

**CROSS E RANCH  
JORDAN RIVER BUFFER**

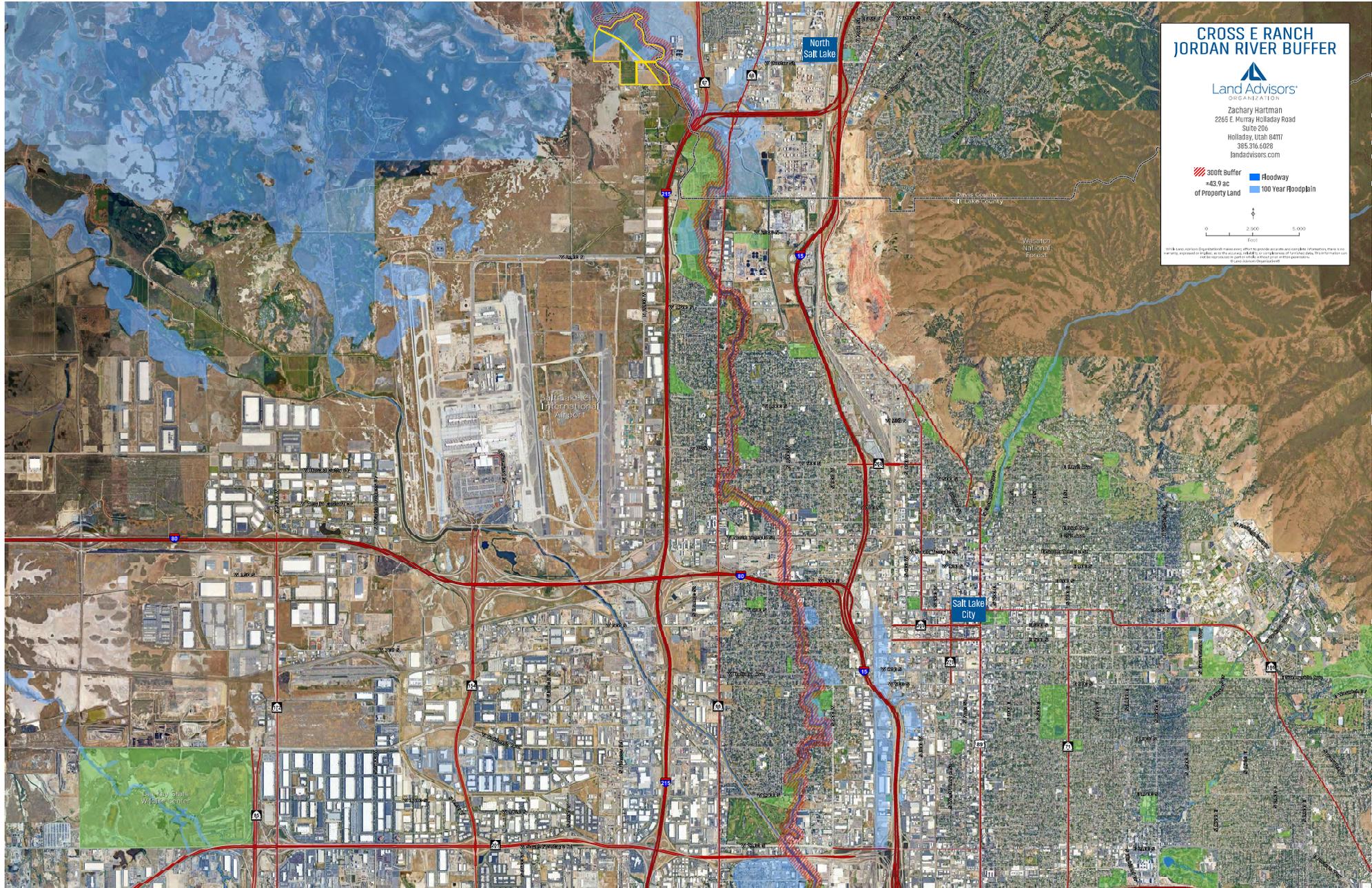


Zachary Hartman  
2266 E. Murray Holladay Road  
Suite 206  
Holladay, Utah 84117  
385.316.6028  
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300ft Buffer  
±51.9 ac  
of Property Land



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**CROSS E RANCH  
JORDAN RIVER BUFFER**

**Land Advisors**  
SOLUTIONS

Zachary Hartman  
2265 E. Murray Holladay Road  
Suite 206  
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▬ 300ft Buffer  
▬ Floodway  
▬ 100 Year Floodplain  
▬ 43.9 ac of Property Land

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

|   |
|---|
| <p><b>APPROVED AS TO FORM</b><br/> Salt Lake City Attorney's Office</p> <p>Date: _____</p> <p>By: _____<br/> Katherine D. Pasker, <i>Senior City Attorney</i></p> |
|---|

Planning Commission Action: Scheduled for June 12<sup>th</sup> 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 ~~15+0~~ acres. Approval for lots larger than ~~15+0~~ 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.



