

LEGISLATIVE DRAFT

1 SALT LAKE CITY ORDINANCE
2 No. _____ of 202_

3
4 (An ordinance amending various sections of the Salt Lake City Code
5 pertaining to off street parking regulations)

6
7 An ordinance amending various sections of the *Salt Lake City Code* pursuant to Petition

8 No. PLNPCM2017-00753 pertaining to off street parking regulations.

9 WHEREAS, the Salt Lake City Planning Commission held a public hearing on January 8,
10 2020 to consider a petition submitted by then-Mayor Jacqueline Biskupska (“Applicant”)
11 (Petition No. PLNPCM2017-00753) to amend portions of Chapters 18.80 (Buildings and
12 Construction: Parking Lot Construction); 20.56 (Subdivisions and Condominiums:
13 Condominiums); 21A.24 (Zoning: Residential Districts); 21A.26 (Zoning: Commercial
14 Districts); 21A.30 (Zoning: Downtown Districts); 21A.31 (Zoning: Gateway Districts); 21A.32
15 (Zoning: Special Purpose Districts); 21A.36 (Zoning: General Provisions); 21A.37 (Zoning:
16 Design Standards); 21A.38 (Zoning: Nonconforming Uses and Noncomplying Structures);
17 21A.40 (Zoning: Accessory Uses, Buildings and Structures); 21A.44 (Zoning: Off Street
18 Parking, Mobility and Loading); 21A.52 (Zoning: Special Exceptions); 21A.60 (Zoning: List of
19 Terms); and 21A.62 (Zoning: Definitions) of the *Salt Lake City Code* to modify regulations
20 pertaining to off street parking; and

21 WHEREAS, at its January 8, 2020 meeting, the planning commission voted in favor of
22 transmitting a positive recommendation to the Salt Lake City Council on said petition; and

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

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

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27 SECTION 1. Amending the text of Salt Lake City Code Section 18.80.020. That Section
28 18.80.080 of the *Salt Lake City Code* (Buildings and Construction: Parking Lot Construction:
29 Permit; Required for Construction; Issuance Conditions) shall be, and hereby is amended to read
30 as follows:

31 **18.80.020: PERMIT; REQUIRED FOR CONSTRUCTION; ISSUANCE
32 CONDITIONS:**

33 No parking lot or parking area shall be constructed without first obtaining a permit
34 authorizing such construction. No permit shall be issued without first securing the
35 recommendations of the city transportation engineer ~~and the city planning commission~~, and
36 no permit shall be issued until the applicant has complied with the provisions of this chapter.
37

39 SECTION 2. Amending the text of Salt Lake City Code Subsection 20.56.060.B. That

40 Subsection 20.56.060.B of the *Salt Lake City Code* (Subdivisions and Condominiums:
41 Condominiums: Condominium Conversion Process: Planning Official Duties and Responsibility)
42 shall be, and hereby is amended to read as follows:

43 B. Planning Official Duties ~~A~~nd Responsibility:

- 44 1. Coordination ~~O~~f Review: The planning official shall review the application material
45 submitted for accuracy and completeness and transmit the submittal to pertinent
46 departments for review and comment.
- 47 2. Consistent ~~W~~ith State Law: The planning official shall review the application and
48 related documents to determine compliance with requirements of the Utah
49 ~~e~~Condominium ~~e~~Ownership ~~a~~Act, ~~of~~ 1975 Title 57, Chapter 7 of the Utah Code, and
50 applicable provisions of this chapter.
- 51 3. Previous Conditions: The planning official shall review applicable conditions on the
52 use or building imposed by ordinances, variances, and conditional uses.
- 53 4. Site Improvements: The planning official shall review the proposed building and site
54 plans and shall have the authority to require additional improvements to be made to
55 the existing site including, but not limited to, landscaping, exterior repairs, and
56 improvements to common areas. This review shall include an analysis of the parking,
57 including internal circulation issues, such as surfacing and control curbs. The analysis
58 shall also include the number of existing parking stalls, noting any deviation from
59 current standards. Based upon this information, the planning official may require

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60 construction of additional parking stalls on the site, or may require reasonable
61 alternative parking solutions as outlined in ~~s~~Section 21A.44.040,
62 “Alternative Parking Requirements And Off Street Parking Reductions” 21A.44.050
63 “Alternatives to Minimum and Maximum Parking Calculations”, of this code. Any
64 additional parking developed on site or alternative parking solutions may not increase
65 the parking impacts on neighboring properties, and will not develop existing common
66 areas used as open space or green space. Additionally, any remodeling proposal
67 which increases the number of bedrooms would require compliance with
68 existing parking requirements. The total number of parking stalls available to the
69 owners of the project shall be disclosed on the condominium plat.

70
71 SECTION 3. Amending the text of Salt Lake City Code Subsection 21A.24.164.H. That
72 Subsection 21A.24.164.H of the *Salt Lake City Code* (Zoning: Residential Districts: R-MU-35
73 Residential/Mixed Use District: Parking Structures) shall be, and hereby is amended to read as
74 follows:

75 H. Parking Structures: Parking structures not attached to the principal building shall
76 maintain a forty five foot (45') minimum setback from a front or corner side yard
77 property line or be located behind the primary structure.

78
79
80 SECTION 4. Amending the text of Salt Lake City Code Subsection 21A.24.168.H. That
81 Subsection 21A.24.168.H of the *Salt Lake City Code* (Zoning: Residential Districts: R-MU-45
82 Residential/Mixed Use District: Parking Structures) shall be, and hereby is amended to read as
83 follows:

84 H. Parking Structures: Parking structures not attached to the principal building shall
85 maintain a forty five foot (45') minimum setback from a front or corner side yard
86 property line or be located behind the primary structure.

87
88 SECTION 5. Amending the text of Salt Lake City Code Subsection 21A.24.170.E. That
89 Subsection 21A.24.170.E of the *Salt Lake City Code* (Zoning: Residential Districts: R-MU
90 Residential/Mixed Use District: Parking Structures) shall be, and hereby is amended to read as
91 follows:

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92 E. Minimum Yard Requirements:

93 1. Single-Family Detached Dwellings:

94 a. Front Yard: Fifteen feet (15').

95 b. Corner Side Yard: Ten feet (10').

96 c. Interior Side Yard:

97 (1) Corner lots: Four feet (4').

98 (2) Interior lots: Four feet (4') on one side and ten feet (10') on the other.

99 d. Rear Yard: Twenty five percent (25%) of the lot depth, but need not be more than
100 twenty feet (20').

101 2. Single-Family Attached, Two-Family ~~A~~and Twin Home Dwellings:

102 a. Front Yard: Fifteen feet (15').

103 b. Corner Side Yard: Ten feet (10').

104 c. Interior Side Yard:

105 (1) Single-family attached: No yard is required, however if one is provided it
106 shall not be less than four feet (4').

107 (2) Two-family:

109 (A) Interior lot: Four feet (4') on one side and ten feet (10') on the other.

111 (B) Corner lot: Four feet (4').

112 (3) Twin home: No yard is required along one side lot line. A ten foot (10') yard
113 is required on the other.

114 d. Rear Yard: Twenty five percent (25%) of lot depth or twenty five feet (25'),
115 whichever is less.

116 3. Multi-Family Dwellings ~~A~~and Any Other Residential Uses:

117 a. Front Yard: No setback is required.

118 b. Corner Side Yard: No setback is required.

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- 119 c. Interior Side Yard: No setback is required.
- 120 d. Rear Yard: Twenty five percent (25%) of lot depth, but need not exceed thirty feet
121 (30').
- 122 4. Nonresidential Development:
- 123 a. Front Yard: No setback is required.
- 124 b. Corner Side Yard: No setback is required.
- 125 c. Interior Side Yard: No setback is required.
- 126 d. Rear Yard: Twenty five percent (25%) of lot depth, but need not exceed thirty feet
127 (30').
- 128 5. Existing Lots: Lots legally existing on the effective date hereof, April 12, 1995, shall
129 be considered legal conforming lots.
- 130 6. Minimum Lot Area Exemptions: For multiple-unit residential uses, nonresidential and
131 mixed uses, no minimum lot area is required. In addition, no front, corner side or
132 interior side yards or landscaped setbacks are required; except where interior side
133 yards are provided, they shall not be less than four feet (4').
- 134 7. Existing Buildings: For buildings legally existing on the effective date hereof,
135 required yards shall be no greater than the established setback line.
- 136 8. Maximum Setback: For single-family, two-family, and twin home dwellings, at least
137 twenty five percent (25%) of the building facade must be located within twenty five
138 feet (25') of the front lot line. For all other uses, at least twenty five percent (25%) of
139 the building facade must be located within fifteen feet (15') of the front lot line.
140 Exceptions to this requirement may be authorized as design review, subject to the
141 requirements of ~~e~~Chapter 21A.59 of this title, and the review and approval of the
142 Planning Commission. The Planning Director, in consultation with the
143 Transportation Director, may modify this requirement if the adjacent public
144 sidewalk is substandard and the resulting modification to the setback results in a more
145 efficient public sidewalk. The Planning Director may waive this requirement for
146 any addition, expansion, or intensification, which increases the floor area
147 or parking requirement by less than fifty percent (50%) if the Planning Director
148 finds the following:
- 149 a. The architecture of the addition is compatible with the architecture of the original
150 structure or the surrounding architecture.
- 151 b. The addition is not part of a series of incremental additions intended to subvert the
152 intent of the ordinance.

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- 153
154 Appeal of administrative decision is to the ~~P~~lanning ~~C~~ommission.
- 155 9. ~~Parking Setback: Surface parking lots within an interior side yard shall maintain a~~
156 ~~thirty foot (30')~~ landscape setback from the front property line or be located behind
157 ~~the primary structure. Parking structures shall maintain a forty five foot (45')~~
158 ~~minimum setback from a front or corner side yard property line or be located behind~~
159 ~~the primary structure. There are no minimum or maximum setback restrictions on~~
160 ~~underground parking. The Planning Director may modify or waive this requirement if~~
161 ~~the Planning Director finds the following:~~
- 162 a. ~~The parking is compatible with the architecture/design of the original structure or~~
163 ~~the surrounding architecture.~~
- 164 b. ~~The parking is not part of a series of incremental additions intended to subvert the~~
165 ~~intent of the ordinance.~~
- 166 c. ~~The horizontal landscaping is replaced with vertical screening in the form of~~
167 ~~berms, plant materials, architectural features, fencing and/or other forms of~~
168 ~~screening.~~
- 169 d. ~~The landscaped setback is consistent with the surrounding neighborhood~~
170 ~~character.~~
- 171 e. ~~The overall project is consistent with section 21A.59.050 of this title.~~
- 172
173 Appeal of administrative decision is to the Planning Commission.
- 174
175 SECTION 6. Amending the text of Salt Lake City Code Subsection 21A.26.020.F. That
- 176 Subsection 21A.26.020.F of the *Salt Lake City Code* (Zoning: Commercial Districts: CN
- 177 Neighborhood Commercial District: Minimum Yard Requirements) shall be, and hereby is
- 178 amended to read as follows:
- 179 F. Minimum Yard Requirements:
- 180 1. Front ~~O~~r Corner Side Yard: A fifteen foot (15') minimum front or corner side yard
181 shall be required. Exceptions to this requirement may be authorized as design review,
182 subject to the requirements of ~~e~~Chapter 21A.59 of this title, and the review and
183 approval of the ~~P~~lanning ~~C~~ommission.
- 184 2. Interior Side Yard: None required.

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- 185 3. Rear Yard: Ten feet (10').
- 186 4. Buffer Yards: Any lot abutting a lot in a Residential District shall conform to the
187 buffer yard requirements of eChapter 21A.48 of this title.
- 188 5. Accessory Buildings ~~A~~and Structures ~~I~~in Yards: Accessory buildings and structures
189 may be located in a required yard subject to ~~s~~Section 21A.36.020,
190 ~~t~~Table 21A.36.020.~~B~~ of this title.
- 191 6. Maximum Setback: A maximum setback is required for at least sixty five percent
192 (65%) of the building facade. The maximum setback is twenty five feet (25').
193 Exceptions to this requirement may be authorized through the design review process,
194 subject to the requirements of eChapter 21A.59 of this title, and the review and
195 approval of the P~~lanning~~ E~~com~~mission. The P~~lanning~~ D~~irector~~, in consultation
196 with the T~~ransportation~~ D~~irector~~, may modify this requirement if the adjacent
197 public sidewalk is substandard and the resulting modification to the setback results in
198 a more efficient public sidewalk. The P~~lanning~~ D~~irector~~ may waive this
199 requirement for any addition, expansion, or intensification, which increases the floor
200 area or parking requirement by less than fifty percent (50%) if the P~~lanning~~
201 D~~irector~~ finds the following:
- 202 a. The architecture of the addition is compatible with the architecture of the original
203 structure or the surrounding architecture.
- 204 b. The addition is not part of a series of incremental additions intended to subvert the
205 intent of the ordinance.
- 206 Appeal of administrative decision is to the P~~lanning~~ E~~com~~mission.
- 207 7. ~~Parking Setback: Surface parking lots within an interior side yard shall maintain a~~
208 ~~thirty foot (30') landscape setback from the front property line or be located behind~~
209 ~~the primary structure. Parking structures shall maintain a forty five foot (45')~~
210 ~~minimum setback from a front or corner side yard property line or be located behind~~
211 ~~the primary structure. There are no minimum or maximum setback restrictions on~~
212 ~~underground parking. The Planning Director may modify or waive this requirement if~~
213 ~~the Planning Director finds the following:~~
- 214 a. ~~The parking is compatible with the architecture/design of the original structure or~~
215 ~~the surrounding architecture.~~
- 216 b. ~~The parking is not part of a series of incremental additions intended to subvert the~~
217 ~~intent of the ordinance.~~
- 218 c. ~~The horizontal landscaping is replaced with vertical screening in the form of~~
219 ~~berms, plant materials, architectural features, fencing and/or other forms of~~
220 ~~screening.~~

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222 d. The landscaped setback is consistent with the surrounding neighborhood
223 character.

