


ERIN MENDENHALL
Mayor



DEPARTMENT of COMMUNITY
and NEIGHBORHOODS
Blake Thomas
Director

CITY COUNCIL TRANSMITTAL


rachel.otto (Feb 27, 2024 08:54 MST)

Rachel Otto, Chief of Staff

Date Received: 02/27/2024
Date sent to Council: 02/27/2024

TO: Salt Lake City Council
Victoria Petro, Chair

DATE: February 20, 2024

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



SUBJECT: SLC Ballpark Station Area - Rezones

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

DOCUMENT TYPE: Ordinance

RECOMMENDATION: The City Council approve the zoning map and zoning text amendments as recommended by the Planning Commission.

BUDGET IMPACT: None.

BACKGROUND/DISCUSSION: Mayor Erin Mendenhall initiated this petition to implement the recommendations in the Ballpark Station Area Plan, and rezone properties identified within four future land use areas specified in the plan including the Heart of the Neighborhood, Main Street Area, State Street Area, and the Jefferson Park Mixed Use Area. The proposal consists of the following amendments:

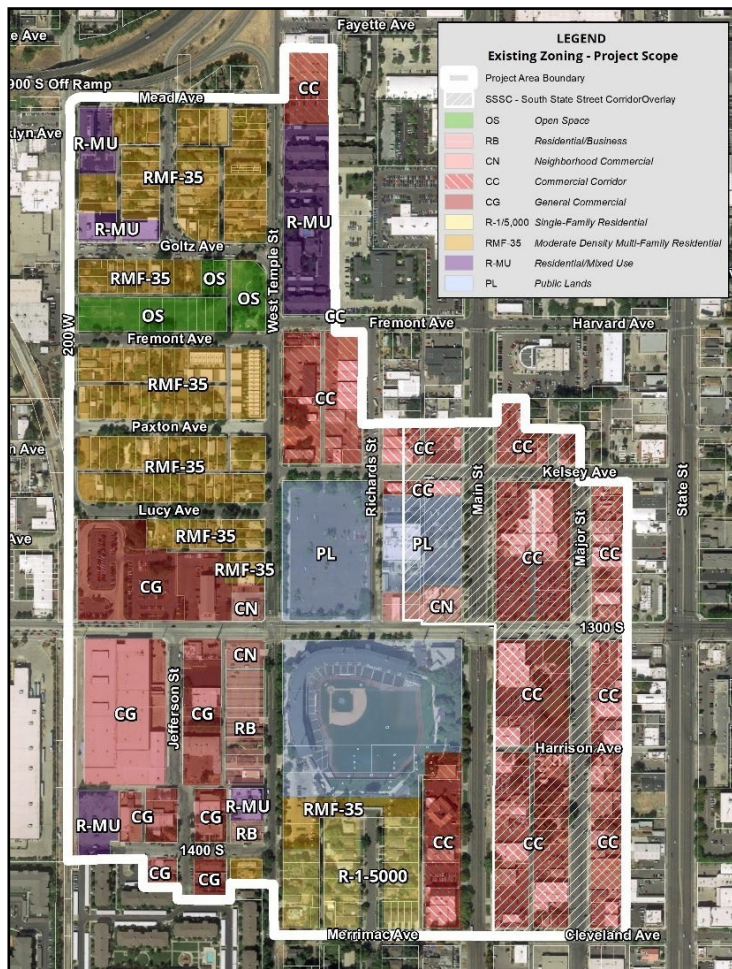
A: Zoning Map Amendments: The proposed zoning map amendments are intended to establish zoning districts that align with the goals, policies, future land use recommendations, and community vision established in the plan.

B: Zoning Text Amendments: The City is proposing zoning text amendments to establish a new zone, MU-8, Form Based, Mixed Use 8 Subdistrict. The City is proposing

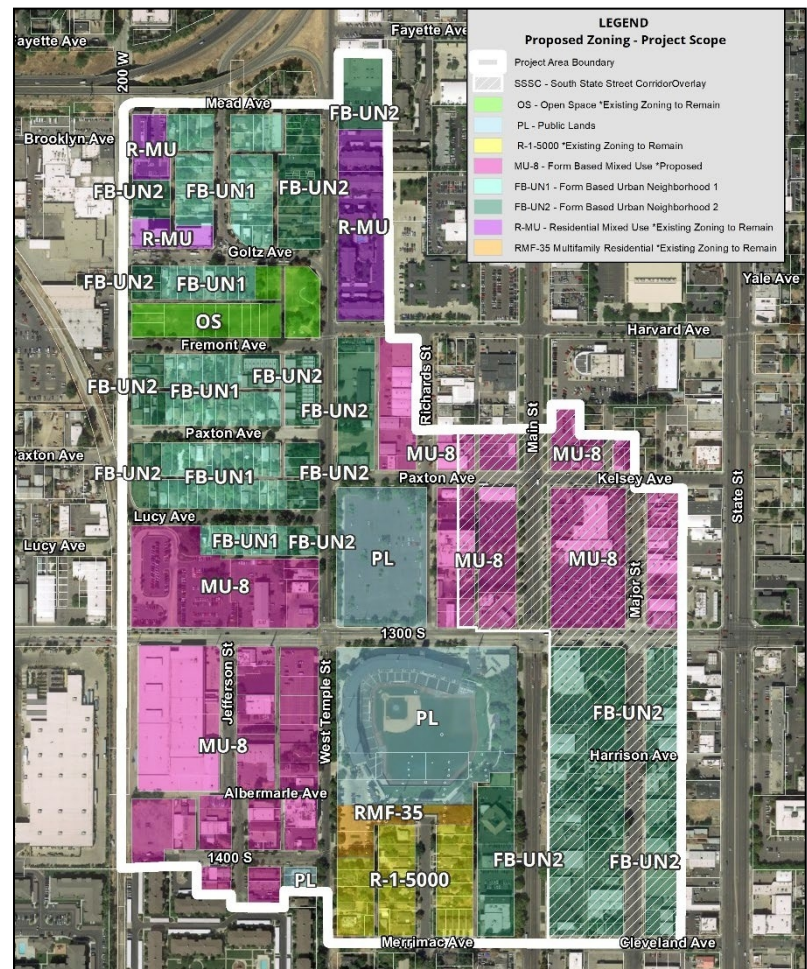
associated zoning map amendments to implement the proposed MU-8 zone in the Ballpark Station Area.

Existing Zoning

The project area is predominately zoned a variety of commercial and moderate density, multifamily residential zoning districts. The majority of the existing zoning districts within the project area do not provide the development standards, density, and land uses specified in the plan.



Existing Zoning Map



Proposed Zoning Map

Proposed Zoning

The City is proposing three new zoning districts in the area to align with the plan, including the proposed MU-8 Form Based Mixed Use 8 Subdistrict, FB-UN1 Form Based Urban Neighborhood 1, and FB-UN2 Form Based Urban Neighborhood 2. Additionally, the City is

proposing to exempt the MU-8 and FB-UN2 zones from the SSSC South State Street Corridor Overlay zone which is mapped along the eastern boundary of the project area. Two properties located at 105 W 1400 S and 1410 S West Temple are owned by Salt Lake City Public Library. The properties are proposed to be rezoned from RMF-35 Multifamily Residential to PL Public Lands to accommodate the future development of a public library.

Preserved Zoning

The City is proposing to preserve the existing PL Public Lands and RMF-35 Multifamily Residential zoning of the Ballpark and Ballpark North Parking lot, which will be considered in a second phase to align with the Ballpark Next community visioning process. The City is also proposing to preserve an R-1-5000 Single Family Residential zone north of Merrimac Avenue, the OS Open Space and R-MU Residential Mixed Use zoning in the Jefferson Park Mixed Use Area.

Proposed MU-8 Zone

The proposed MU-8 zone is a high density form based mixed use district which allows buildings up to eight stories in height and a mix of residential, office, institutional, community, open space, commercial, and retail service uses. The zone aims to facilitate the creation of quality, high density, pedestrian oriented developments. The standards of the zone are form based and vary for each building form established in the zone including row houses, multifamily residential, storefront, and vertical mixed use. The standards are also intended to mitigate height and density impacts on adjacent properties, and properties located in low density zones.

Staff presented the proposal at a Planning Commission work session meeting on October 11, 2023. The Planning Commission held a public hearing on October 25, 2023, voted, and recommended the City Council adopt the proposed zoning map and zoning text amendments.

It should be noted sign regulations for the proposed MU-8 zone are currently being processed under a separate petition, PLNPCM2023-00959. The Planning Commission reviewed the proposed sign regulations on January 24, 2024 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.

Ballpark Next Draft Guiding Principles

The Ballpark Next community visioning process was initiated to establish guiding principles for the future use and development of the Ballpark and Ballpark North parking lot properties. The draft Guiding Principles were published in January 2024 and will provide direction for decision making throughout the development process.

As mentioned, the rezoning of the Ballpark and Ballpark North parking lot properties will be considered in a second phase of this proposal to align with the Ballpark Next community visioning process. However, if there is a desire to implement the proposed MU-8 zone on either of the properties the Council should consider a modification to the proposed ordinance to allow

the following land uses in the MU-8 zone which were identified in the Ballpark Next process. These uses were not specifically identified as permitted uses in the proposal reviewed by the Planning Commission but the Council may desire to add them to the proposed ordinance now.

- Amphitheater Formal
- Amphitheater Informal
- Health and Fitness Facility
- Community Recreation Center
- Plaza
- Stadium

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:

- April 2023 - An informational webpage posted to the Planning Division's website. This webpage provides additional information regarding the City's proposal, frequently asked questions, next steps in the Planning process, and the project contact information. The webpage is regularly updated with new information as necessary.
- June 2, 2023 – The Ballpark, Central 9th, Liberty Wells, and Central City Community Councils were sent the 45-day required notice for recognized community organizations.
- June 2, 2023 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- July 13, 2023 – Planning Staff presented the proposal at the joint Ballpark and Central 9th Community Council meeting to solicit feedback on the proposal and answer questions.
- September 7, 2023 – Planning Staff modified the proposal based on the public input received and presented the proposal modifications at the Ballpark Community Council meeting to solicit feedback on the proposal.
- September 8, 2023 – The Ballpark, Central 9th, Liberty Wells, and Central City Community Councils were sent a 45-day notice for the proposal modifications.
- September 8, 2023 - Property owners and residents within 300 feet of the development were provided early notification of the proposal modifications.
- October 16, 2023 - Planning Staff held a public engagement event to inform the public and solicit feedback on the proposal and answer questions.
- October 25, 2023 – Planning Commission held a public hearing. Four members of the public spoke and the Ballpark Community Council submitted a letter.

Several public comments have been received and are provided in Attachment D of the staff report. Initial modifications were made to the draft proposal in July through October 2023 in response to public comments received. A summary of the proposal modifications in response to public comments is provided in Attachment E of the Staff Report.

Planning Commission (PC) Records

- a) [PC Agenda of October 11, 2023 \(Click to Access\)](#)
- b) [PC Minutes of October 11, 2023 \(Click to Access\)](#)
- c) [Planning Commission Memo of October 11, 2023 \(Click to Access\)](#)
- d) [PC Agenda of October 25, 2023 \(Click to Access\)](#)
- e) [PC Minutes of October 25, 2023 \(Click to Access\)](#)
- f) [Planning Commission Staff Report of October 25, 2023 \(Click to Access\)](#)

EXHIBITS:

- 1) Ordinance: Final and Legislative Versions
- 2) Project Chronology
- 3) Notice of City Council Public Hearing
- 4) Petition Initiation Request
- 5) Ballpark Next Draft Guiding Principles
- 6) Public Comment Received after the Planning Commission Staff Report was Published
- 7) Mailing List



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REPORT WAS PUBLISHED
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1. ORDINANCE: FINAL AND LEGISLATIVE VERSIONS

SALT LAKE CITY ORDINANCE

No. _____ of 2024

(Amending the zoning map pertaining to multiple parcels situated in the Ballpark Station Area Plan to rezone certain parcels from CC Commercial Corridor, CG General Commercial, CN Neighborhood Commercial, PL Public Lands, RB Residential Business, RMF-35 Moderate Density Multi-Family Residential, and R-MU Residential Mixed Use to MU-8 Form Based Mixed Use 8, FB-UN1 Form Based Urban Neighborhood 1, FB-UN2 Form Based Urban Neighborhood 2, and PL Public Lands)

An ordinance amending the zoning map pertaining to multiple parcels in the boundaries of the Ballpark Station Area Plan as shown in Exhibit A, attached hereto, to rezone certain parcels from CC Commercial Corridor, CG General Commercial, CN Neighborhood Commercial, PL Public Lands, RB Residential Business, RMF-35 Moderate Density Multi-Family Residential, and R-MU Residential Mixed Use to, as applicable, MU-8 Form Based Mixed Use 8, FB-UN1 Form Based Urban Neighborhood 1, FB-UN2 Form Based Urban Neighborhood 2, and PL Public Lands pursuant to petition No. PLNPCM2023-00169.

WHEREAS, the Salt Lake City Planning Commission (“Planning Commission”) held a public hearing on October 25, 2023 on an application submitted by Mayor Erin Mendenhall to rezone certain parcels from CC Commercial Corridor, CG General Commercial, CN Neighborhood Commercial, PL Public Lands, RB Residential Business, RMF-35 Moderate Density Multi-Family Residential, and R-MU Residential Mixed Use to, as applicable, MU-8 Form Based Mixed Use 8, FB-UN1 Form Based Urban Neighborhood 1, FB-UN2 Form Based Urban Neighborhood 2, and PL Public Lands pursuant to petition No. PLNPCM2023-00169 and

WHEREAS, at its October 25, 2023 meeting, the Planning Commission voted in favor of forwarding a 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 Zoning Map. The Salt Lake City zoning map, as adopted by the *Salt Lake City Code*, relating to the fixing of boundaries and zoning districts, shall be and hereby is amended to reflect that the properties identified on Exhibit "A" attached hereto shall be and hereby are rezoned from CC Commercial Corridor, CG General Commercial, CN Neighborhood Commercial, PL Public Lands, RB Residential Business, RMF-35 Moderate Density Multi-Family Residential, and R-MU Residential Mixed Use to, as applicable, MU-8 Form Based Mixed Use 8, FB-UN1 Form Based Urban Neighborhood 1, FB-UN2 Form Based Urban Neighborhood 2, and PL Public Lands.

SECTION 3. Effective Date. This ordinance shall take effect immediately after it has been published in accordance with Utah Code Section 10-3-711 and recorded in accordance with Utah Code Section 10-3-713.

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

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CITY RECORDER

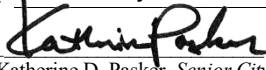
Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER
(SEAL)

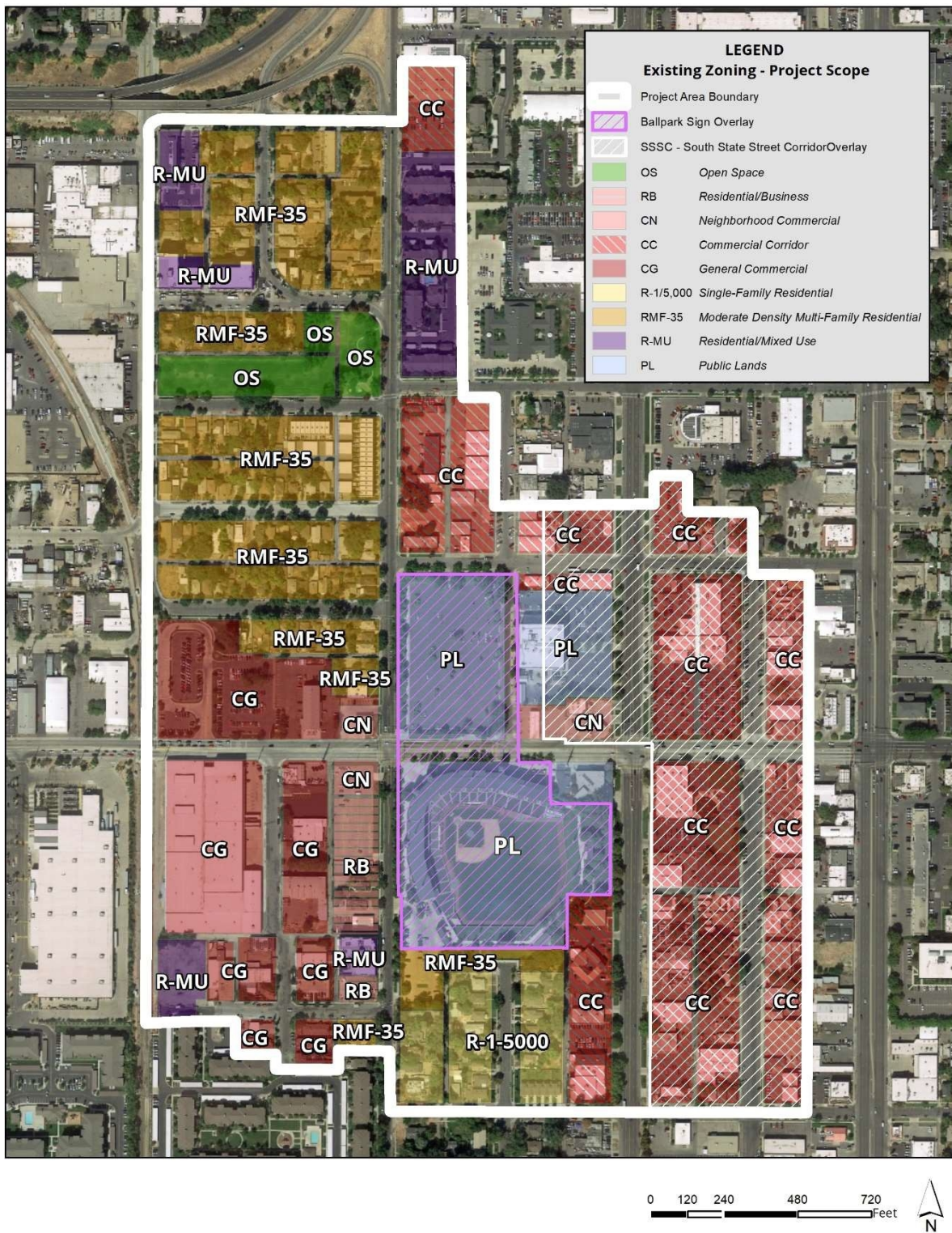
Bill No. _____ of 2024.
Published: _____.

APPROVED AS TO FORM	
Salt Lake City Attorney's Office	
Date:	February 19, 2024
By:	
Katherine D. Pasker, <i>Senior City Attorney</i>	

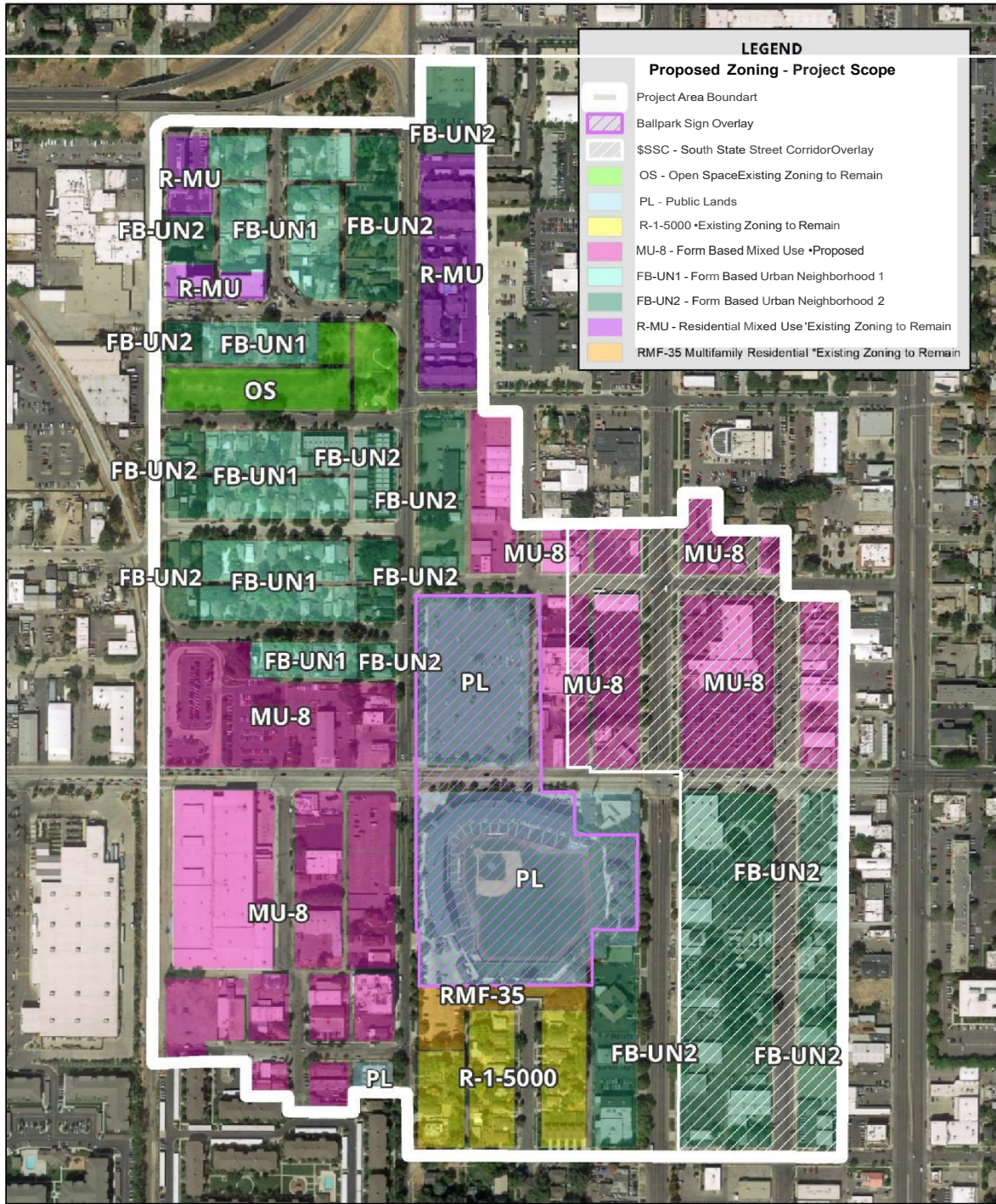
Ballpark Station Area Rezonesv2

EXHIBIT “A”

Parcel Maps and Table



Existing Zoning Map



Proposed Zoning Map

PARCEL_SID	PARCEL_ADDR	ZONING	PROPOSED_ZONE
15-12-408-006-0000	1039 S 200 W	RMF-35	FB-UN2
15-12-408-007-0000	1049 S 200 W	RMF-35	FB-UN2
15-12-408-008-0000	1055 S 200 W	RMF-35	FB-UN2
15-12-408-009-0000	175 W MEAD AVE	RMF-35	FB-UN1
15-12-408-010-0000	171 W MEAD AVE	RMF-35	FB-UN1
15-12-408-011-0000	165 W MEAD AVE	RMF-35	FB-UN1
15-12-408-012-0000	151 W MEAD AVE	RMF-35	FB-UN1
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15-12-476-026-0000	140 W LUCY AVE	RMF-35	FB-UN1
15-12-476-027-0000	132 W LUCY AVE	RMF-35	FB-UN1

PARCEL_SID	PARCEL_ADDR	ZONING	PROPOSED_ZONE
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15-12-476-029-0000	126 W LUCY AVE	RMF-35	FB-UN1
15-12-476-030-0000	122 W LUCY AVE	RMF-35	FB-UN1
15-12-476-031-0000	118 W LUCY AVE	RMF-35	FB-UN1
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15-12-477-010-0000	1204 S WEST TEMPLE ST	RMF-35	FB-UN2
15-12-477-011-0000	1208 S WEST TEMPLE ST	RMF-35	FB-UN2
15-12-477-012-0000	1212 S WEST TEMPLE ST	RMF-35	FB-UN2
15-12-477-013-0000	1216 S WEST TEMPLE ST	RMF-35	MU-8
15-12-477-014-0000	1220 S WEST TEMPLE ST	RMF-35	MU-8
15-13-229-003-0000	105 W 1400 S	RMF-35	PL
15-13-229-004-0000	1410 S WEST TEMPLE ST	RMF-35	PL
15-12-481-008-0000	1308 S WEST TEMPLE ST	RB	MU-8
15-12-481-009-0000	1310 S WEST TEMPLE ST	RB	MU-8
15-12-481-010-0000	1312 S WEST TEMPLE ST	RB	MU-8
15-12-481-011-0000	1314 S WEST TEMPLE ST	RB	MU-8
15-13-226-004-0000	1350 S WEST TEMPLE ST	RB	MU-8
15-13-226-005-0000	1358 S WEST TEMPLE ST	RB	MU-8
15-13-226-006-0000	1370 S WEST TEMPLE ST	RB	MU-8
15-13-227-007-0000	1394 S WEST TEMPLE ST	RB	MU-8
15-13-227-009-0000	1380 S WEST TEMPLE ST	R-MU	MU-8
15-13-228-006-0000	1414 S JEFFERSON ST	R-MU	MU-8
15-13-232-025-0000	1450 S WEST TEMPLE ST	R-MU	MU-8
15-12-479-018-0000	1234 S MAIN ST	PL	MU-8
15-12-477-019-0000	114 W 1300 S	CN	MU-8
15-12-479-020-0000	1285 S RICHARDS ST	CN	MU-8
15-12-479-021-0000	34 W 1300 S	CN	MU-8
15-12-479-022-0000	1270 S MAIN ST	CN	MU-8
15-12-481-007-0000	1306 S WEST TEMPLE ST	CN	MU-8
15-12-477-018-0000	120 W 1300 S	CG	MU-8
15-12-477-026-0000	180 W 1300 S	CG	MU-8
15-12-480-001-0000	1338 S JEFFERSON ST	CG	MU-8
15-12-481-001-0000	135 W 1300 S	CG	MU-8
15-12-481-002-0000	1309 S JEFFERSON ST	CG	MU-8
15-12-481-003-0000	1317 S JEFFERSON ST	CG	MU-8
15-12-481-004-0000	1321 S JEFFERSON ST	CG	MU-8
15-12-481-005-0000	1333 S JEFFERSON ST	CG	MU-8
15-13-210-001-0000	1340 S JEFFERSON ST	CG	MU-8
15-13-210-005-0000	<Null>	CG	MU-8
15-13-211-009-0000	150 W 1400 S	CG	MU-8
15-13-211-010-0000	1376 S JEFFERSON ST	CG	MU-8
15-13-211-011-0000	1380 S JEFFERSON ST	CG	MU-8
15-13-211-012-0000	1386 S JEFFERSON ST	CG	MU-8
15-13-211-013-0000	1390 S JEFFERSON ST	CG	MU-8
15-13-226-007-0000	<Null>	CG	MU-8
15-13-227-001-0000	127 W ALBERMARLE AVE	CG	MU-8
15-13-227-002-0000	1385 S JEFFERSON ST	CG	MU-8
15-13-227-008-0000	124 W 1400 S	CG	MU-8
15-13-228-002-0000	1404 S JEFFERSON ST	CG	MU-8
15-13-228-003-0000	1410 S JEFFERSON ST	CG	MU-8
15-13-229-002-0000	1425 S JEFFERSON ST	CG	MU-8
15-13-229-006-0000	119 W 1400 S	CG	MU-8
15-13-229-007-0000	1411 S JEFFERSON ST	CG	MU-8
15-12-430-001-0000	987 S WEST TEMPLE ST	CC	FB-UN2
15-12-430-024-0000	36 W FREMONT AVE	CC	FB-UN1

PARCEL_SID	PARCEL_ADDR	ZONING	PROPOSED_ZONE
15-12-430-028-0000	995 S WEST TEMPLE ST	CC	FB-UN2
15-12-431-001-0000	1117 S WEST TEMPLE ST	CC	FB-UN2
15-12-431-002-0000	1135 S WEST TEMPLE ST	CC	FB-UN2
15-12-431-010-0000	1116 S RICHARDS ST	CC	MU-8
15-12-431-014-0000	60 W PAXTON AVE	CC	MU-8
15-12-431-015-0000	56 W PAXTON AVE	CC	MU-8
15-12-431-017-0000	1152 S RICHARDS ST	CC	MU-8
15-12-431-020-0000	1159 S WEST TEMPLE ST	CC	FB-UN2
15-12-432-009-0000	1155 S RICHARDS ST	CC	MU-8
15-12-432-010-0000	1159 S RICHARDS ST	CC	MU-8
15-12-432-011-0000	1165 S RICHARDS ST	CC	MU-8
15-12-432-012-0000	1171 S RICHARDS ST	CC	MU-8
15-12-432-016-0000	1150 S MAIN ST	CC	MU-8
15-12-432-017-0000	1160 S MAIN ST	CC	MU-8
15-12-432-018-0000	1164 S MAIN ST	CC	MU-8
15-12-432-019-0000	1172 S MAIN ST	CC	MU-8
15-12-479-001-0000	1185 S RICHARDS ST	CC	MU-8
15-12-479-010-0000	1186 S MAIN ST	CC	MU-8
15-13-231-022-0000	1400 S MAIN ST	CC	FB-UN2
15-13-231-023-0000	1414 S MAIN ST	CC	FB-UN2
15-13-231-024-0000	1430 S MAIN ST	CC	FB-UN2
15-13-231-028-0000	1380 S MAIN ST	CC	FB-UN2
16-07-305-010-0000	1175 S MAIN ST	CC	MU-8
16-07-305-018-0000	1160 S FOULGER ST	CC	MU-8
16-07-305-019-0000	9 E KELSEY AVE	CC	MU-8
16-07-305-020-0000	17 E KELSEY AVE	CC	MU-8
16-07-305-021-0000	19 E KELSEY AVE	CC	MU-8
16-07-305-025-0000	1147 S MAIN ST	CC	MU-8
16-07-351-003-0000	1155 S FOULGER ST	CC	MU-8
16-07-351-004-0000	1167 S FOULGER ST	CC	MU-8
16-07-351-008-0000	1162 S MAJOR ST	CC	MU-8
16-07-351-009-0000	33 E KELSEY AVE	CC	MU-8
16-07-351-010-0000	37 E KELSEY AVE	CC	MU-8
16-07-351-011-0000	41 E KELSEY AVE	CC	MU-8
16-07-352-001-0000	1185 S MAIN ST	CC	MU-8
16-07-352-011-0000	1222 S MAJOR ST	CC	MU-8
16-07-352-016-0000	1207 S MAIN ST	CC	MU-8
16-07-353-001-0000	50 E KELSEY AVE	CC	MU-8
16-07-353-002-0000	58 E KELSEY AVE	CC	MU-8
16-07-353-003-0000	1190 S STATE ST	CC	MU-8
16-07-353-004-0000	1207 S MAJOR ST	CC	MU-8
16-07-353-005-0000	1212 S STATE ST	CC	MU-8
16-07-353-006-0000	1209 S MAJOR ST	CC	MU-8
16-07-353-007-0000	1213 S MAJOR ST	CC	MU-8
16-07-353-008-0000	1225 S MAJOR ST	CC	MU-8
16-07-353-019-0000	1241 S MAJOR ST	CC	MU-8
16-07-354-013-0000	1325 S MAIN ST	CC	FB-UN2
16-07-354-014-0000	28 E 1300 S	CC	FB-UN2
16-07-354-015-0000	1345 S MAIN ST	CC	FB-UN2
16-07-354-017-0000	1337 S MAIN ST	CC	FB-UN2
16-07-355-001-0000	40 E 1300 S	CC	FB-UN2
16-07-355-002-0000	60 E 1300 S	CC	FB-UN2
16-07-355-003-0000	1325 S MAJOR ST	CC	FB-UN2
16-07-355-004-0000	1331 S MAJOR ST	CC	FB-UN2
16-07-355-005-0000	1335 S MAJOR ST	CC	FB-UN2
16-07-355-006-0000	1345 S MAJOR ST	CC	FB-UN2
16-18-101-001-0000	1357 S MAIN ST	CC	FB-UN2
16-18-101-002-0000	1361 S MAIN ST	CC	FB-UN2
16-18-101-003-0000	1375 S MAIN ST	CC	FB-UN2
16-18-101-004-0000	1381 S MAIN ST	CC	FB-UN2
16-18-101-005-0000	1401 S MAIN ST	CC	FB-UN2
16-18-101-006-0000	1405 S MAIN ST	CC	FB-UN2
16-18-101-007-0000	1415 S MAIN ST	CC	FB-UN2
16-18-101-008-0000	1433 S MAIN ST	CC	FB-UN2
16-18-101-009-0000	1364 S MAJOR ST	CC	FB-UN2
16-18-101-010-0000	1376 S MAJOR ST	CC	FB-UN2
16-18-101-011-0000	1382 S MAJOR ST	CC	FB-UN2
16-18-101-012-0000	1388 S MAJOR ST	CC	FB-UN2
16-18-101-015-0000	1398 S MAJOR ST	CC	FB-UN2
16-18-101-016-0000	1406 S MAJOR ST	CC	FB-UN2

PARCEL_SID	PARCEL_ADDR	ZONING	PROPOSED_ZONE
16-18-101-017-0000	1412 S MAJOR ST	CC	FB-UN2
16-18-101-018-0000	1420 S MAJOR ST	CC	FB-UN2
16-18-101-019-0000	1448 S MAJOR ST	CC	FB-UN2
16-18-101-020-0000	23 E CLEVELAND AVE	CC	FB-UN2
16-18-101-021-0000	25 E CLEVELAND AVE	CC	FB-UN2
16-18-101-022-0000	29 E CLEVELAND AVE	CC	FB-UN2
16-18-101-023-0000	33 E CLEVELAND AVE	CC	FB-UN2
16-18-101-024-0000	1392 S MAJOR ST	CC	FB-UN2
16-18-102-001-0000	1359 S MAJOR ST	CC	FB-UN2
16-18-102-003-0000	1363 S MAJOR ST	CC	FB-UN2
16-18-102-004-0000	1379 S MAJOR ST	CC	FB-UN2
16-18-102-005-0000	1383 S MAJOR ST	CC	FB-UN2
16-18-102-006-0000	1389 S MAJOR ST	CC	FB-UN2
16-18-102-007-0000	1393 S MAJOR ST	CC	FB-UN2
16-18-102-008-0000	1397 S MAJOR ST	CC	FB-UN2
16-18-102-009-0000	1401 S MAJOR ST	CC	FB-UN2
16-18-102-010-0000	1405 S MAJOR ST	CC	FB-UN2
16-18-102-028-0000	1411 S MAJOR ST	CC	FB-UN2
16-18-102-029-0000	1421 S MAJOR ST	CC	FB-UN2
16-18-102-030-0000	1356 S STATE ST	CC	FB-UN2
16-18-102-032-0000	59 E CLEVELAND AVE	CC	FB-UN2

LEGISLATIVE DRAFT

SALT LAKE CITY ORDINANCE

No. _____ of 2024

(An ordinance amending various sections of the Title 21A of the Salt Lake City Code to create 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. PLNPCM2023-00169 to create the MU-8 Form Based Mixed Use 8 Subdistrict.

