

CROSS E RANCH
JORDAN RIVER BUFFER



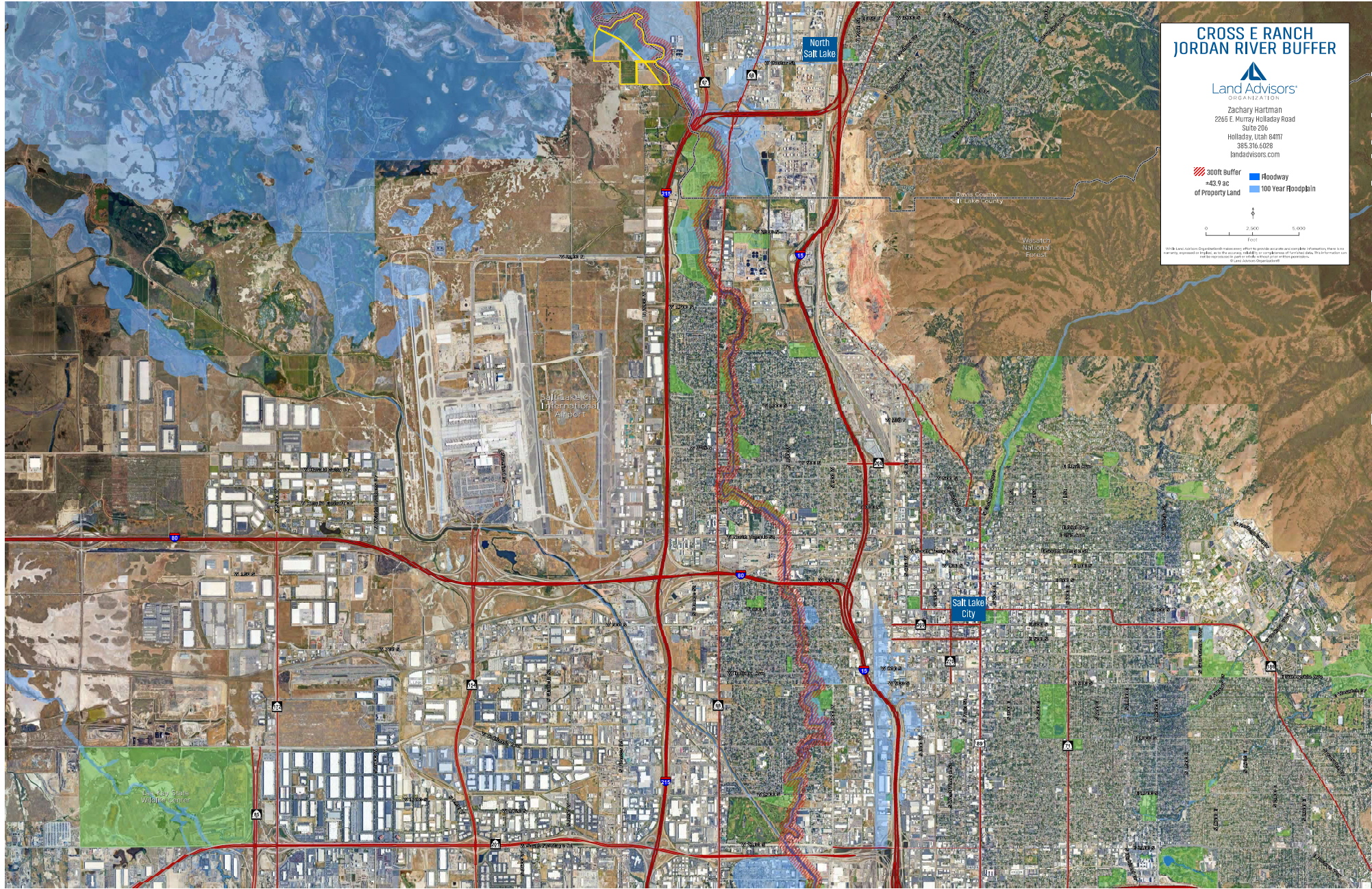
Zachary Hartman
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300ft Buffer
≈51.9 ac
of Property Land



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ORGANIZATIONS

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 300ft Buffer
+43.9 ac
of Property Land

 Floodway
 100 Year Floodplain

0 2,500 5,000
Feet

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Project Title: Northpoint Light Industrial M-3 Zoning

Petition No.: PLMPCM2024-00333

Version: Planning Commission Draft

Date Prepared: May 29, 2024

APPROVED AS TO FORM
Salt Lake City Attorney's Office

Date: _____

By: _____
Katherine D. Pasker, *Senior City Attorney*

Planning Commission Action: Scheduled for June 12th hearing

This proposed ordinance makes the following amendments to Title 21A (for summary purposes only):

- Creates a new section 21A.28.040 Northpoint Light Industrial (M-1A) Zoning District.
- Makes changes to associated code sections (parking, landscaping, etc.) to implement the proposed zone.

