

ERIN MENDENHALL
Mayor



DEPARTMENT of COMMUNITY
and NEIGHBORHOODS

Blake Thomas
Director

CITY COUNCIL TRANSMITTAL


rachel.otto (Mar 20, 2024 09:32 MDT)

Rachel Otto, Chief of Staff

Date Received: 03/20/2024

Date sent to Council: 03/20/2024

TO: Salt Lake City Council
Victoria Petro, Chair

DATE: 3/19/2024

FROM: Blake Thomas, Director, Department of Community & Neighborhoods



SUBJECT: PLNPCM2023-00959 - MU-8 Zone Sign Text Amendments

STAFF CONTACT: Brooke Olson, Principal Planner
brooke.olson@slcgov.com, 801-535-7118

DOCUMENT TYPE: Ordinance

RECOMMENDATION: The City Council adopt the zoning text amendments as recommended by the Planning Commission.

BUDGET IMPACT: None.

BACKGROUND/DISCUSSION: Salt Lake City initiated this petition to amend sections of the Salt Lake City Zoning Ordinance pertaining to the proposed MU-8 Form Based Mixed Use Subdistrict 8. Specifically, amendments to chapter 21A.46 Signs, which addresses sign regulations in each zoning district. The proposed amendments are intended to establish sign regulations for the proposed MU-8 zoning district.

The MU-8 zone is proposed to be created and mapped in the center of the Ballpark Station Master Plan Area under petition PLNPCM2023-00169, the Ballpark Station Area Rezones. The proposed MU-8 zone is a high density form based mixed use district, allowing buildings up to 8 stories in height and intended to facilitate the creation of high density pedestrian oriented developments. The Planning Commission reviewed the proposed zone on October 25, 2023 and recommended approval to the City Council. The proposal is currently in the process of being transmitted to the Council Office. Since petitions PLNPCM2023-00169 and PLNPCM2023-

00959 are associated with creating regulations for the proposed MU-8 zone, the council may want to consider scheduling the briefings and public hearing for both petitions simultaneously if transmitted to Council Staff within similar timeframes.

Chapter 21A.46 establishes sign regulations for each of the City's Zoning Districts. The regulations specify sign quantity, size, and placement regulations for various sign types permitted in each zone. Several sign types are exempt from the City's sign regulations, however, most sign types require a review and approval by the City and issuance of a building permit prior to installation. If sign regulations are not established for the MU-8 zone, very limited signage would be allowed in the zone such as building security signs, small public safety signs, and house number signs which are exempt from sign regulations.

The proposed amendments establish a variety of sign types in the zone, which are intended to provide appropriate signage primarily oriented to the pedestrian and mass transit. In comparison to the City's high density commercial zones, proposed signage in the MU-8 zone is more pedestrian oriented, and limited in terms of sign types, size, and quantity.

The MU-8 sign regulations are proposed to be located within chapter 21A.46.096, sign regulations for Form Based Districts and created to be consistent with the sign regulations for the newly adopted FB-MU11, Form Based Mixed Use 11 zone (previously titled FB-UN3). While the FB-MU11 and MU-8 zones vary in terms of some use and bulk regulations, both zones are high density form based mixed use zones intended to create quality pedestrian-oriented developments. Both zones consist of similar development regulations and seen as having similar needs for signage, therefore treated the same in regard to sign controls.

Summary of Proposed Changes

The proposed ordinance language is provided in Exhibit 1. The following changes are being proposed to establish sign regulations for the MU-8 Zone:

1. Amendments to 21A.46.096 – Sign Regulations for Form Based Districts

- Amend the sign regulations for Form Based Districts to also include sign regulations for Form Based Mixed Use Districts.
- Add the MU-8 zone to the sign type specification tables. See chapter [21A.46.020](#) for sign type definitions. The following sign types would be permitted in the MU-8 zone:
 - A-Frame
 - Awning or Canopy
 - Construction
 - Flat
 - Flat Sign Building Orientation
 - Marquee
 - Monument
 - Nameplate
 - New Development

- Private Directional
- Projecting
- Projecting Parking Entry
- Real Estate
- Window

2. Amendments to 21A.46.125.B.3.d – Vintage Signs

- Add MU-8 to the list of zoning districts in which vintage signs can be relocated to for use as a piece of public art, subject to meeting specific requirements:
 - Original design and character of sign is retained or restored
 - The sign advertises a business no longer in operation

PUBLIC PROCESS:

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project since the application was initiated:

- December 8, 2023 – An online open house posted to the Planning Division’s website.
- December 8, 2023 – Salt Lake City’s Community Councils were sent the 45-day required notice for recognized community organizations.
- January 4, 2024 - Planning Staff presented the proposal at the Ballpark Community Council meeting to solicit feedback on the proposal and answer questions.
- January 4, 2024 – Planning Commission held a public hearing. No members of the public spoke to the petition.