WHEREAS, the Salt Lake City Planning Commission (“Planning Commission”) held a public hearing on October 25, 2023 to consider a petition submitted by Salt Lake City Mayor Erin Mendenhall (Petition No. PLNPCM2023-00169) to amend various sections of Title 21A of the *Salt Lake City Code* pertaining to create the MU-8 Form Based Mixed Use 8 Subdistrict, to establish regulations for that subdistrict, and to apply the MU-8 Form Based Mixed Use 8 Subdistrict to the properties within boundaries of the Ballpark Station Area pursuant to Petition No. PLNPCM2023-00169; and

WHEREAS, at its October 25, 2023 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.22.010. That Section 21A.22.010 of the *Salt Lake City Code* (Specific District Regulations: Zoning Districts, Map and Boundaries) shall be and hereby is amended to add a new chapter titled “21A.25 Form Based Mixed

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Use Districts” and subsection “21A.25.060 MU-8 Form Based Mixed Use 8 Subdistrict” in the zoning districts table, which Section Reference and District Name shall appear as follows:

21A.22.010 ZONING DISTRICTS:

In order to carry out the purposes of this title, Salt Lake City is divided into the following zoning districts:

Section Reference		District Name
A.	Residential Districts:	
	21A.24.020	FR-1/43,560 Foothills Estate Residential District
	21A.24.030	FR-2/21,780 Foothills Residential District
	21A.24.040	FR-3/12,000 Foothills Residential District
	21A.24.050	R-1/12,000 Single-Family Residential District
	21A.24.060	R-1/7,000 Single-Family Residential District
	21A.24.070	R-1/5,000 Single-Family Residential District
	21A.24.080	SR-1 and SR-1A Special Development Pattern Residential District
	21A.24.090	SR-2 (Reserved)
	21A.24.100	SR-3 Special Development Pattern Residential District
	21A.24.110	R-2 Single- and Two-Family Residential District
	21A.24.120	RMF-30 Low Density Multi-Family Residential District
	21A.24.130	RMF-35 Moderate Density Multi-Family Residential District
	21A.24.140	RMF-45 Moderate/High Density Multi-Family Residential District
	21A.24.150	RMF-75 High Density Multi-Family Residential District
	21A.24.160	RB Residential/Business District
	21A.24.164	R-MU-35 Residential/Mixed Use District
	21A.24.168	R-MU-45 Residential/Mixed Use District
	21A.24.170	R-MU Residential/Mixed Use District
	21A.24.180	RO Residential/Office District
<u>B.</u>	<u>Form Based Mixed Use Districts:</u>	
	<u>21A.25.060</u>	<u>MU-8 Form Based Mixed Use 8 Subdistrict</u>
<u>B. C.</u>	<u>Commercial Districts:</u>	
	21A.26.020	CN Neighborhood Commercial District
	21A.26.025	SNB Small Neighborhood Business District
	21A.26.030	CB Community Business District
	21A.26.040	CS Community Shopping District
	21A.26.050	CC Corridor Commercial District

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	21A.26.060	CSHBD Sugar House Business District
	21A.26.070	CG General Commercial District
	21A.26.078	TSA Transit Station Area District
B D.	Form Based Districts:	
	21A.27.040	FB-SC and FB-SE Form Based Special Purpose Corridor District
	21A.27.050	FB-UN1 and FB-UN2 Form Based Urban Neighborhood District
	21A.27.060	FB-MU Form Based Mixed Use District
D E.	Manufacturing Districts:	
	21A.28.020	M-1 Light Manufacturing District
	21A.28.030	M-2 Heavy Manufacturing District
E F.	Downtown Districts And Gateway Districts:	
	Downtown Districts:	
	21A.30.020	D-1 Central Business District
	21A.30.030	D-2 Downtown Support District
	21A.30.040	D-3 Downtown Warehouse/Residential District
	21A.30.045	D-4 Downtown Secondary Central Business District
	Gateway Districts:	
	21A.31.020	G-MU Gateway-Mixed Use District
F G.	Special Purpose Districts:	
	21A.32.020	RP Research Park District
	21A.32.030	BP Business Park District
	21A.32.040	FP Foothills Protection District
	21A.32.050	AG Agricultural District
	21A.32.052	AG-2 Agricultural District
	21A.32.054	AG-5 Agricultural District
	21A.32.056	AG-20 Agricultural District
	21A.32.060	A Airport District
	21A.32.070	PL Public Lands District
	21A.32.075	PL-2 Public Lands District
	21A.32.080	I Institutional District
	21A.32.090	UI Urban Institutional District
	21A.32.100	OS Open Space District
	21A.32.105	NOS Natural Open Space District
	21A.32.110	MH Mobile Home Park District
	21A.32.120	EI Extractive Industries District

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	21A.32.130	MU Mixed Use District
G H.	Overlay Districts:	
	21A.34.020	H Historic Preservation Overlay District
	21A.34.030	T Transitional Overlay District
	21A.34.040	AFPP Airport Flight Path Protection Overlay District
	21A.34.050	LC Lowland Conservancy Overlay District
	21A.34.060	Groundwater Source Protection Overlay District
	21A.34.070	LO Landfill Overlay District
	21A.34.080	CHPA Capitol Hill Protective Area Overlay District
	21A.34.090	SSSC South State Street Corridor Overlay District
	21A.34.100	M-1H Light Manufacturing Height Overlay District
	21A.34.110	DMSC Downtown Main Street Core Overlay District
	21A.34.120	YCI Yalecrest Compatible Infill Overlay District
	21A.34.130	RCO Riparian Corridor Overlay District
	21A.34.140	Northwest Quadrant Overlay District
	21A.34.150	IP Inland Port Overlay District
H I.	Character Conservation Districts:	
	21A.35.010	Purpose

SECTION 2. Enacting the text of *Salt Lake City Code* Chapter 21A.25. That Title 21A of the *Salt Lake City Code* (Specific District Regulations) shall be, and hereby is amended to include a new chapter, 21A.25 Form Based Mixed Use Districts as follows:

CHAPTER 21A.25 **FORM BASED MIXED USE DISTRICT**

21A.25.010: GENERAL PROVISIONS

A. Intent: The intent of this chapter is to create a scale of form based, mixed use districts that can be used in different areas of the city based on the land use policies identified in the general plan. The regulations are intended to provide places for small and large businesses, increase the supply of a variety of housing types in the city, and promote the public health by increasing the opportunity for people to access daily needs by walking or biking. The regulations focus on the form of development, the manner in which buildings are oriented toward public spaces, the scale of development, and the interaction of uses within the city.

B. Allowed Uses: Land uses shall be allowed as a permitted or conditional use based on the land use tables for each listed district in Chapter 21A.33.

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1. Accessory Uses and Structures: Accessory uses and structures shall be allowed subject to the requirements of 21A.36.020, 21A.36.030, and 21A.40 of this title and any other provisions that specifically applies to accessory uses and structures that may be found in this title.

2. Obnoxious or Offensive Uses: No use of land shall be permitted which creates a nuisance by reason of odor, dust, smoke, vapors, noise, light, vibration or refuse matter. Any nuisance shall be considered a violation of this title.

21A.25.020: Reserved

21A.25.030: Reserved

21A.25.040: Reserved

21A.25.050: Reserved

21A.25.060 MU-8 FORM BASED MIXED USE 8 SUBDISTRICT

A. Purpose: the purpose of the MU-8 Form Based Mixed Use 8 zoning subdistrict is to implement the city's general plan in areas that identify mid rise buildings, generally eight stories or less in height, that contain a mix of land uses that support people who choose to live in or near the subdistrict.

B. Building form standards for each allowed building form and other associated regulations for the MU-8 subdistrict are listed in the below tables of this section.

1. Row House Building Form Standards:

a. Prohibitions: This use is prohibited on the following streets:

(i). 1300 South

(ii). West Temple

(iii). Main Street

TABLE 21A.25.060.B.1

<u>Building Regulation</u>		<u>Regulation for Building Form:</u> <u>Row House</u>
<u>H</u>	<u>Height</u>	<u>Maximum of 40'. All heights measured from established grade. Rooftop decks and associated railing/parapet are allowed on any roof, including roofs at the maximum allowed height.</u>
<u>F</u>	<u>Front and Corner Side Yard Setback</u>	<u>Minimum 10'. Maximum 20', unless a greater setback is required due to existing utility easements in which case the maximum setback shall be at the edge of the easement. May be modified through Design Review (Chapter 21A.59).</u>

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<u>S</u>	<u>Interior Side Yard</u>	Minimum of 5' between row house building form and side property line, except when an interior side yard is abutting a zoning district that has a maximum permitted building height of 30' or less, then the minimum shall be 10'. For the purpose of this regulation, an alley that is a minimum of 10' in width that separates a subject property from a different zoning district shall not be considered abutting. No setback required for common walls.
<u>R</u>	<u>Rear Yard</u>	Minimum of 20'
<u>U</u>	<u>Uses Per Story</u>	Residential on all stories; live/work units permitted on ground level.
<u>E</u>	<u>Entry Feature</u>	Each dwelling unit must include an allowed entry feature. See 21A.37.050.P for allowed entry features. Dwelling units abutting a street must include an entry feature on street facing façade. Pedestrian connections, as per Subsection 21A.37.050.P with minimum 5' width are required for each required entry feature.
<u>U</u>	<u>Upper Level Stepback</u>	When abutting a lot in a zoning district with a maximum building height of 30' or less, the first full floor of the building above 30' shall step back 10' from the building façade at finished grade along any side and rear yard that is abutting the lot in the applicable zoning district. This regulation does not apply when a lot in a different zoning district is separated from the subject parcel by a street or alley.
<u>OS</u>	<u>Open Space Area</u>	Each dwelling unit shall include a minimum open space area that is equal to at least 25% of the footprint of the individual unit, subject to all other open space area requirements of Subsection 21A.25.060.C "Open Space Area." A minimum of 20% of the required open space area shall include vegetation.
<u>BF</u>	<u>Building Forms Per Lot</u>	Multiple buildings may be built on a single lot provided all of the buildings have frontage on a street. All buildings shall comply with all applicable standards.
<u>SO</u>	<u>Side/Interior Orientation</u>	Dwelling units not located directly abutting a street are permitted, provided the design standards for glass are complied with on the façade with the required entry feature. Lots for individual row house dwelling units without public street frontage are allowed subject to recording a final subdivision plat that: <ol style="list-style-type: none"> 1. Documents that new lots have adequate access to a public street by way of easements or a shared driveway; and 2. Includes a disclosure of private infrastructure costs for any shared infrastructure associated with the new lot(s) per Section 21A.55.110 of this title.
<u>MW</u>	<u>Midblock Walkway</u>	If a midblock walkway is shown in an adopted city plan on the subject property, a midblock walkway shall be provided. The midblock walkway must be a minimum of 10' wide and include a minimum 6' wide unobstructed path.
<u>DS</u>	<u>Design Standards</u>	See Chapter 21A.37 for other applicable building configuration and design standards.

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2. Multi-Family Residential, Storefront, and Vertical Mixed-Use Building Form Standards:

90

(a). Ground floor residential uses are prohibited on the following streets:

91

(i). 1300 South

92

(ii). West Temple

93

(iii). Main Street

94

95 TABLE 21A.25.060.B.2

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96

<u>Building Regulation</u>		<u>Regulation for Building Forms:</u> <u>Multi-family Residential/Storefront/Vertical Mixed Use</u>
<u>H</u>	<u>Height</u>	<u>Maximum height of 90'. All heights measured from established grade. Buildings in excess of 50' require design review in accordance with Chapter 21A.59. Rooftop decks and associated railing/parapet are allowed on any roof, including roofs at the maximum allowed height.</u>
<u>GH</u>	<u>Ground Floor Height</u>	<u>Minimum ground floor height 14'. This requirement shall precede the ground floor height requirements established in Subsection 21A.37.050.A.1.</u>
<u>a</u>	<u>Front and Corner Side Yard Setback</u>	<u>Minimum: 10'. Maximum 20' but may be increased if the additional setback is used for plazas, courtyards, or outdoor dining areas unless a greater setback is required due to existing utility easements in which case the maximum setback shall be at the edge of the easement. May be modified through Design Review process (Chapter 21A.59).</u>
<u>B</u>	<u>Required Build-To</u>	<u>Minimum of 50% of street facing facade shall be built within 10' of the front or corner side property line. May be modified through Design Review process (Chapter 21A.59).</u>
<u>S</u>	<u>Interior Side Yard</u>	<u>No minimum required, except when an interior side yard is abutting a zoning district that has a maximum permitted building height of 45' or less, then the minimum shall be 10'. For the purpose of this regulation, an alley that is a minimum of 10' in width that separates a subject property from a different zoning district shall not be considered abutting.</u>
<u>R</u>	<u>Rear Yard</u>	<u>No minimum required, except when a rear yard is abutting a zoning district with a maximum permitted building height of 45' or less, then the minimum is 20'. For the purpose of this regulation, an alley that is a minimum of 10' in width that separates a subject property from a different zoning district shall not be considered abutting.</u>
<u>GU</u>	<u>Ground Floor Use</u>	<u>The required ground floor use space facing the street shall be limited to the following uses: retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns/brewpubs, bar establishments, art galleries, theaters, or performing art facilities. This applies to all streets with a right of way that is wider than 66'. May be modified through Design Review process (Chapter 21A.59).</u>
<u>E</u>	<u>Ground Floor Dwelling Entrances</u>	<u>Ground floor dwelling units abutting a street must have an allowed entry feature. See 21A.37.050.P for allowed entry features. Pedestrian connections, as per Subsection 21A.37.050.P are required to each required entry feature.</u>
<u>U</u>	<u>Upper Level Stepback</u>	<u>When abutting a lot in a zoning district with a maximum building height of 30' or less, the first full floor of the building above 30' shall step back 10' from the building facade at finished grade along the side or rear yard that is abutting the lot in the applicable zoning district. This regulation does not apply when a lot in a different zoning district is separated from the subject parcel by a street or alley.</u>
<u>MW</u>	<u>Midblock Walkway</u>	<u>If a midblock walkway is shown in an adopted city plan on the subject property, a midblock walkway shall be provided. The midblock walkway must be a minimum of 10' wide and include a minimum 6' wide unobstructed path.</u>
<u>BF</u>	<u>Building Forms Per Lot</u>	<u>Multiple buildings may be built on a single lot provided all of the buildings have frontage on a street. All buildings shall comply with all applicable standards.</u>
<u>OS</u>	<u>Open Space Area</u>	<u>A minimum of 20% of the lot area shall be open space area subject to all other open space area requirements of Subsection 21A.25.060.C "Open Space Area." A minimum of 20% of the required open space area shall include vegetation.</u>

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<u>DS</u>	<u>Design Standards</u>	See Chapter 21A.37 for other applicable building configuration and design standards.
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C. Open Space Area Requirements: When the building forms allowed in this subdistrict require an open space area, the open space area shall comply with the following standards:

1. Open Space Area: Open space area may include landscaped yards, patio, dining areas, common balconies, rooftop gardens, and other similar outdoor living spaces. Private balconies shall not be counted toward the minimum open space area requirement. Required parking lot landscaping or perimeter parking lot landscaping shall also not count toward the minimum open space area requirement.

2. At least one open space area shall include a minimum dimension of at least 15' by 15'.

3. Trees shall be included at a rate where the mature spread of the tree will cover at least 50% of the open space area.

4. Open space areas that are greater than 500 square feet must contain at least one useable element, accessible to all building occupants, from the following list.

- a. A bench for every 250 square feet of open space area;
- b. A table for outdoor eating for every 500 square feet of open space area;
- c. An outdoor amenity. This is defined as an amenity that intends to provide outdoor recreation and leisure opportunities including, but not limited to, walking paths, playgrounds, seating areas, gardens, sport court or similar amenity intended to promote outdoor activity;
- d. Landscaping that equals at least 33% of the landscaped area.

D. Parking Regulations: Specific parking standards applicable to this subdistrict are listed below in Table 21A.25.060.D of this section. These are in addition to any other applicable parking standards in Chapter 21A.44.

TABLE 21A.25.060.D

<u>Parking Regulation</u>		<u>Applicability: Applies to all properties in the zone</u>
<u>SP</u>	<u>Surface Parking Location</u>	<u>Surface parking shall be located behind or to the side of a principal building provided:</u>

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		<ol style="list-style-type: none"> 1. <u>The parking is set back a minimum of 25' from the front or corner side property line; and</u> 2. <u>The setback area shall be considered a landscaped yard and comply with the landscape yard planting requirements in Chapter 21A.46 and include:</u> <ol style="list-style-type: none"> a. <u>Trees with a minimum mature spread of 20' planted at one tree for every 20' of street frontage; and</u> b. <u>A 3' tall solid wall or fence at the property line along the street. A hedge or other similar landscaped screen may be used in place of a wall or fence provided the plants are spaced no further than 18 inches on center across the entire frontage.</u>
GE	Garage Entrances	<u>Street facing parking garage entrance doors shall have a minimum 20' setback from the front property line and shall not exceed 50% of the first floor building width. One-way garage entry may not exceed 14' in width; multiway garage entry may not exceed 26' in width. Driveways for row house building forms must be located along an alley or accessed at the rear of the building.</u>
LS	Loading and Service Areas	<u>Allowed behind or to the side of a principal building only. All service areas shall be screened or located within the building.</u>
EB	Existing Buildings	<u>The reuse of existing buildings is exempt from the requirements of this table unless new parking area(s) are being added. New parking areas are subject to compliance with this subsection.</u>

E. Streetscape Regulations: Specific streetscape regulations applicable to the MU-8 subdistrict are listed below in Table 21A.25.060.E of this section. These regulations are in addition to any other applicable streetscape standards in Title 21A.

TABLE 21A.25.060.E

<u>Streetscape Regulation</u>		<u>Applicability: Applies to all properties in the zone</u>
ST	Street Trees	<u>Street trees are required and shall be provided as per Subsection 21A.48.060.D.</u>
SW	Sidewalk Width	<u>Sidewalks shall have a minimum width of 10'. Additional sidewalk width shall be installed by the developer so there is a minimum sidewalk width of 10'. This applies to new buildings and to additions that increase the gross building square footage by more than 50%. This standard does not require removal of existing street trees, buildings, or portions thereof. For purposes of this section, sidewalk width is measured from the back of the park strip or required street tree if no park strip is provided, toward the abutting property line.</u>
SL	Street Lights	<u>Street lights are required and shall be installed in compliance with the city's Street Lighting Master Plan and Policy or its successor.</u>

F. Uses Not Associated with Building Form: Allowed uses that do not involve construction of a building, such as parks and open space, are not required to comply with any specific building form regulation.

G. Additional Regulations: The following regulations apply to properties located in this subdistrict.

1. 21A.33 Land Use Tables

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2. 21A.36 General Provisions

3. 21A.37 Design Standards

4. 21A.38 Nonconforming Uses and Noncomplying Structures

5. 21A.40 Accessory Uses, Buildings, and Structures

6. 21A.42 Temporary Uses

7. 21A.44 Off Street Parking, Mobility, and Loading

8. 21A.46 Signs

9. 21A.48 Landscaping and Buffers

SECTION 3. Amending the text of *Salt Lake City Code* Subsection 21A.33.010.A. That

Subsection 21A.33.010.A of the *Salt Lake City Code* (Land Use Tables: General Provisions:

Permitted Uses) shall be, and hereby is amended to read and appear as follows:

A. Permitted Uses: The uses specified as permitted uses in sections 21A.33.020, 21A.33.025, 21A.33.030, 21A.33.035, 21A.33.040, 21A.33.050, 21A.33.060, 21A.33.070, and 21A.33.080 of this chapter, tables of permitted and conditional uses, are permitted provided that they comply with the general standards set forth in part IV of this title and all other applicable requirements of this title.

SECTION 4. Amending the text of *Salt Lake City Code* Subsection 21A.33.010.B. That

Subsection 21A.33.010.B of the *Salt Lake City Code* (Land Use Tables: General Provisions:

Conditional Uses) shall be, and hereby is amended to read and appear as follows:

B. Conditional Uses: The uses specified as conditional uses in sections 21A.33.020, 21A.33.025, 21A.33.030, 21A.33.035, 21A.33.040, 21A.33.050, 21A.33.060, 21A.33.070, and 21A.33.080 of this chapter, tables of permitted and conditional uses, shall be allowed provided they are approved pursuant to the standards and procedures for conditional uses set forth in chapter 21A.54 of this title, and comply with all other applicable requirements of this title.

SECTION 5. Enacting the text of *Salt Lake City Code* Section 21A.33.025. That

Chapter 21A.33 of the *Salt Lake City Code* (Land Use Tables) shall be, and hereby is amended to include a new section, 21A.33.025 “Table Of Permitted And Conditional Uses For Form Based Mixed Use Districts” shall read and appear as follows:

21A.33.025: TABLE OF PERMITTED AND CONDITIONAL USES FOR FORM BASED MIXED USE DISTRICTS

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<u>Legend:</u>	<u>C =</u>	<u>Conditional</u>	<u>P =</u>	<u>Permitted</u>
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<u>Use</u>		<u>Permitted and Conditional Uses By District</u>
		<u>MU-8</u>
<u>Accessory use, except those that are otherwise specifically regulated elsewhere in this title</u>		<u>P</u>
<u>Affordable Housing Incentives Development</u>		<u>P</u>
<u>Alcohol:</u>		
	<u>Bar establishment (indoor)</u>	<u>P</u>
	<u>Bar establishment (outdoor)</u>	<u>P</u>
	<u>Brewpub (indoor)</u>	<u>P¹</u>
	<u>Brewpub (outdoor)</u>	<u>P¹</u>
	<u>Tavern (indoor)</u>	<u>P¹</u>
	<u>Tavern (outdoor)</u>	<u>C¹</u>
<u>Animal, veterinary office</u>		<u>P</u>
<u>Antenna, communication tower</u>		<u>P</u>
<u>Antenna, communication tower, exceeding the maximum building height</u>		<u>C</u>
<u>Art gallery</u>		<u>P</u>
<u>Artisan food production</u>		<u>P^{2,3}</u>
<u>Bed and breakfast</u>		<u>P</u>
<u>Bed and breakfast inn</u>		<u>P</u>
<u>Bed and breakfast manor</u>		<u>P</u>
<u>Bio-medical facility</u>		<u>P^{3,4}</u>
<u>Bus line station/terminal</u>		<u>P⁵</u>
<u>Clinic (medical, dental)</u>		<u>P</u>
<u>Commercial food preparation</u>		<u>P³</u>
<u>Community garden</u>		<u>P</u>
<u>Crematorium</u>		<u>P</u>
<u>Daycare</u>		
	<u>center, adult</u>	<u>P</u>
	<u>center, child</u>	<u>P</u>
	<u>nonregistered home daycare</u>	<u>P⁶</u>

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	<u>registered home daycare or preschool</u>	<u>P⁶</u>
	<u>Dwelling:</u>	
	<u>Accessory Unit</u>	<u>P</u>
	<u>Artists' loft/studio</u>	<u>P</u>
	<u>Assisted living facility (large)</u>	<u>P</u>
	<u>Assisted living facility (limited capacity)</u>	<u>P</u>
	<u>Assisted living facility (small)</u>	<u>P</u>
	<u>Congregate care facility (large)</u>	<u>P</u>
	<u>Congregate care facility (small)</u>	<u>P</u>
	<u>Group home (large)</u>	<u>P</u>
	<u>Group home (small)</u>	<u>P</u>
	<u>Multi-family</u>	<u>P</u>
	<u>Residential support (large)</u>	<u>P</u>
	<u>Residential support (small)</u>	<u>P</u>
	<u>Shared Housing</u>	<u>P</u>
	<u>Exhibition hall</u>	
	<u>Farmers' market</u>	<u>P</u>
	<u>Financial institution</u>	<u>P</u>
	<u>Funeral home</u>	<u>P</u>
	<u>Gas station</u>	
	<u>Government facility</u>	<u>C</u>
	<u>Government facility requiring special design features for security purposes</u>	<u>P⁵</u>
	<u>Heliport, accessory</u>	
	<u>Home occupation</u>	<u>P⁷</u>
	<u>Hotel/motel</u>	<u>P</u>
	<u>Industrial assembly</u>	<u>C³</u>
	<u>Laboratory, medical related</u>	<u>P³</u>
	<u>Library</u>	<u>P</u>
	<u>Mixed use development</u>	<u>P</u>
	<u>Mobile food business (operation in the public right of way)</u>	<u>P</u>
	<u>Mobile food business (operation on private property)</u>	<u>P</u>
	<u>Mobile food court</u>	<u>P</u>
	<u>Municipal services uses including city utility uses and police and fire stations</u>	<u>P</u>

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<u>Museum</u>	<u>P</u>
<u>Office</u>	<u>P</u>
<u>Office, publishing company</u>	<u>P</u>
<u>Open space on lots less than 4 acres in size</u>	<u>P⁵</u>
<u>Park</u>	<u>P</u>
<u>Parking</u>	
<u>Commercial</u>	<u>C⁸</u>
<u>Off site</u>	<u>P⁸</u>
<u>Performing arts production facility</u>	<u>P</u>
<u>Place of worship</u>	<u>P⁹</u>
<u>Radio, television station</u>	<u>P</u>
<u>Railroad, passenger station</u>	<u>P</u>
<u>Reception center</u>	<u>P</u>
<u>Recreation (indoor)</u>	<u>P</u>
<u>Recreation (outdoor)</u>	<u>P</u>
<u>Research and development facility</u>	<u>P³</u>
<u>Restaurant</u>	<u>P</u>
<u>Restaurant with drive-through facility</u>	
<u>Retail goods establishment</u>	<u>P</u>
<u>Retail service establishment</u>	<u>P</u>
<u>Retail service establishment, upholstery shop</u>	<u>P</u>
<u>Sales and display (outdoor)</u>	<u>P</u>
<u>School:</u>	
<u>College or university</u>	<u>P</u>
<u>K - 12 private</u>	<u>P</u>
<u>K - 12 public</u>	<u>P</u>
<u>Music conservatory</u>	<u>P</u>
<u>Professional and vocational</u>	<u>P</u>
<u>Seminary and religious institute</u>	<u>P</u>
<u>Small brewery</u>	<u>P</u>
<u>Social service mission and charity dining hall</u>	<u>C</u>
<u>Stadium</u>	
<u>Storage, self</u>	
<u>Studio, art</u>	<u>P</u>
<u>Technology facility</u>	<u>P³</u>
<u>Theater, live performance</u>	<u>P</u>

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<u>Theater, movie</u>	<u>P</u>
<u>Utility, buildings or structure</u>	<u>P¹⁰</u>
<u>Utility, transmission wire, line, pipe or pole</u>	<u>P¹⁰</u>
<u>Vending cart, private property</u>	<u>P</u>
<u>Vending cart, public property</u>	<u>P</u>
<u>Warehouse</u>	
<u>Warehouse, accessory</u>	
<u>Wireless telecommunications facility (see Section 21A.40.090, Table 21A.40.090.E of this title)</u>	

Qualifying provisions:

1. Subject to conformance with the provisions of section 21A.36. Establishments", of this title.
2. Must contain retail component for on-site food sales.
3. Consult the water use and/or consumption limitations of Subsection 21A.33.010.D.1.
4. Prohibited within 1/2 mile of a residential use if the facility produces hazardous or radioactive waste as defined by the Utah Department of Environmental Quality administrative rules.
5. Subject to conformance with the provisions of chapter 21A.59, "Design Review", of this title.
6. Subject to Section 21A.36.130 of this title.
7. Subject to Section 21A.36.030 of this title.
8. Parking lots, garages or parking structures, proposed as the only principal use on a property that has frontage on a public street that would result in a building demolition are prohibited subject to the provisions of Subsection 21A.30.010.F.3.
9. If a place of worship is proposed to be located within 600 feet of a tavern, bar establishment, or brewpub, the place of worship must submit a written waiver of spacing requirement as a condition of approval.
10. Subject to conformance to the provisions in subsection 21A.02.050B of this title.

Pasker, Katherine

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Need these notes and to probably fix the superscript numbering in the table.

produces hazardous or
Environmental Quality

SECTION 6. Amending the text of Salt Lake City Code Section 21A.34.090. That

Section 21A.34.090 of the *Salt Lake City Code* (Specific District Regulations: Overlay Districts: SSSC South State Street Corridor Overlay District) shall be, and hereby is amended to include a new subsection G while retaining all other subparts, tables and notes in said section:

G. Exemptions: The MU-8 Form Based Mixed Use 8 Subdistrict, and FB-UN2 Form Based Urban Neighborhood 2 Subdistrict are exempt from the requirements in this Section.

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SECTION 7. Amending the text of Salt Lake City Code Subsection 21A.36.020.C. That Subsection 21A.36.020.C of the *Salt Lake City Code* (General Provisions: Conformance With Lot and Bulk Controls: Height Exceptions) shall be, and hereby is amended to read and appear as follows.

C. Height Exceptions: Exceptions to the maximum building height in all zoning districts are allowed as indicated in Table 21A.36.020.C of this subsection.

TABLE 21A.36.020.C
HEIGHT EXCEPTIONS

Type	Extent Above Maximum Building Height Allowed By the District	Applicable Districts
Chimney	As required by local, State or Federal regulations	All zoning districts
Church steeples or spires	No limit	All zoning districts
Elevator/stairway tower or bulkhead	16 feet	All Commercial, Manufacturing, Downtown, FB-UN2, FB-MU11, MU-8, RO, R-MU, RMF-45, RMF-75, RP, BP, I, UI, A, PL and PL-2 Districts
Flagpole	Maximum height of the zoning district in which the flagpole is located or 60 feet, whichever is less. Conditional use approval is required for additional height	All zoning districts
Light poles for sport fields such as ballparks, stadiums, soccer fields, golf driving ranges, and similar uses ¹	Maximum height of the zoning district or 90 feet whichever is greater. Special exception approval is required for any further additional height or if the lights are located closer than 30 feet from adjacent residential structures	All zoning districts that allow sport field activities and stadiums excluding parks less than 4 acres in size
Mechanical equipment parapet wall	5 feet	All zoning districts, other than the FP, FR-1, FR-2, FR-3, and Open Space Districts

Note:

- Lighting shall be shielded to eliminate excessive glare or light into adjacent properties and have cutoffs to protect the view of the night sky.

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SECTION 8. Amending the text of Salt Lake City Code Subsection 21A.37.050.A.1.b. That

Subsection 21A.37.050.A.1.b. of the *Salt Lake City Code* (Design Standards: Design Standards

Defined: Ground Floor Use and Visual Interest: Ground Floor Use Only) shall be, and hereby is

amended to read and appear as follows:

b. The MU-8 (Form Based Mixed Use 8 Subdistrict), TSA (Transit Station Area), R-MU-35 (Residential Mixed-Use), R-MU-45 (Residential Mixed-Use), FB-UN2 (Form Based Urban Neighborhood), FB-MU11UN3 (Form Based Urban Neighborhood Mixed Use 11 Subdistrict), FBUN-SC (Form Based Urban Neighborhood Special Corridor Core), FBUN-SE (Form Based Urban Neighborhood Special Corridor Edge), CSHBD (Sugar House Business District) are not subject to the 16' minimum floor to ceiling height required by this section. A zoning district that has a similar requirement, that requirement shall apply.

SECTION 9. Amending the text of Salt Lake City Code Table 21A.37.060. That Table

21A.37.060 of the *Salt Lake City Code* (Design Standards: Design Standards Required in Each

Zoning District: Table 21A.37.060), shall be and hereby is amended to include a new subpart H

while retaining all other subparts, tables and notes in said table:

H. Form Based Mixed Use Districts

<u>Standard (Code Section)</u>	<u>District</u>
	<u>MU-8</u>
<u>Ground floor use (%)</u> <u>(21A.37.050.A.1)</u>	<u>80³</u>
<u>Ground floor use + visual</u> <u>interest (%) (21A.37.050.A.2)</u>	
<u>Building materials: ground</u> <u>floor (%) (21A.37.050.B.3)</u>	<u>70</u>
<u>Building materials: upper</u> <u>floors (%) (21A.37.050.B.4)</u>	<u>50</u>
<u>Glass: ground floor (%)</u> <u>(21A.37.050.C.1)</u>	<u>60¹</u>

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<u>Glass: upper floors (%)</u> (21A.37.050.C.2)	<u>15</u>
<u>Reflective Glass: ground floor</u> (%) (21A.37.050.C.1)	<u>0</u>
<u>Reflective Glass: upper floors</u> (%) (21A.37.050.C.2)	<u>0</u>
<u>Building entrances (feet)</u> (21A.37.050.D)	<u>40</u>
<u>Blank wall: maximum length</u> (feet) (21A.37.050.E)	<u>30</u>
<u>Street facing facade:</u> <u>maximum length (feet)</u> (21A.37.050.F)	<u>200</u>
<u>Upper floor stepback (feet)</u> (21A.37.050.G.4)	
<u>Lighting: exterior</u> (21A.37.050.H)	<u>X</u>
<u>Lighting: parking lot</u> (21A.37.050.I)	<u>X</u>
<u>Screening of mechanical</u> <u>equipment (21A.37.050.J)</u>	<u>X</u>
<u>Screening of service areas</u> (21A.37.050.K.1)	<u>X²</u>
<u>Ground floor residential</u> <u>entrances for dwellings with</u> <u>individual unit entries</u> (21A.37.050.L)	<u>X</u>
<u>Parking garages or structures</u> (21A.37.050.M)	<u>X</u>
<u>Tree canopy coverage (%)</u> (21A.37.050.P.1)	<u>66%</u>
<u>Minimum vegetation standards</u> (21A.37.050.P.2)	<u>X</u>
<u>Street trees (21A.37.050.P.3)</u>	<u>X</u>
<u>Soil volume (21A.37.050.P.4)</u>	

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<u>Minimize curb cuts</u> (21A.37.050.P.5)	<u>X</u>
<u>Overhead cover</u> (21A.37.050.P.6)	<u>X</u>
<u>Streetscape landscaping</u> (21A.37.050.P.7)	<u>X</u>
<u>Height transitions: angular</u> <u>plane for adjacent zone</u> <u>districts (21A.37.050.Q)</u>	<u>X</u>
<u>Horizontal articulation</u> (21A.37.050.R)	

Notes:

1. This may be reduced to twenty percent (20%) if the ground floor is within one of the following building types: urban house, two-family, cottage, and row house; subject to the building type being allowed in the zone.
2. Except where specifically authorized by the zone.
3. For buildings with street facing facades over 100' in length, a minimum of 30% of the façade length shall be an “active use” as defined in Subsection 21A.37.050.A.1. Except for the rowhouse building form, residential units shall not count as an “active use” toward the 30% minimum.