Underlined text is new; text with strikethrough is proposed to be deleted. Modifications made as part of the Planning Commission recommendation are highlighted in yellow. All other text is existing with no proposed change.

1. *Adopts a new Section 21A.28.040 to create the Northpoint Light Industrial Zoning District (M-1A) as follows:*

21A.28.040 NORTHPOINT LIGHT INDUSTRIAL ZONING DISTRICT (M-1A)

A. Purpose Statement: The purpose of the Northpoint District is to protect sensitive lands and wildlife habitat surrounding the Great Salt Lake shore lands and the Jordan River while providing an environment for light industrial, office, and research uses that produce minimal impact on adjacent residential and agricultural properties. This district is appropriate within the Northpoint Small Area Plan boundaries. The district promotes a high standard of building design quality, open space preservation, and protection of sensitive lands and waterways.

B. Uses: Uses in the Northpoint District as specified in Section 21A.33.040, "Table Of Permitted And Conditional Uses For Manufacturing Districts", of this title are permitted subject to the general provisions set forth in Section 21A.28.010.

C. Maximum Lot Area: The maximum allowable lot size is ~~1540~~ acres. Approval for lots larger than ~~1540~~ acres may be granted per Subsection 21A.28.040.I.

D. Minimum Yard and Setback Requirements:

1. Front Yard: 20'

2. Corner Side Yard: 20'

3. Interior Side Yard: 15'

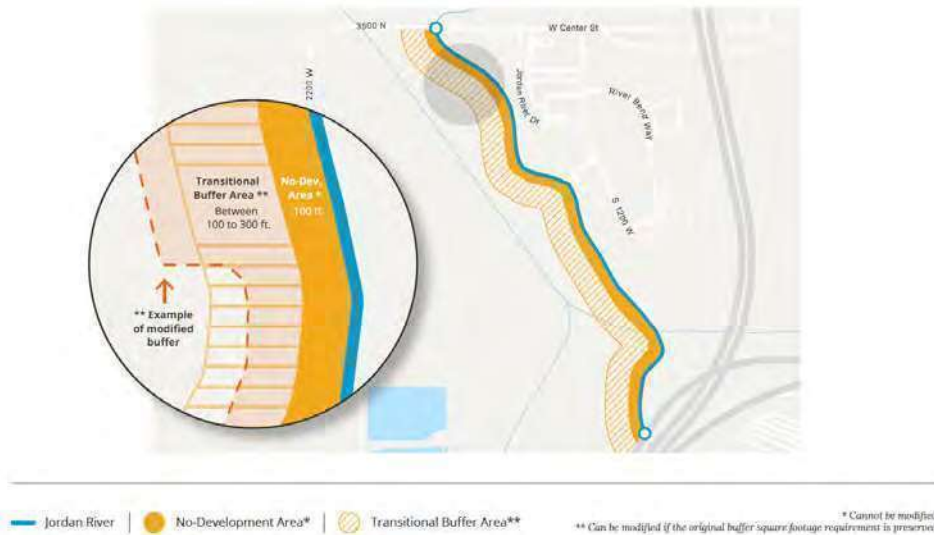
23 4. Rear Yard: 15'

24 5. Additional Setback:

- 25 a. Principal structures must be a minimum of 65' from principal residential
26 structures on abutting properties.
- 27 b. Vehicle laneways used to access a development site must be a minimum of
28 30' from principal residential structures on abutting properties.

29 6. Buffer Yards: (REMOVE and REPLACE WITH CROSS E RANCH
30 AGREEMENT.