Staff has not received any public comment regarding the proposed text amendment.

Planning Commission (PC) Records

- a) [PC Agenda of January 24, 2024](#)
- b) [PC Minutes of January 24, 2024](#)
- c) [Planning Commission Memo of January 24, 2024](#)

EXHIBITS:

- 1) Ordinance: Final and Legislative Versions
- 2) Project Chronology
- 3) Notice of City Council Public Hearing
- 4) Petition Initiation Request

ERIN MENDENHALL
Mayor



**DEPARTMENT of COMMUNITY
and NEIGHBORHOODS**
Blake Thomas
Director

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SALT LAKE CITY ORDINANCE
No. _____ of 2024

(An ordinance amending various sections of the Title 21A of the
Salt Lake City Code to establish sign regulations for the MU-8 Form Based Mixed Use 8
Subdistrict)

An ordinance amending various sections of Title 21A of the *Salt Lake City Code* pursuant
to Petition No. PLNPCM2023-00959 to create sign regulations for the MU-8 Form Based Mixed
Use 8 Subdistrict.

WHEREAS, the Salt Lake City Planning Commission (“Planning Commission”) held a
public hearing on January 24, 2024 to consider a petition submitted by Salt Lake City Mayor
Erin Mendenhall (Petition No. PLNPCM2023-00959) to amend various sections of Title 21A of
the *Salt Lake City Code* pertaining to the MU-8 Form Based Mixed Use 8 Subdistrict, to
establish sign regulations for that subdistrict.

WHEREAS, at its January 24, 2024 meeting, the Planning Commission voted in favor of
transmitting a positive recommendation to the Salt Lake City Council (“City Council”) on said
petition; and

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

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

SECTION 1. Amending the text of *Salt Lake City Code* Section 21A.46.096. That
Section 21A.46.096 of the *Salt Lake City Code* (Zoning: Signs: Sign Regulations for Form Based
Districts) shall be, and hereby is amended to read and appear as follows:

**21A.46.096: SIGN REGULATIONS FOR THE FORM BASED AND FORM BASED
MIXED USE DISTRICTS:**

The following regulations shall apply to signs permitted in the form based ~~code~~ and form

LEGISLATIVE DRAFT

30 based mixed use zoning districts. Any sign not expressly permitted by these district
31 regulations is prohibited.

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33 A. Sign Regulations for the Form Based ~~Code~~ and Form Based Mixed Use Districts:

34 1. Purpose: Sign regulations for the form based ~~code~~ and form based mixed use zoning
35 districts are intended to provide appropriate signage oriented primarily to pedestrian
36 and mass transit traffic.

37 2. Applicability: This subsection applies to all signs located within the form based ~~code~~
38 and form based mixed use zoning districts. This subsection is intended to list all
39 permitted signs in the zone. All other regulations in this chapter shall apply.

40 B. Sign Type, Size and Height Standards:

41 1. A-Frame Sign:

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Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	<u>MU- 8</u>	Specifications	
A-frame sign		P	P	P	P	<u>P</u>	Quantity	1 per leasable space. Leasable spaces on corners may have 2.
							Width	Maximum of 2 feet. Any portion of the frame (the support structure) may extend up to 6 inches in any direction beyond the sign face.
							Height	Maximum of 3 feet. Any portion of the frame (the support structure) may extend up to 6 inches in any direction beyond the sign face.
							Placement	On public sidewalk or private property.
							Obstruction free area	Minimum of 8 feet must be maintained at all times for pedestrian passage.

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48 2. Awning or Canopy Sign:

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Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	<u>MU-8</u>	Specifications	
Awning or canopy sign	P	P	P	P	P	<u>P</u>	Quantity	1 per window or entrance.
							Width	Equal to the width of the window.
							Projection	No maximum depth from building facade, however design subject to mitigation of rainfall and snowfall runoff, conflict avoidance with tree canopy, and issuance of encroachment permits where required. The awning or canopy can project a maximum of 2 feet into a special purpose corridor.
							Clearance	Minimum of 10 feet of vertical clearance.
							Letters and logos	Allowed on vertical portions of sign only.
							Location permitted	Private property or a public street. Signs can face a special purpose corridor but must be located on private property. All signs are subject to the requirements of the revocable permitting process.

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52 3. Construction Sign:

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Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	<u>MU-8</u>	Specifications	
Construction sign (see definition in this chapter)	P	P	P	P	P	<u>P</u>	Quantity	1 per construction site.
							Height	Maximum of 8 feet. Maximum of 12 feet in FB-MU <u>and</u> <u>MU-8</u> .
							Area	Maximum of 64 square feet.
							Location permitted	Private property or a public street. Signs can face the special purpose corridor, but must be located on private property.