SECTION 10. Amending the text of Salt Lake City Code Subsection 21A.40.120.D.2.

That Subsection 21A.40.120.D.1.2 of the *Salt Lake City Code* (Zoning: Regulations of General

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Applicability: Regulations of Fences, Wall and Hedges: Design Requirements) shall be, and hereby is amended to read and appear as follows:

2. Nonresidential districts (chapters 21A.265 through 21A.34 of this title: form based mixed use districts, commercial districts, manufacturing districts, downtown districts, gateway districts, special purpose districts and overlay districts):

- a. Allowed Materials: Fences and walls shall be made of high quality, durable materials that require minimal maintenance. Acceptable materials for fencing in nonresidential districts include, but are not limited to, chainlink, prewoven chainlink with slats, wood, brick, tilt-up concrete, masonry block, stone, metal, composite/recycled materials or other manufactured materials or combination of materials commonly used for fencing. Other materials of similar quality and durability, but not listed herein, may be used upon approval by the ~~z~~Zoning ~~a~~Administrator through an administrative interpretation application.
- b. Prohibited Materials: Fences or walls in nonresidential districts shall not be constructed of or contain:
 - (1) Scrap materials such as scrap lumber and scrap metal.
 - (2) Materials not typically used or designated/manufactured for fencing such as metal roofing panels, corrugated or sheet metal, tarps or plywood.

SECTION 11. Amending the text of Salt Lake City Code Table 21A.44.040-A. That

Table 21A.44.040-A of the *Salt Lake City Code* (Off Street Parking, Mobility and Loading:

Required Off Street Parking: Minimum and Maximum Off Street Parking) shall be, and hereby is

amended to read and appear as follows:

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TABLE 21A.44.040-A: MINIMUM AND MAXIMUM OFF STREET PARKING:					
DU= dwelling unit sq. ft.= square feet					
Land Use	Minimum Parking Requirement				Maximum Parking Allowed
	General Context	Neighborhood Center Context	Urban Center Context	Transit Context	
	All zoning districts not listed in another context area	RB, SNB, CB, CN, R-MU-35, R-MU-45, SR-3, FB-UN1, FB-SE, SSSC Overlay	D-2, MU, TSA-T, CSHBD1, CSHBD2	D-1, D-3, D-4, G-MU, TSA-C, UI, FB-UN2, FB-MU11, FB-SC, R-MU, <u>MU-8</u>	
Vehicle Stacking and Drive-Through Facilities: See Subsection 21A.44.040.A.6					
Outdoor Sales/Display/Leasing/Auction Areas: See Subsection 21A.44.040.A.7					
RESIDENTIAL USES					
Household Living					
Artists' loft/studio	1.5 spaces per DU	1 space per DU	0.5 spaces per DU	No Minimum	No Maximum
Manufactured home	2 spaces per DU	1 space per DU		No Minimum	All Contexts: 4 spaces per DU, not including recreational vehicle parking spaces
Mobile home					
Single-family (attached)					
Single-family (detached)					
Single-family cottage development building form	1 space per DU				
Twin home	2 spaces per DU	1 space per DU		No Minimum	All Contexts: 4 spaces, not including recreational vehicle parking spaces
Two-family					

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Multi-family	Studio and 1 bedrooms: 1 space per DU, 2+ bedrooms 1.25 space per DU	Studio and 1+bedrooms: 1 space per DU	Studio: No minimum 1 bedroom: 0.5 space per Du 2+ bedrooms: 1 space per DU	No Minimum	All Contexts: Studio & 1 Bedroom: 2 spaces per DU; 2+ bedrooms: 3 spaces per DU
Group Living					
Assisted living facility	1 space for every 6 infirmary or nursing home beds; plus 1 space for every 4 rooming units; plus 1 space for every 3 DU; See Table Note A		1 space for every 8 infirmary or nursing home beds; plus 1 space for every 6 rooming units; plus 1 space for every 4 DU; See Table Note A	No Minimum	No Maximum
Nursing care facility					
Congregate Care Facility (large)	1 space for each family, plus 1 space for every 4 individual bedrooms, plus 1 space for every 2 support staff present			No Minimum	All Contexts: 1 space per bedroom plus 1 space for each support staff present
Congregate Care Facility (small)	3 spaces per facility and 1 space for every 2 support staff present			No Minimum	
Group home	1 space per 4 persons design capacity; See Table Note A	1 space per 6 persons design capacity; See Table Note A	1 space per 4 persons design capacity; See Table Note A	No Minimum	All Contexts: 1 space per 3 persons design capacity; See Table Note A
Residential support					
Dormitory, fraternity, sorority	1 space per 2 persons design capacity	1 space per 3 persons design capacity	1 space per 4 persons design capacity	No Minimum	All Contexts: 1 space per 1 persons design capacity
Rooming (boarding) house	1 space per 2 guest rooms	1 space per 3 guest rooms	1 space per 4 guest rooms	No Minimum	No Maximum

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Shared housing	0.5 spaces per unit	0.25 spaces per unit	No Minimum	No Maximum
<p>Table Notes:</p> <p>A. Facilities that are (a) occupied by persons who's right to live together is protected by the federal Fair Housing Act, and that (b) occupy a building originally constructed for another residential use shall have the same parking requirements as the residential use for which the building was constructed.</p> <p>B. Parking requirements to be determined by the transportation director based on considerations of factors such as estimated facility use, vehicle traffic to the facility, transit use to the facility, potential traffic congestion, and likelihood of overflow parking in surrounding neighborhoods.</p>				

DU= dwelling unit sq. ft.= square feet					
Land Use	Minimum Parking Requirement				Maximum Parking Allowed
	General Context	Neighborhood Center Context	Urban Center Context	Transit Context	
	All zoning districts not listed in another context area	RB, SNB, CB, CN, R-MU-35,R-MU -45, SR-3, FB-UN1, FB-SE, SSSC Overlay	D-2, MU, TSA-T, CSHBD1, CSHBD2	D-1, D-3, D-4, G-MU, TSA-C, UI, FB-UN2, FB-MU11, FB-SC, R-MU, <u>MU-8</u>	
PUBLIC, INSTITUTIONAL, AND CIVIC USES					
Community and Cultural Facilities					
Art gallery	1 space per 1,000 sq. ft.		0.5 spaces per 1,000 sq. ft.	No Minimum	All Contexts: 2 spaces per 1,000 sq. ft.
Studio, Art					
Exhibition hall					
Museum					

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Crematorium	2 spaces per 1,000 sq. ft.		1 space per 1,000 sq. ft.	No Minimum	No Maximum			
Daycare center, adult								
Daycare center, child								
Homeless resource center								
Library								
Community correctional facility	3 spaces per 1,000 sq. ft.	2.5 spaces per 1,000 sq. ft.	1 space per 1,000 sq. ft. of office area	No Minimum	No Maximum			
Community recreation center								
Jail								
Government facility	3 spaces per 1,000 sq. ft. of office area					1 space per 1,000 sq. ft. of office area	No Minimum	No Maximum
Social service mission and charity dining hall								
Municipal service use, including city utility use and police and fire station	2 spaces per 1,000 sq. ft. of office area, plus 1 space per service vehicle		1 space per 1,000 sq. ft. of office area, plus 1 space per service vehicle	No Minimum	No Maximum			
Club/lounge	1 space per 6 seats in main assembly area	1 space per 8 seats in main assembly area	1 space per 10 seats in main assembly area	No Minimum	All Contexts: 1 space per 4 seats in main assembly area			
Meeting hall membership organization								
Convent/monastery	1 space per 4 persons design capacity	1 space per 6 persons design capacity	1 space per 8 persons design capacity	No Minimum	No Maximum			
Funeral home	1 space per 4 seats in main assembly area	1 space per 5 seats in main assembly area	1 space per 6 seats in main assembly area	No Minimum	Urban Center and Transit Contexts: 2 spaces per 4 seats in main assembly areas			

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					Neighborhood Center and General Contexts: No maximum
Place of worship	1 space per 6 seats or 1 space per 300 sq. ft., whichever is less	1 space per 8 seats or 1 space per 400 sq. ft., whichever is less	1 space per 10 seats or 1 space per 500 sq. ft., whichever is less	No Minimum	All Contexts: 1 space per 3.5 seats or 1 space per 200 sq. ft., whichever is greater
Fairground	See Table Note B				No Maximum
Philanthropic use	See Table Note B				All Contexts: 1 space per 3.5 seats or 1 space per 200 sq. ft., whichever is greater
Zoological park	See Table Note B				No Maximum
Ambulance service					
Cemetery	No Minimum				
Plazas					
Park					
Open space					
Educational Facilities					
College and university	2 spaces per 1,000 sq. ft. office, research, and library area, plus 1 space per 6 seats in assembly areas	1 space per 1,000 sq. ft. office, research, and library area, plus 1 space per 10 seats in assembly areas		No Minimum	All Contexts: 4 spaces per 1,000 sq. ft.
K-12 private	Elementary or Middle: 1 space per 20 students design capacity				
K-12 public	High Schools: 1 space per 8 students design capacity				

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Dance/music studio	3 spaces per 1,000 sq. ft.	2.5 spaces per 1,000 sq. ft.	1 space per 1,000 sq. ft.		
Music conservatory					
Professional and vocational					
Professional and vocational (with outdoor activities)					
Seminary and religious institute					
Healthcare Facilities					
Clinic (medical, dental)	4 spaces per 1,000 sq. ft.		1 space per 1,000 sq. ft.	No Minimum	All Contexts: 6 spaces per 1,000 sq. ft.
Blood donation center	3 spaces per 1,000 sq. ft.		1 space per 1,000 sq. ft.		Transit and Urban Center Contexts: 3 spaces per 1,000 sq. ft.
Hospital	1 space per 3 patient beds design capacity		1 space per 2 patient beds design capacity		Neighborhood Center and General Contexts: 6 spaces per 1,000 sq. ft.
Hospital, including accessory lodging facility					
Table Notes:					
A. Facilities that are (a) occupied by persons who’s right to live together is protected by the federal Fair Housing Act, and that (b) occupy a building originally constructed for another residential use shall have the same parking requirements as the residential use for which the building was constructed.					
B. Parking requirements to be determined by the transportation director based on considerations of factors such as estimated facility use, vehicle traffic to the facility, transit use to the facility, potential traffic congestion, and likelihood of overflow parking in surrounding neighborhoods.					

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DU= dwelling unit sq. ft.= square feet					
Land Use	Minimum Parking Requirement				Maximum Parking Allowed
	General Context	Neighborhood Center Context	Urban Center Context	Transit Context	
	All zoning districts not listed in another context area	RB, SNB, CB, CN, R-MU-35,R-MU - 45, SR-3, FB-UN1, FB-SE, SSSC Overlay	D-2, MU, TSA-T, CSHBD1, CSHBD2	D-1, D-3, D-4, G-MU, TSA-C, UI, FB-UN2, FB-MU11, FB-SC, R-MU, <u>MU-8</u>	
COMMERCIAL USES					
Agricultural and Animal Uses					
Greenhouse	2 spaces per 1,000 sq. ft.		1 space per 1,000 sq. ft.	No Minimum	Transit and Urban Center Contexts: 2 spaces per 1,000 sq. ft. Neighborhood Center and General Contexts: No Maximum
Kennel					
Pound					
Veterinary office					
Cremation service, animal					
Kennel on lots of 5 acres or larger	1 space per 1,000 sq. ft.		No Minimum		
Poultry farm or processing plant					
Raising of furbearing animals					
Slaughterhouse					
Agricultural use	No Minimum				
Community garden					
Farmer’s market					

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Grain elevator					
Pet cemetery					
Stable					
Stockyard					
Urban farm					
Botanical garden	See Table Note B				
Recreation and Entertainment					
Auditorium	1 space per 4 seats in assembly areas	1 space per 6 seats in assembly areas	1 space per 8 seats in assembly areas	No Minimum	All Contexts: 1 space per 3 seats in assembly areas
Theater, live performance					
Theater, movie					
Amphitheater	See Table Note B				
Athletic Field					
Stadium					
Tennis court (principal use)	2 spaces per court	No Minimum			Transit and Urban Center Contexts: 2 spaces per court or lane Neighborhood Center and General Contexts: No Maximum
Bowling	2 spaces per lane				
Convention center	1 space per 1,000 sq. ft.			No Minimum	All Contexts: 3 spaces per 1,000 sq. ft.
Swimming pool, skating rink or natatorium					
Health and fitness facility	2 spaces per 1,000 sq. ft.	1 space per 1,000 sq. ft.	All Contexts: 4 spaces per 1,000 sq. ft.		
Performing arts production facility					
Reception center					

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Recreation (indoor)	3 spaces per 1,000 sq. ft.	2 spaces per 1,000 sq. ft.		
Recreational vehicle park (minimum 1 acre)	1 space per designated camping or RV spot			No Maximum
Amusement park	See Table Note B			
Recreation (outdoor)	See Table Note B			
Food and Beverage Services				
Brewpub	Indoor tasting/seating area: 2 spaces per 1,000 sq. ft.; Outdoor tasting/seating area: 2 spaces per 1,000 sq. ft.	Indoor tasting/seating area: 2 spaces per 1,000 sq. ft.	No Minimum	Transit, Urban Center, and Neighborhood Center Contexts: 5 spaces per 1,000 sq. ft. indoor tasting/seating area
Restaurant				
Tavern		Outdoor tasting/seating area: 1 space per 1,000 sq. ft.		General Context: 7 spaces per 1,000 sq. ft. indoor tasting/seating area All Contexts: Outdoor tasting/seating area: 4 spaces per 1,000 sq. ft.
Office, Business, and Professional Services				
Check cashing/payday loan business	2 spaces per 1,000 sq. ft.	1 space per 1,000 sq. ft.	No Minimum	General Context: 4 spaces per 1,000 sq. ft.
Dental laboratory/research facility				
Financial institution				Neighborhood Center Context: 3 spaces per 1,000 sq. ft.
Research and laboratory facilities				

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Office (excluding medical and dental clinic and office)	3 spaces per 1,000 sq. ft.	2 spaces per 1,000 sq. ft.			Urban Center and Transit Center Contexts: 2 spaces per 1,000 sq. ft.
Retail Sales & Services					
Photo finishing lab	No Minimum		1 space per 1,000 sq. ft.	No Minimum	Transit and Urban Center Contexts: 2 spaces per 1,000 sq. ft.
Electronic repair shop					
Furniture repair shop					
Upholstery shop					
Radio, television station	3 spaces per 1,000 sq. ft.	2 spaces per 1,000 sq. ft.	1 space per 1,000 sq. ft.		Neighborhood Center and General Contexts: 3 spaces per 1,000 sq. ft.
Store, Convenience	3 spaces per 1,000 sq. ft.	2 spaces per 1,000 sq. ft.	1.5 spaces per 1,000 sq. ft.	No Minimum	Transit and Urban Center Contexts: 2 spaces per 1,000 sq. ft. Neighborhood Center Context: 3 spaces per 1,000 sq. ft. General Context: 5 spaces per 1,000 sq. ft.
Auction, Indoor	2 spaces per 1,000 sq. ft.	1.5 spaces per 1,000 sq. ft.	1 space per 1,000 sq. ft.	No Minimum	Transit Context: 2 spaces per 1,000 sq. ft.
Store, Department					
Fashion oriented development					

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Flea market (indoor)					Urban Center and Neighborhood Center Contexts: 3 spaces per 1,000 sq. ft. General Context: 4 spaces per 1,000 sq. ft.
Flea market (outdoor)					
Store, Mass merchandising					
Store, Pawn shop					
Store, Specialty					
Retail goods establishment					
Retail service establishment					
Store, Superstore and hypermarket					
Store, Warehouse club					
Retail shopping center over 55,000 sq. ft. usable floor area	Up to 100,000 sq. ft.: 2 spaces per 1,000 sq. ft. Above 100,000 sq. ft.: 1.5 spaces per 1,000 sq. ft.		Up to 100,000 sq. ft.: 1.5 spaces per 1,000 sq. ft. Above 100,000 sq. ft.: 1.25 spaces per 1,000 sq. ft.	No Minimum	Transit and Urban Center Contexts: up to 100,000 sq. ft.: 2 spaces per 1,000 sq. ft., above 100,000 sq. ft.: 1.75 spaces per 1,000 sq. ft. Neighborhood Center and General Contexts: Up to 100,000 sq. ft.: 3 spaces per 1,000 sq. ft., above 100,000 sq. ft.: 2.5 spaces per 1,000 sq. ft.
Plant and garden shop with outdoor retail sales area	2 spaces per 1,000 sq. ft.	1.5 spaces per 1,000 sq. ft.	1 space per 1,000 sq. ft.	No Minimum	Transit and Urban Center Contexts: 1.5 spaces per 1,000 sq. ft.

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					Neighborhood Center Context: 2 spaces per 1,000 sq. ft. General Context: 3 spaces per 1,000 sq. ft.
Lodging Facilities					
Bed and breakfast	1 space per guest bedroom	0.5 spaces per guest bedroom	No Minimum	All Contexts: 1.25 spaces per guest bedroom	
Hotel/motel				All Contexts: 1.5 spaces per guest bedroom	
Vehicles and Equipment					
Vehicle Auction	2 spaces per 1,000 sq. ft. of office area plus 1 space per service bay	2 spaces per 1,000 sq. ft. of office area plus 1 space per service bay	No Minimum	No Maximum	
Automobile part sales	2 spaces per 1,000 sq. ft. of indoor sales/leasing/office area plus 1 space per service bay	1 space per 1,000 sq. ft. of indoor sales/leasing/office area plus 1 space per service bay	No Minimum	All Contexts: 3 spaces per 1,000 sq. ft. of indoor sales/leasing/office area, plus 1 space per service bay	
Automobile and truck repair sales/rental and service					
Boat/recreational vehicle sales and service (indoor)					
Equipment rental (indoor and/or outdoor)					
Equipment, heavy (rental, sales, service)					
Manufactured/mobile home sales and service					

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Recreational vehicle (RV) sales and service				
Truck repair sales and rental (large)				
Car wash	No Minimum			Transit and Urban Center Contexts: 1 space per 1,000 sq. ft.
Car wash as accessory use to gas station or convenience store that sells gas				Neighborhood Center Context: 2 spaces per 1,000 sq. ft. General Context: 5 spaces per 1,000 sq. ft.
Gas station	2 spaces per 1,000 sq. ft.	No Minimum		General Context: 5 spaces per 1,000 sq. ft. Neighborhood Center Context: 3 spaces per 1,000 sq. ft. Urban Center and Transit Contexts: 1 space per 1,000 sq. ft.
Bus line yard and repair facility	1 space per 1,000 sq. ft., plus 1 space per commercial fleet vehicle		No Minimum	No Maximum
Impound lot				

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Limousine service				
Taxicab facility				
Tire distribution retail/wholesale				
Adult Entertainment Establishments				
Sexually oriented business	3 spaces per 1,000 sq. ft.	1 space per 1,000 sq. ft.	No Minimum	All Contexts: 5 spaces per 1,0000 sq. ft.
<p>Table Notes:</p> <p>A. Facilities that are (a) occupied by persons who's right to live together is protected by the federal Fair Housing Act, and that (b) occupy a building originally constructed for another residential use shall have the same parking requirements as the residential use for which the building was constructed.</p> <p>B. Parking requirements to be determined by the transportation director based on considerations of factors such as estimated facility use, vehicle traffic to the facility, transit use to the facility, potential traffic congestion, and likelihood of overflow parking in surrounding neighborhoods.</p>				

DU= dwelling unit sq. ft.= square feet					
Land Use	Minimum Parking Requirement				Maximum Parking Allowed
	General Context	Neighborhood Center Context	Urban Center Context	Transit Context	
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TRANSPORTATION USES					

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Airport	Determined by Airport Authority			No Maximum
Heliport				
Bus line station/terminal	No Minimum			Urban Center and Transit Contexts: 2 spaces per 1,000 sq. ft.
Intermodal transit passenger hub				
Railroad, passenger station				
Transportation terminal, including bus, rail and trucking				Neighborhood Center and General Contexts: 1 space per 150 average daily passenger boardings
Railroad, repair shop	1 space per 1,000 sq. ft., plus 1 space per fleet vehicle generally stored on-site	No Minimum	No Maximum	
Truck freight terminal				
Railroad, freight terminal facility	No Minimum			
INDUSTRIAL USES				
Manufacturing and Processing				
Artisan food production	1 space per 1000 sq. ft. of production area, plus 2 spaces per 1,000 sq. ft. of office/retail	0.5 spaces per 1,000 sq. ft. of production area, plus 1.5 spaces per 1,000 sq. ft. of office/retail	No Minimum	Transit and Urban Center Contexts: 1 space per 1,000 sq. ft. of production area, plus 2 spaces per 1,000 sq. ft. of office/retail
Bakery, commercial				Neighborhood Center and General Contexts: 2 spaces per 1,000 sq. ft. of production area, plus 3 spaces per

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			1,000 sq. ft. of office/retail
Automobile salvage and recycling (outdoor)	1 space per 1,000 sq. ft. of office	No Minimum	No Maximum
Processing center (outdoor)			
Automobile salvage and recycling (indoor)			
Blacksmith shop			
Bottling plant			
Brewery/Small Brewery			
Chemical manufacturing and/or storage			
Commercial food preparation			
Distillery			
Drop forge industry			
Explosive manufacturing and storage			
Food processing			
Heavy manufacturing			
Incinerator, medical waste/hazardous waste			
Industrial assembly			
Jewelry fabrication			
Laundry, commercial	1 space per 1,000 sq. ft.	No Minimum	No Maximum
Light manufacturing			
Manufacturing and processing, food			
Paint manufacturing			

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Printing plant			
Processing center (indoor)			
Recycling			
Sign painting/fabrication			
Studio, motion picture			
Welding shop			
Winery			
Woodworking mill			
Collection station			
Concrete and/or asphalt manufacturing			
Extractive industry			
Refinery, petroleum products			
Storage and Warehousing			
Air cargo terminals and package delivery facility	No minimum		No maximum
Building materials distribution			
Flammable liquids or gases, heating fuel distribution and storage	No minimum	No minimum	No maximum
Package delivery facility			
Warehouse			
Warehouse, accessory to retail and wholesale business (maximum 5,000 square foot floor plate)			
Wholesale distribution			

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Storage, self	2 spaces per 1,000 sq. ft. of office area, plus 1 space per 30 storage units	2 spaces per 1,000 sq. ft. of office		All Contexts: 1 space for every 15 storage units
Contractor’s yard/office	2 spaces per 1,000 sq. ft. of office area			All Contexts: 3 spaces per 1,000 sq. ft. of office area
Rock, sand and gravel storage and distribution	No Minimum			No Maximum
Storage (outdoor)				
Storage and display (outdoor)				
Storage, public (outdoor)				
PUBLIC AND SEMI-PUBLIC UTILITY USES				
Utility: Building or structure	No Minimum			No Maximum
Antenna, communication tower				
Antenna, communication tower, exceeding the maximum building height in the zone				
Large wind energy system				
Solar array				
Utility: Electric generation facility				
Utility Sewage treatment plant				
Utility: Solid waste transfer station				

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Utility: Transmission wire, line, pipe or pole				
Wireless telecommunications facility				
ACCESSORY USES				
Accessory Dwelling Unit	See Section 21A.40.200: Accessory Dwelling Units			
Accessory guest and servant’s quarter	1 space per DU		No Minimum	All Contexts: 4 spaces per DU
Living quarter for caretaker or security guard				
Retail, sales and service accessory use when located within a principal building	2 spaces per 1,000 sq. ft.	1 space per 1,000 sq. ft.	No Minimum	No Maximum
Retail, sales and service accessory use when located within a principal building and operated primarily for the convenience of employees	No Minimum			Transit and Urban Center Contexts: 2 spaces per 1,000 sq. ft.
				Neighborhood Center Context: 3 spaces per 1,000 sq. ft.
				General Context: 4 spaces per 1,000 sq. ft.
Warehouse, accessory				No Maximum
Accessory use, except those that are otherwise specifically regulated elsewhere in this title				
Heliport, accessory				

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Reverse vending machine		
Storage, accessory (outdoor)		
TEMPORARY USES		
Mobile food business (operation in public right-of-way)	No minimum, unless required by temporary use permit or as determined by the Zoning Administrator	No Maximum
Mobile food business (operation on private property)		
Mobile food court		
Vending cart, private property		
Vending cart, public property		
Farm stand, seasonal		
Table Notes:		
A. Facilities that are (a) occupied by persons who’s right to live together is protected by the federal Fair Housing Act, and that (b) occupy a building originally constructed for another residential use shall have the same parking requirements as the residential use for which the building was constructed.		
B. Parking requirements to be determined by the transportation director based on considerations of factors such as estimated facility use, vehicle traffic to the facility, transit use to the facility, potential traffic congestion, and likelihood of overflow parking in surrounding neighborhoods.		

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312 SECTION 12. Amending the text of *Salt Lake City Code* Table 21A.44.040-C. That
313 Table 21A.44.040-C of the *Salt Lake City Code* (Off Street Parking, Mobility and Loading:
314 Required Off Street Parking: Minimum Bicycle Parking Requirements) shall be, and hereby is
315 amended to read and appear as follows:

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**TABLE 21A.44.040-C: MINIMUM BICYCLE PARKING REQUIREMENTS*:
(Calculation of Bicycle Parking Spaces to be Provided per Residential Unit or Based on Usable Floor Area)**

Use	General Context	Neighborhood Center Context	Urban Center Context	Transit Context
	All zoning districts not listed in another context area	RB, SNB, CB, CN, R-MU-35, R-MU-45, SR-3, FB-UN1, FB-SE, SSSC Overlay	D-2, MU, TSA-T, CSHBD1, CSHBD2	D-1, D-3, D-4, G-MU, TSA-C, UI, FB-UN2, FB-UN3, MU11 , FB-SC, R-MU, <u>MU-8</u>
Residential Uses	1 per 5 units	1 per 4 units	1 per 3 units	1 per 2 units
Public, Institutional, and Civic Uses	1 per 10,000 sq. ft.	1 per 5,000 sq. ft.	1 per 5,000 sq. ft.	1 per 3,000 sq. ft.
Commercial Uses	1 per 10,000 sq. ft.	1 per 5,000 sq. ft.	1 per 4,000 sq. ft.	1 per 2,000 sq. ft.
Industrial Uses	1 per 15,000 sq. ft.	1 per 8,000 sq. ft.	1 per 5,000 sq. ft.	1 per 3,000 sq. ft.
*For all uses: In determining the minimum number of bicycle parking spaces required, fractional spaces are rounded to the nearest whole number, with one-half counted as an additional space				

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321
322 SECTION 13. Amending the text of *Salt Lake City Code* Table 21A.44.060-A. That
323 Table 21A.44.060-A of the *Salt Lake City Code* (Off Street Parking, Mobility and Loading:
324 Parking Location And Design: Parking Location And Setback Requirements) shall be, and
325 hereby is amended to read and appear as follows:

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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				
Residential (FR Districts, RB, RMF, RO)				
FR	N Parking in driveways that comply with all applicable city standards is exempt from this restriction.		6 ft.	0 ft.
R-1, R-2, SR-1, SR-2			0 ft.	
RMF-30	N		0 ft.; or 10 ft. when abutting any 1-2 family residential district	
RMF-35, RMF-45, RMF-75, RO			0 ft.; or 10 ft. when abutting any 1-2 family residential district. Limited to 1 side yard except for single-family attached lots.	
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			0 ft.; or 15 ft. when abutting any residential district	
CG	N. See also Subsection 21A.26.070 .I			
M-1	15 ft.			
M-2				
			0 ft.; or 50 ft. when abutting any residential district	
Special Purpose Districts				
A	0 ft.		0 ft.	
AG, AG-2, AG-5, AG-20	N			
BP			8 ft.; or 30 ft. when abutting any residential district	
EI	10 ft.	30 ft.	30 ft.	20 ft.
FP	20 ft.		6 ft.	0 ft.

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I		0 ft.; or 15 ft. when abutting any residential district	
MH		0 ft.	
OS	30 ft.	10 ft.	
PL		0 ft.; or 10 ft. when abutting any residential district	
PL-2	20 ft.		
RP	30 ft.	8 ft.; or 30 ft. when abutting any residential district	
NEIGHBORHOOD CENTER CONTEXT			
CB, CN, SNB	N	0 ft.; or 7 ft. when abutting any 1-2 family residential district	
R-MU-35, R- MU-45	Surface Parking: N Parking Structures: 45' or located behind principal building	Limited to 1 side yard, 0 ft.; or 10 ft. when abutting any 1-2 family residential district	0 ft.; or 10 ft. when abutting any 1-2 family residential district
RB, SR-3, FB-UN1, FB-SE	N	0 ft.	
URBAN CENTER CONTEXT			
CSHBD1	N	0 ft.; or 7 ft. when abutting any residential district	
CSHBD2		0 ft.; or 7 ft. when abutting any 1-2 family residential district	
D-2	Surface Parking: N Surface parking must be located behind the principal structure and comply with other requirements of Subsection 21A.30.010 .F Parking Structures: N	0 ft.	
MU	Surface Parking: 25 ft. or located behind principal structure Parking Structures: 45 ft. or located behind principal structure	0 ft.; limited to 1 side yard	0 ft.
TSA-T	See Subsection 21A.44.060.B.2	0 ft.	
TRANSIT CONTEXT			
D-1	See Subsection 21A.44.060.B.1		
D-3			
D-4	See Subsection 21A.44.060 .B.1, 21A.30.010 .F and 21A.31.010 .H	0 ft.	
G-MU			

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FB-UN2, FB-UN3, MU11, FB-SC	N		
MU-8			
TSA-C			
	See Subsection 21A.44.060.B.2		
R-MU	Surface Parking: 30 ft. Parking Structures: 45 ft. or located behind principal structure	0 ft.; or 10 ft. when abutting any 1-2 family residential district Surface parking at least 30 ft. from front lot line	0 ft.; or 10 ft. when abutting any 1-2 family residential district
UI	0 ft; Hospitals: 30 ft.	0 ft.; or 15 ft. when abutting any 1-2 family residential district; Hospitals: 10 ft.	0 ft.; or 15 ft. when abutting any 1-2 family residential district; Hospitals: 10 ft.

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LEGISLATIVE DRAFT

329 SECTION 14. Amending the text of *Salt Lake City Code* Table 21A.44.080-A. That
330 Table 21A.44.080-A of the *Salt Lake City Code* (Off Street Parking, Mobility and Loading:
331 Drive-Through Facilities and Vehicle Stacking Areas) shall be, and hereby is amended to read
332 and appear as follows:

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TABLE 21A.44.080-A: REQUIRED VEHICLE STACKING SPACES:				
Use	General Context	Neighborhood Center Context	Urban Center Context	Transit Context
	All zoning districts not listed in another context area	RB, SNB, CB, CN, R-MU-35, R-MU-45, SR-3, FB-UN1, FB-SE, SSSC Overlay	D-2, MU, TSA-T, CSHBD1, CSHBD2	D-J, D-3, D-4, G-MU, TSA-C, UI, FB-UN2, FB-MU11, FB-SC, R-MU, <u>MU-8</u>
Car Wash, Self-Service	3 spaces per bay or stall		2 spaces per bay or stall	
Car Wash, Automated	4 spaces per lane or stall		3 spaces per lane or stall	
Food and Beverage Service Uses	5 spaces per service lane		4 spaces per service lane	
Other Uses	3 spaces per service lane		3 spaces per service lane	

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SECTION 15. 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 (legislative)v2

SALT LAKE CITY ORDINANCE
No. _____ of 2024

(An ordinance amending various sections of the Title 21A of the Salt Lake City Code to create 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. PLNPCM2023-00169 to create the MU-8 Form Based Mixed Use 8 Subdistrict.