— Jordan River | ● No-Development Area\* | ▨ Transitional Buffer Area\*\* \* Cannot be modified. \*\* Can be modified if the original buffer square footage requirement is preserved.

- 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:

- 73 i. No trees may be removed from any areas abutting or within 30 feet of a  
74 primary residential use; and
- 75 ii. The total number of required trees may not be reduced.
- 76 4. Noxious weed species as identified by the Utah Department of Agriculture and  
77 Food (or its successor) in the State of Utah Noxious Weed List (or its successor)  
78 shall be removed from landscaped areas and areas disturbed by construction  
79 activity. Noxious weeds shall be controlled for a period of two years and methods  
80 of control shall be identified on the landscape plan.
- 81 5. All other requirements in Chapter 21A.48 apply. This section shall take  
82 precedence in the case of a conflict with Chapter 21A.48.

83 H. Design Standards:

- 84 1. Maximum Building Façade Length along 2200 West: The maximum building  
85 façade length along 2200 West is limited to ~~400250~~-feet. The maximum building  
86 façade length may be increased per Subsection 21A.28.040.I.
- 87 2. Blank Walls: The maximum length of any blank wall uninterrupted by windows,  
88 doors, art, or architectural detailing along any ground level street facing facade is  
89 25'. Changes in plane, texture, materials, scale of materials, patterns, art, or other  
90 architectural detailing are acceptable methods to comply with this standard. The  
91 architectural feature shall be either recessed a minimum of twelve inches (12") or  
92 projected a minimum of twelve inches (12").
- 93 3. Building Materials: To mitigate the contrast of the built and natural environment,  
94 the following building materials are permitted: brick, natural stone, wood, and  
95 tinted/textured concrete. Stucco, including EIFS, is limited to architectural  
96 detailing surfaces and articulation. Exterior plastic vinyl siding or any reflective  
97 or polished materials are prohibited. Other materials not specifically mentioned  
98 may be permitted, on a case-by-case basis, with approval from the planning  
99 director, provided they meet the intent to mitigate the contrast and impact of the  
100 materials on the natural environment. Windows and doors are not subject to the  
101 building material restrictions.
- 102 4. Roofs: Light reflective roofing material with a minimum solar reflective index  
103 (SRI) of 82 shall be used for all roofs.
- 104 5. Glass: For any building elevation with more than 10% glass, a minimum of 90%  
105 of all glass shall be treated with applied films, coatings, tints, exterior screens,  
106 netting, fritting, frosted glass, or other means to reduce the number of birds that  
107 may collide with the glazing. Any treatment must create a grid pattern that is  
108 equal to or smaller than 2 inches wide by 4 inches tall. Mirrored or highly  
109 reflective glass is prohibited.
- 110 6. Lighting:

- 111 a. All lighting, including lighting on buildings, parking areas, and signs shall be  
112 shielded to direct light down and away from the edges of the property to  
113 eliminate glare or light encroaching onto adjacent properties and have cutoffs  
114 so that no light is emitted and/or reflected above the horizontal plane of the  
115 fixture. When a light manufacturer provides a BUG rating, the uplight rating  
116 (U) shall equal zero (0).
- 117 b. Uplighting and event searchlights are prohibited.
- 118 c. Total site illumination shall not exceed 100,000 lumens per net acre.
- 119 d. Outdoor lighting shall be a color temperature of 3,000 Kelvin or less.
- 120 7. Fencing: To minimize impacts on wildlife, fences shall have a visually open  
121 design with at least 50% of the fence open for the continuous length of the fence.  
122 Fencing that is less than 50% open is permitted when solid screening is otherwise  
123 required by this title.
- 124 a. Prohibited Decorative Features:
- 125 i. Pointed extensions at the top of fences are prohibited to prevent injury to  
126 wildlife attempting to traverse the fence.
- 127 ii. Woven wire fencing and incorporating loose wires that may entangle  
128 animals is prohibited to avoid harm to wildlife.
- 129 iii. Hollow fence posts that are open at the top, where birds or other small  
130 animals may become entrapped, are prohibited. All fence posts must be  
131 solid or have caps securely attached.
- 132 8. Stormwater Management:
- 133 a. This subsection shall be enforced by the Salt Lake City Public Utilities  
134 Department.
- 135 b. Drainage: Site stormwater shall be collected on site and routed to the public  
136 storm drain system or gutter. Stormwater may not discharge across property  
137 lines (excepting, however, the property included in the proposed master plan  
138 development), or across public sidewalks without legal authorization to do so.  
139 A technical drainage study is required for the development of all lots detailing  
140 compliance with the requirements of this section to be reviewed with any site  
141 development or building permit.
- 142 c. Stormwater Quality: Stormwater treatment is required prior to discharge to the  
143 public storm drain. Sites shall utilize stormwater best management practices  
144 (BMP's) to remove solids, oils, and other pollutants. Green infrastructure  
145 should be used whenever possible. Options for green infrastructure and low  
146 impact development include bioretention systems, harvest/reuse, permeable  
147 surfaces, green roofs, and site design.