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55 4. Flat Sign:

56 *[Codifier: image remains unchanged.]*

Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	<u>MU-8</u>	Specifications	
Flat sign		P	P	P	P	<u>P</u>	Quantity	1 per leasable space. Leasable spaces on corners may have 2.
							Width	Maximum of 90% of width of leasable space. No maximum width in FB-MU <u>and</u> <u>MU-8</u> .
							Height	Maximum of 3 feet. No maximum height in FB-MU <u>and</u> <u>MU-8</u> .
							Area	1 ¹ / ₂ square feet per linear foot of store frontage.
							Projection	Maximum of 1 foot.

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5. Flat Sign (building orientation):

Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	<u>MU-8</u>	Specifications	
Flat sign (building orientation)			P			<u>P</u>	Quantity	1 per building face.
							Height	May not extend above the roof line or top of parapet wall.
							Area	1 ¹ / ₂ square feet per linear foot of building frontage.

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61 6. Marquee Sign:

Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	<u>MU-8</u>	Specifications	
Marquee sign			P			<u>P</u>	Quantity	1 per building.
							Width	Maximum of 90% of width of leasable space.
							Height	May not extend above the roof of the building.
							Area	1 ¹ / ₂ square feet per linear foot of building frontage.
							Projection	Maximum of 6 feet. May project into right of way a maximum of 4 feet provided the sign is a minimum of 12 feet above the sidewalk grade.

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63 7. Monument Sign:

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Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	<u>MU-8</u>	Specifications	
Monument sign			P			<u>P</u>	Quantity	1 per building.
							Setback	5 feet.
							Height	Maximum of 20 feet.
							Area	1 square feet per linear foot of building frontage.

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66 8. Nameplate Sign:

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[Codifier: image remains unchanged.]

Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	<u>MU-8</u>	Specifications	
Nameplate sign	P	P	P	P	P	<u>P</u>	Quantity	1 per leasable space. Leasable spaces on corners may have 2.
							Area	Maximum of 3 square feet.

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71 9. New Development Sign:

Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	<u>MU-8</u>	Specifications	
New Development sign			P			<u>P</u>	Quantity	1 per street frontage.
							Setback	5 feet.
							Height	12 feet.
							Area	200 square feet.

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72 10. Private Directional Sign:

Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	MU-8	Specifications	
							Quantity	
Private directional sign (see definition in this chapter)	P	P	P	P	P	P	Quantity	No limit.
							Height	Maximum of 5 feet.
							Area	Maximum of 8 square feet.
							Restriction	May not contain business name or logo.
							Location permitted	Private property or public street. Signs can face the special purpose corridor but must be located on private property. All signs are subject to the requirements of the revocable permitting process.

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74 11. Projecting Sign:

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[Codifier: image remains unchanged.]

Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	MU-8	Specifications	
							Quantity	
Projecting sign		P	P	P	P	P	Quantity	1 per leasable space. Leasable spaces on corners may have 2.
							Clearance	Minimum of 10 feet above sidewalk/walkway.
							Area	6 square feet per side, 12 square feet total.
							Projection	Maximum of 4 feet from building façade.
							Location permitted	Private property or public street. Signs can face the special purpose corridor but must be located on private property. All signs are subject to the requirements of the revocable permitting process.

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78 12. Projecting Parking Entry Sign:

Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	<u>MU-8</u>	Specifications	
Projecting parking entry sign (see projecting sign graphic)			P	P	P	<u>P</u>	Quantity	1 per parking entry.
							Clearance	Minimum of 10 feet above sidewalk/walkway.
							Height	Maximum of 2 feet.
							Area	4 square feet per side, 8 square feet total.
							Projection	Maximum of 4 feet from building facade for public and private streets. Maximum of 2 feet within the special purpose corridor.
							Location permitted	Private property or public street. Signs can face the special purpose corridor but must be located on private property. All signs are subject to the requirements of the revocable permitting process.

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80 13. Public Safety Sign:

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Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	<u>MU-8</u>	Specifications	
							Quantity	
Public safety sign (see definition in this chapter)	P	P	P	P	P	<u>P</u>	Quantity	No limit.
							Height	Maximum of 6 feet.
							Area	8 square feet.
							Projection	Maximum of 1 foot.
							Location permitted	Private property or public street. Signs can face the special purpose corridor but must be located on private property. All signs are subject to the requirements of the revocable permitting process.

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87 14. Real Estate Sign:

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[Codifier: image remains unchanged.]

Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	<u>MU-8</u>	Specifications	
							Quantity	
Real estate sign	P	P	P		P	<u>P</u>	Quantity	1 per leasable space. Leasable spaces on corners may have 2.
							Height	Maximum of 12 feet.
							Area	32 square feet. 64 square feet in FB-MU <u>and</u> <u>MU-8</u> .
							Location permitted	Private property or public street. Signs can face the special purpose corridor but must be located on private property. All signs are subject to the requirements of the revocable permitting process.

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91 15. Window Sign:

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Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	<u>MU-8</u>	Specifications	
Window sign		P	P	P	P	<u>P</u>	Quantity	1 per window.
							Height	Maximum of 3 feet.
							Area	Maximum of 25% of window area.

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LEGISLATIVE DRAFT

96 SECTION 2. Amending the text of Subsection 21A.46.125.B.3.d of Salt Lake City

97 Code. That Subsection 21A.46.125.B.3.d of the *Salt Lake City Code* (Zoning: Signs: Vintage

98 Signs), shall be, and hereby is amended to read and appear as follows:

99 d. Be relocated to a new site for use as a piece of public art, provided that the
100 original design and character of the sign is retained, or will be restored, and it
101 advertises a business no longer in operation. Vintage signs may only be relocated
102 for use as public art to sites in the following districts: D-1, D-2, D-3, D-4, G-MU,
103 CSHBD1, CSHBD2, FB-UN2, FB-MU11, FB-SC, FB-SE, MU-8, TSA.
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105 SECTION 3. Effective Date. This ordinance shall become effective on the date of its

106 first publication.

107 Passed by the City Council of Salt Lake City, Utah this _____ day of _____, 2024.

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111 _____
112 CHAIRPERSON

113 ATTEST:
114
115 _____
116 CITY RECORDER

117
118
119 Transmitted to Mayor on _____.

120
121 Mayor’s Action: _____ Approved. _____ Vetoed.
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125 _____
126 MAYOR

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128 _____
129 CITY RECORDER

130 (SEAL)

131
132 Bill No. _____ of 2024.

133 Published: _____.

134
135 Ordinance adopting FB-MU8 signs (legislative)_v1

SALT LAKE CITY ORDINANCE
No. _____ of 2024

(An ordinance amending various sections of the Title 21A of the Salt Lake City Code to establish sign regulations for the MU-8 Form Based Mixed Use 8 Subdistrict)

An ordinance amending various sections of Title 21A of the *Salt Lake City Code* pursuant to Petition No. PLNPCM2023-00959 to create sign regulations for the MU-8 Form Based Mixed Use 8 Subdistrict.

WHEREAS, the Salt Lake City Planning Commission (“Planning Commission”) held a public hearing on January 24, 2024 to consider a petition submitted by Salt Lake City Mayor Erin Mendenhall (Petition No. PLNPCM2023-00959) to amend various sections of Title 21A of the *Salt Lake City Code* pertaining to the MU-8 Form Based Mixed Use 8 Subdistrict, to establish sign regulations for that subdistrict.

WHEREAS, at its January 24, 2024 meeting, the Planning Commission voted in favor of transmitting a positive recommendation to the Salt Lake City Council (“City Council”) on said petition; and

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

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

SECTION 1. Amending the text of *Salt Lake City Code* Section 21A.46.096. That Section 21A.46.096 of the *Salt Lake City Code* (Zoning: Signs: Sign Regulations for Form Based Districts) shall be, and hereby is amended to read and appear as follows:

21A.46.096: SIGN REGULATIONS FOR THE FORM BASED AND FORM BASED MIXED USE DISTRICTS:

The following regulations shall apply to signs permitted in the form based and form based

mixed use zoning districts. Any sign not expressly permitted by these district regulations is prohibited.

A. Sign Regulations for the Form Based and Form Based Mixed Use Districts:

1. Purpose: Sign regulations for the form based and form based mixed use zoning districts are intended to provide appropriate signage oriented primarily to pedestrian and mass transit traffic.
2. Applicability: This subsection applies to all signs located within the form based and form based mixed use zoning districts. This subsection is intended to list all permitted signs in the zone. All other regulations in this chapter shall apply.

B. Sign Type, Size and Height Standards:

1. A-Frame Sign:

[Codifier: image remains unchanged.]

Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	MU- 8	Specifications	
A-frame sign		P	P	P	P	P	Quantity	1 per leasable space. Leasable spaces on corners may have 2.
							Width	Maximum of 2 feet. Any portion of the frame (the support structure) may extend up to 6 inches in any direction beyond the sign face.
							Height	Maximum of 3 feet. Any portion of the frame (the support structure) may extend up to 6 inches in any direction beyond the sign face.
							Placement	On public sidewalk or private property.
							Obstruction free area	Minimum of 8 feet must be maintained at all times for pedestrian passage.