WHEREAS, the Salt Lake City Planning Commission (“Planning Commission”) held a public hearing on October 25, 2023 to consider a petition submitted by Salt Lake City Mayor Erin Mendenhall (Petition No. PLNPCM2023-00169) to amend various sections of Title 21A of the *Salt Lake City Code* pertaining to create the MU-8 Form Based Mixed Use 8 Subdistrict, to establish regulations for that subdistrict, and to apply the MU-8 Form Based Mixed Use 8 Subdistrict to the properties within boundaries of the Ballpark Station Area pursuant to Petition No. PLNPCM2023-00169; and

WHEREAS, at its October 25, 2023 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.22.010. That Section 21A.22.010 of the *Salt Lake City Code* (Specific District Regulations: Zoning Districts, Map and Boundaries) shall be and hereby is amended to add a new chapter titled “21A.25 Form Based Mixed

Use Districts” and subsection “21A.25.060 MU-8 Form Based Mixed Use 8 Subdistrict” in the zoning districts table, which Section Reference and District Name shall appear as follows:

21A.22.010 ZONING DISTRICTS:

In order to carry out the purposes of this title, Salt Lake City is divided into the following zoning districts:

Section Reference		District Name
A.	Residential Districts:	
	21A.24.020	FR-1/43,560 Foothills Estate Residential District
	21A.24.030	FR-2/21,780 Foothills Residential District
	21A.24.040	FR-3/12,000 Foothills Residential District
	21A.24.050	R-1/12,000 Single-Family Residential District
	21A.24.060	R-1/7,000 Single-Family Residential District
	21A.24.070	R-1/5,000 Single-Family Residential District
	21A.24.080	SR-1 and SR-1A Special Development Pattern Residential District
	21A.24.090	SR-2 (Reserved)
	21A.24.100	SR-3 Special Development Pattern Residential District
	21A.24.110	R-2 Single- and Two-Family Residential District
	21A.24.120	RMF-30 Low Density Multi-Family Residential District
	21A.24.130	RMF-35 Moderate Density Multi-Family Residential District
	21A.24.140	RMF-45 Moderate/High Density Multi-Family Residential District
	21A.24.150	RMF-75 High Density Multi-Family Residential District
	21A.24.160	RB Residential/Business District
	21A.24.164	R-MU-35 Residential/Mixed Use District
	21A.24.168	R-MU-45 Residential/Mixed Use District
	21A.24.170	R-MU Residential/Mixed Use District
	21A.24.180	RO Residential/Office District
B.	Form Based Mixed Use Districts:	
	21A.25.060	MU-8 Form Based Mixed Use 8 Subdistrict
C.	Commercial Districts:	
	21A.26.020	CN Neighborhood Commercial District
	21A.26.025	SNB Small Neighborhood Business District
	21A.26.030	CB Community Business District
	21A.26.040	CS Community Shopping District
	21A.26.050	CC Corridor Commercial District

	21A.26.060	CSHBD Sugar House Business District
	21A.26.070	CG General Commercial District
	21A.26.078	TSA Transit Station Area District
D.	Form Based Districts:	
	21A.27.040	FB-SC and FB-SE Form Based Special Purpose Corridor District
	21A.27.050	FB-UN1 and FB-UN2 Form Based Urban Neighborhood District
	21A.27.060	FB-MU Form Based Mixed Use District
E.	Manufacturing Districts:	
	21A.28.020	M-1 Light Manufacturing District
	21A.28.030	M-2 Heavy Manufacturing District
F.	Downtown Districts And Gateway Districts:	
	Downtown Districts:	
	21A.30.020	D-1 Central Business District
	21A.30.030	D-2 Downtown Support District
	21A.30.040	D-3 Downtown Warehouse/Residential District
	21A.30.045	D-4 Downtown Secondary Central Business District
	Gateway Districts:	
	21A.31.020	G-MU Gateway-Mixed Use District
G.	Special Purpose Districts:	
	21A.32.020	RP Research Park District
	21A.32.030	BP Business Park District
	21A.32.040	FP Foothills Protection District
	21A.32.050	AG Agricultural District
	21A.32.052	AG-2 Agricultural District
	21A.32.054	AG-5 Agricultural District
	21A.32.056	AG-20 Agricultural District
	21A.32.060	A Airport District
	21A.32.070	PL Public Lands District
	21A.32.075	PL-2 Public Lands District
	21A.32.080	I Institutional District
	21A.32.090	UI Urban Institutional District
	21A.32.100	OS Open Space District
	21A.32.105	NOS Natural Open Space District
	21A.32.110	MH Mobile Home Park District
	21A.32.120	EI Extractive Industries District

	21A.32.130	MU Mixed Use District
H.	Overlay Districts:	
	21A.34.020	H Historic Preservation Overlay District
	21A.34.030	T Transitional Overlay District
	21A.34.040	AFPP Airport Flight Path Protection Overlay District
	21A.34.050	LC Lowland Conservancy Overlay District
	21A.34.060	Groundwater Source Protection Overlay District
	21A.34.070	LO Landfill Overlay District
	21A.34.080	CHPA Capitol Hill Protective Area Overlay District
	21A.34.090	SSSC South State Street Corridor Overlay District
	21A.34.100	M-1H Light Manufacturing Height Overlay District
	21A.34.110	DMSC Downtown Main Street Core Overlay District
	21A.34.120	YCI Yalecrest Compatible Infill Overlay District
	21A.34.130	RCO Riparian Corridor Overlay District
	21A.34.140	Northwest Quadrant Overlay District
	21A.34.150	IP Inland Port Overlay District
I.	Character Conservation Districts:	
	21A.35.010	Purpose

SECTION 2. Enacting the text of *Salt Lake City Code* Chapter 21A.25. That Title 21A of the *Salt Lake City Code* (Specific District Regulations) shall be, and hereby is amended to include a new chapter, 21A.25 Form Based Mixed Use Districts as follows:

CHAPTER 21A.25 FORM BASED MIXED USE DISTRICT

21A.25.010: GENERAL PROVISIONS

A. Intent: The intent of this chapter is to create a scale of form based, mixed use districts that can be used in different areas of the city based on the land use policies identified in the general plan. The regulations are intended to provide places for small and large businesses, increase the supply of a variety of housing types in the city, and promote the public health by increasing the opportunity for people to access daily needs by walking or biking. The regulations focus on the form of development, the manner in which buildings are oriented toward public spaces, the scale of development, and the interaction of uses within the city.

B. Allowed Uses: Land uses shall be allowed as a permitted or conditional use based on the land use tables for each listed district in Chapter 21A.33.

1. Accessory Uses and Structures: Accessory uses and structures shall be allowed subject to the requirements of 21A.36.020, 21A.36.030, and 21A.40 of this title and any other provisions that specifically applies to accessory uses and structures that may be found in this title.

2. Obnoxious or Offensive Uses: No use of land shall be permitted which creates a nuisance by reason of odor, dust, smoke, vapors, noise, light, vibration or refuse matter. Any nuisance shall be considered a violation of this title.

21A.25.020: Reserved

21A.25.030: Reserved

21A.25.040: Reserved

21A.25.050: Reserved

21A.25.060 MU-8 FORM BASED MIXED USE 8 SUBDISTRICT

A. Purpose: the purpose of the MU-8 Form Based Mixed Use 8 zoning subdistrict is to implement the city's general plan in areas that identify mid rise buildings, generally eight stories or less in height, that contain a mix of land uses that support people who choose to live in or near the subdistrict.

B. Building form standards for each allowed building form and other associated regulations for the MU-8 subdistrict are listed in the below tables of this section.

1. Row House Building Form Standards:

a. Prohibitions: This use is prohibited on the following streets:

- (i). 1300 South
- (ii). West Temple
- (iii). Main Street

TABLE 21A.25.060.B.1

Building Regulation		Regulation for Building Form: Row House
H	Height	Maximum of 40'. All heights measured from established grade. Rooftop decks and associated railing/parapet are allowed on any roof, including roofs at the maximum allowed height.
F	Front and Corner Side Yard Setback	Minimum 10'. Maximum 20', unless a greater setback is required due to existing utility easements in which case the maximum setback shall be at the edge of the easement. May be modified through Design Review (Chapter 21A.59).
S	Interior Side Yard	Minimum of 5' between row house building form and side property line, except when an interior side yard is abutting a zoning district that has a maximum permitted building height of 30' or less, then the minimum shall be 10'. For the purpose of this regulation, an alley that is a minimum of 10' in width that separates a subject property from a different zoning district shall not be considered abutting. No setback required for common walls.

R	Rear Yard	Minimum of 20'
U	Uses Per Story	Residential on all stories; live/work units permitted on ground level.
E	Entry Feature	Each dwelling unit must include an allowed entry feature. See 21A.37.050.P for allowed entry features. Dwelling units abutting a street must include an entry feature on street facing façade. Pedestrian connections, as per Subsection 21A.37.050.P with minimum 5' width are required for each required entry feature.
U	Upper Level Stepback	When abutting a lot in a zoning district with a maximum building height of 30' or less, the first full floor of the building above 30' shall step back 10' from the building façade at finished grade along any side and rear yard that is abutting the lot in the applicable zoning district. This regulation does not apply when a lot in a different zoning district is separated from the subject parcel by a street or alley.
OS	Open Space Area	Each dwelling unit shall include a minimum open space area that is equal to at least 25% of the footprint of the individual unit, subject to all other open space area requirements of Subsection 21A.25.060.C "Open Space Area." A minimum of 20% of the required open space area shall include vegetation.
BF	Building Forms Per Lot	Multiple buildings may be built on a single lot provided all of the buildings have frontage on a street. All buildings shall comply with all applicable standards.
SO	Side/Interior Orientation	Dwelling units not located directly abutting a street are permitted, provided the design standards for glass are complied with on the façade with the required entry feature. Lots for individual row house dwelling units without public street frontage are allowed subject to recording a final subdivision plat that: <ol style="list-style-type: none"> 1. Documents that new lots have adequate access to a public street by way of easements or a shared driveway; and 2. Includes a disclosure of private infrastructure costs for any shared infrastructure associated with the new lot(s) per Section 21A.55.110 of this title.
MW	Midblock Walkway	If a midblock walkway is shown in an adopted city plan on the subject property, a midblock walkway shall be provided. The midblock walkway must be a minimum of 10' wide and include a minimum 6' wide unobstructed path.
DS	Design Standards	See Chapter 21A.37 for other applicable building configuration and design standards.

2. Multi-Family Residential, Storefront, and Vertical Mixed-Use Building Form Standards:

- (a). Ground floor residential uses are prohibited on the following streets:
- (i). 1300 South
 - (ii). West Temple
 - (iii). Main Street

TABLE 21A.25.060.B.2

Building Regulation		Regulation for Building Forms: Multi-family Residential/Storefront/Vertical Mixed Use
H	Height	Maximum height of 90'. All heights measured from established grade. Buildings in excess of 50' require design review in accordance with Chapter 21A.59. Rooftop decks and associated railing/parapet are allowed on any roof, including roofs at the maximum allowed height.
GH	Ground Floor Height	Minimum ground floor height 14'. This requirement shall precede the ground floor height requirements established in Subsection 21A.37.050.A.1.
a	Front and Corner Side Yard Setback	Minimum: 10'. Maximum 20' but may be increased if the additional setback is used for plazas, courtyards, or outdoor dining areas unless a greater setback is required due to existing utility easements in which case the maximum setback shall be at the edge of the easement. May be modified through Design Review process (Chapter 21A.59).
B	Required Build-To	Minimum of 50% of street facing facade shall be built within 10' of the front or corner side property line. May be modified through Design Review process (Chapter 21A.59).
S	Interior Side Yard	No minimum required, except when an interior side yard is abutting a zoning district that has a maximum permitted building height of 45' or less, then the minimum shall be 10'. For the purpose of this regulation, an alley that is a minimum of 10' in width that separates a subject property from a different zoning district shall not be considered abutting.
R	Rear Yard	No minimum required, except when a rear yard is abutting a zoning district with a maximum permitted building height of 45' or less, then the minimum is 20'. For the purpose of this regulation, an alley that is a minimum of 10' in width that separates a subject property from a different zoning district shall not be considered abutting.
GU	Ground Floor Use	The required ground floor use space facing the street shall be limited to the following uses: retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns/brewpubs, bar establishments, art galleries, theaters, or performing art facilities. This applies to all streets with a right of way that is wider than 66'. May be modified through Design Review process (Chapter 21A.59).
E	Ground Floor Dwelling Entrances	Ground floor dwelling units abutting a street must have an allowed entry feature. See 21A.37.050.P for allowed entry features. Pedestrian connections, as per Subsection 21A.37.050.P are required to each required entry feature.
U	Upper Level Stepback	When abutting a lot in a zoning district with a maximum building height of 30' or less, the first full floor of the building above 30' shall step back 10' from the building facade at finished grade along the side or rear yard that is abutting the lot in the applicable zoning district. This regulation does not apply when a lot in a different zoning district is separated from the subject parcel by a street or alley.
MW	Midblock Walkway	If a midblock walkway is shown in an adopted city plan on the subject property, a midblock walkway shall be provided. The midblock walkway must be a minimum of 10' wide and include a minimum 6' wide unobstructed path.
BF	Building Forms Per Lot	Multiple buildings may be built on a single lot provided all of the buildings have frontage on a street. All buildings shall comply with all applicable standards.
OS	Open Space Area	A minimum of 20% of the lot area shall be open space area subject to all other open space area requirements of Subsection 21A.25.060.C "Open Space Area." A minimum of 20% of the required open space area shall include vegetation.

DS	Design Standards	See Chapter 21A.37 for other applicable building configuration and design standards.
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C. Open Space Area Requirements: When the building forms allowed in this subdistrict require an open space area, the open space area shall comply with the following standards:

1. Open Space Area: Open space area may include landscaped yards, patio, dining areas, common balconies, rooftop gardens, and other similar outdoor living spaces. Private balconies shall not be counted toward the minimum open space area requirement. Required parking lot landscaping or perimeter parking lot landscaping shall also not count toward the minimum open space area requirement.
2. At least one open space area shall include a minimum dimension of at least 15' by 15'.
3. Trees shall be included at a rate where the mature spread of the tree will cover at least 50% of the open space area.
4. Open space areas that are greater than 500 square feet must contain at least one useable element, accessible to all building occupants, from the following list.
 - a. A bench for every 250 square feet of open space area;
 - b. A table for outdoor eating for every 500 square feet of open space area;
 - c. An outdoor amenity. This is defined as an amenity that intends to provide outdoor recreation and leisure opportunities including, but not limited to, walking paths, playgrounds, seating areas, gardens, sport court or similar amenity intended to promote outdoor activity; and/or
 - d. Landscaping that equals at least 33% of the landscaped area.

D. Parking Regulations: Specific parking standards applicable to this subdistrict are listed below in Table 21A.25.060.D of this section. These are in addition to any other applicable parking standards in Chapter 21A.44.

TABLE 21A.25.060.D

Parking Regulation		Applicability: Applies to all properties in the zone
SP	Surface Parking Location	Surface parking shall be located behind or to the side of a principal building provided:

		<ol style="list-style-type: none"> 1. The parking is set back a minimum of 25' from the front or corner side property line; and 2. The setback area shall be considered a landscaped yard and comply with the landscape yard planting requirements in Chapter 21A.46 and include: <ol style="list-style-type: none"> a. Trees with a minimum mature spread of 20' planted at one tree for every 20' of street frontage; and b. A 3' tall solid wall or fence at the property line along the street. A hedge or other similar landscaped screen may be used in place of a wall or fence provided the plants are spaced no further than 18 inches on center across the entire frontage.
GE	Garage Entrances	Street facing parking garage entrance doors shall have a minimum 20' setback from the front property line and shall not exceed 50% of the first floor building width. One-way garage entry may not exceed 14' in width; multiway garage entry may not exceed 26' in width. Driveways for row house building forms must be located along an alley or accessed at the rear of the building.
LS	Loading and Service Areas	Allowed behind or to the side of a principal building only. All service areas shall be screened or located within the building.
EB	Existing Buildings	The reuse of existing buildings is exempt from the requirements of this table unless new parking area(s) are being added. New parking areas are subject to compliance with this subsection.

E. Streetscape Regulations: Specific streetscape regulations applicable to the MU-8 subdistrict are listed below in Table 21A.25.060.E of this section. These regulations are in addition to any other applicable streetscape standards in Title 21A.

TABLE 21A.25.060.E

Streetscape Regulation		Applicability: Applies to all properties in the zone
ST	Street Trees	Street trees are required and shall be provided as per Subsection 21A.48.060.D.
SW	Sidewalk Width	Sidewalks shall have a minimum width of 10'. Additional sidewalk width shall be installed by the developer so there is a minimum sidewalk width of 10'. This applies to new buildings and to additions that increase the gross building square footage by more than 50%. This standard does not require removal of existing street trees, buildings, or portions thereof. For purposes of this section, sidewalk width is measured from the back of the park strip or required street tree if no park strip is provided, toward the abutting property line.
SL	Street Lights	Street lights are required and shall be installed in compliance with the city's Street Lighting Master Plan and Policy or its successor.

F. Uses Not Associated with Building Form: Allowed uses that do not involve construction of a building, such as parks and open space, are not required to comply with any specific building form regulation.

G. Additional Regulations: The following regulations apply to properties located in this subdistrict.

1. 21A.33 Land Use Tables

2. 21A.36 General Provisions
3. 21A.37 Design Standards
4. 21A.38 Nonconforming Uses and Noncomplying Structures
5. 21A.40 Accessory Uses, Buildings, and Structures
6. 21A.42 Temporary Uses
7. 21A.44 Off Street Parking, Mobility, and Loading
8. 21A.46 Signs
9. 21A.48 Landscaping and Buffers

SECTION 3. Amending the text of *Salt Lake City Code* Subsection 21A.33.010.A. That Subsection 21A.33.010.A of the *Salt Lake City Code* (Land Use Tables: General Provisions: Permitted Uses) shall be, and hereby is amended to read and appear as follows:

A. Permitted Uses: The uses specified as permitted uses in sections 21A.33.020, 21A.33.025, 21A.33.030, 21A.33.035, 21A.33.040, 21A.33.050, 21A.33.060, 21A.33.070, and 21A.33.080 of this chapter, tables of permitted and conditional uses, are permitted provided that they comply with the general standards set forth in part IV of this title and all other applicable requirements of this title.

SECTION 4. Amending the text of *Salt Lake City Code* Subsection 21A.33.010.B. That Subsection 21A.33.010.B of the *Salt Lake City Code* (Land Use Tables: General Provisions: Conditional Uses) shall be, and hereby is amended to read and appear as follows:

B. Conditional Uses: The uses specified as conditional uses in sections 21A.33.020, 21A.33.025, 21A.33.030, 21A.33.035, 21A.33.040, 21A.33.050, 21A.33.060, 21A.33.070, and 21A.33.080 of this chapter, tables of permitted and conditional uses, shall be allowed provided they are approved pursuant to the standards and procedures for conditional uses set forth in chapter 21A.54 of this title, and comply with all other applicable requirements of this title.

SECTION 5. Enacting the text of *Salt Lake City Code* Section 21A.33.025. That Chapter 21A.33 of the *Salt Lake City Code* (Land Use Tables) shall be, and hereby is amended to include a new section, 21A.33.025 “Table Of Permitted And Conditional Uses For Form Based Mixed Use Districts” shall read and appear as follows:

21A.33.025: TABLE OF PERMITTED AND CONDITIONAL USES FOR FORM BASED MIXED USE DISTRICTS

Legend:	C =	Conditional	P =	Permitted
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Use		Permitted and Conditional Uses By District
		MU-8
Accessory use, except those that are otherwise specifically regulated elsewhere in this title		P
Affordable Housing Incentives Development		P
Alcohol:		
	Bar establishment (indoor)	P
	Bar establishment (outdoor)	P
	Brewpub (indoor)	P ¹
	Brewpub (outdoor)	P ¹
	Tavern (indoor)	P ¹
	Tavern (outdoor)	C ¹
Animal, veterinary office		P
Antenna, communication tower		P
Antenna, communication tower, exceeding the maximum building height		C
Art gallery		P
Artisan food production		P ^{2,3}
Bed and breakfast		P
Bed and breakfast inn		P
Bed and breakfast manor		P
Bio-medical facility		P ^{3,4}
Bus line station/terminal		P ⁵
Clinic (medical, dental)		P
Commercial food preparation		P ³
Community garden		P
Crematorium		P
Daycare		
	center, adult	P
	center, child	P
	nonregistered home daycare	P ⁶

	registered home daycare or preschool	P ⁶
Dwelling:		
	Accessory Unit	P
	Artists' loft/studio	P
	Assisted living facility (large)	P
	Assisted living facility (limited capacity)	P
	Assisted living facility (small)	P
	Congregate care facility (large)	P
	Congregate care facility (small)	P
	Group home (large)	P
	Group home (small)	P
	Multi-family	P
	Residential support (large)	P
	Residential support (small)	P
	Shared Housing	P
Exhibition hall		
Farmers' market		P
Financial institution		P
Funeral home		P
Gas station		
Government facility		C
Government facility requiring special design features for security purposes		P ⁵
Heliport, accessory		
Home occupation		P ⁷
Hotel/motel		P
Industrial assembly		C ³
Laboratory, medical related		P ³
Library		P
Mixed use development		P
Mobile food business (operation in the public right of way)		P
Mobile food business (operation on private property)		P
Mobile food court		P
Municipal services uses including city utility uses and police and fire stations		P

Museum	P
Office	P
Office, publishing company	P
Open space on lots less than 4 acres in size	P ⁵
Park	P
Parking	
Commercial	C ⁸
Off site	P ⁸
Performing arts production facility	P
Place of worship	P ⁹
Radio, television station	P
Railroad, passenger station	P
Reception center	P
Recreation (indoor)	P
Recreation (outdoor)	P
Research and development facility	P ³
Restaurant	P
Restaurant with drive-through facility	
Retail goods establishment	P
Retail service establishment	P
Retail service establishment, upholstery shop	P
Sales and display (outdoor)	P
School:	
College or university	P
K - 12 private	P
K - 12 public	P
Music conservatory	P
Professional and vocational	P
Seminary and religious institute	P
Small brewery	P
Social service mission and charity dining hall	C
Stadium	
Storage, self	
Studio, art	P
Technology facility	P ³
Theater, live performance	P

Theater, movie	P
Utility, buildings or structure	P ¹⁰
Utility, transmission wire, line, pipe or pole	P ¹⁰
Vending cart, private property	P
Vending cart, public property	P
Warehouse	
Warehouse, accessory	P
Wireless telecommunications facility (see Section 21A.40.090, Table 21A.40.090.E of this title)	

Qualifying provisions:

1. Subject to conformance with the provisions of section 21A.36.300, "Alcohol Related Establishments", of this title.
2. Must contain retail component for on-site food sales.
3. Consult the water use and/or consumption limitations of Subsection 21A.33.010.D.1.
4. Prohibited within 1/2 mile of a residential use if the facility produces hazardous or radioactive waste as defined by the Utah Department of Environmental Quality administrative rules.
5. Subject to conformance with the provisions of chapter 21A.59, "Design Review", of this title.
6. Subject to Section 21A.36.130 of this title.
7. Subject to Section 21A.36.030 of this title.
8. Parking lots, garages or parking structures, proposed as the only principal use on a property that has frontage on a public street that would result in a building demolition are prohibited subject to the provisions of Subsection 21A.30.010.F.3.
9. If a place of worship is proposed to be located within 600 feet of a tavern, bar establishment, or brewpub, the place of worship must submit a written waiver of spacing requirement as a condition of approval.
10. Subject to conformance to the provisions in subsection 21A.02.050B of this title.

SECTION 6. Amending the text of *Salt Lake City Code* Section 21A.34.090. That

Section 21A.34.090 of the *Salt Lake City Code* (Specific District Regulations: Overlay Districts: SSSC South State Street Corridor Overlay District) shall be, and hereby is amended to include a new subsection G while retaining all other subparts, tables and notes in said section:

G. Exemptions: The MU-8 Form Based Mixed Use 8 Subdistrict, and FB-UN2 Form Based Urban Neighborhood 2 Subdistrict are exempt from the requirements in this Section.

SECTION 7. Amending the text of Salt Lake City Code Subsection 21A.36.020.C. That Subsection 21A.36.020.C of the *Salt Lake City Code* (General Provisions: Conformance With Lot and Bulk Controls: Height Exceptions) shall be, and hereby is amended to read and appear as follows.

C. Height Exceptions: Exceptions to the maximum building height in all zoning districts are allowed as indicated in Table 21A.36.020.C of this subsection.

TABLE 21A.36.020.C
HEIGHT EXCEPTIONS

Type	Extent Above Maximum Building Height Allowed By the District	Applicable Districts
Chimney	As required by local, State or Federal regulations	All zoning districts
Church steeples or spires	No limit	All zoning districts
Elevator/stairway tower or bulkhead	16 feet	All Commercial, Manufacturing, Downtown, FB-UN2, FB-MU11, MU-8, RO, R-MU, RMF-45, RMF-75, RP, BP, I, UI, A, PL and PL-2 Districts
Flagpole	Maximum height of the zoning district in which the flagpole is located or 60 feet, whichever is less. Conditional use approval is required for additional height	All zoning districts
Light poles for sport fields such as ballparks, stadiums, soccer fields, golf driving ranges, and similar uses ¹	Maximum height of the zoning district or 90 feet whichever is greater. Special exception approval is required for any further additional height or if the lights are located closer than 30 feet from adjacent residential structures	All zoning districts that allow sport field activities and stadiums excluding parks less than 4 acres in size
Mechanical equipment parapet wall	5 feet	All zoning districts, other than the FP, FR-1, FR-2, FR-3, and Open Space Districts

Note:

1. Lighting shall be shielded to eliminate excessive glare or light into adjacent properties and have cutoffs to protect the view of the night sky.

SECTION 8. Amending the text of *Salt Lake City Code* Subsection 21A.37.050.A.1.b. That Subsection 21A.37.050.A.1.b. of the *Salt Lake City Code* (Design Standards: Design Standards Defined: Ground Floor Use and Visual Interest: Ground Floor Use Only) shall be, and hereby is amended to read and appear as follows:

b. The MU-8 (Form Based Mixed Use 8 Subdistrict), TSA (Transit Station Area), R-MU-35 (Residential Mixed-Use), R-MU-45 (Residential Mixed-Use), FB-UN2 (Form Based Urban Neighborhood), FB-MU11 (Form Based Mixed Use 11 Subdistrict), FBUN-SC (Form Based Urban Neighborhood Special Corridor Core), FBUN-SE (Form Based Urban Neighborhood Special Corridor Edge), CSHBD (Sugar House Business District) are not subject to the 16' minimum floor to ceiling height required by this section. A zoning district that has a similar requirement, that requirement shall apply.

SECTION 9. Amending the text of *Salt Lake City Code* Table 21A.37.060. That Table 21A.37.060 of the *Salt Lake City Code* (Design Standards: Design Standards Required in Each Zoning District: Table 21A.37.060), shall be and hereby is amended to include a new subpart H while retaining all other subparts, tables and notes in said table:

H. Form Based Mixed Use Districts

Standard (Code Section)	District
	MU-8
Ground floor use (%) (21A.37.050.A.1)	80 ³
Ground floor use + visual interest (%) (21A.37.050.A.2)	
Building materials: ground floor (%) (21A.37.050.B.3)	70
Building materials: upper floors (%) (21A.37.050.B.4)	50
Glass: ground floor (%) (21A.37.050.C.1)	60 ¹

Glass: upper floors (%) (21A.37.050.C.2)	15
Reflective Glass: ground floor (%) (21A.37.050.C.1)	0
Reflective Glass: upper floors (%) (21A.37.050.C.2)	0
Building entrances (feet) (21A.37.050.D)	40
Blank wall: maximum length (feet) (21A.37.050.E)	30
Street facing facade: maximum length (feet) (21A.37.050.F)	200
Upper floor stepback (feet) (21A.37.050.G.4)	
Lighting: exterior (21A.37.050.H)	X
Lighting: parking lot (21A.37.050.I)	X
Screening of mechanical equipment (21A.37.050.J)	X
Screening of service areas (21A.37.050.K.1)	X ²
Ground floor residential entrances for dwellings with individual unit entries (21A.37.050.L)	X
Parking garages or structures (21A.37.050.M)	X
Tree canopy coverage (%) (21A.37.050.P.1)	66%
Minimum vegetation standards (21A.37.050.P.2)	X
Street trees (21A.37.050.P.3)	X
Soil volume (21A.37.050.P.4)	

Minimize curb cuts (21A.37.050.P.5)	X
Overhead cover (21A.37.050.P.6)	X
Streetscape landscaping (21A.37.050.P.7)	X
Height transitions: angular plane for adjacent zone districts (21A.37.050.Q)	X
Horizontal articulation (21A.37.050.R)	

Notes:

1. This may be reduced to twenty percent (20%) if the ground floor is within one of the following building types: urban house, two-family, cottage, and row house; subject to the building type being allowed in the zone.
2. Except where specifically authorized by the zone.
3. For buildings with street facing facades over 100' in length, a minimum of 30% of the façade length shall be an “active use” as defined in Subsection 21A.37.050.A.1. Except for the rowhouse building form, residential units shall not count as an “active use” toward the 30% minimum.

SECTION 10. Amending the text of *Salt Lake City Code* Subsection 21A.40.120.D.2.

That Subsection 21A.40.120.D.1.2 of the *Salt Lake City Code* (Zoning: Regulations of General

Applicability: Regulations of Fences, Wall and Hedges: Design Requirements) shall be, and hereby is amended to read and appear as follows:

2. Nonresidential districts (chapters 21A.25 through 21A.34 of this title: form based mixed use districts, commercial districts, manufacturing districts, downtown districts, gateway districts, special purpose districts and overlay districts):

- a. Allowed Materials: Fences and walls shall be made of high quality, durable materials that require minimal maintenance. Acceptable materials for fencing in nonresidential districts include, but are not limited to, chainlink, prewoven chainlink with slats, wood, brick, tilt-up concrete, masonry block, stone, metal, composite/recycled materials or other manufactured materials or combination of materials commonly used for fencing. Other materials of similar quality and durability, but not listed herein, may be used upon approval by the zoning administrator through an administrative interpretation application.
- b. Prohibited Materials: Fences or walls in nonresidential districts shall not be constructed of or contain:
 - (1) Scrap materials such as scrap lumber and scrap metal.
 - (2) Materials not typically used or designated/manufactured for fencing such as metal roofing panels, corrugated or sheet metal, tarps or plywood.

SECTION 11. Amending the text of Salt Lake City Code Table 21A.44.040-A. That Table 21A.44.040-A of the *Salt Lake City Code* (Off Street Parking, Mobility and Loading: Required Off Street Parking: Minimum and Maximum Off Street Parking) shall be, and hereby is amended to read and appear as follows:

TABLE 21A.44.040-A: MINIMUM AND MAXIMUM OFF STREET PARKING:					
DU= dwelling unit sq. ft.= square feet					
Land Use	Minimum Parking Requirement				Maximum Parking Allowed
	General Context	Neighborhood Center Context	Urban Center Context	Transit Context	
	All zoning districts not listed in another context area	RB, SNB, CB, CN, R-MU-35,R-MU - 45, SR-3, FB-UN1, FB-SE, SSSC Overlay	D-2, MU, TSA-T, CSHBD1, CSHBD2	D-1, D-3, D-4, G-MU, TSA-C, UI, FB-UN2, FB-MU11, FB-SC, R-MU, MU-8	
Vehicle Stacking and Drive-Through Facilities: See Subsection 21A.44.040.A.6					
Outdoor Sales/Display/Leasing/Auction Areas: See Subsection 21A.44.040.A.7					
RESIDENTIAL USES					
Household Living					
Artists' loft/studio	1.5 spaces per DU	1 space per DU	0.5 spaces per DU	No Minimum	No Maximum
Manufactured home	2 spaces per DU	1 space per DU		No Minimum	All Contexts: 4 spaces per DU, not including recreational vehicle parking spaces
Mobile home					
Single-family (attached)					
Single-family (detached)					
Single-family cottage development building form	1 space per DU				
Twin home	2 spaces per DU	1 space per DU		No Minimum	All Contexts: 4 spaces, not including recreational vehicle parking spaces
Two-family					

Multi-family	Studio and 1 bedrooms: 1 space per DU, 2+ bedrooms 1.25 space per DU	Studio and 1+bedrooms: 1 space per DU	Studio: No minimum 1 bedroom: 0.5 space per Du 2+ bedrooms: 1 space per DU	No Minimum	All Contexts: Studio & 1 Bedroom: 2 spaces per DU; 2+ bedrooms: 3 spaces per DU
Group Living					
Assisted living facility	1 space for every 6 infirmary or nursing home beds; plus 1 space for every 4 rooming units; plus 1 space for every 3 DU; See Table Note A		1 space for every 8 infirmary or nursing home beds; plus 1 space for every 6 rooming units; plus 1 space for every 4 DU; See Table Note A	No Minimum	No Maximum
Nursing care facility					
Congregate Care Facility (large)	1 space for each family, plus 1 space for every 4 individual bedrooms, plus 1 space for every 2 support staff present			No Minimum	All Contexts: 1 space per bedroom plus 1 space for each support staff present
Congregate Care Facility (small)	3 spaces per facility and 1 space for every 2 support staff present			No Minimum	
Group home	1 space per 4 persons design capacity; See Table Note A	1 space per 6 persons design capacity; See Table Note A	1 space per 4 persons design capacity; See Table Note A	No Minimum	All Contexts: 1 space per 3 persons design capacity; See Table Note A
Residential support					
Dormitory, fraternity, sorority	1 space per 2 persons design capacity	1 space per 3 persons design capacity	1 space per 4 persons design capacity	No Minimum	All Contexts: 1 space per 1 persons design capacity
Rooming (boarding) house	1 space per 2 guest rooms	1 space per 3 guest rooms	1 space per 4 guest rooms	No Minimum	No Maximum

Shared housing	0.5 spaces per unit	0.25 spaces per unit	No Minimum	No Maximum
<p>Table Notes:</p> <p>A. Facilities that are (a) occupied by persons who's right to live together is protected by the federal Fair Housing Act, and that (b) occupy a building originally constructed for another residential use shall have the same parking requirements as the residential use for which the building was constructed.</p> <p>B. Parking requirements to be determined by the transportation director based on considerations of factors such as estimated facility use, vehicle traffic to the facility, transit use to the facility, potential traffic congestion, and likelihood of overflow parking in surrounding neighborhoods.</p>				

DU= dwelling unit sq. ft.= square feet					
Land Use	Minimum Parking Requirement				Maximum Parking Allowed
	General Context	Neighborhood Center Context	Urban Center Context	Transit Context	
	All zoning districts not listed in another context area	RB, SNB, CB, CN, R-MU-35,R-MU - 45, SR-3, FB-UN1, FB-SE, SSSC Overlay	D-2, MU, TSA-T, CSHBD1, CSHBD2	D-1, D-3, D-4, G-MU, TSA-C, UI, FB-UN2, FB-MU11, FB-SC, R-MU, MU-8	
PUBLIC, INSTITUTIONAL, AND CIVIC USES					
Community and Cultural Facilities					
Art gallery	1 space per 1,000 sq. ft.		0.5 spaces per 1,000 sq. ft.	No Minimum	All Contexts: 2 spaces per 1,000 sq. ft.
Studio, Art					
Exhibition hall					
Museum					

Crematorium	2 spaces per 1,000 sq. ft.		1 space per 1,000 sq. ft.	No Minimum	No Maximum
Daycare center, adult					
Daycare center, child					
Homeless resource center					
Library					
Community correctional facility	3 spaces per 1,000 sq. ft.	2.5 spaces per 1,000 sq. ft.			
Community recreation center					
Jail					
Government facility	3 spaces per 1,000 sq. ft. of office area		1 space per 1,000 sq. ft. of office area	No Minimum	No Maximum
Social service mission and charity dining hall					
Municipal service use, including city utility use and police and fire station	2 spaces per 1,000 sq. ft. of office area, plus 1 space per service vehicle		1 space per 1,000 sq. ft. of office area, plus 1 space per service vehicle	No Minimum	No Maximum
Club/lounge	1 space per 6 seats in main assembly area	1 space per 8 seats in main assembly area	1 space per 10 seats in main assembly area	No Minimum	All Contexts: 1 space per 4 seats in main assembly area
Meeting hall membership organization					
Convent/monastery	1 space per 4 persons design capacity	1 space per 6 persons design capacity	1 space per 8 persons design capacity	No Minimum	No Maximum
Funeral home	1 space per 4 seats in main assembly area	1 space per 5 seats in main assembly area	1 space per 6 seats in main assembly area	No Minimum	Urban Center and Transit Contexts: 2 spaces per 4 seats in main assembly areas

					Neighborhood Center and General Contexts: No maximum
Place of worship	1 space per 6 seats or 1 space per 300 sq. ft., whichever is less	1 space per 8 seats or 1 space per 400 sq. ft., whichever is less	1 space per 10 seats or 1 space per 500 sq. ft, whichever is less	No Minimum	All Contexts: 1 space per 3.5 seats or 1 space per 200 sq. ft., whichever is greater
Fairground	See Table Note B				No Maximum
Philanthropic use	See Table Note B				All Contexts: 1 space per 3.5 seats or 1 space per 200 sq. ft., whichever is greater
Zoological park	See Table Note B				No Maximum
Ambulance service					
Cemetery	No Minimum				
Plazas					
Park					
Open space					
Educational Facilities					
College and university	2 spaces per 1,000 sq. ft. office, research, and library area, plus 1 space per 6 seats in assembly areas	1 space per 1,000 sq. ft. office, research, and library area, plus 1 space per 10 seats in assembly areas		No Minimum	All Contexts: 4 spaces per 1,000 sq. ft.
K-12 private	Elementary or Middle: 1 space per 20 students design capacity High Schools: 1 space per 8 students design capacity				
K-12 public					

Dance/music studio	3 spaces per 1,000 sq. ft.	2.5 spaces per 1,000 sq. ft.	1 space per 1,000 sq. ft.		
Music conservatory					
Professional and vocational					
Professional and vocational (with outdoor activities)					
Seminary and religious institute					
Healthcare Facilities					
Clinic (medical, dental)	4 spaces per 1,000 sq. ft.	1 space per 1,000 sq. ft.	No Minimum	All Contexts: 6 spaces per 1,000 sq. ft.	
Blood donation center	3 spaces per 1,000 sq. ft.	1 space per 1,000 sq. ft.		Transit and Urban Center Contexts: 3 spaces per 1,000 sq. ft.	
				Neighborhood Center and General Contexts: 6 spaces per 1,000 sq. ft.	
Hospital	1 space per 3 patient beds design capacity	1 space per 2 patient beds design capacity		All Contexts: 1 space per 2 patient beds design capacity	
Hospital, including accessory lodging facility					
Table Notes:					
A. Facilities that are (a) occupied by persons who’s right to live together is protected by the federal Fair Housing Act, and that (b) occupy a building originally constructed for another residential use shall have the same parking requirements as the residential use for which the building was constructed.					
B. Parking requirements to be determined by the transportation director based on considerations of factors such as estimated facility use, vehicle traffic to the facility, transit use to the facility, potential traffic congestion, and likelihood of overflow parking in surrounding neighborhoods.					