- 148           d. Retention: Retention of the 80<sup>th</sup> percentile storm is required for all new and  
149           redevelopment projects greater than 1 acre.
- 150           e. Detention: Detention shall be provided to ensure stormwater discharge does  
151           not exceed 0.2 cfs per acre, or less, to match pre-development flows, as  
152           identified in the area stormwater master plan. Detention systems shall be  
153           designed using the 100-year 3-hour storm using the Farmer-Fletcher rainfall  
154           distribution.
- 155       I. Modifications of Standards: Modifications to the standards of this section are allowed  
156       as identified in this subsection:
- 157           1. Applicability. All development sites within the M-1A (Northpoint Light  
158           Industrial) zoning district. Development site includes all land under the same  
159           ownership that is proposed to be developed as one development area.  
160           Development sites can include land that contains multiple parcels or lots.
- 161           2. Restrictive Covenants: Development limitations elected in connection with  
162           modifying a development standard as set forth in this subsection shall be  
163           documented by a restrictive covenant in favor of the city recorded on the title of  
164           the development site that describes the area that is being voluntarily restricted to  
165           modify a zoning standard.
- 166           3. Land used to allow one modification may not be counted toward allowing another  
167           modification.
- 168           4. Allowed modifications:
- 169           a. Maximum Lot Area: Approval for lots larger than ~~15+0~~ acres may be granted,  
170           provided the buildings and structures are grouped and comply with the  
171           following standards:
- 172           i. The cluster development shall be a minimum of ~~15+0~~ acres.  
173           ii. A minimum separation of 15 feet shall be provided between all principal  
174           buildings.
- 175           iii. A minimum of 20% of the area of the ~~proposed master plan~~  
176           ~~development lot~~ to be modified is designated as natural open space on  
177           the development site, as defined in Section 21A.62.040. Natural open  
178           space shall, to the greatest extent possible, be contiguous. Fragmented  
179           and disconnected small areas scattered throughout the development site  
180           including required building separations, and required setback yards,  
181           shall not count toward the 20%. Any required wetland, canal, or riparian  
182           buffers may be counted toward the 20%.
- 183           b. Maximum Building Façade Length: The maximum building façade length  
184           along 2200 West may be increased if natural open space in excess of any

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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> <ul style="list-style-type: none"><li>a. <u>Located in the same lot as the principal use;</u></li><li>b. <u>Signed in a clear and conspicuous manner, such as special pavement marking or signage, indicating exclusive availability to electric vehicles; and</u></li><li>c. <u>Outfitted with a standard electric vehicle charging station.</u></li></ul> | <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>                                    |

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| 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?

|           |  |                  |
|-----------|--|------------------|
| <u>5.</u> | <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><br><br><u>System design to be approved by the Salt Lake City Public Utilities Department.</u>  | <u>35,000 SF</u> |
| <u>7.</u> | <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> |

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197 2. Amends Section 21A.33.040 Table of Permitted and Conditional Uses for Manufacturing  
198 Districts to add the Northpoint Light Industrial Zoning District (M-1A) to the table, with no  
199 other revisions, as follows:  
200