- 31 a. The Jordan River shall have a 300' buffer from the annual high-water level
32 (AHWL), as defined in Section 21A.34.130.
- 33 i. No-Disturbance Area: The first 100' of the buffer, nearest to the river,
34 shall be designated as a no-disturbance area. No construction or
35 development activities are permitted within this area to preserve the
36 natural habitat and water quality of the Jordan River. Permitted uses in the
37 no-disturbance area shall be subject to the uses in Area A in Table
38 21A.34.130-3: USES ALLOWED ON UNDEVELOPED LAND.
- 39 ii. Transitional Buffer Area: The remaining 200' of the buffer area (the area
40 between 100' and 300') is designated as the transitional buffer area. With
41 approval from the Zoning Administrator, to support building and open
42 space clustering, the 200' width of the buffer may be modified when a
43 reduced width is compensated by a greater width provided elsewhere on
44 the development site. This area shall be contiguous to the no-disturbance
45 area and at no point shall the transitional buffer area width exceed 350
46 feet. A modified buffer shall maintain the total required buffer area for the
47 development site. Permitted uses in the Transitional Buffer Area shall be
48 subject to the uses in Area C in Table 21A.34.130-2: USES ALLOWED
49 BY AREA ON DEVELOPED LOTS.



- 51 E. Maximum Height: No building shall exceed ~~5040~~-feet in height.
- 52 F. Building Size Limits: Building footprints are limited to a maximum of ~~4~~200,000
- 53 square feet. The maximum footprint of a building may be increased per Subsection
- 54 21A.28.040.I.
- 55 G. Landscaping Requirements: The purpose of the landscaping in the Northpoint area is
- 56 to provide appropriate native landscaping that prevents noxious weeds and to provide
- 57 landscaping that will not negatively impact the adjacent sensitive lands.
- 58 1. All landscaping shall consist of native plants as identified in the “Salt Lake City
- 59 Plant List and Hydrozone Schedule” on file with the planning division.
- 60 2. All required front, corner side, side, and rear yards shall be maintained as
- 61 landscape yards in conformance with the requirements of Section 21A.48.060.C.
- 62 3. Trees are required along all ~~property lines~~the exterior property lines included in
- 63 the proposed master plan development, in the following yards:
- 64 a. Front and Corner Side Yards: One tree for every 30 linear feet of lot frontage.
- 65 Trees may be spaced irregularly or clustered to form a natural grouping.
- 66 b. Interior Side and Rear Yards: One tree is required for every 30 linear feet of
- 67 yard length. Trees may be spaced irregularly or clustered to form a natural
- 68 grouping.
- 69 c. Interior Side and Rear Yards When Abutting a Residential Use: One tree is
- 70 required for every 15 linear feet of the property line abutting the residential
- 71 use. The zoning administrator may approve alternate planting locations for
- 72 required trees to allow for clustering under the following conditions:

i. No trees may be removed from any areas abutting or within 30 feet of a primary residential use; and

ii. The total number of required trees may not be reduced.

4. Noxious weed species as identified by the Utah Department of Agriculture and Food (or its successor) in the State of Utah Noxious Weed List (or its successor) shall be removed from landscaped areas and areas disturbed by construction activity. Noxious weeds shall be controlled for a period of two years and methods of control shall be identified on the landscape plan.

5. All other requirements in Chapter 21A.48 apply. This section shall take precedence in the case of a conflict with Chapter 21A.48.

H. Design Standards:

1. Maximum Building Façade Length along 2200 West: The maximum building façade length along 2200 West is limited to ~~400~~250-feet. The maximum building façade length may be increased per Subsection 21A.28.040.I.

2. Blank Walls: The maximum length of any blank wall uninterrupted by windows, doors, art, or architectural detailing along any ground level street facing facade is 25'. Changes in plane, texture, materials, scale of materials, patterns, art, or other architectural detailing are acceptable methods to comply with this standard. The architectural feature shall be either recessed a minimum of twelve inches (12") or projected a minimum of twelve inches (12").

3. Building Materials: To mitigate the contrast of the built and natural environment, the following building materials are permitted: brick, natural stone, wood, and tinted/textured concrete. Stucco, including EIFS, is limited to architectural detailing surfaces and articulation. Exterior plastic vinyl siding or any reflective or polished materials are prohibited. Other materials not specifically mentioned may be permitted, on a case-by-case basis, with approval from the planning director, provided they meet the intent to mitigate the contrast and impact of the materials on the natural environment. Windows and doors are not subject to the building material restrictions.

4. Roofs: Light reflective roofing material with a minimum solar reflective index (SRI) of 82 shall be used for all roofs.