DU= dwelling unit sq. ft.= square feet					
Land Use	Minimum Parking Requirement				Maximum Parking Allowed
	General Context	Neighborhood Center Context	Urban Center Context	Transit Context	
	All zoning districts not listed in another context area	RB, SNB, CB, CN, R-MU-35,R-MU - 45, SR-3, FB-UN1, FB-SE, SSSC Overlay	D-2, MU, TSA-T, CSHBD1, CSHBD2	D-1, D-3, D-4, G-MU, TSA-C, UI, FB-UN2, FB-MU11, FB-SC, R-MU, MU-8	
COMMERCIAL USES					
Agricultural and Animal Uses					
Greenhouse	2 spaces per 1,000 sq. ft.		1 space per 1,000 sq. ft.	No Minimum	Transit and Urban Center Contexts: 2 spaces per 1,000 sq. ft.
Kennel					
Pound					
Veterinary office					
Cremation service, animal					
Kennel on lots of 5 acres or larger					
Poultry farm or processing plant	1 space per 1,000 sq. ft.			No Minimum	Neighborhood Center and General Contexts: No Maximum
Raising of furbearing animals					
Slaughterhouse					
Agricultural use	No Minimum				
Community garden					
Farmer’s market					

Grain elevator					
Pet cemetery					
Stable					
Stockyard					
Urban farm					
Botanical garden	See Table Note B				
Recreation and Entertainment					
Auditorium	1 space per 4 seats in assembly areas	1 space per 6 seats in assembly areas	1 space per 8 seats in assembly areas	No Minimum	All Contexts: 1 space per 3 seats in assembly areas
Theater, live performance					
Theater, movie					
Amphitheater	See Table Note B				
Athletic Field					
Stadium					
Tennis court (principal use)	2 spaces per court	No Minimum			Transit and Urban Center Contexts: 2 spaces per court or lane Neighborhood Center and General Contexts: No Maximum
Bowling	2 spaces per lane				
Convention center	1 space per 1,000 sq. ft.			No Minimum	All Contexts: 3 spaces per 1,000 sq. ft.
Swimming pool, skating rink or natatorium					
Health and fitness facility	2 spaces per 1,000 sq. ft.	1 space per 1,000 sq. ft.	All Contexts: 4 spaces per 1,000 sq. ft.		
Performing arts production facility					
Reception center					

Recreation (indoor)	3 spaces per 1,000 sq. ft.	2 spaces per 1,000 sq. ft.			
Recreational vehicle park (minimum 1 acre)	1 space per designated camping or RV spot				No Maximum
Amusement park	See Table Note B				
Recreation (outdoor)	See Table Note B				
Food and Beverage Services					
Brewpub	Indoor tasting/seating area: 2 spaces per 1,000 sq. ft.; Outdoor tasting/seating area: 2 spaces per 1,000 sq. ft.	Indoor tasting/seating area: 2 spaces per 1,000 sq. ft.	No Minimum	Transit, Urban Center, and Neighborhood Center Contexts: 5 spaces per 1,000 sq. ft. indoor tasting/seating area	
Restaurant				General Context: 7 spaces per 1,000 sq. ft. indoor tasting/seating area	
Tavern		Outdoor tasting/seating area: 1 space per 1,000 sq. ft.		All Contexts: Outdoor tasting/seating area: 4 spaces per 1,000 sq. ft.	
Office, Business, and Professional Services					
Check cashing/payday loan business	2 spaces per 1,000 sq. ft.	1 space per 1,000 sq. ft.	No Minimum	General Context: 4 spaces per 1,000 sq. ft.	
Dental laboratory/research facility				Neighborhood Center Context: 3 spaces per 1,000 sq. ft.	
Financial institution					
Research and laboratory facilities					

Office (excluding medical and dental clinic and office)	3 spaces per 1,000 sq. ft.	2 spaces per 1,000 sq. ft.			Urban Center and Transit Center Contexts: 2 spaces per 1,000 sq. ft.
Retail Sales & Services					
Photo finishing lab	No Minimum		1 space per 1,000 sq. ft.	No Minimum	Transit and Urban Center Contexts: 2 spaces per 1,000 sq. ft.
Electronic repair shop					
Furniture repair shop					
Upholstery shop					
Radio, television station	3 spaces per 1,000 sq. ft.	2 spaces per 1,000 sq. ft.	1 space per 1,000 sq. ft.		Neighborhood Center and General Contexts: 3 spaces per 1,000 sq. ft.
Store, Convenience	3 spaces per 1,000 sq. ft.	2 spaces per 1,000 sq. ft.	1.5 spaces per 1,000 sq. ft.	No Minimum	Transit and Urban Center Contexts: 2 spaces per 1,000 sq. ft. Neighborhood Center Context: 3 spaces per 1,000 sq. ft. General Context: 5 spaces per 1,000 sq. ft.
Auction, Indoor	2 spaces per 1,000 sq. ft.	1.5 spaces per 1,000 sq. ft.	1 space per 1,000 sq. ft.	No Minimum	Transit Context: 2 spaces per 1,000 sq. ft.
Store, Department					
Fashion oriented development					

Flea market (indoor)					Urban Center and Neighborhood Center Contexts: 3 spaces per 1,000 sq. ft. General Context: 4 spaces per 1,000 sq. ft.
Flea market (outdoor)					
Store, Mass merchandising					
Store, Pawn shop					
Store, Specialty					
Retail goods establishment					
Retail service establishment					
Store, Superstore and hypermarket					
Store, Warehouse club					
Retail shopping center over 55,000 sq. ft. usable floor area	Up to 100,000 sq. ft.: 2 spaces per 1,000 sq. ft. Above 100,000 sq. ft.: 1.5 spaces per 1,000 sq. ft.		Up to 100,000 sq. ft.: 1.5 spaces per 1,000 sq. ft. Above 100,000 sq. ft.: 1.25 spaces per 1,000 sq. ft.	No Minimum	Transit and Urban Center Contexts: up to 100,000 sq. ft.: 2 spaces per 1,000 sq. ft., above 100,000 sq. ft.: 1.75 spaces per 1,000 sq. ft. Neighborhood Center and General Contexts: Up to 100,000 sq. ft.: 3 spaces per 1,000 sq. ft., above 100,000 sq. ft.: 2.5 spaces per 1,000 sq. ft.
Plant and garden shop with outdoor retail sales area	2 spaces per 1,000 sq. ft.	1.5 spaces per 1,000 sq. ft.	1 space per 1,000 sq. ft.	No Minimum	Transit and Urban Center Contexts: 1.5 spaces per 1,000 sq. ft.

					Neighborhood Center Context: 2 spaces per 1,000 sq. ft. General Context: 3 spaces per 1,000 sq. ft.
Lodging Facilities					
Bed and breakfast	1 space per guest bedroom	0.5 spaces per guest bedroom	No Minimum	All Contexts: 1.25 spaces per guest bedroom	
Hotel/motel				All Contexts: 1.5 spaces per guest bedroom	
Vehicles and Equipment					
Vehicle Auction	2 spaces per 1,000 sq. ft. of office area plus 1 space per service bay	2 spaces per 1,000 sq. ft. of office area plus 1 space per service bay	No Minimum	No Maximum	
Automobile part sales	2 spaces per 1,000 sq. ft. of indoor sales/leasing/office area plus 1 space per service bay	1 space per 1,000 sq. ft. of indoor sales/leasing/office area plus 1 space per service bay	No Minimum	All Contexts: 3 spaces per 1,000 sq. ft. of indoor sales/leasing/office area, plus 1 space per service bay	
Automobile and truck repair sales/rental and service					
Boat/recreational vehicle sales and service (indoor)					
Equipment rental (indoor and/or outdoor)					
Equipment, heavy (rental, sales, service)					
Manufactured/mobile home sales and service					

Recreational vehicle (RV) sales and service				
Truck repair sales and rental (large)				
Car wash	No Minimum			Transit and Urban Center Contexts: 1 space per 1,000 sq. ft.
Car wash as accessory use to gas station or convenience store that sells gas				Neighborhood Center Context: 2 spaces per 1,000 sq. ft. General Context: 5 spaces per 1,000 sq. ft.
Gas station	2 spaces per 1,000 sq. ft.	No Minimum		General Context: 5 spaces per 1,000 sq. ft. Neighborhood Center Context: 3 spaces per 1,000 sq. ft. Urban Center and Transit Contexts: 1 space per 1,000 sq. ft.
Bus line yard and repair facility	1 space per 1,000 sq. ft., plus 1 space per commercial fleet vehicle		No Minimum	No Maximum
Impound lot				

Limousine service				
Taxicab facility				
Tire distribution retail/wholesale				
Adult Entertainment Establishments				
Sexually oriented business	3 spaces per 1,000 sq. ft.	1 space per 1,000 sq. ft.	No Minimum	All Contexts: 5 spaces per 1,0000 sq. ft.
<p>Table Notes:</p> <p>A. Facilities that are (a) occupied by persons who's right to live together is protected by the federal Fair Housing Act, and that (b) occupy a building originally constructed for another residential use shall have the same parking requirements as the residential use for which the building was constructed.</p> <p>B. Parking requirements to be determined by the transportation director based on considerations of factors such as estimated facility use, vehicle traffic to the facility, transit use to the facility, potential traffic congestion, and likelihood of overflow parking in surrounding neighborhoods.</p>				

DU= dwelling unit sq. ft.= square feet					
Land Use	Minimum Parking Requirement				Maximum Parking Allowed
	General Context	Neighborhood Center Context	Urban Center Context	Transit Context	
	All zoning districts not listed in another context area	RB, SNB, CB, CN, R-MU-35,R-MU - 45, SR-3, FB-UN1, FB-SE, SSSC Overlay	D-2, MU, TSA-T, CSHBD1, CSHBD2	D-1, D-3, D-4, G-MU, TSA-C, UI, FB-UN2, FB-MU11, FB-SC, R-MU, MU-8	
TRANSPORTATION USES					
Airport	Determined by Airport Authority				No Maximum
Heliport					

Bus line station/terminal	No Minimum			Urban Center and Transit Contexts: 2 spaces per 1,000 sq. ft.
Intermodal transit passenger hub				
Railroad, passenger station				
Transportation terminal, including bus, rail and trucking				Neighborhood Center and General Contexts: 1 space per 150 average daily passenger boardings
Railroad, repair shop	1 space per 1,000 sq. ft., plus 1 space per fleet vehicle generally stored on-site	No Minimum		
Truck freight terminal				No Maximum
Railroad, freight terminal facility	No Minimum			
INDUSTRIAL USES				
Manufacturing and Processing				
Artisan food production	1 space per 1000 sq. ft. of production area, plus 2 spaces per 1,000 sq. ft. of office/retail	0.5 spaces per 1,000 sq. ft. of production area, plus 1.5 spaces per 1,000 sq. ft. of office/retail	No Minimum	Transit and Urban Center Contexts: 1 space per 1,000 sq. ft. of production area, plus 2 spaces per 1,000 sq. ft. of office/retail
Bakery, commercial				Neighborhood Center and General Contexts: 2 spaces per 1,000 sq. ft. of production area, plus 3 spaces per 1,000 sq. ft. of office/retail

Automobile salvage and recycling (outdoor)	1 space per 1,000 sq. ft. of office	No Minimum	No Maximum
Processing center (outdoor)			
Automobile salvage and recycling (indoor)			
Blacksmith shop			
Bottling plant			
Brewery/Small Brewery			
Chemical manufacturing and/or storage			
Commercial food preparation			
Distillery			
Drop forge industry			
Explosive manufacturing and storage			
Food processing			
Heavy manufacturing			
Incinerator, medical waste/hazardous waste			
Industrial assembly			
Jewelry fabrication			
Laundry, commercial	1 space per 1,000 sq. ft.	No Minimum	No Maximum
Light manufacturing			
Manufacturing and processing, food			
Paint manufacturing			
Printing plant			
Processing center (indoor)			

Recycling			
Sign painting/fabrication			
Studio, motion picture			
Welding shop			
Winery			
Woodworking mill			
Collection station			
Concrete and/or asphalt manufacturing			
Extractive industry			
Refinery, petroleum products			
Storage and Warehousing			
Air cargo terminals and package delivery facility	No minimum		No maximum
Building materials distribution			
Flammable liquids or gases, heating fuel distribution and storage	No minimum	No minimum	No maximum
Package delivery facility			
Warehouse			
Warehouse, accessory to retail and wholesale business (maximum 5,000 square foot floor plate)			
Wholesale distribution			

Storage, self	2 spaces per 1,000 sq. ft. of office area, plus 1 space per 30 storage units	2 spaces per 1,000 sq. ft. of office		All Contexts: 1 space for every 15 storage units
Contractor’s yard/office	2 spaces per 1,000 sq. ft. of office area			All Contexts: 3 spaces per 1,000 sq. ft. of office area
Rock, sand and gravel storage and distribution	No Minimum			No Maximum
Storage (outdoor)				
Storage and display (outdoor)				
Storage, public (outdoor)				
PUBLIC AND SEMI-PUBLIC UTILITY USES				
Utility: Building or structure	No Minimum			No Maximum
Antenna, communication tower				
Antenna, communication tower, exceeding the maximum building height in the zone				
Large wind energy system				
Solar array				
Utility: Electric generation facility				
Utility Sewage treatment plant				
Utility: Solid waste transfer station				

Utility: Transmission wire, line, pipe or pole				
Wireless telecommunications facility				
ACCESSORY USES				
Accessory Dwelling Unit	See Section 21A.40.200: Accessory Dwelling Units			
Accessory guest and servant's quarter	1 space per DU	No Minimum	All Contexts: 4 spaces per DU	
Living quarter for caretaker or security guard				
Retail, sales and service accessory use when located within a principal building	2 spaces per 1,000 sq. ft.	1 space per 1,000 sq. ft.	No Minimum	No Maximum
Retail, sales and service accessory use when located within a principal building and operated primarily for the convenience of employees	No Minimum			Transit and Urban Center Contexts: 2 spaces per 1,000 sq. ft.
				Neighborhood Center Context: 3 spaces per 1,000 sq. ft.
				General Context: 4 spaces per 1,000 sq. ft.
Warehouse, accessory				No Maximum
Accessory use, except those that are otherwise specifically regulated elsewhere in this title				
Heliport, accessory				

Reverse vending machine		
Storage, accessory (outdoor)		
TEMPORARY USES		
Mobile food business (operation in public right-of-way)	No minimum, unless required by temporary use permit or as determined by the Zoning Administrator	No Maximum
Mobile food business (operation on private property)		
Mobile food court		
Vending cart, private property		
Vending cart, public property		
Farm stand, seasonal		
Table Notes:		
A. Facilities that are (a) occupied by persons who’s right to live together is protected by the federal Fair Housing Act, and that (b) occupy a building originally constructed for another residential use shall have the same parking requirements as the residential use for which the building was constructed.		
B. Parking requirements to be determined by the transportation director based on considerations of factors such as estimated facility use, vehicle traffic to the facility, transit use to the facility, potential traffic congestion, and likelihood of overflow parking in surrounding neighborhoods.		

SECTION 12. Amending the text of *Salt Lake City Code* Table 21A.44.040-C. That Table 21A.44.040-C of the *Salt Lake City Code* (Off Street Parking, Mobility and Loading: Required Off Street Parking: Minimum Bicycle Parking Requirements) shall be, and hereby is amended to read and appear as follows:

TABLE 21A.44.040-C: MINIMUM BICYCLE PARKING REQUIREMENTS*: (Calculation of Bicycle Parking Spaces to be Provided per Residential Unit or Based on Usable Floor Area)				
Use	General Context	Neighborhood Center Context	Urban Center Context	Transit Context
	All zoning districts not listed in another context area	RB, SNB, CB, CN, R-MU-35, R-MU-45, SR-3, FB-UN1, FB-SE, SSSC Overlay	D-2, MU, TSA-T, CSHBD1, CSHBD2	D-1, D-3, D-4, G-MU, TSA-C, UI, FB-UN2, FB-MU11, FB-SC, R-MU, MU-8
Residential Uses	1 per 5 units	1 per 4 units	1 per 3 units	1 per 2 units
Public, Institutional, and Civic Uses	1 per 10,000 sq. ft.	1 per 5,000 sq. ft.	1 per 5,000 sq. ft.	1 per 3,000 sq. ft.
Commercial Uses	1 per 10,000 sq. ft.	1 per 5,000 sq. ft.	1 per 4,000 sq. ft.	1 per 2,000 sq. ft.
Industrial Uses	1 per 15,000 sq. ft.	1 per 8,000 sq. ft.	1 per 5,000 sq. ft.	1 per 3,000 sq. ft.
*For all uses: In determining the minimum number of bicycle parking spaces required, fractional spaces are rounded to the nearest whole number, with one-half counted as an additional space				

SECTION 13. Amending the text of *Salt Lake City Code* Table 21A.44.060-A. That Table 21A.44.060-A of the *Salt Lake City Code* (Off Street Parking, Mobility and Loading: Parking Location And Design: Parking Location And Setback Requirements) shall be, and hereby is amended to read and appear 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				
Residential (FR Districts, RB, RMF, RO)				
FR	N Parking in driveways that comply with all applicable city standards is exempt from this restriction.		6 ft.	0 ft.
R-1, R-2, SR-1, SR-2			0 ft.	
RMF-30	N		0 ft.; or 10 ft. when abutting any 1-2 family residential district	
RMF-35, RMF-45, RMF-75, RO			0 ft.; or 10 ft. when abutting any 1-2 family residential district. Limited to 1 side yard except for single-family attached lots.	
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			0 ft.; or 15 ft. when abutting any residential district	
CG	N. See also Subsection 21A.26.070 .I		0 ft.; or 15 ft. when abutting any residential district	
M-1	15 ft.		0 ft.; or 50 ft. when abutting any residential district	
M-2				
Special Purpose Districts				
A	0 ft.		0 ft.	
AG, AG-2, AG-5, AG-20	N			
BP			8 ft.; or 30 ft. when abutting any residential district	
EI	10 ft.	30 ft.	30 ft.	20 ft.
FP	20 ft.		6 ft.	0 ft.

I		0 ft.; or 15 ft. when abutting any residential district	
MH		0 ft.	
OS	30 ft.	10 ft.	
PL		0 ft.; or 10 ft. when abutting any residential district	
PL-2	20 ft.		
RP	30 ft.	8 ft.; or 30 ft. when abutting any residential district	
NEIGHBORHOOD CENTER CONTEXT			
CB, CN, SNB	N	0 ft.; or 7 ft. when abutting any 1-2 family residential district	
R-MU-35, R- MU-45	Surface Parking: N Parking Structures: 45' or located behind principal building	Limited to 1 side yard, 0 ft.; or 10 ft. when abutting any 1-2 family residential district	0 ft.; or 10 ft. when abutting any 1-2 family residential district
RB, SR-3, FB-UN1, FB-SE	N	0 ft.	
URBAN CENTER CONTEXT			
CSHBD1	N	0 ft.; or 7 ft. when abutting any residential district	
CSHBD2		0 ft.; or 7 ft. when abutting any 1-2 family residential district	
D-2	Surface Parking: N Surface parking must be located behind the principal structure and comply with other requirements of Subsection 21A.30.010 .F Parking Structures: N	0 ft.	
MU	Surface Parking: 25 ft. or located behind principal structure Parking Structures: 45 ft. or located behind principal structure	0 ft.; limited to 1 side yard	0 ft.
TSA-T	See Subsection 21A.44.060.B.2	0 ft.	
TRANSIT CONTEXT			
D-1	See Subsection 21A.44.060.B.1		
D-3			
D-4	See Subsection 21A.44.060 .B.1, 21A.30.010 .F and 21A.31.010 .H	0 ft.	
G-MU			

FB-UN2, FB- MU11, FB-SC	N		
MU-8			
TSA-C			
	See Subsection 21A.44.060.B.2		
R-MU	Surface Parking: 30 ft. Parking Structures: 45 ft. or located behind principal structure	0 ft.; or 10 ft. when abutting any 1-2 family residential district Surface parking at least 30 ft. from front lot line	0 ft.; or 10 ft. when abutting any 1-2 family residential district
UI	0 ft; Hospitals: 30 ft.	0 ft.; or 15 ft. when abutting any 1-2 family residential district; Hospitals: 10 ft.	0 ft.; or 15 ft. when abutting any 1-2 family residential district; Hospitals: 10 ft.

SECTION 14. Amending the text of *Salt Lake City Code* Table 21A.44.080-A. That Table 21A.44.080-A of the *Salt Lake City Code* (Off Street Parking, Mobility and Loading: Drive-Through Facilities and Vehicle Stacking Areas) shall be, and hereby is amended to read and appear as follows:

TABLE 21A.44.080-A: REQUIRED VEHICLE STACKING SPACES:				
Use	General Context	Neighborhood Center Context	Urban Center Context	Transit Context
	All zoning districts not listed in another context area	RB, SNB, CB, CN, R-MU-35, R-MU-45, SR-3, FB-UNI, FB-SE, SSSC Overlay	D-2, MU, TSA-T, CSHBD1, CSHBD2	D-J, D-3, D-4, G-MU, TSA-C, UI, FB-UN2, FB-MU11, FB-SC, R-MU, MU-8
Car Wash, Self-Service	3 spaces per bay or stall		2 spaces per bay or stall	
Car Wash, Automated	4 spaces per lane or stall		3 spaces per lane or stall	
Food and Beverage Service Uses	5 spaces per service lane		4 spaces per service lane	
Other Uses	3 spaces per service lane		3 spaces per service lane	

SECTION 15. 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: _____.

APPROVED AS TO FORM
Salt Lake City Attorney's Office

Date: February 19, 2024

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

Ordinance adopting FB-MU8 (final)v2

2. PROJECT CHRONOLOGY



PROJECT CHRONOLOGY

- Petition:** PLNPCM2023-00169
- 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.
- Mar. 22, 2023* Petition PLNPCM2023-00169 assigned to Brooke Olson, Principal Planner.
- Apr. 2023* An informational webpage was posted to the Planning Division's website. This webpage provides additional information regarding the City's proposal, frequently asked questions, next steps in the Planning process, and the project contact information.
- Apr. – Jun. 2023* Zoning map and text amendment proposal was refined and finalized.
- Jun. 2, 2023* Property owners and residents within 300 feet of the development were provided early notification of the proposal. The Ballpark, Central 9th, Liberty Wells, and Central City Community Councils were sent the 45-day required notice for recognized community organizations.
- Jul. 13, 2023* Planning Staff presented the proposal at the joint Ballpark and Central 9th Community Council meeting to solicit feedback on the proposal and answer questions.
- Jul. – Sept. 2023* Significant modifications were made to the proposal in response to public input received.
- Sept. 7, 2023* Planning Staff presented the proposal modifications at a Ballpark Community Council meeting to solicit feedback on the modified proposal.
- Sept. 8, 2023* Property owners and residents within 300 feet of the development were provided early notification of the proposal modifications. The Ballpark, Central 9th, Liberty Wells, and Central City Community Councils were sent a 45-day notice for the proposal modifications.
- Oct. 11, 2023* Staff presented the petition at a Planning Commission work session meeting to gather feedback, identify key issues, and answer questions in anticipation of a future public hearing.
- Oct. 13, 2023* Notice of the Planning Commission public hearing is sent to property owners and occupants within 300 ft of the subject properties. Notice of the Planning Commission public hearing property signs are also posted in the project boundary.
- Oct. 16, 2023* Planning Staff held a public engagement event to inform the public and solicit feedback on the proposal and answer questions.

ERIN MENDENHALL
Mayor



**DEPARTMENT of COMMUNITY
and NEIGHBORHOODS**

Blake Thomas
Director

- Oct. 25, 2023* The Planning Commission held a public hearing for the petition and voted to recommend the City Council adopt the proposed zoning map and zoning text amendments.
- Nov. 21, 2023* Draft ordinances requested from the City Attorney's Office.
- Nov. 29, 2023* The Planning Commission ratifies the minutes for their meeting on October 25, 2023.
- Jan. 29, 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 Petitions **PLNPCM2023-00169**– Mayor Erin Mendenhall initiated this petition to implement the recommendations in the Ballpark Station Area Plan, and rezone properties identified within four future land use areas specified in the plan including the Heart of the Neighborhood, Main Street Area, State Street Area, and the Jefferson Park Mixed Use Area. The proposal consists of the following amendments:

A: Zoning Map Amendments: The proposed zoning map amendments are intended to establish zoning districts that align with the goals, policies, future land use recommendations, and community vision established in the plan.

B: Zoning Text Amendments: The City is proposing zoning text amendments to establish a new zone, MU-8, Form Based, Mixed Use 8 Zoning District. The City is proposing associated zoning map amendments to implement the proposed MU-8 zone in the Ballpark Station area, within a portion of the Heart of the Neighborhood, Main Street and State Street Areas.

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.slc.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@slcgov.com. 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@slcgov.com. The application details can be accessed at <https://citizenportal.slcgov.com/>, by selecting the “Planning” tab and entering the petition number PLNPCM2023-00169.

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@slcgov.com, (801)535-7600, or relay service 711.

4. PETITION INITATION 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.

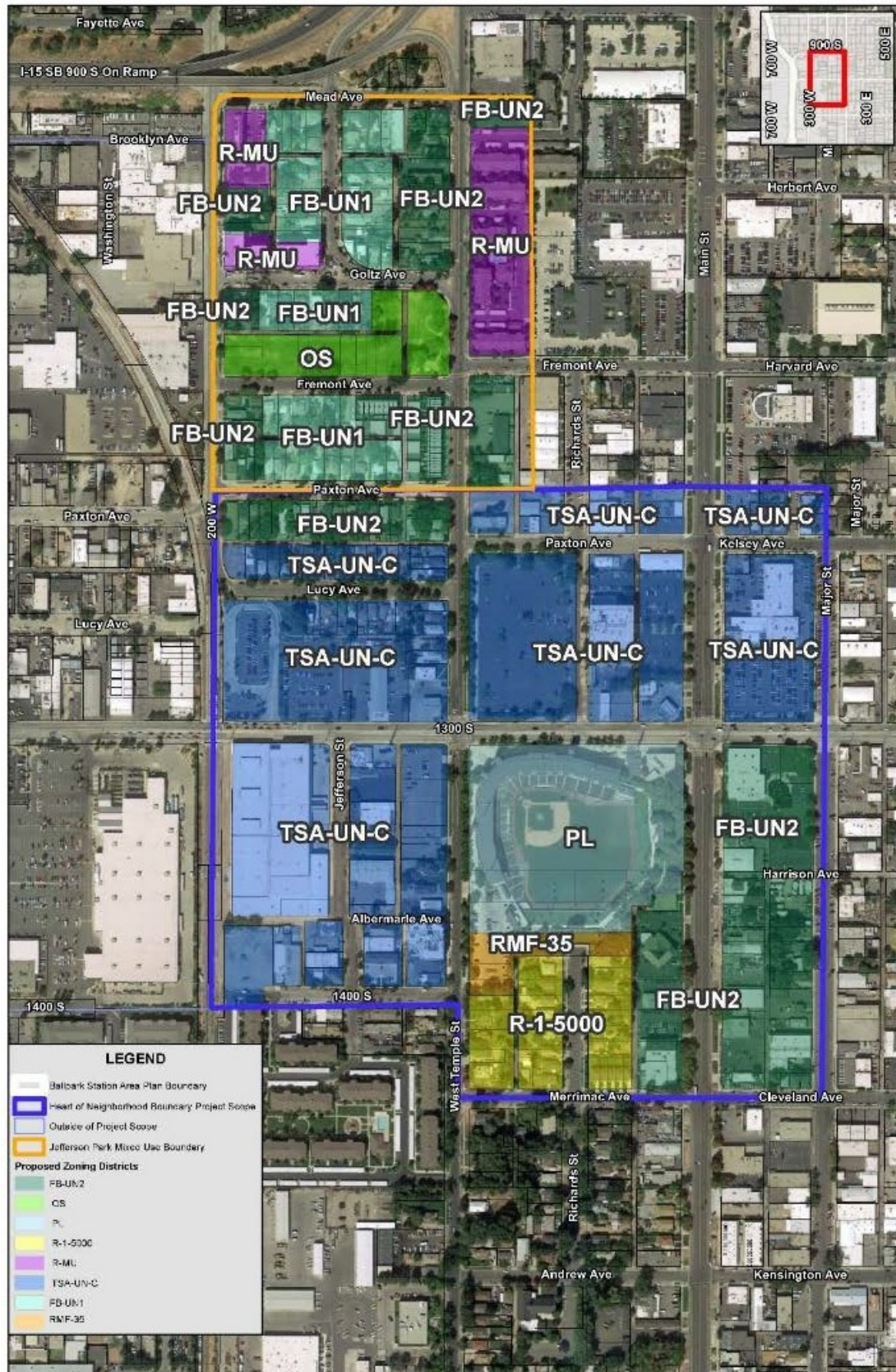
One of the key implementation steps identified in the plan is updating the zoning to establish a framework for future growth. The Planning Division is recommending that the zoning changes be broken into two phases:

- Phase 1: Zoning changes for the "Heart of the Neighborhood" which is focused on the vicinity of 1300 South 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



0 90 180 360 540
-----Feet **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: 
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.
2023-03-02 - 4:59:36 PM GMT

5. BALLPARK NEXT DRAFT GUIDING PRINCIPLES

The following draft Ballpark NEXT vision and Guiding Principles will provide direction for decision-making throughout the development process. Each of the Guiding Principles include possible strategies to implement the concept. The strategies are intended to provide guidance and spur creativity, not limit options. Together, the Guiding Principles work to achieve the vision for an iconic, activated space. The vision and Guiding Principles will be incorporated into next steps of the development planning process and will play an important role in determining what takes place at the Ballpark site.

The vision and Guiding Principles apply to the two city-owned parcels – Smith's Ballpark and the parking lot to the north. These 13.5 acres have been the focus of the Community Visioning Process and are referred to as the Ballpark NEXT Site.

The Guiding Principles are based on input from the public process that kicked off in early 2023 and will continue throughout the process.

Ballpark NEXT Vision Statement

The future Ballpark Site is an iconic, exciting destination for the neighborhood, city, and region. It is a catalyst for the transformation of our neighborhood, attracting people and development that uplifts and celebrates the area and its residents.

Guiding Principles

Neighborhood Safety and Activation/Safety in Every Stride

Goal: welcoming; visible; secure; pedestrian-first approach; enliven the heart of the neighborhood; year-round activation

Possible Strategies: design streets and public spaces with clear sightlines, effective lighting, and CPTED principles; prioritize walkability and pedestrian friendly circulation; designate community gathering spaces and event areas; activate ground floors with a mix of uses to create diverse and active spaces throughout the site

Connectivity/Interwoven

Goal: connected; established; interactive; discovery

Possible Strategies: incorporate material and textures of the adjacent residential neighborhood; provide clarity of entry and sense of arrival and procession; design massing and wayfinding that supports movement throughout the space; periphery is connected to neighborhood sidewalks, bikeways, roads, and transit; emphasize connections between the two parcels across 1300 S

Natural Geography/Be Green

Goal: unique and historic natural features

Possible Strategies: incorporate design around green spaces and mature trees; incorporate natural view corridors to Wasatch Mountain Range; acknowledge natural history of area and explore options to incorporate or reinstate natural elements

Wellness/Culture of Health

Goal: promote a culture of proactive physical health and wellbeing

Possible Strategies: attract health focused retail and dining; incorporate areas for physical activity and social cohesion in public spaces or parks; incorporate areas for programming of physical activities; incorporate design that ensure accessibility for all abilities; integrate greenspace that helps to alleviate urban heat island

Community-Centered/A Space for Every Face

Goal: support daily needs of residents; fosters community interaction and involvement

Strategies: incorporate uses that serve the community and foster community collaboration and participation; encourage a mix of local businesses and non-profit organizations; provide spaces for local cultural expression

Acknowledge the Past/ Honor the Neighborhood's History

Goal: future visitors understand the history of the site and the neighborhood

Strategies: Explore adaptive reuse of primary structure or preservation of distinct design elements.; Incorporate the history of the ballfield and neighborhood on the site

**6. PUBLIC COMMENT RECEIVED AFTER THE PLANNING
COMMISSION STAFF REPORT WAS PUBLISHED**

October 25, 2023

Hello Planning Commissioners,

My name is Amy J. Hawkins, and I serve as Chair of the Ballpark Community Council. Thank you for your attention this evening during a lengthily virtual meeting. My additional thanks are plentiful and at the end of this comment. We only have three out of five Ballpark Community Council board positions filled as we come up to an election next week, so I hesitate to say that these comments are the official position of the board. However, they are informed by extensive public engagement sessions with the Ballpark Community Council.