224 e. The overall project is consistent with section 21A.59.050 of this title.

225
226 Appeal of administrative decision is to the Planning Commission.

227
228 SECTION 7. Amending the text of Salt Lake City Code Subsection 21A.26.025.F. That

229 Subsection 21A.26.025.F of the *Salt Lake City Code* (Zoning: Commercial Districts: SNB Small
230 Neighborhood Business District: Yard Requirements) shall be, and hereby is amended to read as
231 follows:

232 F. Yard Requirements:

- 233 1. Front ~~A~~and Corner Side Yard: Front and corner side yard setbacks shall be equal to
234 the required yard areas of the abutting zoning district along the block face. When the
235 property abuts more than one zone the more restrictive requirement shall apply.
- 236 2. Interior Side Yard: Interior side yard equal to the required yard areas of the abutting
237 zoning district along the block face. When the property abuts more than one zone the
238 more restrictive requirement shall apply.
- 239 3. Rear Yard: Rear yard setbacks shall be equal to the required yard areas of the abutting
240 zoning district along the block face. When the property abuts more than one zoning
241 district the more restrictive requirement shall apply.
- 242 4. Buffer Yards: Any lot abutting a lot in a Residential District shall conform to the
243 buffer yard requirements of ~~e~~Chapter 21A.48, “Landscaping ~~A~~and Buffers”, of this
244 title.
- 245 5. Accessory Buildings ~~A~~and Structures ~~I~~in Yards: Accessory buildings and structures
246 may be located in a required yard subject to ~~s~~Section 21A.36.020,
247 ~~t~~Table 21A.36.020.~~B~~, “Obstructions ~~I~~in Required Yards”, of this title.
- 248 6. ~~Parking In Required Yard Area: No parking is allowed within the front or corner side~~
249 ~~yard.~~

250
251 SECTION 8. Amending the text of Salt Lake City Code Subsection 21A.26.030.F. That

252 Subsection 21A.26.030.F of the *Salt Lake City Code* (Zoning: Commercial Districts: CB

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253 Community Business District: Minimum Yard Requirements) shall be, and hereby is amended to
254 read as follows:

255 F. Minimum Yard Requirements:

- 256 1. Front ~~O~~or Corner Side Yard: No minimum yard is required. If a front yard is
257 provided, it shall comply with all provisions of this title applicable to front or corner
258 side yards, including landscaping, fencing, and obstructions.
- 259 2. Interior Side Yard: None required.
- 260 3. Rear Yard: Ten feet (10').
- 261 4. Buffer Yards: Any lot abutting a lot in a Residential District shall conform to the
262 buffer yard requirements of eChapter 21A.48 of this title.
- 263 5. Accessory Buildings ~~A~~nd Structures ~~I~~in Yards: Accessory buildings and structures
264 may be located in a required yard subject to ~~s~~Section 21A.36.020,
265 ~~t~~Table 21A.36.020B of this title.
- 266 6. Maximum Setback: A maximum setback is required for at least seventy five percent
267 (75%) of the building facade. The maximum setback is fifteen feet (15'). Exceptions
268 to this requirement may be authorized through the design review process, subject to
269 the requirements of eChapter 21A.59 of this title, and the review and approval of the
270 P~~l~~anning C~~o~~mmission. The P~~l~~anning D~~o~~director, in consultation with the
271 T~~r~~ansportation D~~o~~director, may modify this requirement if the adjacent public
272 sidewalk is substandard and the resulting modification to the setback results in a more
273 efficient public sidewalk. The P~~l~~anning D~~o~~director may waive this requirement for
274 any addition, expansion, or intensification, which increases the floor area or parking
275 requirement by less than fifty percent (50%) if the P~~l~~anning D~~o~~director finds the
276 following:
 - 277 a. The architecture of the addition is compatible with the architecture of the original
278 structure or the surrounding architecture.
 - 279 b. The addition is not part of a series of incremental additions intended to subvert the
280 intent of the ordinance.
- 281 Appeal of administrative decision is to the P~~l~~anning C~~o~~mmission.
- 282 7. ~~Parking Setback: Surface parking is prohibited in a front or corner side yard. Surface parking lots within an interior side yard shall maintain a twenty foot (20') landscape setback from the front property line or be located behind the primary structure. Parking structures shall maintain a thirty five foot (35') minimum setback from a front or corner side yard property line or be located behind the primary structure.~~

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288 There are no minimum or maximum setback restrictions on underground parking. The
289 Planning Director may modify or waive this requirement if the Planning Director
290 finds the following:

- 291 a. The parking is compatible with the architecture/design of the original structure or
292 the surrounding architecture.
- 293 b. The parking is not part of a series of incremental additions intended to subvert the
294 intent of the ordinance.
- 295 c. The horizontal landscaping is replaced with vertical screening in the form of
296 berms, plant materials, architectural features, fencing and/or other forms of
297 screening.
- 298 d. The landscaped setback is consistent with the surrounding neighborhood
299 character.
- 300 e. The overall project is consistent with section 21A.59.050 of this title.

301
302 Appeal of administrative decision is to the Planning Commission.

303
304 SECTION 9. Amending the text of Salt Lake City Code Section 21A.26.078. That

305 Section 21A.26.078 of the *Salt Lake City Code* (Zoning: Commercial Districts: TSA Transit
306 Station Area District) shall be, and hereby is amended to read as follows:

307 **21A.26.078: TSA TRANSIT STATION AREA DISTRICT:**

308
309 A. Purpose Statement: The purpose of the TSA Transit Station Area District is to provide an
310 environment for efficient and attractive transit and pedestrian oriented commercial,
311 residential and mixed use development around transit stations. Redevelopment, infill
312 development and increased development on underutilized parcels should include uses that
313 allow them to function as part of a walkable, ~~M~~Mixed ~~U~~Use ~~D~~District. Existing uses that
314 are complementary to the district, and economically and physically viable, should be
315 integrated into the form and function of a compact, mixed use pedestrian oriented
316 neighborhood. Each transit station is categorized into a station type. These typologies are
317 used to establish appropriate zoning regulations for similar station areas. Each station
318 area will typically have two (2) subsections: the core area and the transition area. Due to
319 the nature of the area around specific stations, the restrictions of ~~O~~Overlay ~~Z~~Zoning
320 ~~D~~Districts, and the neighborhood vision, not all station areas are required to have a core
321 area and a transition area.

322 1. Core Area: The purpose of the core area is to provide areas for comparatively intense
323 land development with a mix of land uses incorporating the principles of sustainable,

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324 transit oriented development and to enhance the area closest to a transit station as a
325 lively, people oriented place. The core area may mix ground floor retail, office,
326 commercial and residential space in order to activate the public realm.

327 2. Transition Area: The purpose of the transition area is to provide areas for a moderate
328 level of land development intensity that incorporates the principles of sustainable
329 transit oriented development. The transition area is intended to provide an important
330 support base to the core area and transit ridership as well as buffer surrounding
331 neighborhoods from the intensity of the core area. These areas reinforce the viability
332 of the core area and provide opportunities for a range of housing types at different
333 densities. Transition areas typically serve the surrounding neighborhood and include a
334 broad range of building forms that house a mix of compatible land uses. Commercial
335 uses may include office, retail, restaurant and other commercial land uses that are
336 necessary to create mixed use neighborhoods.

337 B. Station Area Types: A station area typology is the use of characteristics, such as building
338 types, mix of land use, transit service and street network to create generalizations about
339 an area that can be used to define a common vision for development of a transit station
340 area. Each typology recognizes the important difference among places and destinations
341 and takes into account the local context of a station and its surroundings. Refer to the
342 official Salt Lake City zoning map to determine the zoning of the land within each station
343 area.

- 344 1. Urban Center Station (TSA-UC): An urban center station contains the highest relative
345 intensity level and mix of uses. The type of station area is meant to support
346 Ddowntown Salt Lake and not compete with it in terms of building scale and use.
- 347 2. Urban Neighborhood Station (TSA-UN): An evolving and flexible development
348 pattern defines an urban neighborhood station area. Urban neighborhoods consist of
349 multilevel buildings that are generally lower scale than what is found in the urban
350 center station area. The desired mix of uses would include ground floor commercial
351 or office uses with the intent of creating a lively, active, and safe streetscape.
- 352 3. Mixed Use Employment Center Station (TSA-MUEC): A mixed use employment
353 station is an area with a high concentration of jobs that attract people from the entire
354 region. Buildings are often large scale in nature and may have large footprints. Land
355 uses that support the employment centers such as retail sales and service and
356 restaurants are located throughout the station area and should occupy ground floor
357 space in multi-story buildings oriented to the pedestrian and transit user. A mix of
358 housing types and sizes are appropriate to provide employees with the choice to live
359 close to where they work. Building types should trend toward more flexible building
360 types over time. Connectivity for all modes of travel is important due to the limited
361 street network.
- 362 4. Special Purpose Station (TSA-SP): The special purpose station is typically centered
363 on a specific land use or large scale regional activity. These areas are generally served

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364 by a mix of transit options. Land uses such as restaurants and retail support the
365 dominant land use and attract people to the area. A mix of housing types and sizes are
366 appropriate in certain situations. Future development should be aimed at increasing
367 the overall intensity and frequency of use in the station area by adding a mix of uses
368 that can be arranged and designed to be compatible with the primary use.

369 C. Review Process: The review process for all new development and redevelopment within
370 the Transit Station Area Zoning District is based on the development score which is
371 generated by the “Transit Station Area Development Guidelines” hereby adopted by
372 reference.

373 1. The following types of development are required to go through this review process:

- 374 a. Any addition of one thousand (1,000) square feet or more that extend a street
375 facing building facade or are located to the side of a building and are visible from
376 a public space; or
- 377 b. Additions that increase the height of an existing building or change the existing
378 roofline;
- 379 c. Additions to the rear of buildings that are not adjacent to a public street, trail or
380 other public space are not required to obtain a development score but must
381 comply with all other applicable regulations. Signs, fences, accessory structures
382 and any other structure or addition not listed in this section are not required to
383 obtain a development score.
- 384 d. Single-family detached dwellings and two-family dwellings are not required to
385 obtain a development score.

386 2. Application process steps:

- 387 a. Presubmittal Conference: All applicants for development within the TSA Transit
388 Station Area Zoning District are required to attend a presubmittal conference with
389 the Planning Division. The purpose of the presubmittal conference is to notify
390 the applicant of the goals of the station area plans, the standards in this section,
391 and the review and approval process.
- 392 b. Development Review Application: After a presubmittal conference, the developer
393 can submit a development review application. This application and all submittal
394 requirements will be used to determine the development score. The application
395 shall include a score sheet on which the development guidelines and their
396 assigned values are indicated and two (2) checklists: one for the applicant’s use
397 and one for the Planning Division’s use.
- 398 c. Public Noticing: A notice of application for a development review shall be
399 provided in accordance with eChapter 21A.10 of this title.

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- 400 d. Application Review: Table 21A.26.078.C.2.d of this ~~s~~Subsection C summarizes
401 the application review process. All applications shall be processed as follows:
- 402 (1) Tier 1 Planning Commission Review: If a project is assigned a score less than
403 125 points, the project can only be approved by the ~~P~~lanning ~~E~~commission
404 through the design review process in ~~e~~Chapter 21A.59 of this title. Once the
405 applicant receives written notice of their score, they will be given thirty (30)
406 days to notify the ~~P~~lanning ~~D~~ivision of their intention to proceed with the
407 project through the design review process or make necessary plan adjustments
408 to increase their development score to the minimum level in order to go
409 through an administrative review process.
- 410 (2) Tier 2 Administrative Review: The ~~P~~lanning ~~D~~irector has the authority to
411 approve a project scoring 125 points or more without holding a public
412 hearing. The project shall be allowed to go through the standard building
413 permit process. A public hearing is not required because the project
414 incorporates adequate development guidelines or development incentives to
415 be deemed compliant with the vision for the station area.
- 416
- 417 TABLE 21A.26.078.C.2.d
418 APPLICATION REVIEW
- | Development Score | Review Process |
|--------------------|--|
| 0 - 124 points | Planning E commission design review process |
| 125 or more points | Administrative review |
- 419
- 420 D. Development Score: The purpose of the development score is to allow flexibility for
421 designers while implementing the ~~E~~city's vision of the applicable station area plans and
422 the purpose of this zoning district. The development score measures the level of
423 compatibility between a proposed project and the station area plan. A "station area plan"
424 is a development, land use, urban design and place making policy document for the area
425 around a specific transit station. The development score is based on the development
426 guidelines and development incentives in the "Transit Station Area Development
427 Guidelines" book, hereby adopted by reference. The "Transit Station Area Development
428 Guidelines" shall be amended following the adopted procedures for zoning text
429 amendments in ~~e~~Chapter 21A.50, "Amendments", of this title.
- 430 1. Formulating ~~T~~he Score: The development score is formulated by calculating all of
431 the development guideline values for a particular project. Each design guideline and
432 incentive is given a value based on its importance. Some guidelines are considered
433 more important and carry a higher value than others. All other applicable zoning
434 regulations shall be complied with by all projects and are not calculated in the
435 development score.
- 436 2. Project Review: A development score shall be assigned to all projects within the ~~TSA~~
437 Transit Station Area ~~Zoning~~ District after a complete development review application

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438 is submitted. The Planning Director shall provide, in writing, a copy of the review
439 checklist and explanation of the outcome of the score to the applicant within thirty
440 (30) days of submitting a complete application.

- 441 3. Appeals: The development score may be appealed. All appeals of the development
442 score are heard by the Appeals Hearing Officer. In hearing the appeal, the
443 Appeals Hearing Officer shall hold a public hearing in accordance with
444 Section 21A.10.030 of this title. In deciding the appeal, the Appeals Hearing
445 Officer shall base its decision on its interpretation of the development guidelines and
446 the development score.
- 447 4. Expiration: No development score shall be valid for a period longer than one year
448 unless a building permit has been issued or complete building plans have been
449 submitted to the Division of Building Services.