2. Awning or Canopy Sign:

[*Codifier: image remains unchanged.*]

Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	MU-8	Specifications	
Awning or canopy sign	P	P	P	P	P	P	Quantity	1 per window or entrance.
							Width	Equal to the width of the window.
							Projection	No maximum depth from building facade, however design subject to mitigation of rainfall and snowfall runoff, conflict avoidance with tree canopy, and issuance of encroachment permits where required. The awning or canopy can project a maximum of 2 feet into a special purpose corridor.
							Clearance	Minimum of 10 feet of vertical clearance.
							Letters and logos	Allowed on vertical portions of sign only.
							Location permitted	Private property or a public street. Signs can face a special purpose corridor but must be located on private property. All signs are subject to the requirements of the revocable permitting process.

3. Construction Sign:

Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	MU-8	Specifications	
							Construction sign (see definition in this chapter)	P
Height	Maximum of 8 feet. Maximum of 12 feet in FB-MU and MU-8.							
Area	Maximum of 64 square feet.							
Location permitted	Private property or a public street. Signs can face the special purpose corridor, but must be located on private property.							

4. Flat Sign:

[Codifier: image remains unchanged.]

Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	MU-8	Specifications	
							Flat sign	P
Width	Maximum of 90% of width of leasable space. No maximum width in FB-MU and MU-8.							
Height	Maximum of 3 feet. No maximum height in FB-MU and MU-8.							
Area	1 ¹ / ₂ square feet per linear foot of store frontage.							
Projection	Maximum of 1 foot.							

5. Flat Sign (building orientation):

Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	MU-8	Specifications	
Flat sign (building orientation)			P			P	Quantity	1 per building face.
							Height	May not extend above the roof line or top of parapet wall.
							Area	1 ¹ / ₂ square feet per linear foot of building frontage.

6. Marquee Sign:

Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	MU-8	Specifications	
Marquee sign			P			P	Quantity	1 per building.
							Width	Maximum of 90% of width of leasable space.
							Height	May not extend above the roof of the building.
							Area	1 ¹ / ₂ square feet per linear foot of building frontage.
							Projection	Maximum of 6 feet. May project into right of way a maximum of 4 feet provided the sign is a minimum of 12 feet above the sidewalk grade.

7. Monument Sign:

Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	MU-8	Specifications	
Monument sign			P			P	Quantity	1 per building.
							Setback	5 feet.
							Height	Maximum of 20 feet.
							Area	1 square feet per linear foot of building frontage.

8. Nameplate Sign:

[Codifier: image remains unchanged.]

Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	MU-8	Specifications	
Nameplate sign	P	P	P	P	P	P	Quantity	1 per leasable space. Leasable spaces on corners may have 2.
							Area	Maximum of 3 square feet.

9. New Development Sign:

Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	MU-8	Specifications	
New Development sign			P			P	Quantity	1 per street frontage.
							Setback	5 feet.
							Height	12 feet.
							Area	200 square feet.

10. Private Directional Sign:

Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	MU-8	Specifications	
Private directional sign (see definition in this chapter)	P	P	P	P	P	P	Quantity	No limit.
							Height	Maximum of 5 feet.
							Area	Maximum of 8 square feet.
							Restriction	May not contain business name or logo.
							Location permitted	Private property or public street. Signs can face the special purpose corridor but must be located on private property. All signs are subject to the requirements of the revocable permitting process.

11. Projecting Sign:

[Codifier: image remains unchanged.]

Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	MU-8	Specifications	
Projecting sign		P	P	P	P	P	Quantity	1 per leasable space. Leasable spaces on corners may have 2.
							Clearance	Minimum of 10 feet above sidewalk/walkway.
							Area	6 square feet per side, 12 square feet total.
							Projection	Maximum of 4 feet from building façade.
							Location permitted	Private property or public street. Signs can face the special purpose corridor but must be located on private property. All signs are subject to the requirements of the revocable permitting process.

12. Projecting Parking Entry Sign:

Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	MU-8	Specifications	
Projecting parking entry sign (see projecting sign graphic)			P	P	P	P	Quantity	1 per parking entry.
							Clearance	Minimum of 10 feet above sidewalk/walkway.
							Height	Maximum of 2 feet.
							Area	4 square feet per side, 8 square feet total.
							Projection	Maximum of 4 feet from building facade for public and private streets. Maximum of 2 feet within the special purpose corridor.
							Location permitted	Private property or public street. Signs can face the special purpose corridor but must be located on private property. All signs are subject to the requirements of the revocable permitting process.