My remarks tonight are fundamental: we understand that fixed rail goes through our neighborhood. We hope to capitalize on the opportunities it provides for economic development, best practices in urban planning, and the ability for folks to live in what's almost a "15-minute neighborhood", without displacing our committed residents and businesses, allowing folks the opportunity to age in place, without sacrificing affordability or community safety. These desires sound completely reasonable to residents and yet aren't an easy ask in one of the most rapidly developing neighborhoods in one of the most actively growing metropolitan areas in the United States.

Residents are concerned about plans to add substantial housing density when 1) we are already short on public land and spaces to recreate to support residents' health, and 2) we're concerned about plans for rezoning that eliminate setbacks. I know some view setbacks as a way to make housing unnecessarily more expensive, but in a community that already has serious disparities in our neighborhood's urban tree canopy, in health outcomes, and a demonstrable heat island effect, removing setbacks removes our remaining opportunities to grow our urban tree canopy and protect our future residents. Planning Commissioners, please view setbacks through the lens of what needs to happen to prevent our heat island effect from becoming worse in a neighborhood that is still hurting from the effects of redlining and the "People's Freeway"—Interstate 15, the 9th South offramp, and State Street, that powerfully disconnect us from our neighbors.

We realize that the guiding principles for the Ballpark NEXT project may direct future planners to meet some of these concerns, but since that project is now completely disconnected from this Ballpark rezone proposal, we can't build in those expectations for the Ballpark space when the committee may choose to go in a completely different direction.

Over and over, I heard from fellow residents that we want to avoid recreating the problems of 400 South in this new MU-8 zone in Ballpark. Do these new MU-8 ground floor activation requirements do enough to avoid the problems of 400 South? Are there special considerations to preserve the little mature tree canopy that we have?

It is important to highlight that this plan proposes re-zoning a public school site from PL to MU-8. This is only obliquely referenced in your 145-page Staff Report a few times. Horizonte Instruction and Training Center is an alternative public high school in the Salt Lake City School District located at 1234 S. Main Street. Horizonte works with community organizations, including Catholic Community

Services' refugee resettlement program and the Odyssey House, to reach students from diverse backgrounds, and enrolls both high school-aged students and continuing education adults. In 2019, about 85% of the 217 12th grade students were low income, and those students collectively spoke more than a dozen languages.

Horizonte is the only public school within our neighborhood boundaries. Maybe we could have emphasized this more during the Ballpark Station Area Plan meetings, which I was a part of, but during COVID and meeting over Zoom, we may not have thought to give this the emphasis that we should have. Community Council participation tends to select for people who experience the kind of privilege such that we might not have been taught at schools like Horizonte. Prior to the pandemic, Elizabeth, my neighbor across the street who grew up in Mexico and who learned English as a second language, was earning her GED at Horizonte.

Does it serve the interests of equity and investing in human capital in the Ballpark neighborhood to rezone Horizonte? Does it serve the interests of economic development? I don't know, but given the wider discussion about closing public elementary schools in Salt Lake City, it's concerning that this isn't part of the staff report and tonight's discussion. Please discuss why we should consider rezoning this property.

This is a huge project with big implications for the Ballpark neighborhood. I attended my first informal Ballpark Station Area Plan meeting with Christine Richman and Annaka Egan and others from GSBS Consulting to brainstorm about building the committee in November 2020. That means the Ballpark Community Council, along with and private and Planning Division partners, have been engaging on variations on this topic for three years, in spite of the pandemic. I applaud my community for showing up, online, on comment boards, on post-its, and then in person, even though we have been dealt what feels like a very significant blow of the Salt Lake Bees announcing that they are leaving our neighborhood.

I also want to state our strong appreciation for how much the Planning Division, particularly Brooke Olson, John Anderson, and Nick Norris, have been willing to work with the Ballpark neighborhood and the Community Council in the past several months, working with us as we negotiated trying to find a new in-person meeting place—Thank you, Salt Lake Community College, for opening your doors to us—as we have been simultaneously juggling the engagement calendar of the engagement for this rezone, the Ballpark NEXT engagement plan, and the engagement for the 300 West Corridor and Central Pointe Station area plan. Not only did they and Nick Norris's formidable e-bike show up for our in person meetings and our outdoor engagement event at Jefferson Park last week, but they heard our feedback and created a new form of zoning, MU-8, replacing the proposed TSA zoning. I'm grateful for the granular discussions they've had about Lucy and Paxton Avenue, activation requirements for ground floor use, and our concerns about greenspace. Their passion for community engagement is clear, and they have gone the extra mile to be collaborators with the community in this project.

Sincerely,

Amy J. Hawkins

Olson, Brooke

From: Olson, Brooke
Sent: Tuesday, December 5, 2023 3:43 PM
To: Ciara C
Subject: RE: (EXTERNAL) Ballpark rezone
Attachments: Tables4.pdf

Hi Ciara,

Thank you so much for reaching out with your questions and comments. Your comments will be provided to the City Council prior to the public hearing. I'm not sure how familiar you are with the proposal but the City's proposal is available on the project webpage: <https://www.slc.gov/planning/2023/04/14/ballparkplan-rezones/>. The Planning Commission held a public hearing for the City's Ballpark Station Area rezone proposal on October 25th, 2023, and recommended the City Council adopt the proposal. The proposal is currently in the process of being transmitted to the City Council Office. Once transmitted, the City Council will hold a briefing and a public hearing for the proposal and make a final decision.

To provide you with some brief background information, the City is proposing to rezone properties along Main Street and Major Street, 200 W, and West Temple to FB-UN2, Form Based Urban Neighborhood 2. The City's rezone recommendations are based on land use, design, building height, and density recommendations specified in the Ballpark Station Area plan: http://www.slcdocs.com/Planning/Master%20Plans/Central%20Community/22-10-27_Ballpark.pdf

The majority of these areas proposed to be rezoned to FB-UN2 are currently zoned CC, Community Commercial and RMF-35, Multifamily Residential.

The existing zoning CC and RMF-35 regulations lack design standards, a mix of pedestrian oriented uses, and higher density allowance identified in the master plan. The plan calls for a moderate density mixed use development and buildings up to 4-7 stories in height, in the Main Street and State Street areas between 1300 S and Merrimac/Cleavland Avenue, as well as the Jefferson Park mixed use area along 200 W and West Temple. The proposed zoning changes are intended to establish a zoning framework which meets the master plan vision to create quality pedestrian oriented development that provides higher density housing, neighborhood amenities, and activates the neighborhood.

The FB-UN 2 zone is a form based mixed use district which allows a mix of residential, office, institutional, community, open space, commercial, and retail service uses.

The purpose of the FB-UN2 zone states the zone "Generally includes buildings up to four stories in height, with taller buildings located on street corner parcels, which may contain a single use or a mix of commercial, office, and residential uses. Development regulations are based on building type, with the overall scale, form, and orientation of buildings as the primary focus."

The standards of the FB-UN2 zone are based on specific building forms established in the zone including:

- Cottage Development
- Row House
- Multifamily Residential/ Storefront/Vertical Mixed Use (Other)

The FB-UN2 zoning regulations were recently changed to address several livability concerns identified in the zoning regulations including the lack of setback requirements and open space requirements as you mentioned. The code changes were recently adopted by the City Council earlier this year. The changes increased the design standards, open space design standards, and required landscape yards for specific building forms and uses. The new regulations are intended to create pedestrian oriented developments and mitigate impacts associated with higher density through a

variety of architectural design standards and additional setback requirements. Open space design standards have been added to ensure the open spaces on site consist of living vegetation and are usable by all occupants of a property.

I've attached a summary of the current FB-UN2 development regulations, which list some of the general requirements of the zone. The development standards of the FB-UN2 zone can be found at this link:

https://codelibrary.amlegal.com/codes/saltlakecityut/latest/saltlakecity_ut/0-0-0-65370#JD_21A.27.050

Thank you again for reaching out and please let me know if you have any further questions.

BROOKE OLSON | (She/Her/Hers)
Principal Planner

PLANNING DIVISION | SALT LAKE CITY CORPORATION

Office: (801) 535-7118

Email: Brooke.olson@slcgov.com

WWW.SLC.GOV/PLANNING WWW.SLC.GOV

Disclaimer: The Planning Division strives to give the best customer service possible and to respond to questions as accurately as possible based upon the information provided. However, answers given at the counter and/or prior to application are not binding and they are not a substitute for formal Final Action, which may only occur in response to a complete application to the Planning Division. Those relying on verbal input or preliminary written feedback do so at their own risk and do not vest any property with development rights.

-----Original Message-----

From: Ciara C <[REDACTED]>
Sent: Monday, December 4, 2023 12:39 PM
To: Olson, Brooke <brooke.olson@slcgov.com>
Subject: (EXTERNAL) Ballpark rezone

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Dear Brook,

I understand the comment period time for the Ballpark rezone has ended however I have simple question. This is not meant with anger or sarcasm but why is much of the rezone going to be FBUN 2? From what I understand that zone is extremely beneficial to the developer without much of a benefit to the neighborhood. Two examples are that the developer gets to build higher and without a setback. This seems like a negative to an area with many single family homes with the least amount of greenspace compared to any other area in the city.

I truly want to know what the upside is.

Thanks
Ciara

Sent from my iPhone

Olson, Brooke

From: Charles Button <[REDACTED]>
Sent: Monday, October 30, 2023 2:32 PM
To: Olson, Brooke
Subject: (EXTERNAL) New Tag Comment

Follow Up Flag: Follow up
Flag Status: Completed

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Hello Brooke,

Here is a new comment after attending planning commission for ballpark.

As a homeowner on Jefferson street-I welcome the new zoning classification passed through the planning commission for the Ballpark proposal. I'm against TAGs amendments to change that new zoning to large scale RMU. Even TAG has made statements they want to align with ballpark plan but now sound like they just want to change for their purposes not the community/Ballpark Proposal. Planning Commission Berry and others almost voted against Ballpark plan due to wanted to remove 3 RMU zones near Jefferson street.

Please deny TAGs two proposals.

Thank you!

Chuck B
Jefferson Street Homeowner.

Sent from my iPhone

7. MAILING LIST

OWN_FULL_NAME	OWN_ADDR	own_unit	OWN_CITY	OWN_STATE	OWN_ZIP
WWC91 HOLDINGS LLC	PO BOX 847		SPANISH FORK	UT	84660
951 WASHINGTON LLC	3037 E LOUISE AVE		MILLCREEK	UT	84109
LEE, CHRISTOPHER	955 S WASHINGTON ST		SALT LAKE CITY	UT	84101
WILCOX, STEFANIE	1589 W CHATEAU CIR		ST GEORGE	UT	84770
WOLFSON WEST OLD KENTAPARTMENTS LIMITED PART	1475 E SIGSBEE AVE		SALT LAKE CITY	UT	84103
PITTSBURGH HOUSE LOFTSLIMITED PARTNERSHIP	1475 E SIGSBEE AVE		SALT LAKE CITY	UT	84103
9TH STREET CENTER LLC	1175 E 1850 S		BOUNTIFUL	UT	84010
DAVIS, TRAVIS	967 S WASHINGTON ST		SALT LAKE CITY	UT	84101
244 FAYETTE, LLC	3170 BANNOCK DR		PROVO	UT	84604
PROVOST, TIFFANIE	351 W 400 S		SALT LAKE CITY	UT	84101
HERNANDEZ, JOSE R & ROSALBA R; JT	1213 S ONTARIO DR		SALT LAKE CITY	UT	84104
CAPITOL CENTER PROPERTIES, LLC	1475 E SIGSBEE AVE		SALT LAKE CITY	UT	84103
FENTON & ELAINE BATES FAM TRET AL	6816 S ANDERSON WY		WEST JORDAN	UT	84084
SILVER ANTLER, LLC	1717 S REDWOOD RD		board	UT	84104
UTAH TRANSIT AUTHORITY	669 WEST 200 SOUTH		SALT LAKE CITY board	UT	84101
WASATCH LIMITED COMPANY	926 S JEFFERSON ST		board	UT	84101
965 CENTRAL LC	70 NORTH MAIN #106		BOUNTIFUL	UT	84010
SALT LAKE CITY CORPORATION	PO BOX 145460		SALT LAKE CITY	UT	84114
PRICE 959 SOUTH, LLC	230 E SOUTHTEMPLE ST		SALT LAKE CITY	UT	84111
FACADE, LLC	64 W FAYETTE AVE		SALT LAKE CITY	UT	84101
LAKE LIMITED	987 S WESTTEMPLE ST		SALT LAKE CITY	UT	84101
JG PROPERTY MANAGEMENT, LC	1141 N OAK FOREST RD		SALT LAKE CITY	UT	84103
STRONG DESIGN, LLC	979 S STATE ST		SALT LAKE CITY	UT	84111
AND JUSTICE FOR ALL	205 W 400 N		SALT LAKE CITY	UT	84103
DKL PROPERTIES, LLC	560 E SOUTHTEMPLE ST		SALT LAKE CITY	UT	84102
AMAZING GRACE, LC	503 E TENTH AVE		SALT LAKE CITY	UT	84103
WEST BROOKLYN, LLC	1141 N OAK FOREST RD		SALT LAKE CITY	UT	84103
REALTY INCOME PROPERTIES 5,LLC	11995 EL CAMINO REAL		SAN DIEGO	CA	92130
TWO HUNDRED WEST, LLC	720 N REXFORD DR		BEVERLY HILLS	CA	90210
JOHNSON, LISA; TR(EZE FAM REV TRUST)	1102 S 200 W		SALT LAKE CITY	UT	84101
JOHNSON, LISA; TR(EZEF REV TRUST)	1112 S 200 W		SALT LAKE CITY	UT	84101
MARATHON PROPERTY MANAGEMENT,LLC	3731 W SOUTHJORDAN PKWY		SOUTH JORDAN	UT	84009
LONG, JIMMIE E	1049 S 200 W		SALT LAKE CITY	UT	84101
HILDEBRAND, DANIELLE; JTLONARDO, MARCUS A; JT	160 E FORT UNION BLVD		MIDVALE	UT	84047
ROBERTS, KATHLEEN M	175 W MEAD AVE		SALT LAKE CITY	UT	84101
MYLECRAINE, DAN E	171 W MEAD AVE		SALT LAKE CITY	UT	84101
SS CAPITAL, LLC	35 E 100 S		SALT LAKE CITY	UT	84111
ELK RIDGE MANAGEMENT, LLC	526 E REDONDO AVE		SALT LAKE CITY	UT	84105
GILES, KRISTIE	1022 S JEFFERSON ST		SALT LAKE CITY	UT	84101
PASIC, AMRA	1032 S JEFFERSON ST		SALT LAKE CITY	UT	84101
TAG HOLDINGS, LLC	1036 S JEFFERSON ST		SALT LAKE CITY	UT	84101
BUTTON, CHARLES E	1052 S JEFFERSON ST		SALT LAKE CITY	UT	84101
CABRERA, LERNICE	1056 S JEFFERSON ST		SALT LAKE CITY	UT	84101
THORPE, JAMIE L	1058 S JEFFERSON ST		SALT LAKE CITY	UT	84101
TENFIFTEEN PARTNERS, LLC	3045 E LOUISE AVE		SALT LAKE CITY	UT	84109
DE ANZA-C9 LP	960 N SAN ANTONIO RD		LOS ALTOS	CA	94022
CAUSEY, KATHRYN A	923 LONGLEAF DR		NORTH SALT LAKE	UT	84054
JOHNSON BROTHERS INVESTMENTS,LLC	126 W MEAD AVE		SALT LAKE CITY	UT	84101
MATINKHAH, AKBAR	2618 E SKYLINE DR		SALT LAKE CITY	UT	84108
CARNEGIE HOLDINGS LLC	4019 S OLYMPIC WY		HOLLADAY	UT	84124
R AND J PROPERTIES ANDINVESTMENTS LLC	5288 S COMMERCE DR #B-150		MURRAY	UT	84107
INTERMOUNTAIN LAND COMPANY LLC	5288 S COMMERCE DR #B-150		MURRAY	UT	84107
KETCH, GREGORY C	655 E 100 N		ALPINE	UT	84004
GONZALEZ B, RUBEN A & LOPEZ V, TIMOTEO S; JT	1035 S JEFFERSON ST		SALT LAKE CITY	UT	84101
BAILEY, GREG R; TRET AL	639 MOUNTAIN VIEW CIR		NORTH SALT LAKE	UT	84054
MIDGLEY, DAVID P	1051 S JEFFERSON ST		SALT LAKE CITY	UT	84101
FLAGER, DOUGLAS; JTWRIGHT, MARCUS; JT	134 W GOLTZ AVE		SALT LAKE CITY	UT	84101
ALLEN, CARLETON J	128 W GOLTZ AVE		SALT LAKE CITY	UT	84101
CONNELLY, CARL	2263 E HIGH MOUNTAIN DR		SANDY	UT	84092
KOMAROV, VADIM D; JTLAMB, CHRISTOPHER E; JT	1002-1006 S WESTTEMPLE ST		SALT LAKE CITY	UT	84101
LAM, RACHELLE	1008 S WESTTEMPLE ST		SALT LAKE CITY	UT	84101
BROWN, RICHARD E	1010 S WESTTEMPLE ST		SALT LAKE CITY	UT	84101
400 EAST/WT APARTMENTS, LLC	11589 S SUMMERFIELD CIR		SANDY	UT	84092

ADAMS, STEVEN C	1042 S WESTTEMPLE ST	SALT LAKE CITY	UT	84101
BEMIS, DAVID M	8479 S 1380 E	SANDY	UT	84093
HERNANDEZ, JOSEPH L	1047 S JEFFERSON ST	SALT LAKE CITY	UT	84101
TAG HOLDINGS, LLC	2223 S HIGHLAND DR	SALT LAKE CITY	UT	84106
BURT, ANDREW; JTBURT, CYNTHIA; JT	133 W MEAD AVE	SALT LAKE CITY	UT	84101
SIERRA, ISMAEL G & OJEDA, JESUS J; JT	1001 S JEFFERSON ST	SALT LAKE CITY	UT	84101
MANO, DARIN M	1058 S WESTTEMPLE ST	SALT LAKE CITY	UT	84101
MANO, DARIN; JTRANDALL, KEVIN; JT	1064 S WESTTEMPLE ST	SALT LAKE CITY	UT	84101
CURRENT OCCUPANT	13818 S VESTRY RD	DRAPER	UT	84020
CURRENT OCCUPANT	1697 N FORT LN	LAYTON	UT	84041
CURRENT OCCUPANT	440 W 900 S	SALT LAKE CITY	UT	84101
FLORES, GUADALUPE	1091 S 200 W	SALT LAKE CITY	UT	84101
SALT LAKE CITY	1530 S WESTTEMPLE ST	SALT LAKE CITY	UT	84115
PEREZ, TERESA & CARDENAS, PASCUAL; JT	1121 S 200 W	SALT LAKE CITY	UT	84101
HUNT, LARISSA M	167 W GOLTZ AVE	SALT LAKE CITY	UT	84101
SOMEWHERE OTR, LLC	PO BOX 9874	SALT LAKE CITY	UT	84109
TAYLOR, JAMES C & JESSICA M; JT	3556 S 5600 W #1-533	WEST VALLEY	UT	84120
GOWON, JOB G	145-147 W GOLTZ AVE	SALT LAKE CITY	UT	84101
ANDERSON, LEE	137 W GOLTZ AVE	SALT LAKE CITY	UT	84101
TAG SLC, LLC	PO BOX 520697	SALT LAKE CITY	UT	84152
SALT LAKE CITY CORP	PO BOX 145460	SALT LAKE CITY	UT	84114
TAG SLC, LLC	1089 S 200 W	SALT LAKE CITY	UT	84101
DOHENY-VIDOVICH PARTNERS	960 N SAN ANTONIO RD	LOS ALTOS	CA	94022
CARDENAS, PASCUAL & PEREZ, MARIA T; JT	1121 S 200 W	SALT LAKE CITY	UT	84101
PEREZ, PEDRO CARDENAS	1127 S 200 W	SALT LAKE CITY	UT	84101
LARSON, JESSICA	1131 S 200 W	SALT LAKE CITY	UT	84101
THREE BIRDS, LLC	169 W FREMONT AVE	SALT LAKE CITY	UT	84101
TINOCO, ESTEBAN R. & SOPHIE R.	4628 W 4695 S	WEST VALLEY	UT	84120
KATHLEEN LOIS COCHRAN REV TR COCHRAN, KATHLEEN	347 N CENTER ST	SALT LAKE CITY	UT	84103
COCHRAN, KATHLEEN L; TR	347 N CENTER ST	SALT LAKE CITY	UT	84103
GARZARELLI, DAN O	950 HARBOR AVE	HENDERSON	NV	89002
BUSTAMANTE, JUAN R & RAMIREZ, GRISELDA A; JT	139 W FREMONT AVE	SALT LAKE CITY	UT	84101
HART, NATHAN	2359 E 3225 S	MILLCREEK	UT	84109
GARCIA, LEO PAUL	182 W PAXTON AVE	SALT LAKE CITY	UT	84101
CASS, JEREMY; JTCASS, SARA; JT	178 W PAXTON AVE	SALT LAKE CITY	UT	84101
FINLINSON, MITCHELL T	172 W PAXTON AVE	SALT LAKE CITY	UT	84101
BRUNELLE, BRIANA	170 W PAXTON AVE	SALT LAKE CITY	UT	84101
ORLANDINI, KIM; JT ET AL	5951 W JUNIPER ACRES CT	WEST VALLEY	UT	84128
TUMINEZ, JESSA; JTLONARDO, ANDRE; JT	162 W PAXTON AVE	SALT LAKE CITY	UT	84101
MARQUIS, TANGUY	156 W PAXTON AVE	SALT LAKE CITY	UT	84101
HADLEY, PATRICK L; JTMAYBURY, KAREN; JT	152 W PAXTON AVE	SALT LAKE CITY	UT	84101
EK REAL ESTATE FUND I, LLC	111 W 33RD ST	NEW YORK	NY	10120
SHAPIRO, ALLIE R	1420 PEERLESS PL APT 123	LOS ANGELES	CA	90035
DALE WINETEER TRET AL	132 W PAXTON AVE	SALT LAKE CITY	UT	84101
COATES FAMILY INVESTING, LLC SERIES 2	PO BOX 526344	SALT LAKE CITY	UT	84152
KANE, JOHN A; JTKANE, CAROLINE O; JT	122 W PAXTON AVE	SALT LAKE CITY	UT	84101
VALLEY MENTAL HEALTH INC	PO BOX 572070	MURRAY	UT	84157
STATE OF UT, DIV OF FACILITIES CONSTRUCTION & MAN	450 N STATE OFFICE BLDG	SALT LAKE CITY	UT	84114
HOUSING AUTHORITY OF SALT LAKE CITY	1776 S WESTTEMPLE ST	SALT LAKE CITY	UT	84115
STATE OF UTAH	450 N STATE ST #4110	SALT LAKE CITY	UT	84114
10TH AND MAIN, LLC	1000 S MAIN ST #104	SALT LAKE CITY	UT	84101
LAKE LIMITED	8350 S VIA RIVIERA WY	COTTONWOOD HTS	UT	84093
HOUSING AUTHORITY OF SALT LAKE CITY	1776 S WESTTEMPLE ST	SALT LAKE CITY	UT	84115
STRONG DESIGN LLC	979 S STATE ST	SALT LAKE CITY	UT	84111
N C CARRIDO INC	1085 N NOCTURNE DR	SALT LAKE CITY	UT	84116
COLLABORATIVE 1135 GP, LLC	1135 S WESTTEMPLE ST	SALT LAKE CITY	UT	84101
WILLIAMSON, CARY A ET AL	9938 S TULIP DR	WHITE CITY	UT	84094
D & P PROPERTY INVESTMENTS LLC	10032 ROBIN OAKS DR	LAS VEGAS	NV	89117
SCHNEIDER, PROPERTIES, LLC	1207 S MAIN ST	SALT LAKE CITY	UT	84111
35 WEST FREMONT AVENUE, LLC	1799 S WASATCH DR	SALT LAKE CITY	UT	84108
31 WEST FREMONT AVENUE LLC	805 E EIGHTEENTH AVE	SALT LAKE CITY	UT	84103
25 FREMONT AVENUE, LLC	805 E EIGHTEENTH AVE	SALT LAKE CITY	UT	84103
21 WEST FREMONT AVENUE, LLC	805 E EIGHTEENTH AVE	SALT LAKE CITY	UT	84103
1127 RICHARDS STREET, LLC	805 E EIGHTEENTH AVE	SALT LAKE CITY	UT	84103

1133 RICHARDS STREET, LLC	805 E EIGHTEENTH AVE		SALT LAKE CITY	UT	84103
1139 RICHARDS STREET, LLC	805 E EIGHTEENTH AVE		SALT LAKE CITY	UT	84103
ACTION MOBILE REPAIRS, INC	1145 S RICHARDS ST		SALT LAKE CITY	UT	84101
E7 PARTNERS, LLC	949 S DENVER ST		SALT LAKE CITY	UT	84111
BLOCKYARD, LLC	1159-1161 S RICHARDS ST		SALT LAKE CITY	UT	84101
KCTH PROPERTY LLC	1165 S RICHARDS ST		SALT LAKE CITY	UT	84101
JAVA PROPERTIES, LLC	PO BOX 71899		SALT LAKE CITY	UT	84171
RIC-ROB LC	1130 S MAIN ST		SALT LAKE CITY	UT	84101
GS INVESTMENT, LLC	1160 S MAIN ST		SALT LAKE CITY	UT	84101
BROWN, EILEEN G; JTBROWN, MICHAEL J; JT	1148 S WESTTEMPLE ST		SALT LAKE CITY	UT	84101
CUTTING, WILLIAM M III; JTET AL	1146 S WESTTEMPLE ST		SALT LAKE CITY	UT	84101
WILLSON, SHEILA	1144 S WESTTEMPLE ST		SALT LAKE CITY	UT	84101
JG ROWHAUS, LLC	4035 W 58TH PLACE		LOS ANGELES	CA	90043
DAVID WULF & AARON NELSONLIVING TRUST	2845 S IMPERIAL ST		SALT LAKE CITY	UT	84106
BENTLEY, ABBEY; JTABERMAN, MICHAEL; JT	1138 S WESTTEMPLE ST		SALT LAKE CITY	UT	84101
MICMAHON, JULIE R	1136 S WESTTEMPLE ST		SALT LAKE CITY	UT	84101
MERICAL, LISA	1134 S WESTTEMPLE ST		SALT LAKE CITY	UT	84101
TROP, DENNIS A	1132 S WESTTEMPLE ST		SALT LAKE CITY	UT	84101
URRY, SLOAN	1130 S WESTTEMPLE ST		SALT LAKE CITY	UT	84101
MCKEON, KATHLEEN	1128 S WESTTEMPLE ST		SALT LAKE CITY	UT	84101
NELSON, JENIFER F	1126 S WESTTEMPLE ST #112		SALT LAKE CITY	UT	84101
QUINN, PATRICK & HAMILTON, ERIN; JT	1124 S WESTTEMPLE ST		SALT LAKE CITY	UT	84101
MORTENSEN-MAHYERA LIV TRET AL	1122 S WESTTEMPLE ST		SALT LAKE CITY	UT	84101
ARNWINE, CAITLIN; JTARNWINE, MATTHEW; JT	1120 S WESTTEMPLE ST		SALT LAKE CITY	UT	84101
THOMAS, LEAH	353 E 1500 N		OREM	UT	84057
ROWHAUS CONDOMINIUMSHOMEOWNERS ASSOCIATI	262 E 3900 S #200		MURRAY	UT	84107
SOERSON, SCOTT	121 W FREMONT AVE #17		SALT LAKE CITY	UT	84101
OCAMPO, KRISHEILA	123 W FREMONT AVE		SALT LAKE CITY	UT	84101
GONZOL, DARREN & MLEYNEK, TARA; JT	125 W FREMONT AVE #119		SALT LAKE CITY	UT	84101
WALKER, JESSE C & HOFELING, MARK; JT	127 W FREMONT AVE #120		SALT LAKE CITY	UT	84101
PASKETT, NATHAN T; JTWHITE, ADAM T; JT	129 W FREMONT AVE		SALT LAKE CITY	UT	84101
MASTAIN, HENRY S	131 W FREMONT AVE #122		SALT LAKE CITY	UT	84101
MCBRIDE, MARCUS	133 W FREMONT AVE		SALT LAKE CITY	UT	84701
FINLINSON, WHITNEY M	135 W FREMONT AVE		SALT LAKE CITY	UT	84101
ROWHAUS CONDOMINIUMSHOWMEOWNERS ASSOCIA	262 E 3900 S #200		MURRAY	UT	84107
PARKSIDE CONDOS, LLC	1944 E QUARTZRIDGE DR		SANDY	UT	84092
PARKSIDE CONDOS, LLC	1944 E QUARTZRIDGE DR		SANDY	UT	84092
PARKSIDE CONDOMINIUMHOMEWONERS ASSOCIATION	7931 BLAZE TRAIL CT		ORANGEVALE	CA	95662
PAXTON PLACE, LLC	77 DRY CANYON DR		LINDON	UT	84042
M-SHOT HOLDINGS, LLC	6629 TROUT CREEK CT		PARK CITY	UT	84098
HALVERSON, JOHN L	235 W PAXTON AVE		SALT LAKE CITY	UT	84101
SPOTTY DOG ENTERPRISES LLC	809 E THIRD AVE		SALT LAKE CITY	UT	84103
TUCKER TOWING, LLC	1145 S RICHARDS ST		SALT LAKE CITY	UT	84101
HALVERSON, MARY E; JTHALVERSON, STEPHEN J; JT	1471 E TUMBLEWEED WY		DRAPER	UT	84020
ASCEND PROPERTIES, LLC	235 W PAXTON AVE		SALT LAKE CITY	UT	84101
I LOVE LUCY AVE, LLC	600 E GILBERT DR		TEMPE	AZ	85281
D D MANAGEMENT, LLC	13775 S KENNINGTON CT		DRAPER	UT	84020
COLONY B LLC	196 W GOLF COURSE RD		LOGAN	UT	84341
LOWE'S HIW INC	PO BOX 1000		MOORESVILLE	NC	28115
JACOBS, RYAN C	230 W 1300 S	#8	SALT LAKE CITY	UT	84115
ZACHARIAS, NATHAN	230 W 1300 S	#9	SALT LAKE CITY	UT	84115
HENDERSON, ELENA K; JTHENDERSON, MICHAEL S; JT	230 W 1300 S	#10	SALT LAKE CITY	UT	84115
MAGARACI, ISABEL	230 W 1300 S #11		SALT LAKE CITY	UT	84115
MYRICK, TREVOR	230 W 1300 S	#12	SALT LAKE CITY	UT	84115
NEWBERRY, ARIA; JTPASSEY, NICHOLAS C; JT	230 E 1300 S		SALT LAKE CITY	UT	84115
ANDREA B MITTON LIV TRMITTON, ANDREA B; TR	230 W 1300 S	#14	SALT LAKE CITY	UT	84115
CW THE LUCY, LLC	1222 W LEGACY CROSSING BL		CENTERVILLE	UT	84014
PUPAIBOOL, JAKRAPUN	942 W LOTUS BROOK DR		SOUTH SALT LAKE	UT	84119
MORGAN STEWART INVESTMENTS, LLC	230 W 1300 S	#2	SALT LAKE CITY	UT	84115
ROBINSON, JASON R	7438 S DAN DR		WEST JORDAN	UT	84084
ERICKSEN, CHELSEA	230 W 1300 S	#4	SALT LAKE CITY	UT	84115
HIGGINS, MICHAEL G	230 W 1300 S	#5	SALT LAKE CITY	UT	84115
URWIN, JEREMY	8143 COURTYARD LOOP		PARK CITY	UT	84098
RICHARDS, CODY	230 W 1300 S	#7	SALT LAKE CITY	UT	84115