450 E. Development Standards:

- 451 1. Application: The dimensional requirements of this section apply to all new buildings
452 and developments as well as additions to existing buildings. Additions that bring the
453 property closer to compliance are allowed. The following development standards
454 apply to the core and transition areas of all station types.
- 455 2. Building Height: The minimum and maximum building heights are found in Table
456 21A.26.078.E.2, “Building Height Regulations”, of this Subsection E.2. The
457 following exceptions apply:
- 458 a. The minimum building height applies to all structures that are adjacent to a public
459 or private street. The building shall meet the minimum building height for at least
460 fifty percent (50%) of the width of the street facing building wall.
- 461 b. Projects that achieve a development score that qualifies for administrative review
462 are eligible for an increase in height. The increase shall be limited to one story of
463 habitable space. The height of the additional story shall be equal to or less than
464 the average height of the other stories in the building. This is in addition to the
465 height authorized elsewhere in this title.

466 467 TABLE 21A.26.078.E.2
468 BUILDING HEIGHT REGULATIONS

		Minimum Height¹	Maximum Height
Urban center:			
	Core	40'	90' ²
	Transition	25'	60'
Urban neighborhood:			

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		Minimum Height¹	Maximum Height
	Core	25'	75'
	Transition	0'	50'
Mixed use employment center:			
	Core	25'	75'
	Transition	0'	60'
Special purpose:			
	Core	25'	75'
	Transition	0'	60'

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Notes:

1. Minimum building heights apply to those properties with frontage on the street where fixed rail transit is located.
2. Buildings with a roof that has at least 2 sloping planes may be allowed up to 105 feet. The slope of the plane must have a minimum slope of a 2 feet rise over a 12 foot run. The additional height may include habitable space. The sloping planes must be clearly visible and create a sloped roof shape. The sloping planes shall not be hidden by a parapet wall.

477

3. Setbacks:

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a. General Standards ~~F~~for Front/Corner Side Yards:

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(1) All portions of the yard not occupied by building, driveways, walkways or other similar features must be landscaped or include an active outdoor use, such as outdoor dining, plazas, courtyards or other similar outdoor use. See ~~s~~Subsection F of this section for specific front yard design requirements.

483

(2) ~~Parking is prohibited in the front and corner side yards.~~

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(3) Walls up to three feet (3') in height, patios and other similar elements intended to activate the sidewalk can be located to the property line.

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(4) Awnings or canopies may be located within any portion of the yard and are not subject to the front or corner side yard restrictions in ~~s~~Subsection 21A.36.020.B, ~~t~~Table 21A.36.020.B of this title.

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(5) Balconies may project up to two feet (2') into the required yards and are not subject to the front or corner side yard restrictions in ~~s~~Subsection 21A.36.020.B, ~~t~~Table 21A.36.020.B of this title.

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492 (6) All front and corner side yard standards in ~~t~~Table 21A.26.078.E.3.b of this
 493 ~~s~~Subsection E may be modified through the design review process of
 494 ~~e~~Chapter 21A.59 of this title, except that the front and corner side yard
 495 setback for 400 South shall not be reduced below the minimum.

496 b. Table 21A.26.078.E.3.b Setback Standards:

497
498
499

TABLE 21A.26.078.E.3.b
SETBACK STANDARDS

Property Frontage	Front/Corner Side Yard Setback	Interior Side Yard	Rear Yard
400 South	Minimum: 10', and at least 50% of the street facing building facade must be built to the minimum.	Minimum: None, except a 25' setback is required when adjacent to an OS, R-1, R-2, SR, RMF-30, RMF-35 or RMF-45 Z <u>D</u> istrict. The minimum shall increase 1' for every 1' increase in building height above 25' and is applied to the portion of the building over 25' in height.	
	Maximum setback: 20', but may be increased if the additional setback is used for plazas, courtyards, or outdoor dining areas.		
	In locations where the sidewalk is not a minimum of 10' wide, additional sidewalk width shall be installed by the developer so there is a minimum width sidewalk 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 buildings or portions thereof.		
North Temple	Minimum: 5', and at least 50% of the street facing building facade must be built to the minimum.		
	Maximum: 15', but may be increased if the additional setback is used for plazas, courtyards, or outdoor dining areas.		
	In locations where the sidewalk is not a minimum of 10' wide, additional sidewalk width shall be		

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Property Frontage	Front/Corner Side Yard Setback	Interior Side Yard	Rear Yard
	installed by the developer so there is a minimum width sidewalk 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 buildings or portions thereof.		
300 South, 500 South, 600 East	Minimum: Equal to the average setback of other principal buildings on the same block face.		
Streets with right-of-way width of 50' or less with R-1, R-2, SR, RMF-30, RMF-35 or RMF-45 Zoning District on either side of the street	Minimum: 25% of lot depth, up to 25'. For buildings taller than 25', setback shall increase 2' for every 1' of building height above 25' and is applied to the portion of the building over 25' in height.		
All other streets	Minimum: None At least 50% of the street facing building facade shall be within 5' of the front or corner side property line.		

500

501 c. Special Setback Provisions For Properties Adjacent To Jordan River: For
 502 properties that are adjacent to the Jordan River, the building setback from the
 503 Jordan River shall be fifty feet (50'), measured from the annual high water level
 504 as defined in ~~s~~Section 21A.34.130 of this title. For buildings over fifty feet (50')
 505 in height, the setback shall increase one foot (1') for every foot in height over fifty
 506 feet (50') up to a maximum of seventy five feet (75'). Portions of buildings over
 507 fifty feet (50') in height may be stepped back to comply with this standard.

508 4. Minimum Lot Area And Lot Width Requirements:

509
 510 TABLE 21A.26.078.E.4
 511 MINIMUM LOT AREA AND LOT WIDTH STANDARDS
 512

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Standard	Required Dimension
Minimum lot area	2,500 square feet
Minimum lot width	40 feet

- 513
- 514 a. The minimum lot area applies to all new subdivisions of land and shall not be
515 used to calculate residential density.
- 516 b. Any legally existing lot may be developed without having to comply with the
517 minimum lot size or width requirements.
- 518 c. Lots subdivided for single-family detached, single-family attached, and two-
519 family residential dwellings are exempt from minimum lot width requirements.
- 520 d. Lots subdivided for single-family attached dwellings are exempt from minimum
521 lot area provided that:
- 522 (1) Parking for units shall be rear loaded and accessed from a common drive
523 shared by all units in a particular development;
- 524 (2) Driveway access shall connect to the public street in a maximum of two (2)
525 locations; and
- 526 (3) No garages shall face the primary street and front yard parking shall be strictly
527 prohibited.
- 528 5. Open Space Area: Open space areas shall be provided at a rate of one square foot for
529 every ten (10) square feet of land area included in the development, up to five
530 thousand (5,000) square feet for core areas, and up to two thousand five hundred
531 (2,500) square feet for transition areas. Open space areas includes landscaped yards,
532 patios, public plazas, pocket parks, courtyards, rooftop and terrace gardens and other
533 similar types of open space area amenities. All required open space areas shall be
534 accessible to the users of the building(s).
- 535 6. Circulation And Connectivity: Development within the station area shall be easily
536 accessible from public spaces and provide safe and efficient options for all modes of
537 travel. Circulation networks, whether public or private, require adequate street,
538 pedestrian and bicycle connections to provide access to development. The internal
539 circulation network shall be easily recognizable, formalized and interconnected.
- 540 a. All parking lots shall comply with the standards in sSection 21A.44.020, “General
541 Off Street Parking Regulations”, of this title.
- 542 b. Parking is prohibited between the street-facing building line and any front or
543 corner side property line. This shall include any drive aisle that is not
544 perpendicular to the front or corner side property line.

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545 c. Any new development shall provide a midblock walkway if a midblock walkway
546 on the subject property has been identified in a master plan that has been adopted
547 by the ~~E~~city. The following standards apply to the midblock walkway:

548 (1) The midblock walkway must be a minimum of ten feet (10') wide and include
549 a minimum six foot (6') wide unobstructed path.

550 (2) The midblock walkway may be incorporated into the building provided it is
551 open to the public. A sign shall be posted indicating that the public may use
552 the walkway.

553 7. Accessory Structures: No accessory structure shall be located in a required front yard
554 or between the primary building and a property line adjacent to a public street.

555 F. Design Standards:

556 1. Development shall comply with the design standards in ~~e~~Chapter 21A.37 of this title
557 when applicable as specified in that chapter.

558 2. All developments required to obtain a review score by ~~s~~Subsection C of this section
559 shall comply with the following additional design standards. These specific standards
560 may be modified through the design review in ~~e~~Chapter 21A.59 of this title if the
561 modifications meet the intent of the specific design standard requested to be
562 modified:

563 a. EIFS ~~A~~and Stucco Limitation: Use of Exterior Insulation and Finishing System
564 (EIFS) or traditional stucco is not allowed as a building material on the ground
565 floor of street facing building facades. Use of EIFS and stucco is allowed for up to
566 ten percent (10%) of the upper level street facing facades.

567 b. Front ~~A~~and Corner Side Yard Design Requirements:

568 (1) In yards greater than ten feet (10') in depth, one shade tree shall be planted for
569 every thirty feet (30') of street frontage. For the purpose of this section, a
570 shade tree is any tree that has a mature minimum tree canopy of thirty feet
571 (30') and a mature height that is forty feet (40') or greater.

572 (2) At least fifty percent (50%) of the front or corner side yards shall be covered
573 in live plant material. This can include raised planter boxes. This percentage
574 can be reduced to thirty percent (30%) if the yard includes outdoor dining,
575 patios, outdoor public space, or private yards for ground floor residential uses
576 that cover at least fifty percent (50%) of the provided front or corner side
577 yard.

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- (3) At least thirty percent (30%) of the front or corner side yard shall be occupied by outdoor dining areas, patios, outdoor public space, or private yards for ground floor residential uses.

- (4) Driveways necessary for vehicle access to the site are allowed regardless of compliance with the minimum percentages required by this subsection.

- c. Entry Feature Requirements: All required building entries shall include at least one of the following features:

- (1) An awning or canopy over the entrance that extends a minimum of five feet (5') from the street facing building facade;

- (2) A recessed entrance that is recessed at least five feet (5') from the street facing facade;

- (3) A covered porch that is at least five feet (5') in depth and at least forty (40) square feet in size; or

- (4) A stoop that is at least two feet (2') above sidewalk level and that includes an awning or canopy that extends at least three feet (3') from the street facing building facade.

- d. Ground Floor Use Requirement For 400 South ~~A~~nd North Temple Boulevard: When facing 400 South or North Temple Boulevard, the ground floor use area required by eChapter 21A.37 of this title shall be built to accommodate an allowed commercial, institutional, or public use. Live/work uses qualify as a commercial use for this subsection.

- (1) Exception: Residential uses may be permitted within the required area in lieu of the required use, if the ground floor is designed so that it can be converted to an allowed commercial use in the future. To accommodate this conversion, the shell space of the ground floor shall be built to an occupancy standard required by the adopted Building Code that can accommodate conversion of the interior of the space to a future permitted commercial use.

- (2) The following additional requirements shall apply to the ground floor space if used for residential uses:

- (A) The shell space shall be at least twelve feet (12') in height;

- (B) The street facing facade of each ground floor residential unit shall be at least sixty percent (60%) glass;

- (C) Each ground floor unit shall have a direct entrance from the sidewalk to the unit;

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(D) Each ground floor unit shall be ADA accessible; and

613 (E) Each ground floor unit shall include a porch, patio, stoop or other entrance
614 feature that is a minimum depth of at least five feet (5').

615 G. Multiple Buildings On A Single Parcel: Multiple principal buildings on a single parcel
616 are permitted provided each principal building meets the requirements of this chapter and
617 each principal building obtained a separate development score. New principal buildings
618 can be located toward the rear of a parcel provided there is an existing or additional new
619 principal building that complies with the front yard building setbacks. If one principal
620 building receives a development score lower than other principal buildings on the site, the
621 project shall be processed based on the lowest development score obtained. Multiple
622 single-family detached dwellings and two-family dwellings may be located on one lot
623 and are not required to obtain a development score.

624 H. Parking: The purpose of this subsection is to provide locations for off street parking. All
625 off street surface parking lots should be located so that they are compatible with
626 pedestrian oriented streets. New uses and development or redevelopment within this
627 district shall comply with the requirements of this subsection.

1. **Surface Parking On Corner Properties:** On corner properties, surface parking lots shall be located behind principal buildings or at least sixty feet (60') from the intersection of the front and corner side lot lines, and are subject to the additional requirements established for core or transition areas below.

2. Surface Parking In The Core Area: Surface parking lots in the core area are required to be located behind the principal building or to the side of a principal building.

a. Requirements: When located to the side of a building, the parking lot shall be:

635 (1) Set back a minimum of thirty feet (30') from a property line adjacent to a
636 public street. The space between the parking lot and the property line adjacent
637 to a public street shall be landscaped or activated with outdoor dining, plazas
638 or similar feature.

639 (2) Screened with a landscaped hedge or wall that is at least thirty six inches (36")
640 above grade and no taller than forty two inches (42") above grade.
641 Landscaping berms are not permitted.

642 (3) The parking lot shall be no wider than what is required for two (2) rows
643 of parking and one (1) drive aisle as indicated in section 21A.44.020, table
644 21A.44.020 of this title.

b. One Driveway And Drive Aisle Per Street Frontage: Only one (1) driveway and drive aisle is permitted per street frontage and the access point shall be located a minimum of one hundred feet (100') from the intersection of the front and corner

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648 side property lines. If the front or corner side property line is less than one
649 hundred feet (100') in length, then the drive approach shall be located within
650 twenty feet (20') of the side or rear property line.

651 3. Surface Parking In The Transition Area: Surface parking lots in the transition area are
652 required to be located behind the principal building or to the side of a principal
653 building.