5. Glass: For any building elevation with more than 10% glass, a minimum of 90% of all glass shall be treated with applied films, coatings, tints, exterior screens, netting, fritting, frosted glass, or other means to reduce the number of birds that may collide with the glazing. Any treatment must create a grid pattern that is equal to or smaller than 2 inches wide by 4 inches tall. Mirrored or highly reflective glass is prohibited.

6. Lighting:

a. All lighting, including lighting on buildings, parking areas, and signs shall be shielded to direct light down and away from the edges of the property to eliminate glare or light encroaching onto adjacent properties and have cutoffs so that no light is emitted and/or reflected above the horizontal plane of the fixture. When a light manufacturer provides a BUG rating, the uplight rating (U) shall equal zero (0).

b. Uplighting and event searchlights are prohibited.

c. Total site illumination shall not exceed 100,000 lumens per net acre.

d. Outdoor lighting shall be a color temperature of 3,000 Kelvin or less.

7. Fencing: To minimize impacts on wildlife, fences shall have a visually open design with at least 50% of the fence open for the continuous length of the fence. Fencing that is less than 50% open is permitted when solid screening is otherwise required by this title.

a. Prohibited Decorative Features:

i. Pointed extensions at the top of fences are prohibited to prevent injury to wildlife attempting to traverse the fence.

ii. Woven wire fencing and incorporating loose wires that may entangle animals is prohibited to avoid harm to wildlife.

iii. Hollow fence posts that are open at the top, where birds or other small animals may become entrapped, are prohibited. All fence posts must be solid or have caps securely attached.

8. Stormwater Management:

a. This subsection shall be enforced by the Salt Lake City Public Utilities Department.

b. Drainage: Site stormwater shall be collected on site and routed to the public storm drain system or gutter. Stormwater may not discharge across property lines (excepting, however, the property included in the proposed master plan development), or across public sidewalks without legal authorization to do so. A technical drainage study is required for the development of all lots detailing compliance with the requirements of this section to be reviewed with any site development or building permit.

c. Stormwater Quality: Stormwater treatment is required prior to discharge to the public storm drain. Sites shall utilize stormwater best management practices (BMP's) to remove solids, oils, and other pollutants. Green infrastructure should be used whenever possible. Options for green infrastructure and low impact development include bioretention systems, harvest/reuse, permeable surfaces, green roofs, and site design.

d. Retention: Retention of the 80th percentile storm is required for all new and redevelopment projects greater than 1 acre.

e. Detention: Detention shall be provided to ensure stormwater discharge does not exceed 0.2 cfs per acre, or less, to match pre-development flows, as identified in the area stormwater master plan. Detention systems shall be designed using the 100-year 3-hour storm using the Farmer-Fletcher rainfall distribution.

I. Modifications of Standards: Modifications to the standards of this section are allowed as identified in this subsection:

1. Applicability. All development sites within the M-1A (Northpoint Light Industrial) zoning district. Development site includes all land under the same ownership that is proposed to be developed as one development area. Development sites can include land that contains multiple parcels or lots.

2. Restrictive Covenants: Development limitations elected in connection with modifying a development standard as set forth in this subsection shall be documented by a restrictive covenant in favor of the city recorded on the title of the development site that describes the area that is being voluntarily restricted to modify a zoning standard.

3. Land used to allow one modification may not be counted toward allowing another modification.

4. Allowed modifications:

a. Maximum Lot Area: Approval for lots larger than ~~1540~~ acres may be granted, provided the buildings and structures are grouped and comply with the following standards:

i. The cluster development shall be a minimum of ~~1540~~ acres.

ii. A minimum separation of 15 feet shall be provided between all principal buildings.

iii. A minimum of 20% of the area of the ~~proposed master plan development lot~~ to be modified is designated as natural open space on the development site, as defined in Section 21A.62.040. Natural open space shall, to the greatest extent possible, be contiguous. Fragmented and disconnected small areas scattered throughout the development site including required building separations, and required setback yards, shall not count toward the 20%. Any required wetland, canal, or riparian buffers may be counted toward the 20%.

b. Maximum Building Façade Length: The maximum building façade length along 2200 West may be increased if natural open space in excess of any

required buffer is provided on the development site. The maximum building façade length may increase by 20 feet if 5% of the total non-buffer area of the site is dedicated as natural open space, as defined in Section 21A.62.040, and may increase by an additional 20 feet for every additional 5%. The natural open space dedicated and permanently protected on site shall be no less than 7,000 SF and shall, to the greatest extent possible, be contiguous. Fragmented and disconnected small areas scattered throughout the development site, and required setback yards, shall not be counted.