LING, MENG C	230 W 1300 S	#29	SALT LAKE CITY	UT	84115
CROSSBOW PROPERTIES LLC	8143 COURTYARD LOOP		PARK CITY	UT	84098
GOTHBERG, SPENCER	230 W 1300 S	#31	SALT LAKE CITY	UT	84115
BANKS, KRISTINA R	230 W 1300 S	#32	SALT LAKE CITY	UT	84115
SQUIRES, BROOKE	230 W 1300 S	#33	SALT LAKE CITY	UT	84115
FITZGERALD, MARISSA V	230 W 1300 S	#34	SALT LAKE CITY	UT	84115
SIDDEEK, HANI	230 W 1300 S	#35	SALT LAKE CITY	UT	84115
KUSHNER, JOSHUA	230 W 1300 S	#22	SALT LAKE CITY	UT	84115
MCLEOD, SUSAN; JTMCLEOD, CHRISTOPHER; JT	230 W 1300 S	#23	SALT LAKE CITY	UT	84115
MATTHEWS, SHAUN	230 W 1300 S	#24	SALT LAKE CITY	UT	84115
PAN, JANE Y; JTTAN, HAI B; JT	741 E 600 N		ROOSEVELT	UT	84066
LAPP, ROBERT ANDREW	230 W 1300 S	#26	SALT LAKE CITY	UT	84115
SMITH, GABRIELLA L	230 W 1300 S	#27	SALT LAKE CITY	UT	84115
SASICH, MICHAEL J	230 W 1300 S	#28	SALT LAKE CITY	UT	84115
PETERSEN, LANDONPETERSEN, JAXON	230 W 1300 S	#15	SALT LAKE CITY	UT	84115
DEWOLF FAM TRDEWOLF, JANICE B; TR	1250 S NEVADA AVE		PROVO	UT	84606
HANSEN, JINKY GATUTEO JTHANSEN, TYLER STEVEN JT	230 W 1300 S	#17	SALT LAKE CITY	UT	84115
WONG, DENISE	230 W 1300 S	#18	SALT LAKE CITY	UT	84115
CHERNENKO, ALLA JTVAN HUELE, YANNICK JT	230 W 1300 S	#19	SALT LAKE CITY	UT	84115
ROTTER, ERIN; JTSANDERS, SAMUEL; JT	230 W 1300 S	#20	SALT LAKE CITY	UT	84115
BUSHNELL, DAVID W; JTBROCKSCHMIDT, VERONICA L; J	230 W 1300 S	#21	SALT LAKE CITY	UT	84115
LUCY HOMEOWNERS ASSOCIATION	1222 W LEGACY CROSSING BL		CENTERVILLE	UT	84014
ELLEFSSEN, GIANNI	3010 S RICHMOND ST		SALT LAKE CITY	UT	84106
WARD, CLINT Z	179 W PAXTON AVE		SALT LAKE CITY	UT	84101
WHITLOCK, CAMERON T	175 W PAXTON AVE		SALT LAKE CITY	UT	84101
GARLICK, SANDRA L	170 W PAXTON AVE		SALT LAKE CITY	UT	84101
KETCH, GREGORY C & KAREN A; JT	655 E 100 N		ALPINE	UT	84004
URBAN SENSE, LLC	10962 S MANITOU WY		SOUTH JORDAN	UT	84009
DOWLER ENTERPRISES LLC	1112 N 1100 W		FARMINGTON	UT	84025
DICKSON, KYLE	141 W PAXTON AVE		SALT LAKE CITY	UT	84101
GREENE, CHARLES A	137 W PAXTON AVE		SALT LAKE CITY	UT	84101
HALL, KIM C	133 W PAXTON AVE		SALT LAKE CITY	UT	84101
JALALPOUR, JALEE	4121 WEBSTER ST		OAKLAND	CA	94609
KREMER, JORDAN	125 W PAXTON AVE		SALT LAKE CITY	UT	84101
HUGHES, DON R	121 W PAXTON AVE		SALT LAKE CITY	UT	84101
TUIFUA, SIAOSI K & TUPOU F; JT	178 W LUCY AVE		SALT LAKE CITY	UT	84101
TUIFUA, SIAOSI K & TUPOU F & SULIETI; TC	178 W LUCY AVE		SALT LAKE CITY	UT	84101
GOODRICH, BENJAMIN P	174 W LUCY AVE		SALT LAKE CITY	UT	84101
LEMASTER PROPERTIES, LLC	8084 S 1700 E		SANDY	UT	84093
HILDEBRAND, DANIELLE	1055 S 200 W		SALT LAKE CITY	UT	84101
LUND, JENNY E & CHRISTIANSEN, KEVIN; JT	160 W LUCY AVE		SALT LAKE CITY	UT	84101
GASS, PATRICK R	156 W LUCY AVE		SALT LAKE CITY	UT	84101
KING, LARRY E, JR	150 W LUCY AVE		SALT LAKE CITY	UT	84101
MILLS, DEXTER M; JTOVESON, JESSICA; JT	146 W LUCY AVE		SALT LAKE CITY	UT	84101
ENGLAND, GEORGE M	211 E TRUMAN AVE		SOUTH SALT LAKE	UT	84115
ELLIS, JODY R; JTELLIS, RONALD W; JT	130 W LUCY AVE		SALT LAKE CITY	UT	84101
DEMILLE, JANIE A	132 W LUCY AVE		SALT LAKE CITY	UT	84101
ARIAS, JOSE G	140 W LUCY AVE		SALT LAKE CITY	UT	84101
COBIAN, ANA D S	3683 S RIVER HORSE RD		WEST VALLEY	UT	84119
VIDAL, ARYS Q JR	122 W LUCY AVE		SALT LAKE CITY	UT	84101
WOOD, JAMES V	118 W LUCY AVE		SALT LAKE CITY	UT	84101
WOO, DAVID	2826 E DIMPLE DELL RD		SANDY	UT	84092
YBARRA, PETER E	1174 S WESTTEMPLE ST		SALT LAKE CITY	UT	84101
YBARRA, PATRICIA; SURVET AL	1178 S WESTTEMPLE ST		SALT LAKE CITY	UT	84101
1182 WEST TEMPLE, LLC	805 E EIGHTEENTH AVE		SALT LAKE CITY	UT	84103
HUGHES, LAUREN	1188 S WESTTEMPLE ST		SALT LAKE CITY	UT	84101
WRIGHT, ANTHONY P; JTWRIGHT, MERRICK C; JT	1192 S WESTTEMPLE ST		SALT LAKE CITY	UT	84101
URBAN SENSE LLC	10962 S MANITOU WY		SOUTH JORDAN	UT	84009
KIM, SU H; JTBAE, JUNHYUK; JT	155 W LUCY AVE		SALT LAKE CITY	UT	84101
GARCIA, RUTH	125 W LUCY AVE		SALT LAKE CITY	UT	84101
TANAKA, MELISSA R; JTTANAKA, ROGER H JR; JT	121 W LUCY AVE		SALT LAKE CITY	UT	84101
ESMAY, RYAN K; JTCANENGUEZ, ANDREA M C; JT	119 W LUCY AVE		SALT LAKE CITY	UT	84101
SAGONA, JORDAN M	117 W LUCY AVE		SALT LAKE CITY	UT	84101
ZOBRIST, KARLY A	115 W LUCY AVE		SALT LAKE CITY	UT	84101

HERNANDEZ, POMPILO O	111 W LUCY AVE	SALT LAKE CITY	UT	84101
RAEMHILD, IAN	105 W LUCY AVE	SALT LAKE CITY	UT	84101
HALEY, MICHELE R	2967 E MORNINGSIDE DR	HOLLADAY	UT	84124
SCHEAR, ADAM G	1208 S WESTTEMPLE ST	SALT LAKE CITY	UT	84101
MERICA, CADE S; JTMERICA, STEVIE Z; JT	1212 S WESTTEMPLE ST	SALT LAKE CITY	UT	84101
KOCHERHANS, STEVEN	1216 S WESTTEMPLE ST	SALT LAKE CITY	UT	84101
URBAN INDIAN CENTER OF SALT LAKE	1220 S WESTTEMPLE ST	SALT LAKE CITY	UT	84101
INDIAN WALK-IN CENTER INC	120 W 1300 S	SALT LAKE CITY	UT	84115
SOUTHLAND CORP, THE	PO BOX 711	DALLAS	TX	75221
S L C CORPORATION	PO BOX 145460	SALT LAKE CITY	UT	84114
OIKOS 8 LLC	1185 S RICHARDS ST	SALT LAKE CITY	UT	84101
JENSEN, MARC R	1056 S 500 E	SALT LAKE CITY	UT	84105
SALT LAKE CITY BOARD OF EDUCATION	440 E 100 S	SALT LAKE CITY	UT	84111
BFR, LLC	907 E 250 S	BOUNTIFUL	UT	84010
BFR, LLC	185 S STATE ST #800	SALT LAKE CITY	UT	84111
1300 BALLPARK, LLC	1000 S MAIN ST	SALT LAKE CITY	UT	84101
VINA, SHERRY & ANTHONY D; JT	3751 S WASATCH BLVD	SALT LAKE CITY	UT	84109
BIJCO LLC	8704 S SUGARLOAF DR	COTTONWOOD HTS	UT	84093
RJL, LTD	1000 S MAIN ST	SALT LAKE CITY	UT	84101
JEFFERSON STREET LLC	PO BOX 571217	SALT LAKE CITY	UT	84157
LIBERTY BALLPARK OWNER, LLC	1349 S JEFFERSON ST	SALT LAKE CITY	UT	84115
SALT LAKE CITY CORP	301 W SOUTHTEMPLE ST	SALT LAKE CITY	UT	84101
CURRENT OCCUPANT	1000 S MAIN ST	SALT LAKE CITY UT	UT	84101
JUDD JONES REFRACTORY & ACID SPECIALTIES INC	2904 MILLCREEK CANYON RD	SALT LAKE CITY	UT	84109
JEFFERSON BALLPARK, LLC	1240 E 2100 S	SALT LAKE CITY	UT	84106
VILLAS AT 1400 SOUTHHOLDINGS, LP	595 S RIVERWOODS PKWY	LOGAN	UT	84321
RICK & MEG OSGUTHORPE REV LIVTRUST 02/05/2023;	E58 S TROUT LN	SALT LAKE CITY	UT	84108
SHELTER THE HOMELESS, INC	242 W PARAMOUNT AVE	SALT LAKE CITY	UT	84115
LIBERTY BALLPARK OWNER, LLC	6434 S 1650 E	SALT LAKE CITY	UT	84121
TABRIZ, SATTAR N	1429 E ROOSEVELT AVE	SALT LAKE CITY	UT	84105
RENPRO TWO, LLC	6434 S 1650 E	SALT LAKE CITY	UT	84121
HOME BASE APARTMENTS, LLC	3211 W STARLITE DR	WEST JORDAN	UT	84088
P STREET INVESTMENTS, LC	1328 E SECOND AVE	SALT LAKE CITY	UT	84103
SANDSTONE CAFE LLC	2182 E BALD EAGLE CT	DRAPER	UT	84020
FIREFIGHTERS CREDIT UNION	124 W 1400 S #101	SALT LAKE CITY	UT	84115
BALL PARK APARTMENTS, LP	1380 S WESTTEMPLE ST	SALT LAKE CITY	UT	84115
DEER RUN TIMBER, LLC	8919 S RED WILLOW CIR	SANDY	UT	84093
KNAPHUS, BRADLEY R	1410 S JEFFERSON ST	SALT LAKE CITY	UT	84115
CR TOWNEGATE COMMUNITIES, LLC	444 W BEECH ST	SAN DIEGO	CA	92101
RUECO, LLC; 41.46%TRADITION POINTE LLC; 58.54%	4267 SUMMERMEADOW DR	BOUNTIFUL	UT	84010
THOMAS, BRYSON	105-109 W 1400 S	SALT LAKE CITY	UT	84115
SALT LAKE CITY PUBLIC LIBRARY	3855 S 500 W	SOUTH SALT LAKE	UT	84115
JOHNSON, RONALD K	1416 S WESTTEMPLE ST	SALT LAKE CITY	UT	84115
RUECO, LLC TRADITION POINTE LLC	4267 SUMMERMEADOW DR	BOUNTIFUL	UT	84010
VICTORIA JOURDIN, LLC	38 S NORTHRIDGE WY	SANDY	UT	84092
YUCATAN LLC	540 E NORTHMONT WY	SALT LAKE CITY	UT	84103
OLIVER, ANGELA	1116 N SONATA ST	SALT LAKE CITY	UT	84116
CHIDAMBARAM, PRIYADHARSHINI	1421 S WESTTEMPLE ST	SALT LAKE CITY	UT	84115
WILLIAMS, MICHELLE L; JTWILLIAMS, ZACHARY R; JT	1429 S WESTTEMPLE ST	SALT LAKE CITY	UT	84115
SILVA, DANIEL S; JTSILVA, MCKENZIE T; JT	68 W MERRIMAC AVE	SALT LAKE CITY	UT	84115
MISAKA, MARY S	62 W MERRIMAC AVE	SALT LAKE CITY	UT	84115
BANKHEAD, STANLEY J	1388 S RICHARDS ST	SALT LAKE CITY	UT	84115
RABAGLIA, JOSEPH	1396 S RICHARDS ST	SALT LAKE CITY	UT	84115
LAWRENCE, ASHLEY & MAUSS, ANDREW; JT	1400 S RICHARDS ST	SALT LAKE CITY	UT	84115
GLADE, CHRISTOPHER L; ET AL	1404 S RICHARDS ST	SALT LAKE CITY	UT	84115
CASH, GARY L	3 S ALTAWOOD DR	SANDY	UT	84092
CARLSEN, ERIKA	1418 S RICHARDS ST	SALT LAKE CITY	UT	84115
DUNCOMBE, EARL D & RENAE; JT	4051 S 3200 W	WEST VALLEY	UT	84119
MERRIMAC RENTALS, LLC	4893 GLENHOLLOW CIR	OCEANSIDE	CA	92057
SALT LAKE CITY	PO BOX 145460	SALT LAKE CITY	UT	84114
SALT LAKE CITY	301 W SOUTHTEMPLE ST	SALT LAKE CITY	UT	84101
MUNICIPAL BUILDING AUTHORITY OF SLC	PO BOX 145460	SALT LAKE CITY	UT	84114
MUNICIPAL BUILDING AUTHORITY OF SLC	301 W SOUTHTEMPLE ST	SALT LAKE CITY	UT	84101
FAJARDO, HIRAM H; JTKINSLEY-HERNANDEZ, JESSICA; JT	1381 S RICHARDS ST	SALT LAKE CITY	UT	84115

TAPIA-GUZMAN, JULIO CESAR	7617 NE 1ST CT	MIAMI	FL	33138
MENZEL, JORDAN	1399 S RICHARDS ST	SALT LAKE CITY	UT	84115
EKEY, MADISON; JTMEDLER, JONATHAN; JT	1401 S RICHARDS ST	SALT LAKE CITY	UT	84115
DERBIDGE, CHRIS & ROSIELER; JT	1407 S RICHARDS ST	SALT LAKE CITY	UT	84115
MONOCHROMATIC LLC	553 E FOURTH AVE	SALT LAKE CITY	UT	84103
MERRIMAC PARTNERS, LLC	2174 S MAIN ST	SOUTH SALT LAKE	UT	84115
MERRIMAC PARTNERS, LLC	1430 S MAIN ST	SALT LAKE CITY	UT	84115
UTAH PRIDE CENTER	PO BOX 1078	SALT LAKE CITY	UT	84110
1360 S MAIN, LLC	1360 S MAIN ST	SALT LAKE CITY	UT	84115
OMAHONY, RYAN E	32 W MERRIMAC AVE	SALT LAKE CITY	UT	84115
ALLISON, JOHN B & TONI L; JT	30 W MERRIMAC AVE	SALT LAKE CITY	UT	84115
HOU, JIN HUA	286 E SNOWY RIVER CT	SOUTH SALT LAKE	UT	84115
WHALEY, BRIAN; JTHAWKINS, AMY; JT	26 W MERRIMAC AVE	SALT LAKE CITY	UT	84115
NELSON, RICHELLE L	24 W MERRIMAC AVE	SALT LAKE CITY	UT	84115
BBP INTERMOUNTAIN	1494 S WESTTEMPLE ST	SALT LAKE CITY	UT	84115
WOLF, THOMAS & KIMBERLY; JT	1478 S WESTTEMPLE ST	SALT LAKE CITY	UT	84115
HAYDEN, JAMES H & WEST, SCOTT E; JT	1488 S WESTTEMPLE ST	SALT LAKE CITY	UT	84115
CALL, LUCY	1500 S WESTTEMPLE ST	SALT LAKE CITY	UT	84115
CALL, LUCY	1502 S WESTTEMPLE ST	SALT LAKE CITY	UT	84115
DENISTON, SHAWN J; ET AL	1748 E MOUNTAIN VIEW DR	SALT LAKE CITY	UT	84106
HIGHCLIFF PROPERTYMANAGEMENT, LLC	PO BOX 526110	SALT LAKE CITY	UT	84152
GABBOTT, LEWIS	1469 S WESTTEMPLE ST	SALT LAKE CITY	UT	84115
MAY, MARLIN D	1475 S WESTTEMPLE ST	SALT LAKE CITY	UT	84115
LEBOUTILLIER, SHAWN T	1481 S WESTTEMPLE ST	SALT LAKE CITY	UT	84115
GOWEN, DONALD E; JTGOWEN, LAUREN V O; JT	1487 S WESTTEMPLE ST	SALT LAKE CITY	UT	84115
ANDERSON, ADAM & AMANDA; JT	246 E HAMPTON AVE	SALT LAKE CITY	UT	84111
RAMPTON, MARY A M; JTET AL	65 W MERRIMAC AVE	SALT LAKE CITY	UT	84115
FLETCHER LEE STUMPH TRSTUMPH, FLETCHER; TR	1454 S RICHARDS ST	SALT LAKE CITY	UT	84115
ATWOOD, KIMBERLY M & GIBSON, STEVEN D; TC	1460 S RICHARDS ST	SALT LAKE CITY	UT	84115
JENNINGS, PAT & THOMAS L; JT	1470 S RICHARDS ST	SALT LAKE CITY	UT	84115
ROWLAND, ANDREW C	1476 S RICHARDS ST	SALT LAKE CITY	UT	84115
TAYLOR, CLAYTON R; JTMecham, SHELBI E; JT	1482 S RICHARDS ST	SALT LAKE CITY	UT	84115
KETTLE CREEK PROPERTIES, LLC	13087 S 1300 W	RIVERTON	UT	84065
MIDDLETON, DORIS & SWARTZ, FLORENCE; JT	1494 S RICHARDS ST	SALT LAKE CITY	UT	84115
HIGGINSON, MONIQUE C; JTOBORN, CRAIG; JT	930 S 1100 E	SALT LAKE CITY	UT	84105
EQUITY TRUST COMPANY, ET AL	1 EQUITY WY	WESTLAKE	OH	44145
KUNGA, THUPTEN & DOLMA, PHURBU; JT	64 W ANDREW AVE	SALT LAKE CITY	UT	84115
TALLEY FAM LIV TRET AL	1964 E GYRFALCON DR	SANDY	UT	84092
RICHARDS0408 LLC	12786 S 600 E	DRAPER	UT	84020
TRAN DO REV TRTRAN, ANNA; TR	1859 W SIR JAMES DR	SALT LAKE CITY	UT	84116
BERGERA, JORDAN E; JTNINOWSKI, TIMOTHY J; JT	1455 S RICHARDS ST	SALT LAKE CITY	UT	84115
SCHULZ, JASON	1463 S RICHARDS ST	SALT LAKE CITY	UT	84115
SCHULZ, JASON	1475 S RICHARDS ST	SALT LAKE CITY	UT	84115
HYMAS, ANTHONY L; JTHYMAS, JULIE A; JT	1475 S RICHARDS ST	SALT LAKE CITY	UT	84115
GLASGOW, ROBERT E; JTGLASGOW, TIFFANY S; JT	1340 E SECOND AVE	SALT LAKE CITY	UT	84103
JENNINGS-HILL, TIMOTHY	1487 S RICHARDS ST	SALT LAKE CITY	UT	84115
YAMAGATA, MAKI	1491 S RICHARDS ST	SALT LAKE CITY	UT	84115
JOHNS, KEELAN	2320 S 2100 E	SALT LAKE CITY	UT	84109
GABBOTT'S ROW, LLC	650 S 500 W	SALT LAKE CITY	UT	84101
C Z PROPERTIES LLC	1476 S MAIN ST	SALT LAKE CITY	UT	84115
GARCIA, RASHELL C	1484 S MAIN ST	SALT LAKE CITY	UT	84115
UTAH OPEN LANDS CONSERVATIONASSOCIATION A NO	1488 S MAIN ST	SALT LAKE CITY	UT	84115
JEFF SANDSTROM LIV TRSANDSTROM, JEFF; TR	35 W LAYTON AVE	SALT LAKE CITY	UT	84115
FOUR HOLDINGS, INC	1530 S MAIN ST	SALT LAKE CITY	UT	84115
GARFF ENTERPROSES, INC	777 S WESTTEMPLE ST	SALT LAKE CITY	UT	84101
BROWN, BILL B, TR	3433 S WASATCH BLVD	SALT LAKE CITY	UT	84109
GARFF ENTERPRISES INC	64 E 900 S	SALT LAKE CITY	UT	84111
FOOD FORWARD HOLDINGS, LLC	439 E SEVENTH AVE	SALT LAKE CITY	UT	84103
HANSEN & HANSEN PROPERTIES LLC	5840 S HOLLADAY BLVD	HOLLADAY	UT	84121
GRANDEUR PROPERTIES LLC	858 S STATE ST	SALT LAKE CITY	UT	84111
GRANDEUR PROPERTIES LLC	858 S STATE ST #3	SALT LAKE CITY	UT	84111
SHELTER THE HOMELESS II LC	1415 S MAIN ST	SALT LAKE CITY	UT	84115
CITY CREEK HOSPITALITY, LLC, LLC	1009 S MAIN ST	SALT LAKE CITY	UT	84111
ANDERSON, THOMAS E	3178 E VISTA BONITA CIR	COTTONWOOD HTS	UT	84121

EVERGREENE CONSTRUCTION CO,LC	571 E 600 S	SALT LAKE CITY	UT	84102
CHEN'S INTERNATIONAL CORP	PO BOX 1385	SALT LAKE CITY	UT	84110
CHENS INTERNATIONAL CORP	PO BOX 1385	SALT LAKE CITY	UT	84110
DALE & LORILYN KINYON LIV TRET AL	1696 MUELLER PARK RD	BOUNTIFUL	UT	84010
RANDY TOPHAM PROPERTIES LLC	168 E YALE AVE	SALT LAKE CITY	UT	84111
UNIQUE PROPERTIES, LLC	1677 E BURNING OAK DR	DRAPER	UT	84020
CREATESPACE SLC, LLC	2605 JEFFERSON AVE	OGDEN	UT	84401
FRESH START PROPERTIES LLC	1807 E VINTAGE OAK LN	MURRAY	UT	84121
KENTUCKY BOURBON LLC	832 E CLAYBOURNE AVE	SALT LAKE CITY	UT	84106
CLARK, MARION B; TRSET AL	2500 E ARNETT DR	SALT LAKE CITY	UT	84109
GREEN BEINGS LLC	563 E 3785 S	SOUTH SALT LAKE	UT	84106
HODZIC, IRFAN &JASMINKA; JT	481 E 2700 S	SOUTH SALT LAKE	UT	84115
CLATTERBUCK, ALISON O	1055 S MAJOR ST	SALT LAKE CITY	UT	84111
EVEREAL-ESTATE 2, LLC	11711 S GROVES MEADOW CIR	SOUTH JORDAN	UT	84095
PHOENIX WEST ENTERPRISE, LLC	PO BOX 65694	SALT LAKE CITY	UT	84165
OH MAI DOWNTOWN, INC	1102 S STATE ST	SALT LAKE CITY	UT	84111
VASILIOU, GEORGE	1061 S MAJOR ST	SALT LAKE CITY	UT	84111
CALVARY BAPTIST CHURCHOF SALT LAKE CITY	1090 S STATE ST	SALT LAKE CITY	UT	84111
BECKSTRAND, DONALD S FAMILYLTD PARTNERSHIP	5727 S 675 E	MURRAY	UT	84107
ANDERSON, KATIE L	1144 S FOULGER ST	SALT LAKE CITY	UT	84111
GODFREY, THOMAS; JTPACKER, KIERA K; JT	1150 S FOULGER ST	SALT LAKE CITY	UT	84111
MAGAR, WILSON T	1154 S FOULGER ST	SALT LAKE CITY	UT	84111
JORDAN, LAWRENCE W, JR	1160 S FOULGER ST	SALT LAKE CITY	UT	84111
RAEDER, RACHEL M	9 E KELSEY AVE	SALT LAKE CITY	UT	84111
SMITH, SEAN E; JTMARQUEZ, T'KEYA; JT	17 E KELSEY AVE	SALT LAKE CITY	UT	84111
VINA, SHERRY & RHETT B; JT	3751 S WASATCH BLVD	SALT LAKE CITY	UT	84109
DSPTOO, LLC	1111 S MAIN ST	SALT LAKE CITY	UT	84111
KUANG FAMILY INVESTMENTS, LLC	1623 W MORNING VIEW WY	LEHI	UT	84043
BROUSE, DONALD &SHARON; JT	1136 S STATE ST	SALT LAKE CITY	UT	84111
LEDO ENTERPRISES	PO BOX 9167	SPRINGFIELD	MO	65801
60E LLC	2840 E JENNIE LN	HOLLADAY	UT	84117
DYNASTY CONDOMINIUMOWNERS ASSOCIATION	1623 W MORNING VIEW WAY	LEHI	UT	84043
PEREZ, INMER	1029 S 800 W	SALT LAKE CITY	UT	84104
VALINO, GABINO F &ROBIN L; JT	1149 S FOULGER ST	SALT LAKE CITY	UT	84111
CASTRO, MCDGAR G	1155 S FOULGER ST	SALT LAKE CITY	UT	84111
CORONODO, CLAUDIA	1167 S FOULGER ST	SALT LAKE CITY	UT	84111
MARTINEZ, MARIO A	1535 S BRAVA ST	SALT LAKE CITY	UT	84104
GRANT, TERI	1156 S MAJOR ST	SALT LAKE CITY	UT	84115
WILDING, THOMAS V	1162 S MAJOR ST	SALT LAKE CITY	UT	84115
WALSTER, JOHN D; TR(JDWFT)	PO BOX 65122	SALT LAKE CITY	UT	84165
KOTTWITZ, CASSINDA N	37 E KELSEY AVE	SALT LAKE CITY	UT	84111
GHIMIRE, BISHNU	41 E KELSEY AVE	SALT LAKE CITY	UT	84111
45 EAST KELSEY, LLC	1373 E SKYLINE DR	BOUNTIFUL	UT	84010
SCHNEIDER PROPERTIES LLC	1207 S MAIN ST	SALT LAKE CITY	UT	84111
HUXFORD, TYLER; JTZUNIGA, YESENIA; JT	50 E KELSEY AVE	SALT LAKE CITY	UT	84111
MOORE, RYAN C; JTWILKINSON, OLIVIA E; JT	58 E KELSEY AVE	SALT LAKE CITY	UT	84111
1700 INVESTMENTS, LLC	1190 S STATE ST	SALT LAKE CITY	UT	84111
NATE WADE INVESTMENTCOMPANY	1421 S AMBASSADOR WY	SALT LAKE CITY	UT	84108
BING KONG TONG INC	PO BOX 735	SALT LAKE CITY	UT	84110
1213 MAJOR STREET LLC	1539 E MEADOWMOOR RD	HOLLADAY	UT	84117
1200 STATE PROPERTY LLC	1418 E MICHIGAN AVE	SALT LAKE CITY	UT	84105
BING KONG TONG, INC	PO BOX 735	SALT LAKE CITY	UT	84110
GPKP, LLC	1220 S STATE ST	SALT LAKE CITY	UT	84111
LANDEN PROPERTIES LLC	13 E WANDERWOOD WY	SANDY	UT	84092
FREE WESLEYAN CHURCH OFTONGA IN UTAH	57 E 1300 S	SALT LAKE CITY	UT	84115
DAGNEY GROUP LLC THE	9424 S 300 W	SANDY	UT	84070
THE DAGNEY GROUP, LLC	9424 S 300 W	SANDY	UT	84070
BMP II VENTURES, L.L.C.	1343 S MAIN ST	SALT LAKE CITY	UT	84115
BMP VENTURES LLC	569 N 300 W	SALT LAKE CITY	UT	84103
NATE WADE INVESTMENT	1421 S AMBASSADOR WY	SALT LAKE CITY	UT	84108
LOCKHART, DORINA C	1398 N 640 W	WEST BOUNTIFUL	UT	84087
NATE WADE INVESTMENT CO	1421 S AMBASSADOR WY	SALT LAKE CITY	UT	84108
BIG CHEEZ PROPERTY MANAGEMENTLLC	1345 S MAJOR ST	SALT LAKE CITY	UT	84115
BROTHERS & SON RETAIL LLC	1302 S STATE ST	SALT LAKE CITY	UT	84115

1324 SOUTH STATE, LLC	PO BOX 31356		TAMPA	FL	33631
VU, HAI T T	569 N 300 W		SALT LAKE CITY	UT	84103
AXIOM PROPERTIES III, LLC	351 W 400 S		SALT LAKE CITY	UT	84101
SCHILLING, BRUCE C; TR	917 E MILLCREEK WY		SALT LAKE CITY	UT	84106
KIM, JOONG Y & JONG I; JT	3880 E THOUSAND OAKS CIR		SALT LAKE CITY	UT	84124
KIM, JOONG Y & JONG I; JT	3880 E THOUSAND OAKS CIR		MILLCREEK	UT	84124
KIM, JOONG Y & JONG I; JT	3880 E THOUSAND OAKS CIR		SALT LAKE CITY	UT	84124
KIM, JOONG Y & JONG I; JT	3880 E THOUSAND OAKS CIR		MILLCREEK	UT	84124
DEVARGAS, MARVINE M; TR	3774 S 400 E		SOUTH SALT LAKE	UT	84115
1405 MAIN, LLC	2014 E 900 S		SALT LAKE CITY	UT	84108
FAMILY HOUSING SOLUTIONS, LLC	1415 S MAIN ST		SALT LAKE CITY	UT	84115
J & S AUTO SERVICE INC	1433 S MAIN ST		SALT LAKE CITY	UT	84115
THOMAS INVESTMENT HOLDINGS LLC	PO BOX 9948		SALT LAKE CITY	UT	84109
THOMAS INVESTMENT HOLDINGS, LLC	1163 E LAIRD AVE		SALT LAKE CITY	UT	84105
PEREZ ENTERPRISES, INC	2774 W 3500 S		WEST VALLEY	UT	84119
JOHNSON, JORDAN	23 E CLEVELAND AVE		SALT LAKE CITY	UT	84115
DALIPE, DEN M T; JTLAYDA, NATHALIE J C; JT	25 E CLEVELAND AVE		SALT LAKE CITY	UT	84115
WILKINS, HEATHER R	29 E CLEVELAND AVE		SALT LAKE CITY	UT	84115
LE, TRUC T	33 E CLEVELAND AVE		SALT LAKE CITY	UT	84115
SOR-LOKKEN, SNOWOWLWOLFESCHLEGELSTEINH	1392 S MAJOR ST		SALT LAKE CITY	UT	84115
HRM REAL ESTATE, LLC	5267 W SUN BLOOM CIR		HERRIMAN	UT	84096
CATALAN PROPERTIES LLC	215 S 400 E		SALT LAKE CITY	UT	84111
CATALAN PROPERTIES, L.L.C	1383 S MAJOR ST #E		SALT LAKE CITY	UT	84115
THOMAS, DANIEL	1389 S MAJOR ST		SALT LAKE CITY	UT	84115
SOUZA LAND LLC	2230 DOC HOLLIDAY DR		PARK CITY	UT	84060
FOUNDRY PROPERTIES LLC	722 S STATE ST		SALT LAKE CITY	UT	84111
WASATCH INN, LLC	1009 S MAIN ST		SALT LAKE CITY	UT	84111
1438 S PROPERTIES LLC	3424 S STATE ST #A		SOUTH SALT LAKE	UT	84115
GJACK ENTERPRISES LLC	59 E CLEVELAND AVE		SALT LAKE CITY	UT	84115
BIG WORLD PROPERTY LLC	8126 S HIDDEN SPRINGS CV		SANDY	UT	84094
CONDIE MAIN STREET HOLDINGS LC	4625 W 4100 S		WEST VALLEY	UT	84120
PSAMMOSLIN LLC	1725 S 1700 E		SALT LAKE CITY	UT	84108
BRIGHT BOLIDE LLC	976 E FOURTH AVE		SALT LAKE CITY	UT	84103
STATE OF UTAH DIV FACILITIES CONSTRUCTION & MGM	450 N STATE OFFICE #4110		SALT LAKE CITY	UT	84114
BEEHIVE STATE EMPLOYEES CREDIT UNION	40 NE LOOP 410 STE 607		SAN ANTONIO	TX	78216
UTAH STATE BUILDING OWNERSHIP AUTHORITY	450 N STATE ST #4110		SALT LAKE CITY	UT	84114
CENTRAL CHRISTIAN CHURCH	1725 S 1700 E		SALT LAKE CITY	UT	84108
MAJOR STREET BUILDING LC	4625 W 4100 S		WEST VALLEY	UT	84120
RASMUSSEN, L NEIL & SALLY A; TRS	7988 S STAUNING CV		COTTONWOOD HTS	UT	84121
WASATCH CHRISTIAN CHURCH	1085 N MAIN ST		BOUNTIFUL	UT	84010
BEN NELSON TRUST 12/14/2022 NELSON, BENNY E; TR	1481 S MAJOR ST		SALT LAKE CITY	UT	84115
WULFPAK PRODUCTIONS LLC	1483 S MAJOR ST		SALT LAKE CITY	UT	84115
1485 MAJOR STREET, LLC	110 MATTERHORN DR		PARK CITY	UT	84098
MATTINGLY, PHILIP R TR	PO BOX 375		HEBER CITY	UT	84032
ATK, LLC	1017 W HIDDEN COVE DR		TAYLORSVILLE	UT	84123
SUES ALTERATION UT INC	1441 E 2100 S		SALT LAKE CITY	UT	84105
KHANAL, BIPLOB; JTSARMA, UMA; JT	1480 S STATE ST		SALT LAKE CITY	UT	84115
BVT LLC	1484 S STATE ST		SALT LAKE CITY	UT	84115
LASSETER, LINDA D	1463 S EDISON ST		SALT LAKE CITY	UT	84115
LOTUS 1492 STATE, LLC	338 E SOUTH TEMPLE		SALT LAKE CITY	UT	84111
JKC LLC	2843 E WATER VISTA WY		SANDY	UT	84093
NGUYEN, VINH; JTVO, LOAN; JT	1774 W 3500 S		WEST VALLEY	UT	84119
OSTROWSKI PEARCE LIV TRET AL	15 E KENSINGTON AVE	#A	SALT LAKE CITY	UT	84115
GOSSELIN-URIBE, ALEXANDRE; JTLoughlin, EMILY Q; J	15 E KENSINGTON AVE	#B	SALT LAKE CITY	UT	84115
JUSTESEN, STEPHEN M	15 E KENSINGTON AVE	#C	SALT LAKE CITY	UT	84115
MANNAN, BEENISH; JTRAHIM, FAHIM; JT	2850 SUMMIT DR		POCATELLO	ID	83201
PETERSON, CLAIRE	15 E KENSINGTON AVE	#E	SALT LAKE CITY	UT	84115
GRAVES, LINCOLN R; JTWEISBERG, BRENT M; JT	15 E KENSINGTON AVE	#F	SALT LAKE CITY	UT	84115
SMITH, BRADY; JTPATEL, CHANDANI; JT	15 E KENSINGTON AVE	#G	SALT LAKE CITY	UT	84115
SINGH, SAHIBA	15 E KENSINGTON AVE	#H	SALT LAKE CITY	UT	84115
LUNDQUIST, TAYLOR B; JTLUNDQUIST, LISA K; JT	15 E KENSINGTON AVE	#J	SALT LAKE CITY	UT	84115
UHLIG, KYLE; JTUHLIG, ANAHI N; JT	15 E KENSINGTON AVE	#K	SALT LAKE CITY	UT	84115
DANIEL HOUPPT AND SHAWNA CUANTRUST; ET AL	15 E KENSINGTON AVE	#L	SALT LAKE CITY	UT	84115
RUECK, JOSEPH E; JTRUECK, LAUREN E; JT	15 E KENSINGTON AVE	#M	SALT LAKE CITY	UT	84115