654 a. Requirements: When located to the side of a principal building, the parking lot
655 shall be:

656 (1) Set back so that no portion of the parking area other than the driveway is
657 closer to the street than the front wall setback of the building. In cases where
658 the front wall of the building is located within five feet (5') of a property line
659 adjacent to a street, the parking lot shall be set back a minimum of eight feet
660 (8'). The space between the parking lot and the property line adjacent to a
661 street shall be landscaped or activated with outdoor dining, plazas or similar
662 feature.

663 (2) Screened with a landscaped hedge or wall that is at least thirty six inches (36")
664 above grade and no taller than forty two inches (42") above grade.
665 Landscaping berms are not permitted.

666 4. Walkways Through Parking Lots: Parking lots with more than fifteen (15) spaces
667 shall provide a pedestrian walkway through the parking lot to the primary building
668 entrance or a sidewalk providing access to a primary building entrance. One (1)
669 walkway must be provided for every three (3) drive aisles. Walkways shall be curb
670 separated from the parking areas and a minimum of five feet (5') wide. Vehicles shall
671 not overhang the walkway. Parking lot landscaping requirements in chapter 21A.48
672 of this title shall be included on the side of the walkway. Where the walkway crosses
673 a drive aisle, a crosswalk that is clearly identified by a change in color, material, or
674 similar technique shall be used.

675 5. Other Applicable Standards: All other standards in chapter 21A.44, "Off
676 Street Parking, Mobility And Loading", of this title shall apply.

677 **IH.** Conflicting Regulations: In cases where the regulations of this section conflict with
678 another section of this zoning ordinance, this section shall take precedence except in
679 situations where the conflict is related to the use of the property, in which case the more
680 restrictive regulation takes precedence. In station areas within an overlay district, the
681 overlay district shall take precedence.
682

683 **JI.** Developments Over Five Acres:

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- 684 1. Intent: Large scale developments have the potential to function as a self-contained
685 mixed use neighborhood and could have both positive and negative impacts on
686 nearby properties. All developments over five (5) acres in size shall be designed and
687 planned to include a series of blocks and a network of public or private streets that
688 connects to the existing public streets in the area and to adjacent development and
689 neighborhoods. Buildings should be oriented to this street network. Regulating block
690 size is necessary to provide development sites that are oriented to the pedestrian while
691 accommodating other modes of transportation. A street network is required to ensure
692 adequate circulation for pedestrians, bicycles, automobiles and service vehicles
693 through the site, to adjacent sites and the public streets.

- 694 2. Application: These standards are in addition to all other applicable standards. In
695 situations where the standards in this section conflict with a standard in another
696 section, the standard in this section shall take precedence. A separate development
697 score is required for each new principal building in a development over five (5) acres.
 - 698 a. Block Layout: The intent of regulating block size and dimension is to create a
699 development pattern where all principal buildings have their primary facades
700 facing a street, whether public or private. All developments over five (5) acres in
701 size shall be designed to include a series of blocks based on the standards below:
 - 702 (1) The maximum perimeter dimension of any block shall be one thousand six
703 hundred feet (1,600'). The maximum length of any individual block face shall
704 be four hundred forty feet (440').
 - 705 (2) The maximum perimeter dimension of a block may be increased to two
706 thousand four hundred (2,400) linear feet, and the maximum length of any
707 block face increased to six hundred feet (600') provided a mid block
708 pedestrian network is included. The mid block pedestrian network must be a
709 minimum of twenty feet (20') wide and include pedestrian amenities such as
710 lighting, benches, and other similar features. The mid block walkway shall
711 connect to at least two (2) block faces or be extended to the property line to
712 allow for future extension.
 - 713 b. Connectivity To Public Streets, Sidewalks, And Bicycle Lanes: In order to
714 ensure that the development will be fully integrated into the transit station area,
715 that safe and efficient travelways are provided, and to limit the impact on the
716 primary transit street and other adjacent streets, the internal circulation system,
717 including private streets, drive aisles, sidewalks and bicycle lanes shall connect to
718 the public street, sidewalks and bicycle lanes. All new streets shall be designed as
719 a "complete street" defined as a street that provides dedicated space for
720 pedestrians, bicyclists and automobiles.
 - 721 c. Vehicle Access: Regulating access to private property from public streets is
722 necessary for integrating private development and public spaces. Limiting the
723 number of access points and spacing between access points reduces areas of

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724 conflict between vehicles, pedestrians and bicycles. Maximum access widths
725 promote a development pattern that is oriented to pedestrians and bicyclists while
726 accommodating vehicles.

727 (1) Access points located on public streets intended for vehicles shall be spaced a
728 minimum of one hundred feet (100') apart.

729 (2) No property shall have more than one (1) vehicle access point for every two
730 hundred (200) linear feet of frontage on a public street.

731 (3) No access drive shall be greater than twenty four feet (24') wide.

732 (4) The location of all vehicle access points is subject to approval from the
733 ~~T~~ransportation ~~D~~ivision of the ~~C~~ity. The standards of this section may be
734 modified by the Transportation Division when, in the opinion of the ~~D~~irector
735 of the ~~T~~ransportation ~~D~~ivision, a different design would improve the overall
736 safety for all modes of transportation or improve the efficiency of the
737 transportation network.

738 d. Internal Circulation: Internal circulation systems allow for vehicles, pedestrians
739 and bicyclists to move safely and efficiently throughout a development site. A
740 logical, simple and well designed internal circulation system that connects with
741 adjacent circulation networks provides room for vehicles, safe walking paths for
742 pedestrians through the parking lot and the site to the public way, and well
743 marked routes for bicycles traveling from public spaces to bicycle parking areas
744 within a site. All new developments over five (5) acres are required to submit an
745 internal circulation network plan.

746 (1) Travel Lanes That Connect Parking Areas With ~~A~~a Public Street: All internal
747 vehicle travel lanes that connect internal parking areas with a public street
748 shall be designed to meet the minimum requirements in ~~s~~Section 21A.44.020
749 21A.44.060.A.6 of this title.

750 (2) Design Speed: The internal circulation system shall be designed to move
751 vehicles at speeds of twenty (20) miles per hour or less.

752 (3) Future Access ~~T~~o Adjacent Properties ~~A~~nd Rights-Of-Way: All internal
753 drive aisles, sidewalks, and paths shall be extended to property lines to allow
754 for future cross access to adjacent properties when the adjacent property is
755 undeveloped and to rights-of-way.

756 (4) Centerlines: The centerline of all internal streets shall be in line with the
757 centerline of a street on the opposite side of an intersecting street unless the
758 intersecting street is divided by a median. Offset streets shall be a minimum of
759 two hundred feet (200') apart, measured from centerline to centerline.

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760 (5) Publicly Dedicated Streets: Any street that is to be publicly dedicated shall
761 meet the City's minimum construction and design standards (including street
762 lighting, park strip, street trees, etc.).

763 (6) Pedestrian Routes: Pedestrian routes that provide safe, comfortable, clear and
764 direct access throughout the development shall be provided. Pedestrian paths
765 shall be bordered by residential fronts, green space, active open space, or
766 commercial storefronts.

767 (7) Bicycle Paths: A coordinated system of bicycle paths should be provided.

768 (8) Approval; Modification of Standards: The internal circulation network is
769 subject to approval from the Transportation Division of the City. The
770 standards of this section may be modified by the Transportation Division
771 when, in the opinion of the Director of the Transportation Division, a
772 different design would improve the overall safety for all modes of
773 transportation or improve the efficiency of the transportation network.

774 e. Parking: Parking may be provided along any private street within a development
775 over five (5) acres. The parking shall be counted toward the applicable off
776 street parking standard when provided on private streets. All parking areas and
777 spaces must comply with the parking lane widths identified in
778 ~~s~~Section 21A.44.020 21A.44.060.A.6, table 21A.44.020 of this title.

779 f. Open Space Area: In order to provide space for passive and active recreation,
780 public and private gatherings, offset storm drainage due to nonpermeable surfaces
781 and as an amenity to individual developments and their residents, employees and
782 customers, usable open space areas are required for all new developments.

784 (1) Required: In the core and transition areas of all station areas, a minimum of
785 ten percent (10%) of the site, up to fifteen thousand (15,000) square feet, shall
786 be devoted to open space areas. "Usable open space area" is defined as
787 landscaped areas, plazas, outdoor dining areas, terraces, rooftop gardens,
788 stormwater retention areas, and any other similar type of area.

789 (2) Connectivity To Adjacent Open Space Area: When adjacent to public open
790 space areas, parks, trails and pathways, open space areas on developments
791 over five (5) acres in size are encouraged to provide access to the public open
792 space area.

793 g. Landscaping: All areas not occupied by buildings, plazas, terraces, patios, parking
794 areas, or other similar feature shall be landscaped. If a project is developed in
795 phases, only those areas in a phase that is under construction shall be landscaped.
796 Landscaping in future phases shall be installed as those phases develop. Areas in
797 future phases may be used as community gardens or other active open space until
798 such time as development of that phase begins.

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801

802 SECTION 10. Amending the text of Salt Lake City Code Subsection 21A.30.020.D. That

803 Subsection 21A.30.020.D of the *Salt Lake City Code* (Zoning: Downtown Districts: D-1 Central

804 Business District: D-1 District General Regulations) shall be, and hereby is amended to read as

805 follows:

806 D. D-1 District General Regulations: The regulations established in this section apply to the

807 D-1 District as a whole.

808 1. Minimum Lot Size: No minimum lot area or lot width is required, except in block

809 corner areas as specified in sSubsection E.5 of this section.

810 2. Yard Requirements:

811 a. Front and corner side yards: No minimum yards are required, however, no yard

812 shall exceed five feet (5') except as authorized through the design review process.

813 Such design reviews shall be subject to the requirements of eChapter 21A.59 of

814 this title. Where an entire block frontage is under one ownership, the setback for

815 that block frontage shall not exceed twenty five feet (25'). Exceptions to this

816 requirement may be authorized through the design review process, subject to the

817 requirements of eChapter 21A.59 of this title.

818 b. Interior side and rear yards: None required.

819 3. ~~Restrictions On Parking Lots And Structures: An excessive influence of at or above~~

820 ~~ground parking lots and structures can negatively impact the urban design objectives~~

821 ~~of the D-1 District. To control such impacts, the following regulations shall apply to~~

822 ~~at or above ground parking facilities:~~

823 a. ~~Within block corner areas and on Main Street, parking lots and structures shall be~~

824 ~~located behind principal buildings.~~

825 b. ~~Within the mid block areas, parking lots and structures shall only be located~~

826 ~~behind principal buildings or be at least seventy five feet (75') from front and~~

827 ~~corner side lot lines or parking structures are allowed to be located adjacent to the~~

828 ~~front or corner side lot lines only if they provide adequately sized retail~~

829 ~~goods/service establishments, office and/or restaurant space on the ground floor~~

830 ~~adjacent to the public sidewalk to encourage pedestrian activity. The facades of~~

831 ~~the ground floor shall be designed to be compatible and consistent with the~~

832 ~~associated retail or office portion of the building and other retail uses in the area.~~

833 ~~Levels of parking above the first level facing the front or corner side lot line shall~~

834 ~~have floors/facades that are horizontal, not sloped.~~

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835 e. Accessory parking structures built prior to the principal use, and
836 commercial parking structures, shall be permitted as conditional uses with the
837 approval of the Planning Commission pursuant to the provisions of chapter
838 21A.54 of this title.

839 d. No special restrictions shall apply to belowground parking facilities.

840 e. Parking lots, proposed as a principal use to facilitate a building demolition, are
841 prohibited in the D-1 District.

842 43. Interior Plazas, Atriums ~~A~~nd Galleries: Interior plazas, atriums and galleries shall be
843 permitted throughout the D-1 Central Business District.

844 54. Location ~~O~~f Service Areas: All loading docks, refuse disposal areas and other
845 service activities shall be located on block interiors away from view of any public
846 street. Exceptions to this requirement may be approved through the site plan review
847 process when a permit applicant demonstrates that it is not feasible to accommodate
848 these activities on the block interior. If such activities are permitted adjacent to a
849 public street, a visual screening design approved by the ~~Z~~oning ~~A~~Administrator shall
850 be required.

851 65. Landscape Requirements: All buildings constructed after April 12, 1995, shall
852 conform to the special landscape requirements applicable to the D-1 Central Business
853 District as contained in ~~e~~Chapter 21A.48 of this title.

854 76. Mid Block Walkways: As part of the ~~E~~city's plan for the downtown area, it is
855 intended that mid block walkways be provided to facilitate pedestrian movement
856 within the area. To delineate the public need for such walkways, the ~~E~~city has
857 formulated an official plan for their location and implementation, which is on file at
858 the ~~P~~lanning ~~D~~ivision ~~O~~ffice. All buildings constructed after the effective date
859 hereof within the D-1 Central Business District shall conform to this officially
860 adopted plan for mid block walkways.

861 87. Landscape Requirements ~~F~~or Demolition Sites: Vacant lots, resulting from
862 demolition activities where no replacement use is proposed, shall conform to
863 ~~e~~Chapter 21A.48 of this title, special landscape requirements applicable to the D-1
864 Central Business District.

