

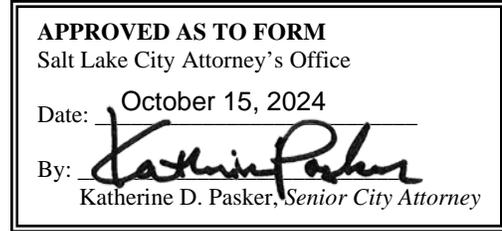
Project Title: Northpoint Light Industrial (M-1A)
Zoning District

Petition No.: PLMPCM2024-00333

Version: 3

Date Prepared: October 15, 2024

Planning Commission Action: Recommended 6/12/2024



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 after the Planning Commission recommendation are highlighted in yellow. All other text is existing with no proposed change.

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

3
4 21A.28.040 NORTHPOINT LIGHT INDUSTRIAL ZONING DISTRICT (M-1A)

5
6 A. Purpose Statement: The purpose of the Northpoint District is to protect sensitive lands
7 and wildlife habitat surrounding the Great Salt Lake shore lands and the Jordan River
8 while providing an environment for light industrial, office, and research uses that
9 produce minimal impact on adjacent residential and agricultural properties. This
10 district is appropriate within the Northpoint Small Area Plan boundaries and other
11 areas with similar attributes. The district promotes a high standard of building design
12 quality, open space preservation, and protection of sensitive lands and waterways.

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

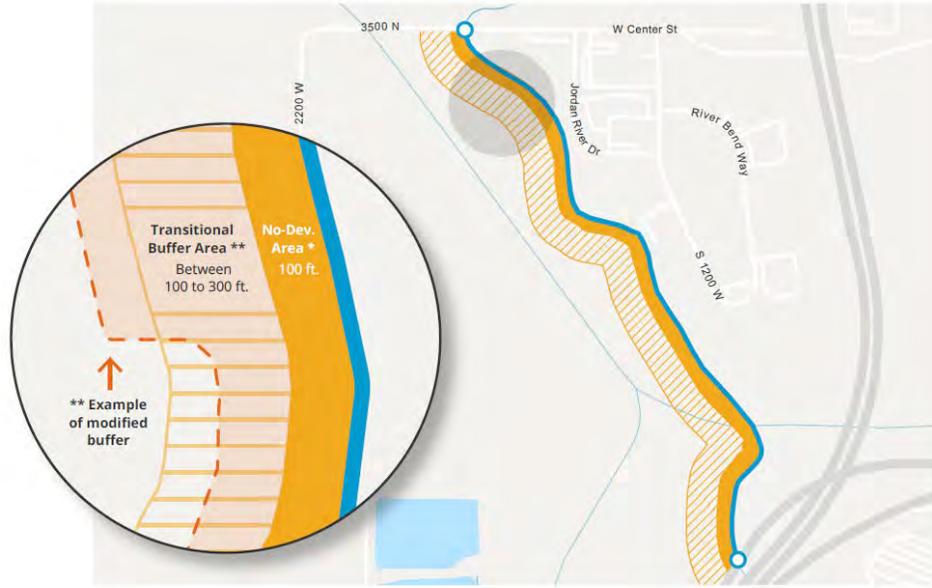
16 C. Maximum Lot Area: The maximum allowable lot size is 10 acres. Approval for lots
17 larger than 10 acres may be granted per Subsection 21A.28.040.I.

18 D. Minimum Yard and Setback Requirements:

19 1. Front Yard: 20'

20 2. Corner Side Yard: 20'

- 21 3. Interior Side Yard: 15'
- 22 4. Rear Yard: 15'
- 23 5. Additional Setback:
- 24 a. Principal structures must be a minimum of 65' from principal residential
- 25 structures on abutting properties.
- 26 b. Vehicle laneways used to access a development site must be a minimum of
- 27 30' from principal residential structures on abutting properties.
- 28 6. Buffer Yards:
- 29 a. The Jordan River shall have a 300' buffer from the annual high-water level
- 30 (AHWL), as defined in Section 21A.34.130.
- 31 i. No-Disturbance Area: The first 100' of the buffer, nearest to the river,
- 32 shall be designated as a no-disturbance area. No construction or
- 33 development activities are permitted within this area to preserve the
- 34 natural habitat and water quality of the Jordan River. Permitted uses in the
- 35 no-disturbance area shall be subject to the uses in Area A in Table
- 36 21A.34.130-3: USES ALLOWED ON UNDEVELOPED LAND.
- 37 ii. Transitional Buffer Area: The remaining 200' of the buffer area (the area
- 38 between 100' and 300') is designated as the transitional buffer area. With
- 39 approval from the Zoning Administrator, to support building and open
- 40 space clustering, the 200' width of the buffer may be modified when a
- 41 reduced width is compensated by a greater width provided elsewhere on
- 42 the development site. This area shall be contiguous to the no-disturbance
- 43 area and at no point shall the transitional buffer area width exceed 350
- 44 feet. A modified buffer shall maintain the total required buffer area for the
- 45 development site. Permitted uses in the Transitional Buffer Area shall be
- 46 subject to the uses in Area B in Table 21A.34.130-2: USES ALLOWED
- 47 BY AREA ON DEVELOPED LOTS.