201 21A.33.040: TABLE OF PERMITTED AND CONDITIONAL USES FOR  
202 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<sup>6,10</sup></u> |

|   |  |  |                          |
|---|--|--|--------------------------|
| Brewpub   |  |  | <u>C<sup>6,10</sup></u>  |
| Distillery  |  |  | <u>C<sup>19</sup></u>    |
| Tavern  |  |  | <u>C<sup>6,10</sup></u>  |
| Winery  |  |  | <u>C<sup>19</sup></u>    |
| Ambulance services (indoor and/or outdoor)                          |  |  | <u>P</u>                 |
| Animal:   |  |  |                          |
| Cremation service   |  |  | <u>P</u>                 |
| Pet cemetery  |  |  | <u>P<sup>2</sup></u>     |
| Stockyard   |  |  | <u>C<sup>12</sup></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>P<sup>19</sup></u>    |
| Bakery, commercial  |  |  | <u>P<sup>19</sup></u>    |
| Bio-medical facility  |  |  | <u>P<sup>18,19</sup></u> |
| Blacksmith shop   |  |  | <u>P<sup>19</sup></u>    |
| Brewery   |  |  | <u>P<sup>19</sup></u>    |
| Building materials distribution                                     |  |  | <u>P</u>                 |
| Bus line station/terminal   |  |  | <u>P</u>                 |
| Bus line yard and repair facility                                   |  |  | <u>P<sup>12</sup></u>    |
| Cannabis production establishment                                   |  |  | <u>P</u>                 |
| Commercial food preparation   |  |  | <u>P<sup>19</sup></u>    |
| Community garden  |  |  | <u>P</u>                 |

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| Contractor's yard/office   |  |  | <u>C</u>                 |
| Crematorium  |  |  | <u>C</u>                 |
| Data center  |  |  | <u>P<sup>19,21</sup></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>P<sup>19</sup></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>C<sup>12</sup></u>    |
| Greenhouse   |  |  | <u>P</u>                 |
| Home occupation  |  |  | <u>P<sup>15</sup></u>    |
| Hotel/motel  |  |  | <u>P</u>                 |
| Impound lot  |  |  | <u>P<sup>12</sup></u>    |
| Industrial assembly  |  |  | <u>P<sup>19</sup></u>    |
| Laboratory, medical related  |  |  | <u>P<sup>19</sup></u>    |
| Light manufacturing  |  |  | <u>P<sup>19</sup></u>    |

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| 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<sup>19</sup></u> |
| Printing plant   |  |  | <u>C<sup>19</sup></u> |
| 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<sup>19</sup></u> |
| Research and development facility  |  |  | <u>P<sup>19</sup></u> |
| Restaurant with or without drive-through facilities                              |  |  | <u>P<sup>11</sup></u> |
| Retail goods establishment with or without drive-through facility                |  |  | <u>P<sup>11</sup></u> |

|  |  |  |                          |
|--|--|--|--------------------------|
| 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>P<sup>19</sup></u>    |
| Solar array  |  |  | <u>P<sup>17,19</sup></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>P<sup>19</sup></u>    |
| Tire distribution retail/wholesale                       |  |  | <u>P</u>                 |
| Urban farm   |  |  | <u>P</u>                 |
| Utility:   |  |  |                          |
| Building or structure                                    |  |  | <u>P</u>                 |

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| Solid waste transfer station                                     |  |  | <u>C</u> <sup>12</sup> |
| Transmission wire, line, pipe or pole                            |  |  | <u>P</u> <sup>1</sup>  |
| Automobile and truck repair                                      |  |  | <u>P</u>               |
| Automobile and truck sales and rental<br>(including large truck) |  |  | <u>P</u>               |
| Automobile part sales  |  |  | <u>P</u>               |
| Automobile salvage and recycling (indoor)                        |  |  | <u>P</u> <sup>19</sup> |
| 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> <sup>19</sup> |
| Welding shop   |  |  | <u>P</u> <sup>19</sup> |
| Wholesale distribution   |  |  | <u>P</u> <sup>19</sup> |
| Woodworking mill   |  |  | <u>P</u> <sup>19</sup> |

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.