- c. Maximum Building Footprint Size: The maximum footprint of a building may be increased by complying with one or more of the options below. No more than an additional ~~200,000~~ square feet in building footprint will be permitted:

	<u>Option</u>	<u>Amount of additional building square footage</u>
1.	<u>Electric Vehicle Parking: Provide a minimum of 10 electric vehicle parking spaces on the development site. 1 ADA electric vehicle stall shall be provided for every 25 electric vehicle stalls Electric vehicle parking spaces shall count toward the minimum required number of parking spaces. The electric vehicle parking space shall be:</u> <ol style="list-style-type: none"> <u>Located in the same lot as the principal use;</u> <u>Signed in a clear and conspicuous manner, such as special pavement marking or signage, indicating exclusive availability to electric vehicles; and</u> <u>Outfitted with a standard electric vehicle charging station.</u> 	<u>10,000 SF per 10 parking stalls</u>
2.	<u>At least 30% of the roof area of the building seeking an increase in footprint shall be devoted to either solar panels or a vegetated green roof, or a combination of the two.</u>	<u>40,000 SF</u>

3.	<p><u>Designation of natural open space within the development site, as defined in Section 21A.62.040. Natural open space shall, to the greatest extent possible, be contiguous. Fragmented and disconnected small areas scattered throughout the development, and required setback yards, shall not count towards the designated open space.</u></p> <p><u>Jordan River Transitional Buffer Area and Wetland Buffers: Land within the Transitional Buffer Area or any required wetland buffers may count as natural open space. The square footage increase shall be for a building outside of the required buffer area on the same development site and shall include item #4 below (Inclusion of a privately-owned public pathway, trail, or greenway connecting to or through natural open space areas).</u></p>	<p><u>1 SF per 1 SF of natural open space</u></p>
4.	<p><u>Inclusion of a privately-owned public pathway, trail, or greenway connecting to or through natural open space areas.</u></p>	<p><u>10,000 SF per 1,000 linear feet of trail</u></p> <p><u>25,000 SF per trailhead. The trailhead must include amenities such as directional signage, benches, etc.</u></p>
5.	<p><u>Providing full retention of site stormwater with no release to the public storm drain system and providing enhanced stormwater quality practices.</u></p> <p><u>System design to be approved by the Salt Lake City Public Utilities Department.</u></p>	<p><u>50,000 SF</u></p>

Commented [RW1]: Zach: Is this even doable being so close to the Jordan River? Will water percolate the ground?

5.	<u>Providing detention to the effect that no more than 0.1 cfs/acre is discharged for the 100-year 3-hour storm with the Farmer Fletcher Rainfall Distribution and providing enhanced stormwater quality practices.</u> <u>System design to be approved by the Salt Lake City Public Utilities Department.</u>	<u>35,000 SF</u>
7.	<u>The site is developed as an all-electric property. All-electric property means a property that contains no permanently installed equipment or appliances that utilize combustion, plumbing for fuel gas or fuel oil or fuel gas utility connection, installed within the building(s) or site, except for emergency power systems and standby power systems.</u>	<u>50,000 SF</u>

2. Amends Section 21A.33.040 Table of Permitted and Conditional Uses for Manufacturing Districts to add the Northpoint Light Industrial Zoning District (M-1A) to the table, with no other revisions, as follows:

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

Use	Permitted And Conditional Uses By District		
	M-1	M-2	<u>M-1A</u>
Accessory use, except those that are otherwise specifically regulated elsewhere in this title			<u>P</u>
Agricultural use			<u>P</u>
Alcohol:			
Bar establishment			<u>C^{6,10}</u>

Brewpub			<u>C^{6,10}</u>
Distillery			<u>C¹⁹</u>
Tavern			<u>C^{6,10}</u>
Winery			<u>C¹⁹</u>
Ambulance services (indoor and/or outdoor)			<u>P</u>
Animal:			
Cremation service			<u>P</u>
Pet cemetery			<u>P²</u>
Stockyard			<u>C¹²</u>
Veterinary office			<u>P</u>
Antenna, communication tower			<u>P</u>
Antenna, communication tower, exceeding the maximum building height			<u>C</u>
Artisan food production			<u>P¹⁹</u>
Bakery, commercial			<u>P¹⁹</u>
Bio-medical facility			<u>P^{18,19}</u>
Blacksmith shop			<u>P¹⁹</u>
Brewery			<u>P¹⁹</u>
Building materials distribution			<u>P</u>
Bus line station/terminal			<u>P</u>
Bus line yard and repair facility			<u>P¹²</u>
Cannabis production establishment			<u>P</u>
Commercial food preparation			<u>P¹⁹</u>
Community garden			<u>P</u>