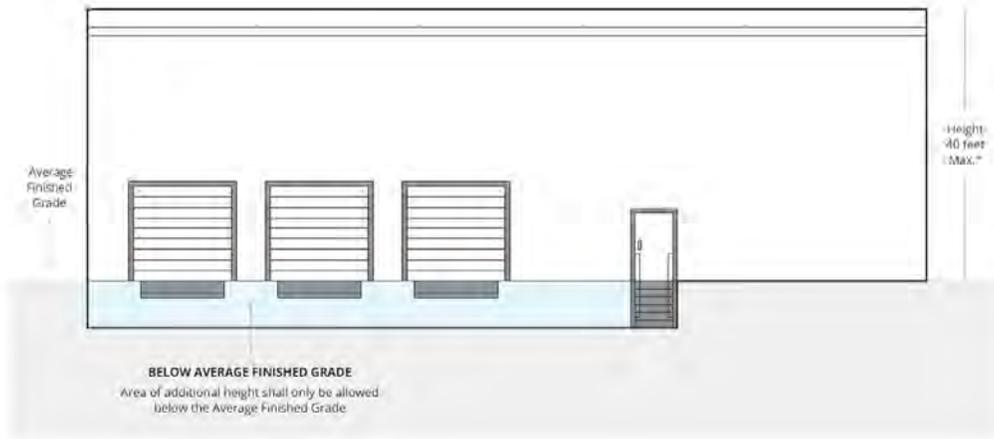


— Jordan River |
 ● No-Development Area* |
 Transitional Buffer Area**
 * Cannot be modified.
** Can be modified if the original buffer square footage requirement is preserved.

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E. Maximum Height: No building shall exceed 40 feet in height. Building height along loading dock areas may exceed the maximum height limit by 5 feet. The additional height shall only be allowed below the average elevation of finished grade and the area shall be excluded from the calculation of the average elevation of finished grade.

M-1A LOADING DOCK | Height Limit



Average Finished Grade |
 Below Average Finished Grade

*Additional exceptions to the maximum limiting height, including proper trails for special machinery of equipment, are permitted in accordance with 21A.30.020.C.

54 F. Building Size Limits: Building footprints are limited to a maximum of 100,000
55 square feet. The maximum footprint of a building may be increased per Subsection
56 21A.28.040.I.

57 G. Landscaping Requirements: The purpose of the landscaping in the Northpoint area is
58 to provide appropriate native landscaping that prevents noxious weeds and to provide
59 landscaping that will not negatively impact the adjacent sensitive lands.

60 1. All landscaping shall consist of native plants as identified in the “Salt Lake City
61 Plant List and Hydrozone Schedule” on file with the planning division.

62 2. All required front, corner side, side, and rear yards shall be maintained as
63 landscape yards in conformance with the requirements of Section 21A.48.060.C.

64 3. Trees are required along all property lines in the following yards:

65 a. Front and Corner Side Yards: One tree for every 30 linear feet of lot frontage.
66 Trees may be spaced irregularly or clustered to form a natural grouping.

67 b. Interior Side and Rear Yards: One tree is required for every 30 linear feet of
68 yard length. Trees may be spaced irregularly or clustered to form a natural
69 grouping.

70 c. Interior Side and Rear Yards When Abutting a Residential Use: One tree is
71 required for every 15 linear feet of the property line abutting the residential
72 use. The zoning administrator may approve alternate planting locations for
73 required trees to allow for clustering under the following conditions:

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

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

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

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

84 H. Design Standards:

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

88 2. Blank Walls: The maximum length of any blank wall uninterrupted by windows,
89 doors, art, or architectural detailing along any ground level street facing facade is

90 25'. Changes in plane, texture, materials, scale of materials, patterns, art, or other
91 architectural detailing are acceptable methods to comply with this standard. The
92 architectural feature shall be either recessed a minimum of twelve inches (12") or
93 projected a minimum of twelve inches (12").

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

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

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

111 6. Lighting:

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

118 b. Uplighting and event searchlights are prohibited.

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

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

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

125 a. Prohibited Decorative Features:

- 126 i. Pointed extensions at the top of fences are prohibited to prevent injury to
127 wildlife attempting to traverse the fence.
- 128 ii. Woven wire fencing and incorporating loose wires that may entangle
129 animals is prohibited to avoid harm to wildlife.
- 130 iii. Hollow fence posts that are open at the top, where birds or other small
131 animals may become entrapped, are prohibited. All fence posts must be
132 solid or have caps securely attached.