- 215 7. Building additions on lots less than 20,000 square feet for office uses may not exceed  
216 50 percent of the building's footprint. Building additions greater than 50 percent of the  
217 building's footprint or new office building construction are subject to a design review.
- 218 8. A community correctional facility is considered an institutional use and any such  
219 facility located within the AFPP Airport Flight Path Protection Overlay District is  
220 subject to the land use and sound attenuation standards for institutional uses of the  
221 applicable Airport Influence Zone within Section 21A.34.040 of this title.
- 222 9. No check cashing/payday loan business shall be located closer than 1/2 mile of other  
223 check cashing/payday loan businesses.
- 224 10. Subject to conformance with the provisions in Section 21A.36.300, "Alcohol Related  
225 Establishments", of this title.
- 226 11. Subject to conformance to the provisions in Section 21A.40.060 of this title for drive-  
227 through use regulations.
- 228 12. Prohibited within 1,000 feet of a Single- or Two-Family Zoning District.
- 229 13. Prohibited within the Eco-Industrial Buffer Area of the Northwest Quadrant Overlay  
230 District.
- 231 14. Prohibited within the Development Area of the Northwest Quadrant Overlay District.
- 232 15. Allowed only within legal conforming single-family, duplex, and multi-family  
233 dwellings and subject to Section 21A.36.030 of this title.
- 234 16. Prohibited within 1/2 mile of any Residential Zoning District boundary and subject to  
235 Section 21A.36.110 of this title.
- 236 17. Prior to issuance of a building permit in the M-1A District, Development Area and the  
237 Eco-Industrial Buffer Area of the Northwest Quadrant Overlay, consultation with the  
238 Utah Division of Wildlife Resources is required to obtain recommendations on siting  
239 and equipment types for all solar arrays on a particular property to mitigate impacts to  
240 wildlife.
- 241 18. Prohibited within 1/2 mile of a residential use if the facility produces hazardous or  
242 radioactive waste as defined by the Utah Department of Environmental Quality  
243 administrative rules.
- 244 19. Consult the water use and/or consumption limitations of Subsection 21A.33.010.D.1.
- 245 20. Prohibited in the IP Inland Port Overlay District. See Subsection 21A.34.150.B.2.f.
- 246 21. Prohibited on the North Temple Landfill site as identified in the Northwest Quadrant  
247 Master Plan.
- 248 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/manufacturing 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:

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

| <b>TABLE 21A.44.060-C: MINIMUM AND MAXIMUM DRIVE APPROACH WIDTH:</b> |   |  |
|--|---|--|
| <b>Zoning District</b>   | <b>Minimum Drive Approach Width (in front and corner side yard)</b> | <b>Maximum Drive Approach Width* (in front and corner side yard)</b> |
| SR-1, SR-2 and SR-3  | 8 ft.   | 22 ft.   |
| MH   | 8 ft.   | 16 ft.   |
| Other Residential Zoning Districts                                   | 8 ft.   | 24 ft.   |

|  |   |        |
|--|---|--------|
| <u>M-1 and M-2 Manufacturing Districts</u>   | 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. |   |        |

291

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

- 293 4. Vehicle and Equipment Storage Without Hard Surfacing:  
 294 a. The property is located in a CG, M-1, M-2, M-1A, or EI zoning district.

295

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

297 B. Maintenance:

298 ...

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

303

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

305 Pursuant to the terms and conditions set forth in this section, attended portable signs shall be  
 306 allowed on public property in Residential/Business (RB), Residential/Mixed Use (R-MU),  
 307 Neighborhood Commercial (CN), Community Business (CB), Community Shopping (CS),  
 308 Corridor Commercial (CC), Sugar House Business (CSHBD), General Commercial (CG),  
 309 Light Manufacturing (M-1), Heavy Manufacturing (M-2), Northpoint Light Manufacturing  
 310 (M-1A), Central Business (D-1), Downtown Support (D-2), Downtown  
 311 Warehouse/Residential (D-3), Downtown Secondary Central Business (D-4), Gateway-  
 312 Mixed Use (G-MU) and Business Park (BP) Zoning Districts.

313

314 *13. Amends Section 21A.46.100 as follows:*

315 21A.46.100: SIGN REGULATIONS FOR MANUFACTURING DISTRICTS:

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

318 A. Sign Regulations For The ~~M-1 And M-2~~ Manufacturing Districts:

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

326

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

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

- 330 4. Supplemental~~y~~ Regulations:
- 331 a. Lot Frontage Requirements: A minimum lot frontage of one hundred feet  
 332 (100') shall be required for pole signs or monument signs.

333

334 14. Amends Subsection 21A.48.060.D as follows:

335 D. Landscape Buffer Standards:

| District   | When Abutting <sup>1</sup>                                    | 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 <sup>2</sup>  | 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 & 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'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. |   |     |
| <b>Landscape Buffer Standards</b>  |   |     |
| 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.  |   |     |
| <b>Freeway Landscape Buffer Standards</b> (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.  |   |     |

336

337

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

340

341

**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>       |

342