865 SECTION 11. Amending the text of Salt Lake City Code Section 21A.30.030. That

867 Section 21A.30.030 of the *Salt Lake City Code* (Zoning: Downtown Districts: D-2 Downtown
868 Support District) shall be, and hereby is amended to read as follows:

869 **21A.30.030: D-2 DOWNTOWN SUPPORT DISTRICT:**

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- 870
- 871 A. Purpose Statement: The purpose of the D-2 Downtown Support Commercial District is to
872 provide an area that fosters the development of a sustainable urban neighborhood that
873 accommodates commercial, office, residential and other uses that relate to and support
874 the D-1 Central Business District. Development within the D-2 Downtown Support
875 Commercial District is intended to be less intensive than that of the D-1 Central Business
876 District, with high lot coverage and buildings placed close to the sidewalk. This district is
877 appropriate in areas where supported by applicable master plans. Design standards are
878 intended to promote pedestrian oriented development with a strong emphasis on a safe
879 and attractive streetscape.
- 880
- 881 B. Uses: Uses in the D-2 Downtown Support District, as specified in sSection 21A.33.050,
882 “Table Of Permitted And Conditional Uses For Downtown Districts”, of this title, are
883 permitted subject to the general provisions set forth in sSection 21A.30.010 of this
884 chapter and this section.
- 885
- 886 C. Lot Size Requirements: No minimum lot area or lot width shall be required.
- 887
- 888 D. Maximum Building Height: The maximum permitted building height shall not exceed
889 one hundred twenty feet (120') subject to the following review process: Buildings over
890 sixty five feet (65') in height are subject to design review according to the requirements
891 of eChapter 21A.59 of this title.
- 892
- 893 E. Minimum Yard Requirements:
- 894 1. Front And Corner Side Yard: There is no minimum setback. The maximum setback
895 is ten feet (10').
- 896 2. Interior Side Yards: No minimum side yard is required except a minimum of fifteen
897 feet (15') side yard is required when the side yard is adjacent to a single or two family
898 residential zoning district.
- 899 3. Rear Yard: No minimum rear yard is required except a minimum of twenty five feet
900 (25') rear yard is required when the rear yard is adjacent to a single or two family
901 residential district.
- 902 4. Buffer Yards: Any lot abutting a lot in a residential district shall conform to the buffer
903 yard requirements of Chapter 21A.48 of this title.
- 904

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905 F. Landscape Yard Requirements: If a front or corner side yard is provided, such yard shall
906 be maintained as a landscaped yard. The landscaped yard can take the form of outdoor
907 dining, patio, courtyard or plaza, subject to site plan review approval.

908 G. ~~Parking Lot Setbacks: If a front or corner side yard is provided surface parking is prohibited in those areas. Surface parking lots that are not located completely behind the primary structure shall maintain a twenty foot (20') landscaped yard from the front and corner side yard property lines.~~

913 HG. Mid-Block Walkways: Any new development shall provide a midblock walkway if a
914 midblock walkway on the subject property has been identified in a master plan that has
915 been adopted by the city. The following standards apply to the midblock walkway:

- 916 1. The midblock walkway must be a minimum of ten feet (10') wide and include a
917 minimum six foot (6') wide unobstructed path.
- 918 2. The midblock walkway may be incorporated into the building provided it is open to
919 the public. A sign shall be posted indicating that the public may use the walkway.

920 IH. Ground Floor Uses: To activate the ground floor of structures, retail goods
921 establishments, retail service establishments, public service portions of businesses,
922 restaurants, taverns/brewpubs, bar establishments, art galleries, theaters or performing art
923 facilities are required on the ground floor of structures facing State Street, Main Street,
924 800 South and 900 South.

925 JI. Existing Vehicle Sales Or Lease Lots:

- 926 1. Vehicle Display Area: The parking provided in the vehicle display area will not be
927 counted as off street parking when computing maximum parking requirements and is
928 not considered to be a surface parking lot when determining required setbacks in this
929 section.
- 930 2. Design Standards: Structures associated with accessory uses such as but not limited to
931 repair shops or vehicle washing do not need to meet required design standards and
932 may exceed the maximum front and corner side yard setbacks. Primary structures that
933 contain sales floors and auto display areas must meet all design standards and
934 setbacks.
- 935 3. Landscaping: A landscaped yard of at least ten feet (10') in depth is required along
936 any portion of the street frontage of the property that is not occupied by a permanent
937 structure. All other landscaping requirements in Chapter 21A.48 remain applicable.
- 938 4. Multiple Buildings: Vehicle sales or lease lots may have multiple buildings on a
939 parcel subject to all buildings being associated with the use of the lot as vehicles sales
940 or lease.

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941

942 SECTION 12. Amending the text of Salt Lake City Code Section 21A.30.040. That
943 Section 21A.30.040 of the *Salt Lake City Code* (Zoning: Downtown Districts: D-3 Downtown
944 Warehouse/Residential District) shall be, and hereby is amended to read as follows:

945 **21A.30.040: D-3 DOWNTOWN WAREHOUSE/RESIDENTIAL DISTRICT:**

946

947 A. Purpose Statement: The purpose of the D-3 Downtown Warehouse/Residential District is
948 to provide for the reuse of existing warehouse buildings for multi-family and mixed use
949 while also allowing for continued retail, office and warehouse use within the district. The
950 reuse of existing buildings and the construction of new buildings are to be done as multi-
951 family residential or mixed use developments containing retail or office uses on the lower
952 floors and residential on the upper floors. This district is appropriate in areas where
953 supported by applicable master plans. The standards are intended to create a unique and
954 sustainable downtown neighborhood with a strong emphasis on urban design, adaptive
955 reuse of existing buildings, alternative forms of transportation and pedestrian orientation.

956 B. Uses: Uses in the D-3 Downtown Warehouse/Residential District as specified in
957 ~~s~~Section 21A.33.050, “Table Ωof Permitted A~~nd~~ Conditional Uses F~~or~~ Downtown
958 Districts”, of this title, are permitted subject to the provisions of this chapter and other
959 applicable provisions of this title.

960 C. Controls Over Mixed Use: The concept of mixed use is central to the nature of the D-3
961 Downtown Warehouse/Residential District. To ensure that mixed use developments
962 provide for on site compatibility as well as neighborhood compatibility, the change of
963 land use type or an increase in floor area by twenty five percent (25%) of existing
964 principal buildings and the construction of buildings for new uses after April 12, 1995,
965 shall conform to the following provisions. Construction related to the rehabilitation
966 including remodeling or modification of existing uses, or the change of use to a similar
967 use, shall not be subject to these provisions:

- 968 1. Buildings containing commercial/office uses located above the second story shall
969 incorporate multi-family dwellings, boarding house, bed and breakfast, or hotel uses
970 in the amount of at least fifty percent (50%) of the total floor area of the building;
- 971 2. Commercial/office uses shall be permitted as the sole use in two-story buildings only;
972 and
- 973 3. Commercial/office uses in buildings of three (3) stories or more without multi-family
974 dwellings shall be allowed only as a conditional use and then only when the applicant
975 has demonstrated that the proposed location is not suitable for multi-family
976 residential use.

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- 977 D. Lot Size Requirements: No minimum lot area or lot width shall be required.
- 978 E. Maximum Building Height: No building shall exceed seventy five feet (75'). Buildings
979 taller than seventy five feet (75') but less than ninety feet (90') may be authorized
980 through the design review process, provided the additional height is supported by the
981 applicable master plan, the overall square footage of the buildings is greater than fifty
982 percent (50%) residential use, and subject to the requirements of ~~e~~Chapter 21A.59 of this
983 title.
- 984 F. ~~Minimum Yard Requirements: None required, except for surface parking lots which are
985 required to be set back from the front and corner side yard property lines fifteen feet
986 (15').~~
- 987 G. Mid Block Walkways: As a part of the ~~E~~city's plan for the downtown area, it is intended
988 that mid block walkways be provided to facilitate pedestrian movement within the area.
989 To delineate the public need for such walkways, the ~~E~~city has formulated an official plan
990 for their location and implementation, which is on file at the ~~P~~lanning ~~D~~ivision
991 ~~O~~ffice. All buildings constructed within the D-3 Downtown Warehouse/Residential
992 District shall conform to this plan for mid block walkways.
- 993 H. Minimum Open Space Area: All lots containing dwelling units shall provide common
994 open space area in the amount of twenty percent (20%) of the lot area. This common
995 open space area may take the form of ground level plazas, interior atriums, landscape
996 areas, roof gardens and decks on top of buildings or other such forms of open space
997 available for the common use by residents of the property.
- 998
999 SECTION 13. Amending the text of Salt Lake City Code Section 21A.30.045. That
- 1000 Section 21A.30.045 of the *Salt Lake City Code* (Zoning: Downtown Districts: D-4 Downtown
1001 Secondary Central Business District) shall be, and hereby is amended to read as follows:
- 1002 **21A.30.045: D-4 DOWNTOWN SECONDARY CENTRAL BUSINESS DISTRICT:**
- 1003
1004 A. Purpose Statement: The purpose of the D-4 Downtown Secondary Central Business
1005 District is to foster an environment consistent with the area's function as a housing,
1006 entertainment, cultural, convention, business, and retail section of the ~~E~~city that supports
1007 the D-1 Central Business District. Development is intended to support the regional
1008 venues in the district, such as the Salt Palace Convention Center, and to be less intense
1009 than in the D-1 Central Business District. This district is appropriate in areas where
1010 supported by applicable master plans. The standards are intended to achieve established
1011 objectives for urban and historic design, pedestrian amenities, and land use control,
1012 particularly in relation to retail commercial uses.

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1013 B. Uses: Uses in the D-4 Downtown Secondary Central Business District as specified in
1014 sSection 21A.33.050, “Table Ωof Permitted And Conditional Uses For Downtown
1015 Districts”, of this title, are permitted subject to the general provisions set forth in
1016 sSection 21A.30.010 of this chapter. In addition, all conditional uses in the D-4
1017 Downtown Secondary Central Business District shall be subject to design evaluation and
1018 approval by the Planning Ecommission.

1019 C. D-4 Downtown Secondary Central Business District General Regulations:

1020 1. Minimum Lot Size: No minimum lot area or lot width is required.

1021 2. Yard Requirements:

1022 a. Front And Corner Side Yards: No minimum yards are required, however, no
1023 yard shall exceed five feet (5') except as authorized through the design review
1024 process. Such designs shall be subject to the requirements of eChapter 21A.59 of
1025 this title. Where an entire block frontage is under one ownership, the setback for
1026 that block frontage shall not exceed twenty five feet (25'). Exceptions to this
1027 requirement may be authorized through the design review process subject to the
1028 requirements of eChapter 21A.59 of this title.

1029 b. Interior Side And Rear Yards: None required.

1030 3. Restrictions On Parking Lots And Structures: An excessive influence of at or above
1031 ground parking lots and structures can negatively impact the urban design objectives
1032 of the D-4 District. To control such impacts, the following regulations shall apply to
1033 at or above ground parking facilities:

1034 a. Within block corner areas, structures shall be located behind principal buildings,
1035 or at least seventy five feet (75') from front and corner side lot lines.

1036 b. Within the mid block areas, parking structures shall be located behind principal
1037 buildings, or at least thirty feet (30') from front and corner side lot lines. A
1038 modification to this requirement may be granted as a conditional use, subject to
1039 conformance with the standards and procedures of chapter 21A.54 of this
1040 title. Parking structures shall meet the following:

1041 (1) Retail goods/service establishments, offices and/or restaurants shall be
1042 provided on the first floor adjacent to the front or corner side lot line. The
1043 facades of such first floor shall be compatible and consistent with the
1044 associated retail or office portion of the building and other retail uses in the
1045 area.

1046 (2) Levels of parking above the first level facing the front or corner side lot line
1047 shall have floors/facades that are horizontal, not sloped.

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1048 (3) ~~Mid block surface parking lots shall have a fifteen foot (15') landscaped~~
1049 ~~setback.~~

1050 e. ~~Accessory parking structures built prior to the principal use, and~~
1051 ~~commercial parking structures, shall be permitted as conditional uses with the~~
1052 ~~approval of the Planning Commission pursuant to the provisions of chapter~~
1053 ~~21A.54 of this title.~~

1054 d. ~~No special restrictions shall apply to belowground parking facilities.~~

1055 e. ~~At grade (surface) parking facilities shall be set back behind the principal building~~
1056 ~~and shall be set back at least seventy five feet (75') from front and corner side lot~~
1057 ~~lines and landscaped in a way that minimizes visual impacts.~~

1058 43. Interior Plazas, Atriums ~~A~~and Galleries: Interior plazas, atriums and galleries shall be
1059 permitted throughout the D-4 Downtown Secondary Central Business District.

1060 54. Location ~~O~~of Service Areas: All loading docks, refuse disposal areas and other
1061 service activities shall be located on block interiors away from view of any public
1062 street. Exceptions to this requirement may be approved through the site plan review
1063 process when a permit applicant demonstrates that it is not feasible to accommodate
1064 these activities on the block interior. If such activities are permitted adjacent to a
1065 public street, a visual screening design approved by the ~~Z~~zoning ~~A~~Administrator shall
1066 be required.

1067 65. Landscape Requirements: All buildings constructed after April 12, 1995, shall
1068 conform to the special landscape requirements applicable to the D-4 Downtown
1069 Secondary Central Business District as contained in eChapter 21A.48 of this title.

1070 76. Maximum Building Height: No building shall exceed seventy five feet (75').
1071 Buildings taller than seventy five feet (75') but less than one hundred twenty feet
1072 (120') may be authorized through the design review process, subject to the
1073 requirements of eChapter 21A.59 of this title. Additional height may be allowed as
1074 specified below:

1075 a. Additional Permitted Height Location: Additional height greater than one hundred
1076 twenty feet (120') but not more than three hundred seventy five feet (375') in
1077 height is permitted in the area bounded by:

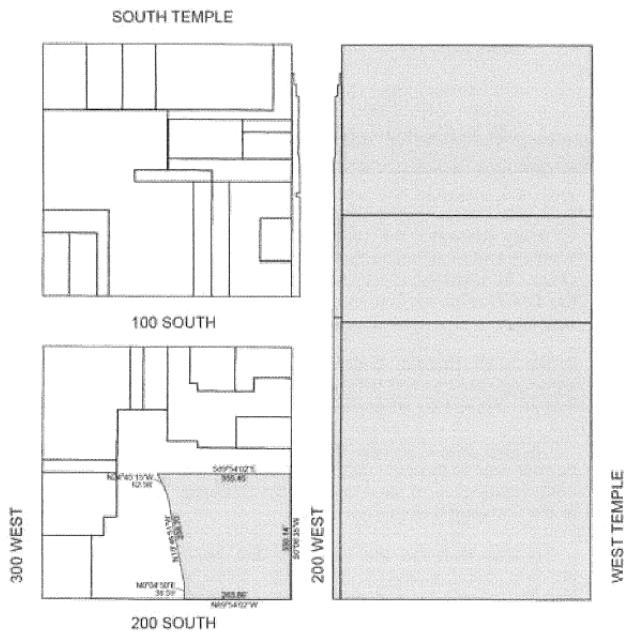
1078 (1) The centerlines of South Temple, West Temple, 200 South, and 200 West
1079 Streets; and

1080 (2) Beginning at the Southeast Corner of Block 67, Plat 'A', Salt Lake City
1081 Survey, and running thence along the south line of said Block 67,
1082 N89°54'02"W 283.86 feet; thence N00°04'50"E 38.59 feet; thence
1083 N10°46'51"W 238.70 feet; thence N24°45'15"W 62.98 feet; thence

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1084 S89°54'02"E 355.45 feet to the east line of said Block 67; thence along said
1085 east line S00°06'35"W 330.14 feet to the point of beginning. Contains
1086 102,339 square feet, or 2.349 acres, more or less.

