

PLNPCM2024-00800



ZONING TEXT AMENDMENT FOR FRONT YARD FENCES IN M-1 ZONE IN THE SLC INT'L CENTER

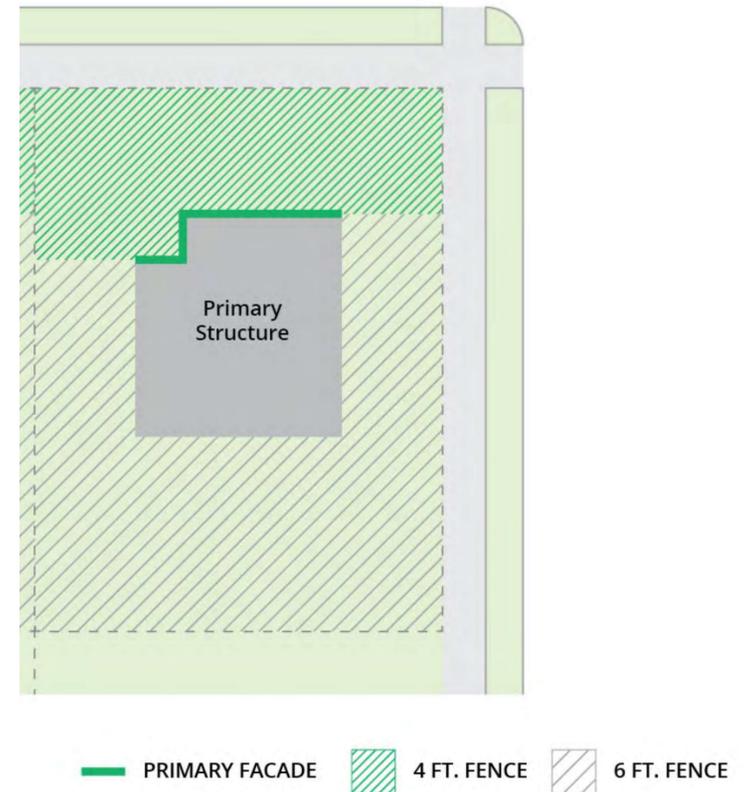
Salt Lake City –City Council // October 1, 2024

REQUEST

ZONING TEXT AMENDMENT:

A private application initiates this amendment; it is not city-initiated.

The applicant requests an amendment to allow a maximum height fence of 6' in the front yard setback (*between the front property line and the primary façade of the principal structure*) in the M-1 (light manufacturing) zoning district within the Salt Lake City International Center.



SALT LAKE CITY INTERNATIONAL CENTER AREA DEFINED:

The Salt Lake City International Center boundaries are defined in 21A.62.040 Definitions of Terms as:

Salt Lake City International Center:

Boundaries are West of 4000 W, north of I-80, properties east of John Glenn Drive (including properties that front on John Glenn Drive on both the east and west sides of said drive), and south of John Cannon Drive (including properties that front on John Cannon Drive on both the north and south sides of said drive).



RECOMMENDATION

The City Council to approve the text amendment.



PROPOSED TEXT AMENDMENT:



21A.40.120.E.1.b. Regulation of Fences, Walls and Hedges.....Nonresidential Zoning Districts (Non-Residential Fence Height)

- (1) A fence, wall, or hedge, located between the front property line and the primary facade of the principal structure shall not exceed four (4) feet in height.
- (2) A fence, wall or hedge located at or behind the primary facade of the principal structure shall not exceed six (6) feet in height.
- (3) On developed properties where there is no existing principal structure, the height of a fence, wall, or hedge shall not exceed four (4) feet in a front yard area or six (6) feet in the rear or side yard areas.
- (4) Notwithstanding Subsection 21A.40.120.E.1.b.(1), in the [M-1 zoned properties in the Salt Lake International Center](#), M-2 and EI zoning districts, fences, walls, or hedges may be up to six (6) feet in height if located between the front property line and the front yard setback line.
- (5) If there is no minimum front yard setback in the underlying zoning district, a fence, wall, or hedge of a maximum six (6) feet in height may be placed no closer than ten (10) feet from the property line.
- (6) Outdoor storage, when permitted in the zoning district, shall be located behind the primary facade of the principal structure and shall be screened with a solid wall or fence and shall comply with the requirements in Section 5.60.120. Outdoor storage in the M-1 and M-2 districts are also subject to the provisions of 21A.28.010.B.3.
- (7) All refuse disposal and recycling dumpsters, except those located in the M-2, LO and EI districts shall be screened on all sides by a solid wood fence, masonry wall or an equivalent opaque material to a height of not less than 6 feet but not more than 8 feet.

ADDITIONAL PROPOSAL:



Chapter 21A.62 Definitions:

21A.62.040: Definitions of Terms:

Salt Lake City International Center-

Boundaries are West of 4000 W, north of I-80, properties east of John Glenn Drive (including properties that front on John Glenn Drive on both the east and west sides of said drive), and south of John Cannon Drive (including properties that front on John Cannon Drive on both the north and south sides of said drive).