13. Public Safety Sign:

Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	MU-8	Specifications	
							Quantity	
Public safety sign (see definition in this chapter)	P	P	P	P	P	P	Quantity	No limit.
							Height	Maximum of 6 feet.
							Area	8 square feet.
							Projection	Maximum of 1 foot.
							Location permitted	Private property or public street. Signs can face the special purpose corridor but must be located on private property. All signs are subject to the requirements of the revocable permitting process.

14. Real Estate Sign:

[Codifier: image remains unchanged.]

Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	MU-8	Specifications	
							Quantity	
Real estate sign	P	P	P		P	P	Quantity	1 per leasable space. Leasable spaces on corners may have 2.
							Height	Maximum of 12 feet.
							Area	32 square feet. 64 square feet in FB-MU and MU-8.
							Location permitted	Private property or public street. Signs can face the special purpose corridor but must be located on private property. All signs are subject to the requirements of the revocable permitting process.

15. Window Sign:

[Codifier: image remains unchanged.]

Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	MU-8	Specifications	
Window sign		P	P	P	P	P	Quantity	1 per window.
							Height	Maximum of 3 feet.
							Area	Maximum of 25% of window area.

SECTION 2. Amending the text of Subsection 21A.46.125.B.3.d of Salt Lake City Code. That Subsection 21A.46.125.B.3.d of the *Salt Lake City Code* (Zoning: Signs: Vintage Signs), shall be, and hereby is amended to read and appear as follows:

- d. Be relocated to a new site for use as a piece of public art, provided that the original design and character of the sign is retained, or will be restored, and it advertises a business no longer in operation. Vintage signs may only be relocated for use as public art to sites in the following districts: D-1, D-2, D-3, D-4, G-MU, CSHBD1, CSHBD2, FB-UN2, FB-MU11, FB-SC, FB-SE, MU-8, TSA.

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

Passed by the City Council of Salt Lake City, Utah this _____ day of _____, 2024.

CHAIRPERSON

ATTEST:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

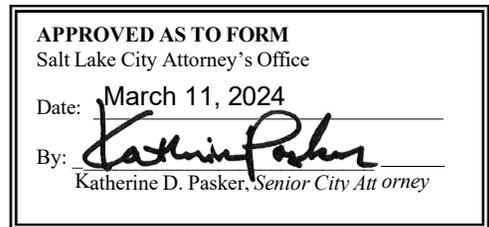
MAYOR

CITY RECORDER

(SEAL)

Bill No. _____ of 2024.
Published: _____.

Ordinance adopting FB-MU8 signs (final)_v1



2. PROJECT CHRONOLOGY



PROJECT CHRONOLOGY

Petition: PLNPCM2023-00959

- Nov. 2021* Salt Lake City initiated the creation of a small area plan within the Ballpark Neighborhood, The Ballpark Station Area Plan.
- Oct. 18 2022* The Ballpark Station Area Plan was adopted by Salt Lake City Council.
- Mar. 1, 2023* Mayor Erin Mendenhall initiated a zoning map and zoning text amendment petition to implement the recommendations in the Ballpark Station Area Plan and rezone properties within the boundaries of the plan. The proposal included the creation of a new zone, the proposed MU-8 zoning district.
- Nov. 2023* Petition PLNPCM2023-00959 assigned to Brooke Olson, Principal Planner.
- Dec. 8 2023* An online open house posted to the Planning Division's website.
- Dec. 8, 2023* Salt Lake City's Community Councils were sent the 45-day required notice for recognized community organizations.
- Jan. 4, 2024* Planning Staff presented the proposal at the Ballpark Community Council meeting to solicit feedback on the proposal and answer questions.
- Jan. 11, 2024* Notice of the Planning Commission public hearing property signs are posted in the project area.
- Jan. 24, 2024* The Planning Commission held a public hearing for the petition and voted to recommend the City Council adopt the proposed zoning text amendments.
- Jan. 31, 2024* Draft ordinance requested from the City Attorney's Office.
- Feb. 14, 2024* The Planning Commission ratifies the minutes for their meeting on January 24, 2024.
- Mar. 11, 2024* Draft ordinances received from the City Attorney's Office

3. NOTICE OF CITY COUNCIL PUBLIC HEARING

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is considering Petition **PLNPCM2023-00959**– Salt Lake City initiated this petition to amend sections of the Salt Lake City Zoning Ordinance pertaining to the proposed MU-8 Form Based Mixed Use Subdistrict 8. Specifically, amendments to chapter 21A.46 Signs, which addresses sign regulations in each zoning district. The proposed amendments are intended to establish sign regulations for the proposed MU-8 zoning district.