1087



1088

- 1089 b. Additional Permitted Height Conditions: Buildings may exceed the one hundred
1090 twenty foot (120') height limit to a maximum height of three hundred seventy five
1091 feet (375'), provided they conform to the standards and procedures outlined in the
1092 design review process of eChapter 21A.59 of this title and the following
1093 requirements:
- 1094 (1) Additional Setback: To minimize excessive building mass at higher elevations
1095 and preserve scenic views, some or all of the building mass shall be subject to
1096 additional setback, as determined appropriate through the design review
1097 process.
- 1098 (2) Exception: The first fifty feet (50') of height shall not be set back from the
1099 street front more than five feet (5') except that setbacks greater than five feet
1100 (5') may be approved through the design review process.
- 1101 (3) Ground Floor Uses: See sSubsection 21A.37.050.A and sSection 21A.37.060,
1102 tTable 21A.37.060, sSubsection D of this title for this requirement.
- 1103 87. Mid Block Walkways: As a part of the Ecity's plan for the downtown area, it is
1104 intended that mid block walkways be provided to facilitate pedestrian movement
1105 within the area. To delineate the public need for such walkways, the Ecity has
1106 formulated an official plan for their location and implementation, which is on file at
1107 the Planning Division Office. All buildings constructed after the effective date

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1108 hereof within the D-4 Downtown Secondary Central Business District shall conform
1109 to this plan for mid block walkways.

1110 98. Mid Block Streets: Developments constructing mid block streets, either privately
1111 owned with a public easement or publicly dedicated, that are desired by an applicable
1112 master plan:

- 1113 a. May use a portion or all of the overhead and underground right-of-way of the new
1114 mid block street as part of their developable area irrespective of lot lines, subject
1115 to design review and approval of the Planning Commission.
1116 b. May increase the height of the building on the remaining abutting parcel, subject
1117 to the design review process in conformance with the standards and procedures of
1118 Chapter 21A.59 of this title.
1119

1120 SECTION 14. Amending the text of Salt Lake City Code Section 21A.31.010. That
1121 Section 21A.31.010 of the *Salt Lake City Code* (Zoning: Gateway Districts: General Provisions)
1122 shall be, and hereby is amended to read as follows:

1123 **21A.31.010: GENERAL PROVISIONS:**

- 1124 A. Statement Of Intent: The Gateway Districts are intended to provide controlled and
1125 compatible settings for residential, commercial, and industrial developments, and
1126 implement the objectives of the adopted gateway development master plan through
1127 district regulations that reinforce the mixed use character of the area and encourage the
1128 development of urban neighborhoods containing supportive retail, service commercial,
1129 office, industrial uses and high density residential.
1130 B. Uses: Uses in the Gateway District as specified in Section 21A.33.060, “Table Of
1131 Permitted And Conditional Uses In The Gateway District”, of this title, are permitted
1132 subject to the general provisions set forth in this section.
1133 C. Permitted Uses: The uses specified as permitted uses, in Section 21A.33.060, “Table
1134 Of Permitted And Conditional Uses In The Gateway District”, of this title are
1135 permitted; provided, that they comply with all requirements of this chapter, the general
1136 standards set forth in Part IV of this title, and all other applicable requirements of this
1137 title.
1138 D. Conditional Uses: The uses specified as conditional uses in Section 21A.33.060, “Table
1139 Of Permitted And Conditional Uses In The Gateway District”, of this title, shall be
1140 permitted in the Gateway District provided they are approved pursuant to the standards
1141 and procedures for conditional uses set forth in Chapter 21A.54 of this title, and comply
1142 with all other applicable requirements of this title, including the urban design evaluation

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1143 and/or the design review process established in this chapter and eChapter 21A.59 of this
1144 title.

1145 E. Site Plan Review; Design Review: In certain districts, permitted uses and conditional
1146 uses have the potential for adverse impacts if located and oriented on lots without careful
1147 planning. Such impacts may interfere with the use and enjoyment of adjacent property
1148 and uses. Site plan review is a process designed to address such adverse impacts and
1149 minimize them where possible. The design may also be evaluated to address elements of
1150 urban design.

1151
1152 Site plan review, pursuant to eChapter 21A.58 of this title, for all of the Gateway
1153 ~~D~~districts, is required to protect the local economy, maintain safe traffic conditions,
1154 maintain the environment, and assure harmonious land-use relationships between
1155 commercial uses and more sensitive land uses in affected areas.

1156
1157 Design evaluation is necessary to implement the policies of the urban design plan as
1158 adopted by the Ecity Eouncil. Design review shall apply to conditional uses in the
1159 Gateway ~~D~~district. In the Gateway ~~D~~district, the design review process is used to
1160 evaluate and resolve urban design.

1161 F. Mid Block Walkways: As a part of the Ecity's plan for the downtown area, it is intended
1162 that mid block walkways be provided to facilitate pedestrian movement within the area.
1163 To delineate the public need for such walkways, the Ecity has formulated an official plan
1164 for their location and implementation, which is on file at the Pplanning Ddivision
1165 Ooffice. All buildings constructed after the effective date hereof within the G-MU
1166 Gateway-Mixed Use District shall conform to this plan for mid block walkways.

1167 G. Location Oof Service Areas: All loading docks and other service activities shall be
1168 located on block interiors away from view of any public street. Exceptions to this
1169 requirement may be approved through the site plan review process when a permit
1170 applicant demonstrates that it is not feasible to accommodate these activities on the block
1171 interior. If such activities are permitted adjacent to a public street, a visual screening
1172 design approved by the Zzoning Aadministrator shall be required.

1173 H. ~~Restrictions On Parking Lots And Structures: The following regulations shall apply to~~
1174 ~~surface or aboveground parking facilities:~~

1175 1. ~~Block Corner Areas: Within block corner areas, surface parking lots and structures~~
1176 ~~shall be located behind principal buildings, or at least seventy five feet (75')~~ from
1177 ~~front and corner side lot lines.~~

1178 2. ~~Mid Block Areas: Within the mid block areas, parking structures shall be located~~
1179 ~~behind principal buildings, or at least thirty feet (30')~~ from front and corner side lot
1180 ~~lines. A modification to this requirement may be granted as a conditional use, subject~~
1181 ~~to conformance with the standards and procedures of chapter 21A.54 of this~~
1182 ~~title. Parking structures shall meet the following:~~

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- 1183 a. ~~Retail goods/service establishments, offices and/or restaurants shall be provided~~
1184 on the first floor adjacent to the front or corner side lot line. The facades of such
1185 first floors shall be compatible and consistent with the associated retail or office
1186 portion of the building and other retail uses in the area.
- 1187 b. ~~Levels of parking above the first level facing the front or corner side lot line shall~~
1188 have floors and/or facades that are horizontal, not sloped.
- 1189 c. ~~Mid block surface parking lots shall have a fifteen foot (15') landscaped setback.~~
- 1190 3. ~~Accessory And Commercial Parking Structures: Accessory parking structures built~~
1191 prior to the principal use, and commercial parking structures, shall be permitted as
1192 conditional uses with the approval of the Planning Commission pursuant to the
1193 provisions of chapter 21A.54 of this title.
- 1194 4. ~~Belowground Parking Facilities: No special design and setback restrictions shall~~
1195 apply to belowground parking facilities.
- 1196 5. ~~Height Requirements: The minimum height for a parking structure shall be forty five~~
1197 feet (45'). The maximum height shall not exceed seventy five feet (75').
- 1198 6. ~~Site Plan Review: Parking structures shall be required to go through the site plan~~
1199 review process.
- 1200 7. ~~Landscape Requirements: Surface parking lots shall have a landscaped setback of at~~
1201 least twenty feet (20') and meet interior landscaped requirements as outlined in
1202 chapter 21A.48 of this title.
- 1203 8. ~~Design Review Approval: A modification to the restrictions on parking lots and~~
1204 structures provisions of this section may be granted through the design review
1205 process, subject to conformance with the standards and procedures of chapter 21A.59
- 1206 of this title. Such conditional uses shall also be subject to urban design evaluation.

IH. Impact Controls A_nd General Restrictions:

- 1208 1. Refuse Control: Refuse containers must be covered and shall be stored within
1209 completely enclosed buildings or screened in conformance with the requirements of
1210 eChapter 21A.48 of this title. For buildings existing as of April 12, 1995, this
1211 screening provision shall be required if the floor area or parking requirements are
1212 increased by twenty five percent (25%) or more by an expansion to the building or
1213 change in the type of land use.
- 1214 2. Lighting: On site lighting, including parking lot lighting and illuminated signs, shall
1215 be located, directed or designed in a manner to prevent glare on adjacent properties.

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1216 **JJ.** Outdoor Sales, Display ~~A~~and Storage: “Sales and display (outdoor)” and “storage and
1217 display (outdoor)”, as defined in ~~e~~Chapter 21A.62 of this title, are allowed where
1218 specifically authorized in ~~s~~Section 21A.33.060, “Table ~~O~~f Permitted ~~A~~nd Conditional
1219 Uses ~~I~~n ~~T~~he Gateway District”, of this title. These uses shall conform to the following:

- 1220 1. Outdoor sales and display and outdoor storage may also be permitted when part of an
1221 authorized temporary use as established in ~~e~~Chapter 21A.42 of this title;
- 1222 2. The outdoor permanent sales or display of merchandise shall not encroach into areas
1223 of required parking;
- 1224 3. The outdoor permanent sales or display of merchandise shall not be located in any
1225 required yard area within the lot;
- 1226 4. The outdoor sales or display of merchandise shall not include the use of banners,
1227 pennants or strings of pennants; and
- 1228 5. Outdoor storage shall be allowed only where specifically authorized in the applicable
1229 district regulation and shall be required to be fully screened with opaque fencing not
1230 to exceed eight feet (8') in height.

1231 **KJ.** Off Street Parking ~~A~~and Loading: All uses in the Gateway ~~D~~istrict shall comply with
1232 the provisions governing off street parking and loading in ~~e~~Chapter 21A.44 of this title.

1233 **LK.** Environmental Performance Standards: All uses in the Gateway ~~D~~istrict shall conform
1234 to the environmental performance standards in ~~s~~Section 21A.36.180 of this title.

1235 **ML.** Wall ~~O~~r Fencing: All uses in the Gateway ~~D~~istrict shall comply with the provisions
1236 governing fences, walls and hedges in ~~s~~Section 21A.40.120 of this title.

1237 **NM.** Affordable Housing:

- 1238 1. Notwithstanding the minimum height requirements identified above, any buildings
1239 that have ten (10) or more residential units with at least twenty percent (20%) of the
1240 units as affordable shall be allowed to have a minimum building height of thirty feet
1241 (30').
- 1242 2. Affordable housing units within a market rate development shall be integrated
1243 throughout the project in an architectural manner.

1244 **ON.** Accessory Uses, Buildings ~~A~~and Structures: Accessory uses and structures are permitted
1245 in the Gateway ~~D~~istrict subject to the requirements of this chapter, ~~e~~Chapter 21A.36,
1246 ~~s~~Subsection 21A.36.020.B, ~~s~~Section 21A.36.030, and ~~e~~Chapter 21A.40 of this title.

1247 **PQ.** Urban Design: The urban design standards are intended to foster the creation of a rich
1248 urban environment that accommodates growth and is compatible with existing buildings

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1249 and uses in the area. All general development and site plans shall be designed to
1250 complement the surrounding existing contiguous (historic) development. The following
1251 design standards will provide human scale through change, contrast, intricacy, color and
1252 materials where the lower levels of buildings face public streets and sidewalks. They will
1253 also spatially define the street space in order to concentrate pedestrian activity, create a
1254 clear urban character and promote visibility of commercial activities at the ground level.
1255 The standards will also encourage diversity through the use of building forms and
1256 materials, while respecting the patterns, styles and methods of construction traditionally
1257 used in the gateway area.

1258
1259 The following urban design standards will be reviewed as part of the site plan review
1260 process, with assistance from Planning Division staff as necessary:

1261 1. Architectural Character And Materials:

1262 a. A differentiated base (on a building over 45 feet high) will provide human scale
1263 through change, contrast, and intricacy in facade form, color and/or material
1264 where the lower levels of the building face the sidewalk(s) and street(s). Scaling
1265 elements such as insets and projections serve to break up flat or monotonous
1266 facades, and respond to older nearby buildings. Therefore, all buildings in the
1267 Gateway District are subject to the following standards:

- (1) All buildings over forty five feet (45') in height shall be designed with a base
that is differentiated from the remainder of the building. The base shall be
between one and three (3) stories in height, be visible from pedestrian view,
and appropriately scaled to the surrounding contiguous historic buildings. The
base shall include fenestration that distinguishes the lower from upper floors.
Insets and/or projections are encouraged.
- (2) All new buildings in the Gateway District shall have a minimum of seventy
percent (70%) of the exterior material (excluding windows) be brick,
masonry, textured or patterned concrete and/or cut stone. With the exception
of minor building elements (e.g., soffit, fascia) the following materials are
allowed only through the design review process: EIFS, tilt-up concrete panels,
corrugated metal, vinyl and aluminum siding, and other materials.
- (3) All buildings which have been altered over seventy five percent (75%) on the
exterior facade shall comply with the exterior material requirement for new
construction. Buildings older than fifty (50) years are exempt from this
requirement if alterations are consistent with the existing architecture.
- (4) Two-dimensional curtain wall veneer of glass, spandrel glass or metal as a
primary building material is prohibited. The fenestration of all new
construction shall be three-dimensional (e.g., recessed windows, protruding
cornice, etc.).