133 8. Stormwater Management:

- 134 a. This subsection shall be enforced by the Salt Lake City Public Utilities
135 Department.
- 136 b. Drainage: Site stormwater shall be collected on site and routed to the public
137 storm drain system or gutter. Stormwater may not discharge across property
138 lines or across public sidewalks without legal authorization to do so. A
139 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 80th 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 10 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 10 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 lot to be modified is designated as
176 natural open space on the development site, as defined in Section
177 21A.62.040. Natural open space shall, to the greatest extent possible, be
178 contiguous. Fragmented and disconnected small areas scattered
179 throughout the development site including required building separations,
180 and required setback yards, shall not count toward the 20%. Any
181 required wetland, canal, or riparian buffers may be counted toward the
182 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
185 required buffer is provided on the development site. The maximum building
186 façade length may increase by 20 feet if 5% of the total non-buffer area of the
187 site is dedicated as natural open space, as defined in Section 21A.62.040, and
188 may increase by an additional 20 feet for every additional 5%. The natural
189 open space dedicated and permanently protected on site shall be no less than
190 7,000 SF and shall, to the greatest extent possible, be contiguous. Fragmented
191 and disconnected small areas scattered throughout the development site, and
192 required setback yards, shall not be counted.

193 c. Maximum Building Footprint Size: The maximum footprint of a building may
194 be increased by complying with one or more of the options below. No more
195 than an additional 100,000 square feet in building footprint will be permitted:

	<u>Option</u>	<u>Amount of additional building square footage</u>
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<p>1.</p>	<p><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></p> <ul style="list-style-type: none"> a. <u>Located in the same lot as the principal use;</u> b. <u>Signed in a clear and conspicuous manner, such as special pavement marking or signage, indicating exclusive availability to electric vehicles; and</u> c. <u>Outfitted with a standard electric vehicle charging station.</u> 	<p><u>10,000 SF per 10 parking stalls</u></p>
<p>2.</p>	<p><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></p>	<p><u>40,000 SF</u></p>
<p>3.</p>	<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</u></p>	<p><u>1 SF per 1 SF of natural open space</u></p>

	<p><u>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>	
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><i><u>System design to be approved by the Salt Lake City Public Utilities Department.</u></i></p>	<p><u>50,000 SF</u></p>
5.	<p><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></p> <p><i><u>System design to be approved by the Salt Lake City Public Utilities Department.</u></i></p>	<p><u>35,000 SF</u></p>
7.	<p><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</u></p>	<p><u>50,000 SF</u></p>

	<u>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>	
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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>P¹⁹</u>
Printing plant			<u>C¹⁹</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>C¹⁹</u>
Research and development facility			<u>P¹⁹</u>
Restaurant with or without drive-through facilities			<u>P¹¹</u>
Retail goods establishment with or without drive-through facility			<u>P¹¹</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>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>C¹²</u>
Transmission wire, line, pipe or pole			<u>P¹</u>
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>P¹⁹</u>
Recreational vehicle (RV) sales and service			<u>C</u>
Truck repair (large)			<u>P</u>

Vending cart, private property			<u>P</u>
Warehouse			<u>P¹⁹</u>
Welding shop			<u>P¹⁹</u>
Wholesale distribution			<u>P¹⁹</u>
Woodworking mill			<u>P¹⁹</u>

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 $\frac{1}{2}$ 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 $\frac{1}{2}$ 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 *IA) 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 4. The maximum parking limit does not apply to properties in the M-1, M-2, M-1A, BP, or
282 Airport zoning districts that are located west of the centerline of Redwood Road.

283

284 8. Amends Table 21A.44.060-A to add the Northpoint Light Industrial Zoning District (M-
285 IA) to the table under “GENERAL CONTEXT” and “Commercial and Manufacturing (CC, CS,
286 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.		0 ft.; or 7 ft. when abutting any residential district	
CS	N. 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>				

287

288 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.
<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.		

289

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

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

292

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

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

297

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

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

307

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

309 21A.46.100: SIGN REGULATIONS FOR MANUFACTURING DISTRICTS:

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

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

313 1. Purpose: Sign regulations for the ~~M-1 and M-2~~ manufacturing districts are
 314 intended to provide for appropriate identification of industrial and manufacturing
 315 uses. Signage should enhance the aesthetics of the districts, rather than clutter the
 316 area. Supportive commercial signage should be in scale with industrial signage.

317 2. Applicability: Regulations in subsection A3 of this section shall apply to all lots
 318 within the M-1, ~~and M-2,~~ and M-1A districts.

319 3. Sign Type, Size ~~A~~ and Height Standards:

320

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

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

324 4. Supplemental~~ry~~ Regulations:

325 a. Lot Frontage Requirements: A minimum lot frontage of one hundred feet
326 (100') shall be required for pole signs or monument signs.

327

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

329 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 & 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.
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.

330

331

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

334

335

**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>

336