Contractor's yard/office			<u>C</u>
Crematorium			<u>C</u>
Data center			<u>P^{19,21}</u>
Daycare center, adult			<u>P</u>
Daycare center, child			<u>P</u>
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			<u>P</u>
Equipment, heavy (rental, sales, service)			<u>P</u>
Equipment rental (indoor and/or outdoor)			<u>P</u>
Financial institution with or without drive-through facility			<u>P</u>
Food processing			<u>P¹⁹</u>
Gas station			<u>C</u>
Government facility			<u>P</u>
Government facility requiring special design features for security purposes			<u>P</u>
Grain elevator			<u>C¹²</u>
Greenhouse			<u>P</u>
Home occupation			<u>P¹⁵</u>
Hotel/motel			<u>P</u>
Impound lot			<u>P¹²</u>
Industrial assembly			<u>P¹⁹</u>
Laboratory, medical related			<u>P¹⁹</u>
Light manufacturing			<u>P¹⁹</u>

Limousine service			<u>P</u>
Mobile business			<u>P</u>
Municipal services uses including City utility uses and police and fire stations			<u>P</u>
Office			<u>P</u>
Office, publishing company			<u>P</u>
Open space			<u>P</u>
Park			<u>P</u>
Parking:			
Commercial			<u>P</u>
Off site			<u>P</u>
Park and ride lot shared with existing use			<u>P</u>
Photo finishing lab			<u>P</u> ¹⁹
Printing plant			<u>C</u> ¹⁹
Radio, television station			<u>P</u>
Recreation (indoor)			<u>P</u>
Recreation (outdoor)			<u>P</u>
Recycling:			
Collection station			<u>P</u>
Processing center (indoor)			<u>C</u> ¹⁹
Research and development facility			<u>P</u> ¹⁹
Restaurant with or without drive-through facilities			<u>P</u> ¹¹
Retail goods establishment with or without drive- through facility			<u>P</u> ¹¹

Retail service establishment:			
Electronic repair shop			<u>P</u>
Furniture repair shop			<u>P</u>
Upholstery shop			<u>P</u>
School:			
Professional and vocational (with outdoor activities)			<u>P</u>
Professional and vocational (without outdoor activities)			<u>P</u>
Seminary and religious institute			<u>P</u>
Seasonal farm stand			<u>P</u>
Small brewery			<u>P¹⁹</u>
Solar array			<u>P^{17,19}</u>
Storage and display (outdoor)			<u>P</u>
Storage, public (outdoor)			<u>P</u>
Storage, self			<u>P</u>
Store, convenience			<u>P</u>
Studio, motion picture			<u>P</u>
Taxicab facility			<u>P</u>
Technology facility			<u>P¹⁹</u>
Tire distribution retail/wholesale			<u>P</u>
Urban farm			<u>P</u>
Utility:			
Building or structure			<u>P</u>

Solid waste transfer station			<u>C</u> ¹²
Transmission wire, line, pipe or pole			<u>P</u> ¹
Automobile and truck repair			<u>P</u>
Automobile and truck sales and rental (including large truck)			<u>P</u>
Automobile part sales			<u>P</u>
Automobile salvage and recycling (indoor)			<u>P</u> ¹⁹
Recreational vehicle (RV) sales and service			<u>C</u>
Truck repair (large)			<u>P</u>
Vending cart, private property			<u>P</u>
Warehouse			<u>P</u> ¹⁹
Welding shop			<u>P</u> ¹⁹
Wholesale distribution			<u>P</u> ¹⁹
Woodworking mill			<u>P</u> ¹⁹

204 Qualifying provisions:

- 205 1. See Subsection 21A.02.050.B of this title for utility regulations.
- 206 2. Subject to Salt Lake Valley Health Department approval.
- 207 3. Electric generating facilities shall be located within 2,640 feet of an existing 138 kV or
- 208 larger electric power transmission line.
- 209 4. No railroad freight terminal facility shall be located within 1 mile of a Residential
- 210 Zoning District.
- 211 5. Pursuant to the requirements set forth in Section 21A.36.140 of this title.
- 212 6. If a place of worship is proposed to be located within 600 feet of a tavern, bar
- 213 establishment, or brewpub, the place of worship must submit a written waiver of
- 214 spacing requirement as a condition of approval.