JIANG, ZIYANG	15 E KENSINGTON AVE	#N	SALT LAKE CITY	UT	84115
LAM, TUNG X	15 E KENSINGTON AVE	#P	SALT LAKE CITY	UT	84115
SCHREYER, TANNER	15 E KENSINGTON AVE	#Q	SALT LAKE CITY	UT	84115
DEHERRERA, SAMANTHA A	15 E KENSINGTON AVE	#R	SALT LAKE CITY	UT	84115
BANASIK, CLAYTON	15 E KENSINGTON AVE	#S	SALT LAKE CITY	UT	84115
SORRENTINO, DIANA M	15 E KENSINGTON AVE	#T	SALT LAKE CITY	UT	84115
APHICO, LLC	1055 E LAFAYETTE ST		SANDY	UT	84094
PATEL, RUPA	15 E KENSINGTON AVE	#V	SALT LAKE CITY	UT	84115
M15 LOFTS CONDOMINIUMASSOCIATION INC	PO BOX 5555		DRAPER	UT	84020
Current Occupant	945 S WASHINGTON ST		Salt Lake City	UT	84101
Current Occupant	951 S WASHINGTON ST		Salt Lake City	UT	84101
Current Occupant	961 S WASHINGTON ST		Salt Lake City	UT	84101
Current Occupant	936 S 200 W		Salt Lake City	UT	84101
Current Occupant	950 S 200 W		Salt Lake City	UT	84101
Current Occupant	956 S 200 W		Salt Lake City	UT	84101
Current Occupant	964 S 200 W		Salt Lake City	UT	84101
Current Occupant	966 S 200 W		Salt Lake City	UT	84101
Current Occupant	224 W FAYETTE AVE		Salt Lake City	UT	84101
Current Occupant	222 W FAYETTE AVE		Salt Lake City	UT	84101
Current Occupant	216 W FAYETTE AVE		Salt Lake City	UT	84101
Current Occupant	970 S 200 W		Salt Lake City	UT	84101
Current Occupant	942 S 200 W		Salt Lake City	UT	84101
Current Occupant	937 S 200 W		Salt Lake City	UT	84101
Current Occupant	943 S 200 W		Salt Lake City	UT	84101
Current Occupant	947 S 200 W		Salt Lake City	UT	84101
Current Occupant	969 S 200 W		Salt Lake City	UT	84101
Current Occupant	971 S 200 W		Salt Lake City	UT	84101
Current Occupant	936 S JEFFERSON ST		Salt Lake City	UT	84101
Current Occupant	940 S JEFFERSON ST		Salt Lake City	UT	84101
Current Occupant	942 S JEFFERSON ST		Salt Lake City	UT	84101
Current Occupant	950 S JEFFERSON ST		Salt Lake City	UT	84101
Current Occupant	954 S JEFFERSON ST		Salt Lake City	UT	84101
Current Occupant	956 S JEFFERSON ST		Salt Lake City	UT	84101
Current Occupant	965 S 200 W		Salt Lake City	UT	84101
Current Occupant	223 W FAYETTE AVE		Salt Lake City	UT	84101
Current Occupant	215 W FAYETTE AVE		Salt Lake City	UT	84101
Current Occupant	933 S JEFFERSON ST		Salt Lake City	UT	84101
Current Occupant	935 S JEFFERSON ST		Salt Lake City	UT	84101
Current Occupant	937 S JEFFERSON ST		Salt Lake City	UT	84101
Current Occupant	939 S JEFFERSON ST		Salt Lake City	UT	84101
Current Occupant	959 S WEST TEMPLE ST		Salt Lake City	UT	84101
Current Occupant	46 W FAYETTE AVE		Salt Lake City	UT	84101
Current Occupant	36 W FAYETTE AVE		Salt Lake City	UT	84101
Current Occupant	940 S MAIN ST		Salt Lake City	UT	84101
Current Occupant	960 S MAIN ST		Salt Lake City	UT	84101
Current Occupant	24 W FAYETTE AVE		Salt Lake City	UT	84101
Current Occupant	52 W FAYETTE AVE		Salt Lake City	UT	84101
Current Occupant	80 W FAYETTE AVE		Salt Lake City	UT	84101
Current Occupant	939 S WEST TEMPLE ST		Salt Lake City	UT	84101
Current Occupant	949 S WEST TEMPLE ST		Salt Lake City	UT	84101
Current Occupant	975 S WEST TEMPLE ST		Salt Lake City	UT	84101
Current Occupant	230 W BROOKLYN AVE	#NFF1	Salt Lake City	UT	84101
Current Occupant	230 W BROOKLYN AVE		Salt Lake City	UT	84101
Current Occupant	1018 S 200 W		Salt Lake City	UT	84101
Current Occupant	1095 S 300 W		Salt Lake City	UT	84101
Current Occupant	1024 S 200 W		Salt Lake City	UT	84101
Current Occupant	1050 S 200 W		Salt Lake City	UT	84101
Current Occupant	1098 S 200 W		Salt Lake City	UT	84101
Current Occupant	1140 S 200 W		Salt Lake City	UT	84101
Current Occupant	1039 S 200 W		Salt Lake City	UT	84101
Current Occupant	1055 S 200 W		Salt Lake City	UT	84101
Current Occupant	165 W MEAD AVE		Salt Lake City	UT	84101
Current Occupant	151 W MEAD AVE		Salt Lake City	UT	84101
Current Occupant	1046 S JEFFERSON ST		Salt Lake City	UT	84101

Current Occupant	1015 S 200 W		Salt Lake City	UT	84101
Current Occupant	1075 S 200 W		Salt Lake City	UT	84101
Current Occupant	1062 S JEFFERSON ST		Salt Lake City	UT	84101
Current Occupant	120 W MEAD AVE		Salt Lake City	UT	84101
Current Occupant	130 W MEAD AVE		Salt Lake City	UT	84101
Current Occupant	129 W MEAD AVE		Salt Lake City	UT	84101
Current Occupant	127 W MEAD AVE		Salt Lake City	UT	84101
Current Occupant	111 W MEAD AVE		Salt Lake City	UT	84101
Current Occupant	1025 S JEFFERSON ST		Salt Lake City	UT	84101
Current Occupant	1043 S JEFFERSON ST		Salt Lake City	UT	84101
Current Occupant	124 W GOLTZ AVE		Salt Lake City	UT	84101
Current Occupant	1002 S WEST TEMPLE ST		Salt Lake City	UT	84101
Current Occupant	1008 S WEST TEMPLE ST		Salt Lake City	UT	84101
Current Occupant	1010 S WEST TEMPLE ST		Salt Lake City	UT	84101
Current Occupant	1012 S WEST TEMPLE ST		Salt Lake City	UT	84101
Current Occupant	1042 S WEST TEMPLE ST		Salt Lake City	UT	84101
Current Occupant	1068 S WEST TEMPLE ST		Salt Lake City	UT	84101
Current Occupant	1061 S JEFFERSON ST		Salt Lake City	UT	84101
Current Occupant	1058 S WEST TEMPLE ST		Salt Lake City	UT	84101
Current Occupant	1064 S WEST TEMPLE ST		Salt Lake City	UT	84101
Current Occupant	1095 S 200 W		Salt Lake City	UT	84101
Current Occupant	1101 S 200 W		Salt Lake City	UT	84101
Current Occupant	1103 S 200 W		Salt Lake City	UT	84101
Current Occupant	175 W GOLTZ AVE		Salt Lake City	UT	84101
Current Occupant	163 W GOLTZ AVE		Salt Lake City	UT	84101
Current Occupant	159 W GOLTZ AVE		Salt Lake City	UT	84101
Current Occupant	149 W GOLTZ AVE		Salt Lake City	UT	84101
Current Occupant	147 W GOLTZ AVE		Salt Lake City	UT	84101
Current Occupant	135 W GOLTZ AVE		Salt Lake City	UT	84101
Current Occupant	125 W GOLTZ AVE		Salt Lake City	UT	84101
Current Occupant	121 W GOLTZ AVE		Salt Lake City	UT	84101
Current Occupant	168 W FREMONT AVE		Salt Lake City	UT	84101
Current Occupant	158 W FREMONT AVE		Salt Lake City	UT	84101
Current Occupant	154 W FREMONT AVE		Salt Lake City	UT	84101
Current Occupant	148 W FREMONT AVE		Salt Lake City	UT	84101
Current Occupant	142 W FREMONT AVE		Salt Lake City	UT	84101
Current Occupant	136 W FREMONT AVE		Salt Lake City	UT	84101
Current Occupant	130 W FREMONT AVE		Salt Lake City	UT	84101
Current Occupant	126 W FREMONT AVE		Salt Lake City	UT	84101
Current Occupant	122 W FREMONT AVE		Salt Lake City	UT	84101
Current Occupant	110 W FREMONT AVE		Salt Lake City	UT	84101
Current Occupant	1085 S 200 W		Salt Lake City	UT	84101
Current Occupant	185 W GOLTZ AVE		Salt Lake City	UT	84101
Current Occupant	163 W FREMONT AVE		Salt Lake City	UT	84101
Current Occupant	157 W FREMONT AVE		Salt Lake City	UT	84101
Current Occupant	151 W FREMONT AVE		Salt Lake City	UT	84101
Current Occupant	145 W FREMONT AVE		Salt Lake City	UT	84101
Current Occupant	1143 S 200 W		Salt Lake City	UT	84101
Current Occupant	166 W PAXTON AVE		Salt Lake City	UT	84101
Current Occupant	160 W PAXTON AVE		Salt Lake City	UT	84101
Current Occupant	138 W PAXTON AVE		Salt Lake City	UT	84101
Current Occupant	134 W PAXTON AVE		Salt Lake City	UT	84101
Current Occupant	128 W PAXTON AVE		Salt Lake City	UT	84101
Current Occupant	987 S WEST TEMPLE ST		Salt Lake City	UT	84101
Current Occupant	65 W FAYETTE AVE		Salt Lake City	UT	84101
Current Occupant	1020 S MAIN ST		Salt Lake City	UT	84101
Current Occupant	36 W FREMONT AVE		Salt Lake City	UT	84101
Current Occupant	1099 S WEST TEMPLE ST		Salt Lake City	UT	84101
Current Occupant	1041 S WEST TEMPLE ST	#NFF1	Salt Lake City	UT	84101
Current Occupant	1000 S MAIN ST		Salt Lake City	UT	84101
Current Occupant	995 S WEST TEMPLE ST		Salt Lake City	UT	84101
Current Occupant	1000 S MAIN ST	#NFF	Salt Lake City	UT	84101
Current Occupant	1011 S WEST TEMPLE ST		Salt Lake City	UT	84101
Current Occupant	1070 S MAIN ST		Salt Lake City	UT	84101

[illegible]

Current Occupant	220 W LUCY AVE		Salt Lake City	UT	84101
Current Occupant	208 W LUCY AVE		Salt Lake City	UT	84101
Current Occupant	203 W PAXTON AVE		Salt Lake City	UT	84101
Current Occupant	224 W LUCY AVE		Salt Lake City	UT	84101
Current Occupant	225 W PAXTON AVE		Salt Lake City	UT	84101
Current Occupant	208 W LUCY AVE	#NFF1	Salt Lake City	UT	84101
Current Occupant	203 W PAXTON AVE	#NFF1	Salt Lake City	UT	84101
Current Occupant	238 W 1300 S		Salt Lake City	UT	84115
Current Occupant	228 W 1300 S		Salt Lake City	UT	84115
Current Occupant	1335 S 300 W		Salt Lake City	UT	84115
Current Occupant	230 W 1300 S	#11	Salt Lake City	UT	84115
Current Occupant	230 W 1300 S	#13	Salt Lake City	UT	84115
Current Occupant	230 W 1300 S	##COM	Salt Lake City	UT	84115
Current Occupant	230 W 1300 S	#1	Salt Lake City	UT	84101
Current Occupant	230 W 1300 S	#3	Salt Lake City	UT	84115
Current Occupant	230 W 1300 S	#6	Salt Lake City	UT	84115
Current Occupant	230 W 1300 S	#30	Salt Lake City	UT	84101
Current Occupant	230 W 1300 S	#25	Salt Lake City	UT	84115
Current Occupant	230 W 1300 S	#16	Salt Lake City	UT	84101
Current Occupant	230 W 1300 S	##COM2	Salt Lake City	UT	84115
Current Occupant	1167 S 200 W		Salt Lake City	UT	84101
Current Occupant	173 W PAXTON AVE		Salt Lake City	UT	84101
Current Occupant	165 W PAXTON AVE		Salt Lake City	UT	84101
Current Occupant	159 W PAXTON AVE		Salt Lake City	UT	84101
Current Occupant	147 W PAXTON AVE		Salt Lake City	UT	84101
Current Occupant	129 W PAXTON AVE		Salt Lake City	UT	84101
Current Occupant	182 W LUCY AVE		Salt Lake City	UT	84101
Current Occupant	170 W LUCY AVE		Salt Lake City	UT	84101
Current Occupant	164 W LUCY AVE		Salt Lake City	UT	84101
Current Occupant	142 W LUCY AVE		Salt Lake City	UT	84101
Current Occupant	140 W LUCY AVE		Salt Lake City	UT	84101
Current Occupant	130 W LUCY AVE		Salt Lake City	UT	84101
Current Occupant	126 W LUCY AVE		Salt Lake City	UT	84101
Current Occupant	1170 S WEST TEMPLE ST		Salt Lake City	UT	84101
Current Occupant	1174 S WEST TEMPLE ST		Salt Lake City	UT	84101
Current Occupant	1178 S WEST TEMPLE ST		Salt Lake City	UT	84101
Current Occupant	1182 S WEST TEMPLE ST		Salt Lake City	UT	84101
Current Occupant	1188 S WEST TEMPLE ST		Salt Lake City	UT	84101
Current Occupant	1192 S WEST TEMPLE ST		Salt Lake City	UT	84101
Current Occupant	155 W PAXTON AVE		Salt Lake City	UT	84101
Current Occupant	151 W PAXTON AVE		Salt Lake City	UT	84101
Current Occupant	1204 S WEST TEMPLE ST		Salt Lake City	UT	84101
Current Occupant	1208 S WEST TEMPLE ST		Salt Lake City	UT	84101
Current Occupant	1212 S WEST TEMPLE ST		Salt Lake City	UT	84101
Current Occupant	1216 S WEST TEMPLE ST		Salt Lake City	UT	84101
Current Occupant	1220 S WEST TEMPLE ST		Salt Lake City	UT	84101
Current Occupant	114 W 1300 S		Salt Lake City	UT	84101
Current Occupant	180 W 1300 S		Salt Lake City	UT	84115
Current Occupant	55 W PAXTON AVE		Salt Lake City	UT	84115
Current Occupant	1186 S MAIN ST		Salt Lake City	UT	84101
Current Occupant	1234 S MAIN ST		Salt Lake City	UT	84101
Current Occupant	1285 S RICHARDS ST		Salt Lake City	UT	84101
Current Occupant	34 W 1300 S		Salt Lake City	UT	84115
Current Occupant	1270 S MAIN ST		Salt Lake City	UT	84101
Current Occupant	1338 S JEFFERSON ST		Salt Lake City	UT	84115
Current Occupant	135 W 1300 S		Salt Lake City	UT	84115
Current Occupant	1309 S JEFFERSON ST		Salt Lake City	UT	84115
Current Occupant	1317 S JEFFERSON ST		Salt Lake City	UT	84115
Current Occupant	1321 S JEFFERSON ST		Salt Lake City	UT	84115
Current Occupant	1333 S JEFFERSON ST		Salt Lake City	UT	84115
Current Occupant	1339 S JEFFERSON ST		Salt Lake City	UT	84115
Current Occupant	1306 S WEST TEMPLE ST		Salt Lake City	UT	84115
Current Occupant	1308 S WEST TEMPLE ST		Salt Lake City	UT	84115
Current Occupant	1310 S WEST TEMPLE ST		Salt Lake City	UT	84115

Current Occupant	1312 S WEST TEMPLE ST		Salt Lake City	UT	84115
Current Occupant	1314 S WEST TEMPLE ST		Salt Lake City	UT	84115
Current Occupant	77 W 1300 S		Salt Lake City	UT	84115
Current Occupant	1340 S JEFFERSON ST		Salt Lake City	UT	84115
Current Occupant	150 W 1400 S		Salt Lake City	UT	84115
Current Occupant	1376 S JEFFERSON ST		Salt Lake City	UT	84115
Current Occupant	1380 S JEFFERSON ST		Salt Lake City	UT	84115
Current Occupant	1386 S JEFFERSON ST		Salt Lake City	UT	84115
Current Occupant	1390 S JEFFERSON ST		Salt Lake City	UT	84115
Current Occupant	1445 S 300 W		Salt Lake City	UT	84115
Current Occupant	208 W PARAMOUNT AVE		Salt Lake City	UT	84115
Current Occupant	1365 S JEFFERSON ST		Salt Lake City	UT	84115
Current Occupant	126 W ALBERMARLE AVE		Salt Lake City	UT	84115
Current Occupant	1350 S WEST TEMPLE ST		Salt Lake City	UT	84115
Current Occupant	1358 S WEST TEMPLE ST		Salt Lake City	UT	84115
Current Occupant	1370 S WEST TEMPLE ST		Salt Lake City	UT	84115
Current Occupant	127 W ALBERMARLE AVE		Salt Lake City	UT	84115
Current Occupant	1385 S JEFFERSON ST		Salt Lake City	UT	84115
Current Occupant	1394 S WEST TEMPLE ST		Salt Lake City	UT	84115
Current Occupant	124 W 1400 S		Salt Lake City	UT	84115
Current Occupant	1380 S WEST TEMPLE ST		Salt Lake City	UT	84115
Current Occupant	1404 S JEFFERSON ST		Salt Lake City	UT	84115
Current Occupant	149 W 1400 S		Salt Lake City	UT	84115
Current Occupant	1414 S JEFFERSON ST		Salt Lake City	UT	84115
Current Occupant	1425 S JEFFERSON ST		Salt Lake City	UT	84115
Current Occupant	105 W 1400 S		Salt Lake City	UT	84115
Current Occupant	1410 S WEST TEMPLE ST		Salt Lake City	UT	84115
Current Occupant	1414 S WEST TEMPLE ST		Salt Lake City	UT	84115
Current Occupant	119 W 1400 S		Salt Lake City	UT	84115
Current Occupant	1411 S JEFFERSON ST		Salt Lake City	UT	84115
Current Occupant	1355 S WEST TEMPLE ST		Salt Lake City	UT	84115
Current Occupant	1401 S WEST TEMPLE ST		Salt Lake City	UT	84115
Current Occupant	1409 S WEST TEMPLE ST		Salt Lake City	UT	84115
Current Occupant	1417 S WEST TEMPLE ST		Salt Lake City	UT	84115
Current Occupant	1421 S WEST TEMPLE ST		Salt Lake City	UT	84115
Current Occupant	1429 S WEST TEMPLE ST		Salt Lake City	UT	84115
Current Occupant	1414 S RICHARDS ST		Salt Lake City	UT	84115
Current Occupant	1422 S RICHARDS ST		Salt Lake City	UT	84115
Current Occupant	50 W MERRIMAC AVE		Salt Lake City	UT	84115
Current Occupant	1395 S WEST TEMPLE ST		Salt Lake City	UT	84115
Current Occupant	1397 S WEST TEMPLE ST		Salt Lake City	UT	84115
Current Occupant	1357 S WEST TEMPLE ST	#NFF	Salt Lake City	UT	84115
Current Occupant	1381 S WEST TEMPLE ST		Salt Lake City	UT	84115
Current Occupant	1395 S RICHARDS ST		Salt Lake City	UT	84115
Current Occupant	1411 S RICHARDS ST		Salt Lake City	UT	84115
Current Occupant	1415 S RICHARDS ST		Salt Lake City	UT	84115
Current Occupant	1400 S MAIN ST		Salt Lake City	UT	84115
Current Occupant	1414 S MAIN ST		Salt Lake City	UT	84115
Current Occupant	1380 S MAIN ST		Salt Lake City	UT	84115
Current Occupant	1356 S MAIN ST	#NFF	Salt Lake City	UT	84115
Current Occupant	28 W MERRIMAC AVE		Salt Lake City	UT	84115
Current Occupant	1494 S WEST TEMPLE ST	#NFF1	Salt Lake City	UT	84115
Current Occupant	1478 S WEST TEMPLE ST		Salt Lake City	UT	84115
Current Occupant	1488 S WEST TEMPLE ST		Salt Lake City	UT	84115
Current Occupant	1496 S WEST TEMPLE ST		Salt Lake City	UT	84115
Current Occupant	1500 S WEST TEMPLE ST		Salt Lake City	UT	84115
Current Occupant	1502 S WEST TEMPLE ST		Salt Lake City	UT	84115
Current Occupant	1450 S WEST TEMPLE ST		Salt Lake City	UT	84115
Current Occupant	1447 S WEST TEMPLE ST		Salt Lake City	UT	84115
Current Occupant	1455 S WEST TEMPLE ST		Salt Lake City	UT	84115
Current Occupant	1461 S WEST TEMPLE ST		Salt Lake City	UT	84115
Current Occupant	1469 S WEST TEMPLE ST		Salt Lake City	UT	84115
Current Occupant	1475 S WEST TEMPLE ST		Salt Lake City	UT	84115
Current Occupant	1481 S WEST TEMPLE ST		Salt Lake City	UT	84115

Current Occupant	1487 S WEST TEMPLE ST		Salt Lake City	UT	84115
Current Occupant	1493 S WEST TEMPLE ST		Salt Lake City	UT	84115
Current Occupant	1451 S WEST TEMPLE ST	#NFF1	Salt Lake City	UT	84115
Current Occupant	1490 S RICHARDS ST		Salt Lake City	UT	84115
Current Occupant	1501 S WEST TEMPLE ST		Salt Lake City	UT	84115
Current Occupant	1497 S WEST TEMPLE ST	#NFF1	Salt Lake City	UT	84115
Current Occupant	68 W ANDREW AVE		Salt Lake City	UT	84115
Current Occupant	1500 S RICHARDS ST		Salt Lake City	UT	84115
Current Occupant	1431 S RICHARDS ST		Salt Lake City	UT	84115
Current Occupant	1449 S RICHARDS ST		Salt Lake City	UT	84115
Current Occupant	1471 S RICHARDS ST		Salt Lake City	UT	84115
Current Occupant	1481 S RICHARDS ST		Salt Lake City	UT	84115
Current Occupant	1499 S RICHARDS ST		Salt Lake City	UT	84115
Current Occupant	1470 S MAIN ST		Salt Lake City	UT	84115
Current Occupant	1492 S MAIN ST		Salt Lake City	UT	84115
Current Occupant	1496 S MAIN ST		Salt Lake City	UT	84115
Current Occupant	1498 S MAIN ST		Salt Lake City	UT	84115
Current Occupant	1448 S MAIN ST		Salt Lake City	UT	84115
Current Occupant	1530 S WEST TEMPLE ST		Salt Lake City	UT	84115
Current Occupant	20 E 900 S		Salt Lake City	UT	84111
Current Occupant	958 S STATE ST		Salt Lake City	UT	84111
Current Occupant	1017 S MAIN ST		Salt Lake City	UT	84111
Current Occupant	1025 S MAIN ST		Salt Lake City	UT	84111
Current Occupant	21 E HERBERT AVE		Salt Lake City	UT	84111
Current Occupant	33 E HERBERT AVE		Salt Lake City	UT	84111
Current Occupant	999 S MAIN ST		Salt Lake City	UT	84111
Current Occupant	998 S STATE ST		Salt Lake City	UT	84111
Current Occupant	1035 S MAIN ST		Salt Lake City	UT	84111
Current Occupant	1007 S MAJOR ST		Salt Lake City	UT	84111
Current Occupant	1009 S MAJOR ST		Salt Lake City	UT	84111
Current Occupant	1019 S MAJOR ST		Salt Lake City	UT	84111
Current Occupant	45 E HERBERT AVE		Salt Lake City	UT	84111
Current Occupant	1000 S STATE ST		Salt Lake City	UT	84111
Current Occupant	1004 S STATE ST		Salt Lake City	UT	84111
Current Occupant	1010 S STATE ST		Salt Lake City	UT	84111
Current Occupant	1016 S STATE ST		Salt Lake City	UT	84111
Current Occupant	1026 S STATE ST		Salt Lake City	UT	84111
Current Occupant	1030 S STATE ST		Salt Lake City	UT	84111
Current Occupant	1045 S MAIN ST		Salt Lake City	UT	84111
Current Occupant	1077 S MAIN ST		Salt Lake City	UT	84111
Current Occupant	1085 S MAIN ST		Salt Lake City	UT	84111
Current Occupant	1101 S MAIN ST		Salt Lake City	UT	84111
Current Occupant	50 E HERBERT AVE		Salt Lake City	UT	84111
Current Occupant	1051 S MAJOR ST		Salt Lake City	UT	84111
Current Occupant	1050 S STATE ST		Salt Lake City	UT	84111
Current Occupant	1062 S STATE ST		Salt Lake City	UT	84111
Current Occupant	1084 S STATE ST		Salt Lake City	UT	84111
Current Occupant	1175 S MAIN ST		Salt Lake City	UT	84111
Current Occupant	19 E KELSEY AVE		Salt Lake City	UT	84111
Current Occupant	1147 S MAIN ST		Salt Lake City	UT	84111
Current Occupant	1141 S MAJOR ST		Salt Lake City	UT	84111
Current Occupant	1147 S MAJOR ST		Salt Lake City	UT	84111
Current Occupant	1151 S MAJOR ST		Salt Lake City	UT	84111
Current Occupant	1157 S MAJOR ST		Salt Lake City	UT	84111
Current Occupant	1142 S STATE ST		Salt Lake City	UT	84111
Current Occupant	1146 S STATE ST		Salt Lake City	UT	84111
Current Occupant	1148 S STATE ST		Salt Lake City	UT	84111
Current Occupant	1152 S STATE ST		Salt Lake City	UT	84111
Current Occupant	1156 S STATE ST		Salt Lake City	UT	84111
Current Occupant	1122 S STATE ST		Salt Lake City	UT	84111
Current Occupant	60 E HARVARD AVE		Salt Lake City	UT	84111
Current Occupant	1158 S STATE ST		Salt Lake City	UT	84111
Current Occupant	1158 S STATE ST	#201	Salt Lake City	UT	84111
Current Occupant	1158 S STATE ST	#202	Salt Lake City	UT	84111

Current Occupant	1158 S STATE ST	#204	Salt Lake City	UT	84111
Current Occupant	1158 S STATE ST	#206	Salt Lake City	UT	84111
Current Occupant	1158 S STATE ST	#205	Salt Lake City	UT	84111
Current Occupant	1158 S STATE ST	#208	Salt Lake City	UT	84111
Current Occupant	1158 S STATE ST	#203	Salt Lake City	UT	84111
Current Occupant	1158 S STATE ST	#101	Salt Lake City	UT	84111
Current Occupant	1158 S STATE ST	#102	Salt Lake City	UT	84111
Current Occupant	1145 S FOULGER ST		Salt Lake City	UT	84111
Current Occupant	1146 S MAJOR ST		Salt Lake City	UT	84111
Current Occupant	1150 S MAJOR ST		Salt Lake City	UT	84111
Current Occupant	33 E KELSEY AVE		Salt Lake City	UT	84111
Current Occupant	45 E KELSEY AVE		Salt Lake City	UT	84111
Current Occupant	1185 S MAIN ST		Salt Lake City	UT	84111
Current Occupant	1222 S MAJOR ST		Salt Lake City	UT	84111
Current Occupant	1207 S MAJOR ST		Salt Lake City	UT	84111
Current Occupant	1212 S STATE ST	#REAR	Salt Lake City	UT	84111
Current Occupant	1209 S MAJOR ST		Salt Lake City	UT	84111
Current Occupant	1213 S MAJOR ST		Salt Lake City	UT	84111
Current Occupant	1225 S MAJOR ST		Salt Lake City	UT	84111
Current Occupant	1200 S STATE ST		Salt Lake City	UT	84111
Current Occupant	1216 S STATE ST		Salt Lake City	UT	84111
Current Occupant	85 E 1300 S		Salt Lake City	UT	84111
Current Occupant	1241 S MAJOR ST		Salt Lake City	UT	84111
Current Occupant	1212 S STATE ST		Salt Lake City	UT	84111
Current Occupant	1325 S MAIN ST		Salt Lake City	UT	84115
Current Occupant	28 E 1300 S		Salt Lake City	UT	84115
Current Occupant	1345 S MAIN ST		Salt Lake City	UT	84115
Current Occupant	1337 S MAIN ST		Salt Lake City	UT	84115
Current Occupant	40 E 1300 S		Salt Lake City	UT	84115
Current Occupant	60 E 1300 S		Salt Lake City	UT	84115
Current Occupant	1325 S MAJOR ST		Salt Lake City	UT	84115
Current Occupant	1331 S MAJOR ST		Salt Lake City	UT	84115
Current Occupant	1335 S MAJOR ST		Salt Lake City	UT	84115
Current Occupant	1318 S STATE ST		Salt Lake City	UT	84115
Current Occupant	1324 S STATE ST		Salt Lake City	UT	84115
Current Occupant	1330 S STATE ST		Salt Lake City	UT	84115
Current Occupant	1332 S STATE ST		Salt Lake City	UT	84115
Current Occupant	1340 S STATE ST		Salt Lake City	UT	84115
Current Occupant	1350 S STATE ST		Salt Lake City	UT	84115
Current Occupant	1357 S MAIN ST		Salt Lake City	UT	84115
Current Occupant	1361 S MAIN ST		Salt Lake City	UT	84115
Current Occupant	1375 S MAIN ST		Salt Lake City	UT	84115
Current Occupant	1381 S MAIN ST		Salt Lake City	UT	84115
Current Occupant	1401 S MAIN ST		Salt Lake City	UT	84115
Current Occupant	1405 S MAIN ST		Salt Lake City	UT	84115
Current Occupant	1364 S MAJOR ST		Salt Lake City	UT	84115
Current Occupant	1376 S MAJOR ST		Salt Lake City	UT	84115
Current Occupant	1382 S MAJOR ST		Salt Lake City	UT	84115
Current Occupant	1388 S MAJOR ST		Salt Lake City	UT	84115
Current Occupant	1398 S MAJOR ST	#NFF	Salt Lake City	UT	84115
Current Occupant	1406 S MAJOR ST		Salt Lake City	UT	84115
Current Occupant	1412 S MAJOR ST		Salt Lake City	UT	84115
Current Occupant	1420 S MAJOR ST		Salt Lake City	UT	84115
Current Occupant	1448 S MAJOR ST		Salt Lake City	UT	84115
Current Occupant	1359 S MAJOR ST		Salt Lake City	UT	84115
Current Occupant	1363 S MAJOR ST		Salt Lake City	UT	84115
Current Occupant	1379 S MAJOR ST		Salt Lake City	UT	84115
Current Occupant	1383 S MAJOR ST		Salt Lake City	UT	84115
Current Occupant	1393 S MAJOR ST		Salt Lake City	UT	84115
Current Occupant	1397 S MAJOR ST		Salt Lake City	UT	84115
Current Occupant	1401 S MAJOR ST		Salt Lake City	UT	84115
Current Occupant	1405 S MAJOR ST		Salt Lake City	UT	84115
Current Occupant	1374 S STATE ST		Salt Lake City	UT	84115
Current Occupant	1382 S STATE ST		Salt Lake City	UT	84115

Current Occupant	1388 S STATE ST		Salt Lake City	UT	84115
Current Occupant	1392 S STATE ST		Salt Lake City	UT	84115
Current Occupant	1400 S STATE ST		Salt Lake City	UT	84115
Current Occupant	1410 S STATE ST		Salt Lake City	UT	84115
Current Occupant	1416 S STATE ST		Salt Lake City	UT	84115
Current Occupant	1438 S STATE ST		Salt Lake City	UT	84115
Current Occupant	1411 S MAJOR ST		Salt Lake City	UT	84115
Current Occupant	1421 S MAJOR ST		Salt Lake City	UT	84115
Current Occupant	1356 S STATE ST		Salt Lake City	UT	84115
Current Occupant	1475 S MAIN ST		Salt Lake City	UT	84115
Current Occupant	1479 S MAIN ST		Salt Lake City	UT	84115
Current Occupant	1476 S MAJOR ST		Salt Lake City	UT	84115
Current Occupant	1496 S MAJOR ST		Salt Lake City	UT	84115
Current Occupant	1457 S MAIN ST		Salt Lake City	UT	84115
Current Occupant	1467 S MAIN ST		Salt Lake City	UT	84115
Current Occupant	38 E CLEVELAND AVE		Salt Lake City	UT	84115
Current Occupant	1482 S MAJOR ST		Salt Lake City	UT	84115
Current Occupant	1490 S MAJOR ST		Salt Lake City	UT	84115
Current Occupant	48 E CLEVELAND AVE		Salt Lake City	UT	84115
Current Occupant	54 E CLEVELAND AVE		Salt Lake City	UT	84115
Current Occupant	58 E CLEVELAND AVE		Salt Lake City	UT	84115
Current Occupant	1453 S MAJOR ST		Salt Lake City	UT	84115
Current Occupant	1463 S MAJOR ST		Salt Lake City	UT	84115
Current Occupant	1471 S MAJOR ST		Salt Lake City	UT	84115
Current Occupant	47 E KENSINGTON AVE		Salt Lake City	UT	84115
Current Occupant	65 E KENSINGTON AVE		Salt Lake City	UT	84115
Current Occupant	1458 S STATE ST		Salt Lake City	UT	84115
Current Occupant	1460 S STATE ST		Salt Lake City	UT	84115
Current Occupant	1470 S STATE ST		Salt Lake City	UT	84115
Current Occupant	1472 S STATE ST		Salt Lake City	UT	84115
Current Occupant	1488 S STATE ST		Salt Lake City	UT	84115
Current Occupant	1492 S STATE ST		Salt Lake City	UT	84115
Current Occupant	1504 S STATE ST		Salt Lake City	UT	84115
Current Occupant	1446 S STATE ST		Salt Lake City	UT	84115
Current Occupant	15 E KENSINGTON AVE	#D	Salt Lake City	UT	84115
Current Occupant	15 E KENSINGTON AVE	#U	Salt Lake City	UT	84115
Current Occupant	15 E KENSINGTON AVE		Salt Lake City	UT	84115