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1288 b. The climate in Salt Lake City is such that in the summer months shade is
1289 preferred, and in the winter months protection from snow is preferred. By
1290 providing the pedestrian with a sidewalk that is enjoyable to use year round, a
1291 pedestrian oriented neighborhood is encouraged. Therefore, new construction in
1292 the gateway area is subject to the following standards:

- 1293 (1) Arcades are permitted in the Gateway ~~D~~district, but where an arcade extends
1294 over the public way, a revocable permit is required. Where an arcade is on
1295 private property facing the street, the maximum setback for the building shall
1296 be measured to the supporting beams for the arcade or the facade of the upper
1297 floors, not the facade of the arcade level.
- 1298 (2) Awnings and/or marquees, with or without signage, are required over entry
1299 doors which are set back from the property line and may be allowed, under
1300 revocable permit, when an entry is at a property line.
- 1301 (3) Awnings, with or without signage, are permitted over ground level windows.
1302 Where awnings extend out over the public way, a revocable permit is
1303 required.

1304 2. Windows And Building Fenestration:

- 1305 a. Buildings whose exteriors are smooth, and do not provide any three-dimensional
1306 details or fenestration are not appropriate in the Gateway ~~D~~district. Recessed
1307 windows will eliminate flat, sterile elevations. Highly reflective materials are
1308 distracting, and focus attention away from the positive qualities of the Gateway
1309 ~~D~~district. Therefore, all buildings in the Gateway ~~D~~districts are subject to the
1310 following standards:
- 1311 (1) Buildings with completely smooth exterior surfaces shall not be permitted, all
1312 new construction shall have three-dimensional details on the exterior that
1313 includes cornices, windowsills, headers and similar features.
- 1314 (2) All windows shall be recessed from the exterior wall a minimum of three
1315 inches (3"). Bay windows, projecting windows, and balcony doors are exempt
1316 from this requirement.
- 1317 (3) The reflectivity of the glass used in the windows shall be limited to eighteen
1318 percent (18%) as defined by the ASTA standard.

1319 3. Entrance And Visual Access:

- 1320 a. The intent in the Gateway ~~D~~district is to encourage pedestrian activity between
1321 the public street/sidewalk and buildings. Sidewalks shall provide continuous,
1322 uninterrupted interest to the pedestrian by providing visual interest and/or
1323 amenities. The gateway environment will benefit with increased pedestrian

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1324 activity; this activity will only occur if opportunities are provided that make
1325 walking to a destination a preferred and an enjoyable pursuit. The use of blank
1326 building facade walls is discouraged. Therefore, all buildings in the gateway area
1327 are subject to the following standards:

1328 (1) Minimum First Floor Glass: The first floor elevation facing a street of all new
1329 buildings or buildings in which the property owner is modifying the size of
1330 windows on the front facade within the Gateway ~~D~~district shall not have less
1331 than forty percent (40%) glass surfaces. All first floor glass shall be
1332 nonreflective. Display windows that are three-dimensional and are at least two
1333 feet (2') deep are permitted and may be counted toward the forty percent
1334 (40%) glass requirement. Exceptions to this requirement may be authorized
1335 through the design review process, subject to the requirements of eChapter
1336 21A.59 of this title, and the review and approval of the Pplanning
1337 Ecommission. The Pplanning ~~D~~director may approve a modification to this
1338 requirement if the Pplanning ~~D~~director finds:

1339 (A) The requirement would negatively impact the historic character of the
1340 building, or

1341 (B) The requirement would negatively impact the structural stability of the
1342 building.

1343 (C) The ground level of the building is occupied by residential uses, in which
1344 case the forty percent (40%) glass requirement may be reduced to twenty
1345 five percent (25%).

1346 1347 Appeal of administrative decision is to the Pplanning Ecommission.

1348 (2) Facades: Provide at least one operable building entrance per elevation that
1349 faces a public street. Buildings that face multiple streets are only required to
1350 have one door on either street, if the facades for both streets meet the forty
1351 percent (40%) glass requirement.

1352 (3) Maximum Length: The maximum length of any blank wall uninterrupted by
1353 windows, doors, art or architectural detailing at the first floor level shall be
1354 fifteen feet (15').

1355 (4) Screening: All building equipment and service areas, including on-grade and
1356 roof mechanical equipment and transformers that are readily visible from the
1357 public right-of-way, shall be screened from public view. These elements shall
1358 be sited to minimize their visibility and impact, or enclosed as to appear to be
1359 an integral part of the architectural design of the building.

1360 4. Building Lines ~~A~~and Front Area Requirements:

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1361 a. A continuity of building frontage adjacent and parallel to the street encourages a
1362 more active involvement between building uses and pedestrians. Leftover or
1363 ambiguous open space that has no apparent use or sense of place will not
1364 contribute positively to an active street life. Therefore, all buildings in the
1365 Gateway District are subject to the following standard:

1366 (1) The majority of the ground level facade of a building shall be placed parallel,
1367 and not at an angle, to the street.

1368 5. Public Amenities And Public Art:

1369 a. Amenities and works of art enhance quality of life as well as visual interest.
1370 Public amenities and public art encourage pedestrian activity and contribute to the
1371 pedestrian experience. A cohesive, unified lighting and amenity policy will help
1372 give the Gateway District its own distinctive identity. Therefore, public
1373 amenities and public art are subject to the following standards:

1374 (1) Sidewalks and street lamps installed in the public right-of-way shall be of the
1375 type specified in the sidewalk/street lighting policy document.

1376 (2) Public art (which may include artists' work integrated into the design of the
1377 building and landscaping, sculpture, painting, murals, glass, mixed media or
1378 work by artisans), that is accessible or directly viewable to the general public
1379 shall be included in all projects requiring design review approval for a site or
1380 design standard. The plan to incorporate public art shall be reviewed by the
1381 Salt Lake Art Design Board.

1382 6. Design Review Approval: A modification to the urban design provisions of this
1383 section may be granted through the design review process, subject to conformance
1384 with the standards and procedures of eChapter 21A.59 of this title.

1385 QP. Definitions: For the purposes of this section, the following terms shall have the
1386 following meanings:

1387 AFFORDABLE HOUSING: Housing which persons of income below the County area
1388 median are able to afford. See definitions of moderate income, low income and very low
1389 income.

1390 BLOCK FACE: Structures that appear on one of four (4) sides of a block, the structures
1391 along a street that are between two (2) other streets.

1392 CONTIGUOUS: Next in sequence, touching or connected throughout an unbroken
1393 sequence.

1394 FAÇADE: The front of a building, or any other "face" of a building on a street or
1395 courtyard given special architectural treatment.

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1400 FENESTRATION: The arrangement, proportioning and design of windows and doors in
1401 a building, an opening in a surface.

1402
1403 LOW INCOME: Between fifty percent (50%) and eighty percent (80%) of the County
1404 area median income.

1405
1406 MASSING: The principal part or main body of matter, bulk.
1407

1408 MODERATE INCOME: Between eighty percent (80%) and one hundred twenty percent
1409 (120%) of the County area median income.

1410
1411 PROPORTION: The relation of one part to another or to the whole with respect to
1412 magnitude, quantity or degree.

1413
1414 PROPORTIONAL: Corresponding in size, degree or intensity, having the same or a
1415 constant ratio.

1416
1417 REMODEL: To alter the structure of, remake.

1418
1419 SCALE: A proportion between two (2) sets of dimensions.

1420
1421 STREETSCAPE: A general description of all structures along a street frontage that may
1422 include: multiple buildings, benches, works of art, and landscaping.

1423
1424 VERY LOW INCOME: At or below fifty percent (50%) of the County area median
1425 income.

1426
1427 SECTION 15. Amending the text of Salt Lake City Code Section 21A.31.020. That

1428 Section 21A.31.020 of the *Salt Lake City Code* (Zoning: Gateway Districts: G-MU Gateway-
1429 Mixed Use District) shall be, and hereby is amended to read as follows:

21A.31.020: G-MU GATEWAY-MIXED USE DISTRICT:

- 1430
1431 A. Purpose Statement: The G-MU Gateway-Mixed Use District is intended to implement the
1432 objectives of the adopted gateway development master plan and encourage the mixture of
1433 residential, commercial and assembly uses within an urban neighborhood atmosphere.
1434 The 200 South corridor is intended to encourage commercial development on an urban
1435 scale and the 500 West corridor is intended to be a primary residential corridor from
1436 North Temple to 400 South. Development in this district is intended to create an urban
1437 neighborhood that provides employment and economic development opportunities that
1438 are oriented toward the pedestrian with a strong emphasis on a safe and attractive
1439 streetscape. The standards are intended to achieve established objectives for urban and
1440 historic design, pedestrian amenities and land use regulation.

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- 1443 B. Uses: Uses in the G-MU Gateway-Mixed Use District as specified in
1444 sSection 21A.33.060, “Table Of Permitted And Conditional Uses In The Gateway
1445 District”, of this title are permitted subject to the general provisions set forth in
1446 sSection 21A.31.010 of this chapter and this section.
- 1447 C. Planned Development Review: All new construction of principal buildings, uses, or
1448 additions that increase the floor area and/or parking requirement by twenty five percent
1449 (25%) in the G-MU Gateway-Mixed Use District may be approved only as a planned
1450 development in conformance with the provisions of eChapter 21A.55 of this title.
- 1451 D. Special Provisions:
- 1452 1. Commercial Uses, 200 South: All buildings fronting 200 South shall have
1453 commercial uses that may include retail goods/service establishments, offices,
1454 restaurants, art galleries, motion picture theaters or performing arts facilities shall be
1455 provided on the first floor adjacent to the front or corner side lot line. The facades of
1456 such first floor shall be compatible and consistent with the associated retail or office
1457 portion of the building and other retail uses in the area.
- 1458 2. Residential Units, 500 West: Buildings fronting on 500 West shall be required to have
1459 residential units occupying a minimum of fifty percent (50%) of the structure's gross
1460 square footage.
- 1461 3. Mid Block Street Development: Developments constructing mid block streets, either
1462 privately owned with a public easement or publicly dedicated, that are desired by an
1463 applicable master plan:
- 1464 a. May use a portion or all of the overhead and underground right-of-way of the new
1465 mid block street as part of their developable area irrespective of lot lines, subject
1466 to design evaluation and approval of the Planning Ecommission.
- 1467 b. May increase the height of the building on the remaining abutting parcel, subject
1468 to conformance with the standards and procedures of eChapter 21A.59, “Design
1469 Review”, of this title.
- 1470 4. Design Reviews: A modification to the special provisions of this section may be
1471 granted through the design review process, subject to conformance with the standards
1472 and procedures of eChapter 21A.59 of this title.
- 1473 E. Building Height: The minimum building height shall be forty five feet (45') and the 200
1474 South Street corridor shall have a minimum height of twenty five feet (25'). The
1475 maximum building height shall not exceed seventy five feet (75') except buildings with
1476 nonflat roofs (e.g., pitched, shed, mansard, gabled or hipped roofs) may be allowed, up to
1477 a maximum of ninety feet (90') (subject to subsection I of this section). The additional
1478 building height may incorporate habitable space, but not for parking structures.

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1480 1. Design Review: A modification to the minimum building height or to the maximum
1481 building height (up to 120 feet) provisions of this section may be granted through the
1482 design review process, subject to conformance with the standards and procedures of
1483 eChapter 21A.59 of this title, and subject to compliance to the applicable master plan.

1484 2. Height Exceptions: Spires, tower, or decorative noninhabitable elements shall have a
1485 maximum height of ninety feet (90') and with design review approval may exceed the
1486 maximum height, subject to conformance with the standards and procedures of
1487 eChapter 21A.59 of this title.

1488 F. Minimum Lot Area Aand Lot Width: None required.

1489 G. Minimum Yard Requirements: No minimum setback requirements. There is not a
1490 maximum front yard or corner side yard setback except that a minimum of twenty five
1491 percent (25%) of the length of the facade of a principal building shall be set back no
1492 farther than five feet (5') from the street right-of-way line. ~~Surface parking lots shall have~~
1493 ~~a fifteen foot (15') landscape setback from the front property line.~~

1494 H. Signs: Signs shall be allowed in the Gateway Districts in accordance with provisions
1495 of eChapter 21A.46 of this title.

1497 I. Affordable Housing: Notwithstanding the maximum height requirements identified
1498 above, any buildings that have at least ten (10) or more residential units with at least
1499 twenty percent (20%) of the units as affordable shall be allowed a maximum building
1500 height of ninety feet (90'). The affordable units shall be integrated throughout the project
1501 in an architectural manner.

SECTION 16. Amending the text of Salt Lake City Code Subsection 21A.32.130.E. That

1505 Subsection 21A.32.130.E of the *Salt Lake City Code* (Zoning: Special Purpose Districts: MU

1506 Mixed Use District: Minimum Yard Area Requirements) shall be, and hereby is amended to read

1507 as follows:

1508 E. Minimum Yard Area Requirements:

1509 1. Single-Family Detached, Single-Family Attached, Two-Family, Aand Twin Home
1510 Dwellings:

1511 a. Front Yard: Ten feet (10').

1512 b. Corner Side Yard: Ten feet (10').