7. Building additions on lots less than 20,000 square feet for office uses may not exceed 50 percent of the building's footprint. Building additions greater than 50 percent of the building's footprint or new office building construction are subject to a design review.
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.40.060 of this title for drive-through use regulations.
12. Prohibited within 1,000 feet of a Single- or Two-Family Zoning District.
13. 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 boundary and subject to Section 21A.36.110 of this title.
17. Prior to issuance of a building permit in the M-1A District, 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. Prohibited on the North Temple Landfill site as identified in the Northwest Quadrant Master Plan.
22. Data centers may be permitted provided they utilize a closed-loop cooling system.

249

250 3. Amends Subsection 21A.36.010.B.2, as follows:

251

252 2. Lots in the RP, BP, M-1, M-2, M-1A, AG, AG-2, AG-5, AG-20, A, OS, NOS, and EI
253 Districts may have multiple buildings on a single lot regardless of street frontage and
254 subject to meeting all other zoning regulations.

255

256 4. Amends Subsection 21A.36.010.E, as follows:

257

258 E. Flag Lots in Nonresidential Districts: In the CG, BP, RP, M-1, ~~and M-2, and M-1A~~
259 Districts, flag lots shall be permitted, subject to subdivision regulations; provided, that:

260 1. As part of new subdivisions or through the planned development process only when
261 the flag lot is proposed at the rear of an existing parcel;

262 2. The flag lot access strip shall have a minimum of twenty four feet (24') of frontage on
263 a public street; and

264 3. The City subdivision review process determines ~~the following:~~ that

265 ~~a. It is not desirable or necessary to extend a public street to access the parcel; and~~

266 ~~b. The existing lot and site layout is not conducive to private street development.~~

267

268 5. Amends the table in Subsection 21A.37.060.C to add the Northpoint Light Industrial Zoning
269 District (M-1A) to the table as follows:

270 C. Manufacturing Districts:

Standard (Code Section)	District		
	M-1	M-2	<u>M-1A</u>
Ground floor use (%) (21A.37.050A1)			
Ground floor use + visual interest (%) (21A.37.050A2)			
Building materials: ground floor (%) (21A.37.050B1)			
Building materials: upper floors (%) (21A.37.050B2)			
Glass: ground floor (%) (21A.37.050C1)			
Glass: upper floors (%) (21A.37.050C2)			
Building entrances (feet) (21A.37.050D)			

Blank wall: maximum length (feet) (21A.37.050E)			
Street facing facade: maximum length (feet) (21A.37.050F)			
Upper floor step back (feet) (21A.37.050G)			
Lighting: exterior (21A.37.050H)	X	X	<u>X</u>
Lighting: parking lot (21A.37.050I)	X	X	<u>X</u>
Screening of mechanical equipment (21A.37.050J)			
Screening of service areas (21A.37.050K)			
Ground floor residential entrances (21A.37.050L)			
Parking garages or structures (21A.37.050M)			

271

272 6. Amends Table 21A.40.090.E to add the Northpoint Light Industrial Zoning District (M-
273 1A) to the table under "Commercial/manufacturing districts" with no other revisions to the
274 table, as follows:

275
276
277

TABLE 21A.40.090E
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
			District Height Limit But Not To Exceed 60' (Whichever Is Less)	60' Or Exceeding The Maximum Height Limit Of The Zone	District Height Limit But Not To Exceed 60' (Whichever Is Less)	60' Or Exceeding The Maximum Height Limit Of The Zone	
Commercial/manufa cturing districts:							
<u>M-1A</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>C</u>	<u>P</u>	<u>C</u>	<u>C</u>

278

- 279
- 280 7. Amends Subsection 21A.44.040.A.4 as follows:
- 281 A. Minimum and Maximum Parking Spaces Required:
- 282 ...
- 283 4. The maximum parking limit does not apply to properties in the M-1, M-2, M-1A, BP, or
- 284 Airport zoning districts that are located west of the centerline of Redwood Road.
- 285
- 286 8. Amends Table 21A.44.060-A to add the Northpoint Light Industrial Zoning District (M-
- 287 1A) to the table under "GENERAL CONTEXT" and "Commercial and Manufacturing (CC, CS,
- 288 CG, M-1, M-2, SNB)" with no other revisions to the table, as follows:

TABLE 21A.44.060-A: PARKING LOCATION AND SETBACK REQUIREMENTS: N = parking prohibited between lot line and front line of the principal building				
Zoning District	Front Lot Line	Corner Side Lot Line	Interior Side Lot Line	Rear Lot Line
GENERAL CONTEXT				
Commercial and Manufacturing (CC, CS, CG, M-1, M-2, SNB)				
CC	15 ft.	N. See also Subsection 21A.26.070 .I	0 ft.; or 7 ft. when abutting any residential district	
CS			0 ft.; or 15 ft. when abutting any residential district	
CG				
M-1	15 ft.		0 ft.; or 50 ft. when abutting any residential district	
M-2				
<u>M-1A</u>				

- 289
- 290 9. Amends Table 21A.44.060-C as follows:

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.

M-1 and M-2 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.		

10. Amends Subsection 21A.44.090.A.4.a as follows:

4. Vehicle and Equipment Storage Without Hard Surfacing:

a. The property is located in a CG, M-1, M-2, M-1A, or EI zoning district.

11. Amends Section 21A.44.100.B.2 as follows:

B. Maintenance:

...

2. Except in the M-1, M-2, M-1A, CG, and D districts, no cleaning or maintenance of loading areas using motorized equipment may be performed between ten o'clock (10:00) P.M. and seven o'clock (7:00) A.M. each day, except for snow removal.

12. Amends the preamble to Section 21A.46.055 as follows:

Pursuant to the terms and conditions set forth in this section, attended portable signs shall be allowed on public property in Residential/Business (RB), Residential/Mixed Use (R-MU), Neighborhood Commercial (CN), Community Business (CB), Community Shopping (CS), Corridor Commercial (CC), Sugar House Business (CSHBD), General Commercial (CG), 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.

13. Amends Section 21A.46.100 as follows:

21A.46.100: SIGN REGULATIONS FOR MANUFACTURING DISTRICTS:

The following regulations shall apply to signs permitted in the manufacturing districts. Any sign not expressly permitted by these district regulations is prohibited.

A. Sign Regulations ~~Ffor Tthe M-1 And M-2~~ Manufacturing Districts:

1. Purpose: Sign regulations for the ~~M-1 and M-2~~ manufacturing districts are intended to provide for appropriate identification of industrial and manufacturing uses. Signage should enhance the aesthetics of the districts, rather than clutter the area. Supportive commercial signage should be in scale with industrial signage.
2. Applicability: Regulations in subsection A3 of this section shall apply to all lots within the M-1, ~~and M-2,~~ and M-1A districts.
3. Sign Type, Size ~~And~~ Height Standards:

STANDARDS FOR THE ~~M-1 AND M-2~~ MANUFACTURING DISTRICTS

[Note to codifier: aside from the title, there are no changes to the table or any of the notes thereto.]

4. Supplemental~~fy~~ Regulations:
 - a. Lot Frontage Requirements: A minimum lot frontage of one hundred feet (100') shall be required for pole signs or monument signs.

14. Amends Subsection 21A.48.060.D 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, SNB, FB-UN1, and those districts listed below that require a greater buffer width)	Single- and Two- Family, Foothill, & Special Development	10'
All districts	Freeway ²	20'
All other non-residential districts (except SNB, FB-UN1, and those districts listed below that require a greater buffer width)	RMF-30, RMF-35, RMF-45, & RMF-75	10'
M-1 & <u>M-1A</u>	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's an existing sound wall or required off-street parking cannot be met. If such a reduction is necessary, the buffer may 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 adaptive or native grasses, wildflower, and shrubs. Turf is prohibited.		

15. Amends Table 21A.55.060 to add the Northpoint Light Industrial Zoning District (M-1A) to the table under "Manufacturing districts" with no other revisions to the table, as follows:

TABLE 21A.55.060
PLANNED DEVELOPMENTS

District	Minimum Planned Development Size
Manufacturing districts:	
M-1 Light Manufacturing District	No minimum required
M-2 Heavy Manufacturing District	No minimum required
<u>M-1A Northpoint Light Manufacturing District</u>	<u>No minimum required</u>