As part of their study, the City Council is holding an advertised public hearing to receive comments regarding the petition. During the hearing, anyone desiring to address the City Council concerning this issue will be given an opportunity to speak. The Council may consider adopting the ordinance the same night of the public hearing. The hearing will be held:

DATE:

PLACE: **Electronic and in-person options.**
 451 South State Street, Room 326, Salt Lake City, Utah

**** This meeting will be held via electronic means, while also providing for an in-person opportunity to attend or participate in the hearing at the City and County Building, located at 451 South State Street, Room 326, Salt Lake City, Utah. For more information, including WebEx connection information, please visit www.sl.gov/council/virtual-meetings. Comments may also be provided by calling the 24-Hour comment line at (801) 535-7654 or sending an email to council.comments@sl.gov. All comments received through any source are shared with the Council and added to the public record.**

If you have any questions relating to this proposal or would like to review the file, please call Brooke Olson at 801-535-7118 or via e-mail at brooke.olson@sl.gov. The application details can be accessed at <https://citizenportal.sl.gov/>, by selecting the “Planning” tab and entering the petition number PLNPCM2023-00959.

People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the City Council Office at council.comments@sl.gov, (801)535-7600, or relay service 711.

4. PETITION INITIATION REQUEST



MEMORANDUM

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Mayor Erin Mendenhall

Cc: Lisa Shaffer, Chief Administrative Officer; Blake Thomas, Department of Community and Neighborhoods Director; Michaela Oktay, Deputy Planning Director

From: Nick Norris, Planning Director

Date: March 1, 2023

Re: Initiate Petition to for Zoning Map Amendments in the Ballpark Neighborhood and Associated Zoning Text Amendments

This memo is to request that a petition is initiated directing the Planning Division to amend the zoning in portions of the Ballpark neighborhood in response to direction provided by the recently adopted Ballpark Station Area Plan. This plan was approved by the City Council on October 18, 2022. The Ballpark Station Area Plan provides guidance for future development and land use to support the livability and future growth in the Ballpark neighborhood.

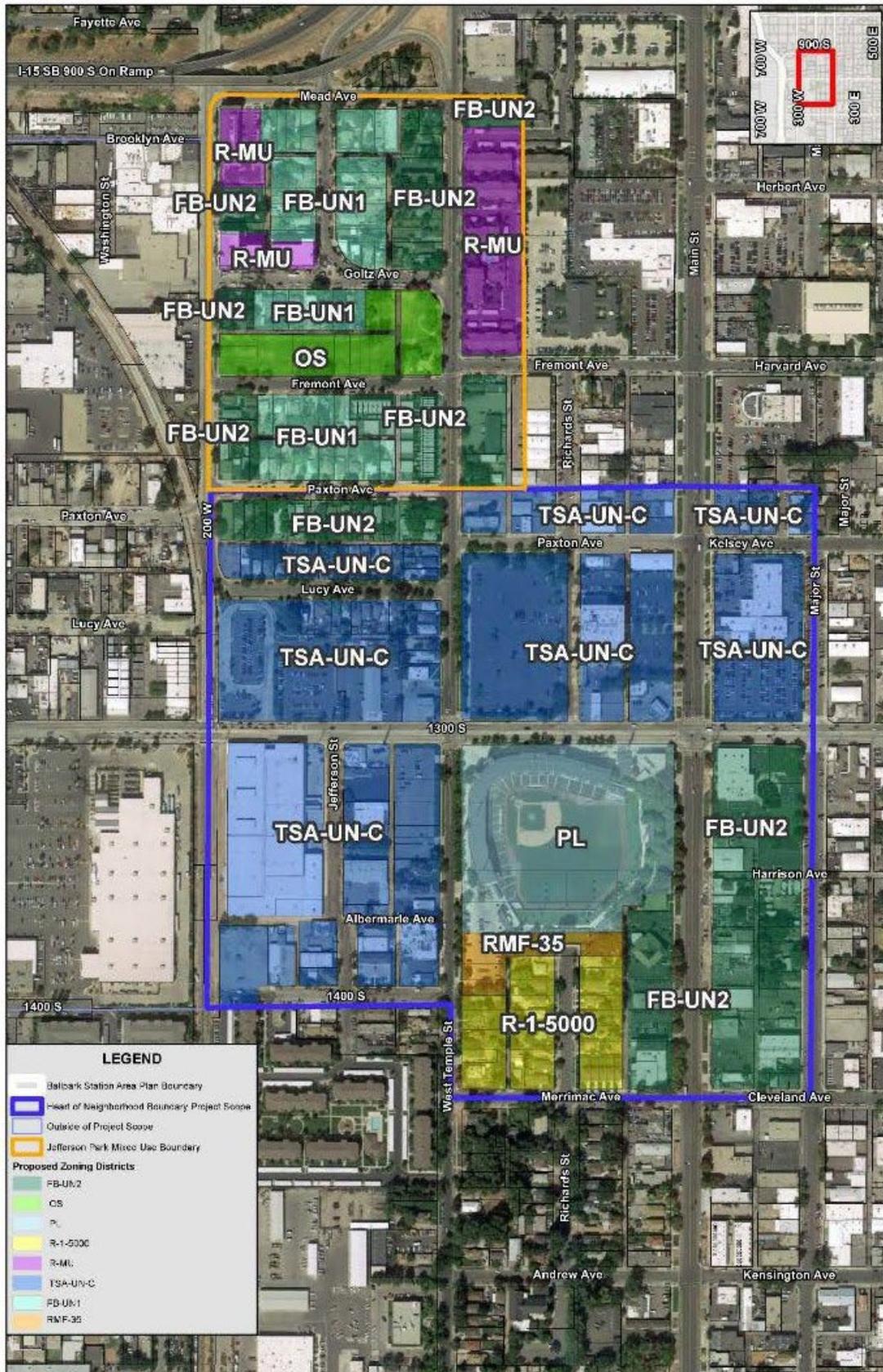
One of the key implementation steps identified in the plan is updating the zoning to establish a framework for future growth. The Planning Division is recommending that the zoning changes be broken into two phases:

- Phase 1: Zoning changes for the "Heart of the Neighborhood" which is focused on the vicinity of 1300 Sand West Temple St, the Jefferson Park Mixed Use area (located north of the ballpark to the Interstate 15 viaduct) and the Main Street corridor between Kelsey Ave and Cleveland Ave. Please refer to the attached map for the areas intended to be addressed in Phase 1.
- Phase 2: The remaining area along Main Street, south of Cleveland Ave. It is anticipated that Phase 2 will be started in conjunction with the adoption process for Life on State, anticipated to start later this year.

As part of the process, the Planning Division will follow the City adoption process for zoning map amendments, which includes contacting recognized organizations and mailing notices to all property owners and residents in the study area in addition to general citizen input and public hearings with the Planning Commission and City Council. The division will also hold public engagement events in the neighborhood to provide property owners, residents and business owners a convenient way to share their comments with staff. The adoption process will also include collaboration with other City Departments.

The map below displays the initial proposal recommended by the Planning Division and identifies the areas that would be rezoned and the identified zoning district that most closely aligns with the Ballpark Station Area Plan vision and goals.

BALLPARK STATION AREA - REZONE RECOMMENDATIONS



LEGEND	
	Ballpark Station Area Plan Boundary
	Head of Neighborhood Boundary Project Scope
	Outside of Project Scope
	Jefferson Park Mixed Use Boundary
Proposed Zoning Districts:	
	FB-UN2
	OS
	PL
	R-1-5000
	R-MU
	TSA-UN-C
	FB-UN1
	RMF-35



N
A

In addition to the proposed zoning map amendments the working group recommended that some zoning text amendments be included as well. These amendments would help to ensure that the proposed zones meet the recommendations from the plan and may include such things but not limited to greater height in the TSA areas than currently allowed and increased setbacks on heavily trafficked streets.

This memo includes a signature block to initiate the petition if that is the decided course of action. If the decided course of action is to not initiate the application, the signature block can remain blank. Please notify the Planning Division when the memo is signed or if the decision is made to not initiate the petition.

Please contact me at ext. 6173 or nick.norris@slcgov.com if you have any questions. Thank you.

Concurrence to initiate the zoning text amendment petition as noted above.

Erin Mendenhall

Erin Mendenhall, Mayor

03/02/2023

Date


Signature: Erin Mendenhall 4:04:10 PM MST

Email: erin.mendenhall@slcgov.com

Ballpark Rezones Petition Initiation Memo v2

Final Audit Report

2023-03-02

Created:	2023-03-01
By:	Michaela Oktay (michaela.oktay@slcgov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAApOqZtc1YmfRzmqEmDSum3FE4pzwkbfGu

"Ballpark Rezones Petition Initiation Memo v2" History

'EI Document created by Michaela Oktay (michaela.oktay@slcgov.com)

2023-03-01 • 11:27:54 PM GMT

q Document emailed to Erin Mendenhall (erin.mendenhall@slcgov.com) for signature

2023-03-01 - 11:28:57 PM GMT

'EI Email viewed by Erin Mendenhall (erin.mendenhall@slcgov.com)

2023-03-02 - 5:23:12 AM GMT

!D'0 Document e-signed by Erin Mendenhall (erin.mendenhall@slcgov.com)

Signature Date: 2023-03-02 • 4:59:36 PM GMT • Time Source: server

t, Agreement completed.

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