1513 c. Interior Side Yard:

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- 1514 (1) Corner lots: Four feet (4').
- 1515 (2) Interior lots:
- 1516
- 1517 (A) Single-family attached: No yard is required, however if one is provided it
1518 shall not be less than four feet (4').
- 1519
- 1520 (B) Single-family detached, two-family and twin home dwellings: Four feet
1521 (4') on one side and ten (10) on the other.
- 1522 d. Rear Yard: Twenty five percent (25%) of the lot depth, but need not be more than
1523 twenty feet (20').
- 1524 2. Multi-Family Dwellings, Including Mixed Use Buildings With Less Than Twenty
1525 Five Percent Nonresidential Uses:
- 1526 a. Front Yard: Ten feet (10') minimum.
- 1527 b. Corner Side Yard: Ten feet (10').
- 1528 c. Interior Side Yard: Ten feet (10').
- 1529 d. Rear Yard: Twenty five percent (25%) of the lot depth, but need not exceed thirty
1530 feet (30'), however, if one hundred percent (100%) of the off street parking is
1531 provided within the principal building and/or underground, the minimum required
1532 rear yard shall be fifteen feet (15').
- 1533 3. Nonresidential Development, Including Mixed Uses With Greater Than Twenty Five
1534 Percent Nonresidential Uses:
- 1535 a. Front Yard: Ten feet (10') minimum.
- 1536 b. Corner Side Yard: Ten feet (10').
- 1537 c. Interior Side Yard: No setback is required.
- 1538 d. Rear Yard: Twenty five percent (25%) of lot depth, but need not exceed thirty feet
1539 (30').
- 1540 4. Legally Existing Lots: Lots legally existing on the effective date hereof, April 7,
1541 1998, shall be considered legal conforming lots.
- 1542 5. Additions: For additions to buildings legally existing on the effective date hereof,
1543 required yards shall be no greater than the established setback line.

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1544 6. Maximum Setback: A maximum setback is required for at least seventy five percent
1545 (75%) of the building facade. The maximum setback is twenty feet (20'). Exceptions
1546 to this requirement may be authorized through the design review process, subject to
1547 the requirements of eChapter 21A.59 of this title, and the review and approval of the
1548 Planning Commission. The Planning Director, in consultation with the
1549 Transportation Director, may modify this requirement if the adjacent public
1550 sidewalk is substandard and the resulting modification to the setback results in a more
1551 efficient public sidewalk. The Planning Director may waive this requirement for
1552 any addition, expansion, or intensification, which increases the floor area
1553 or parking requirement by less than fifty percent (50%) if the Planning Director
1554 finds the following:

- 1555 a. The architecture of the addition is compatible with the architecture of the original
1556 structure or the surrounding architecture.
- 1557 b. The addition is not part of a series of incremental additions intended to subvert the
1558 intent of the ordinance.

1559 Appeal of administrative decision is to the Planning Commission.

1560 7. ~~Parking Setback: Surface parking lots within an interior side yard shall maintain a
1561 twenty five foot (25') landscape setback from the front property line or be located
1562 behind the primary structure. Parking structures shall maintain a forty five foot (45')
1563 minimum setback from a front or corner side yard property line or be located behind
1564 the primary structure. There are no minimum or maximum setback restrictions on
1565 underground parking. The Planning Director may modify or waive this requirement if
1566 the Planning Director finds the following:~~

- 1567 a. ~~The parking is compatible with the architecture/design of the original structure or
1568 the surrounding architecture.~~
- 1569 b. ~~The parking is not part of a series of incremental additions intended to subvert the
1570 intent of the ordinance.~~
- 1571 c. ~~The horizontal landscaping is replaced with vertical screening in the form of
1572 berms, plant materials, architectural features, fencing and/or other forms of
1573 screening.~~
- 1574 d. ~~The landscaped setback is consistent with the surrounding neighborhood
1575 character.~~
- 1576 e. ~~The overall project is consistent with section 21A.59.050 of this title.~~

1577 Appeal of administrative decision is to the Planning Commission.

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1581 SECTION 17. Amending the text of Salt Lake City Code Subsection 21A.36.161.B.13.

1582 That Subsection 21A.36.161.B.13 of the *Salt Lake City Code* (Zoning: General Provisions:

1583 Mobile Food Courts: Qualifying Provisions) shall be, and hereby is amended to read as follows:

1584 13. ~~Parking for a mobile food court is required at a ratio of two (2) stalls per mobile food~~
1585 ~~business. This requirement may be waived by the Planning Commission as part of the~~
1586 ~~conditional use process. No additional parking is required in the D-1, D-2, D-3, D-4,~~
1587 ~~G-MU, CSHBD1, CSHBD2, R-MU, R-MU-35, R-MU-45, MU, G-MU and TSA~~
1588 ~~Zones. Hard surface paving at the vehicular entrance to the mobile food court, and for~~
1589 ~~each individual mobile food business is required. Alternatives to asphalt and cement~~
1590 ~~may be approved as part of the conditional use process if the applicant is able to~~
1591 ~~demonstrate that the alternative will not result in the accumulation of mud or debris~~
1592 ~~on the city right-of-way.~~

1593

1594 SECTION 18. Amending the text of Salt Lake City Code Subsection 21A.36.200.I. That

1595 Subsection 21A.36.200.I of the *Salt Lake City Code* (Zoning: General Provisions: Qualifying

1596 Provisions for an Urban Farm: Parking) shall be, and hereby is amended to read as follows:

1597 I. ~~Parking: Unless otherwise approved by the transportation division, parking for~~
1598 ~~employees, and patrons of the urban farm shall be provided on site, at a rate of two~~
1599 ~~(2) parking stalls per acre with a minimum of one ADA stall, unless within a single-~~
1600 ~~family or two-family zoning district. Parking for an urban farm shall comply with the~~
1601 ~~provisions governing off street parking and loading in Chapter 21A.44 of this title. All~~
1602 ~~vehicular circulation, staging, and parking shall be on a hard surface.~~

1603

1604 SECTION 19. Amending the text of Salt Lake City Code Section 21A.37.050. That

1605 Section 21A.37.050 of the *Salt Lake City Code* (Zoning: Design Standards: Design Standards

1606 Defined) shall be, and hereby is amended to read as follows:

21A.37.050: DESIGN STANDARDS DEFINED:

1609 The design standards in this chapter are defined as follows. Each design standard includes a
1610 specific definition of the standard and may include a graphic that is intended to help further
1611 explain the standard, however the definition supersedes any conflict between it and a graphic.
1612

1613 A. Ground Floor Use And Visual Interest: This standard's purpose is to increase the
1614 amount of active uses and/or visual interest on the ground floor of a building. There are
1615 two (2) options for achieving this, one dealing solely with the amount of ground floor

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1616 use, and the other combining a lesser amount of ground floor use with increased visual
1617 interest in the building facade's design.

1618 1. Ground Floor Use Only: This option requires that on the ground floor of a new
1619 principal building, a permitted or conditional use other than parking shall occupy a
1620 minimum portion of the length of any street facing building facade according to
1621 sSection 21A.37.060, tTable 21A.37.060 of this chapter. All portions of such ground
1622 floor spaces shall extend a minimum of twenty five feet (25') into the building.
1623 Parking may be located behind these spaces.

- 1624 a. For single-family attached uses, the required use depth may be reduced to ten feet
1625 (10').
- 1626 b. For single-family or two-family uses, garages occupying up to fifty percent (50%)
1627 of the width of the ground floor building facade are exempt from this requirement.
- 1628 c. For all other uses, vehicle entry and exit ways necessary for access to parking are
1629 exempt from this requirement. Such accessways shall not exceed thirty feet (30')
1630 in width. Individual dwelling unit garages do not qualify for this exemption.

1631 2. Ground Floor Use And Visual Interest: This option allows for some flexibility in the
1632 amount of required ground floor use, but in return requires additional design
1633 requirements for the purpose of creating increased visual interest and pedestrian
1634 activity where the lower levels of buildings face streets or sidewalks. An applicant
1635 utilizing this option must proceed through the design review process for review of the
1636 project for determination of the project's compliance with those standards, and in
1637 addition, whether it contributes to increased visual interest through a combination of
1638 increased building material variety, architectural features, facade changes, art, and
1639 colors; and, increased pedestrian activity through permeability between the building
1640 and the adjacent public realm using niches, bays, gateways, porches, colonnades,
1641 stairs or other similar features to facilitate pedestrian interaction with the building.

1642 B. Building Materials:

1643 1. Ground Floor Building Materials: Other than windows and doors, a minimum amount
1644 of the ground floor facade's wall area of any street facing facade shall be clad in
1645 durable materials according to sSection 21A.37.060, tTable 21A.37.060 of this
1646 chapter. Durable materials include stone, brick, masonry, textured or patterned
1647 concrete, and fiber cement board. Other materials may be used for the remainder of
1648 the ground floor facade adjacent to a street. Other materials proposed to satisfy the
1649 durable requirement may be approved at the discretion of the Planning Director if it
1650 is found that the proposed material is durable and is appropriate for the ground floor
1651 of a structure.

1652 2. Upper Floor Building Materials: Floors above the ground floor level shall include
1653 durable materials on a minimum amount of any street facing building facade of those

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1654 additional floors according to sSection 21A.37.060, tTable 21A.37.060 of this
1655 chapter. Windows and doors are not included in that minimum amount. Durable
1656 materials include stone, brick, masonry, textured or patterned concrete, and fiber
1657 cement board. Other materials may be approved at the discretion of the Planning
1658 Director if it is found that the proposed material is durable and is appropriate for the
1659 upper floor of a structure.

1660 C. Glass:

1661 1. Ground Floor Glass: The ground floor building elevation of all new buildings facing a
1662 street, and all new ground floor additions facing a street, shall have a minimum
1663 amount of glass, or within a specified percentage range, between three feet (3') and
1664 eight feet (8') above grade according to sSection 21A.37.060, tTable 21A.37.060 of
1665 this chapter. All ground floor glass shall allow unhampered and unobstructed
1666 visibility into the building for a depth of at least five feet (5'), excluding any glass
1667 etching and window signs when installed and permitted in accordance with eChapter
1668 21A.46, "Signs", of this title. The Planning Director may approve a modification to
1669 ground floor glass requirements if the Planning Director finds:

- 1670 a. The requirement would negatively affect the historic character of an existing
1671 building;
- 1672 b. The requirement would negatively affect the structural stability of an existing
1673 building; or
- 1674 c. The ground level of the building is occupied by residential uses that face the
1675 street, in which case the specified minimum glass requirement may be reduced by
1676 fifteen percent (15%).

1677 2. Upper Floor Glass: Above the first floor of any multi-story building, the surface area
1678 of the facade of each floor facing a street must contain a minimum amount of glass
1679 according to sSection 21A.37.060, tTable 21A.37.060 of this chapter.

1680 D. Building Entrances: At least one operable building entrance on the ground floor is
1681 required for every street facing facade. Additional operable building entrances shall be
1682 required, at a minimum, at each specified length of street facing building facade
1683 according to sSection 21A.37.060, tTable 21A.37.060 of this chapter. The center of each
1684 additional entrance shall be located within six feet (6') either direction of the specified
1685 location. Each ground floor nonresidential leasable space facing a street shall have an
1686 operable entrance facing that street and a walkway to the nearest sidewalk. Corner
1687 entrances, when facing a street and located at approximately a forty five degree (45°)
1688 angle to the two (2) adjacent building facades (chamfered corner), may count as an
1689 entrance for both of the adjacent facades.

1690 E. Maximum Length Qof Blank Wall: The maximum length of any blank wall uninterrupted
1691 by windows, doors, art or architectural detailing at the ground floor level along any street

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1692 facing facade shall be as specified according to ~~s~~Section 21A.37.060, ~~t~~Table 21A.37.060
1693 of this chapter. Changes in plane, texture, materials, scale of materials, patterns, art, or
1694 other architectural detailing are acceptable methods to create variety and scale. This shall
1695 include architectural features such as bay windows, recessed or projected entrances or
1696 windows, balconies, cornices, columns, or other similar architectural features. The
1697 architectural feature shall be either recessed a minimum of twelve inches (12") or
1698 projected a minimum of twelve inches (12").

1699 F. Maximum Length ~~O~~f Street Facing Facades: No street facing building wall may be
1700 longer than specified along a street line according to ~~s~~Section 21A.37.060, ~~t~~Table
1701 21A.37.060 of this chapter. A minimum of twenty feet (20') is required between separate
1702 buildings when multiple buildings are placed on a single parcel according to
1703 ~~s~~Subsection 21A.36.010_B, "One Principal Building Per Lot", of this title. The space
1704 between buildings shall include a pedestrian walkway at least five feet (5') wide.

1705 G. Upper Floor Step Back:

- 1706 1. For street facing facades the first full floor, and all additional floors, above thirty feet
1707 (30') in height from average finished grade shall be stepped back a minimum
1708 horizontal distance from the front line of building, according to ~~s~~Section 21A.37.060,
1709 ~~t~~Table 21A.37.060 of this chapter. An alternative to this street facing facade step back
1710 requirement may be utilized for buildings limited to forty five feet (45') or less in
1711 height by the zoning ordinance: those buildings may provide a four foot (4')
1712 minimum depth canopy, roof structure, or balcony that extends from the face of the
1713 building toward the street at a height of between twelve feet (12') and fifteen feet
1714 (15') above the adjacent sidewalk. Such extension(s) shall extend horizontally
1715 parallel to the street for a minimum of fifty percent (50%) of the face of the building
1716 and may encroach into a setback as permitted per ~~s~~Section 21A.36.020, ~~t~~Table
1717 21A.36.020_B, "Obstructions ~~I~~in Required Yards", of this title.
- 1718 2. For facades facing single- or two-family residential districts, a public trail or public
1719 open space the first full floor, and all additional floors, above thirty feet (30') in
1720 height from average finished grade shall be stepped back a minimum horizontal
1721 distance from the corresponding required yard setback (building line) according to
1722 ~~s~~Section 21A.37.060, ~~t~~Table 21A.37.060 of this chapter.

1723 H. Exterior Lighting: All exterior lighting shall be shielded and directed down to prevent
1724 light trespass onto adjacent properties. Exterior lighting shall not strobe, flash or flicker.

1725 I. Parking Lot Lighting: If a parking lot/structure is adjacent to a residential zoning district
1726 or land use, any poles for the parking lot/structure security lighting are limited to sixteen
1727 feet (16') in height and the globe must be shielded and the lighting directed down to
1728 minimize light encroachment onto adjacent residential properties or into upper level
1729 residential units in multi-story buildings. Lightproof fencing is required adjacent to
1730 residential properties.

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1731 J. Screening Of Mechanical Equipment: All mechanical equipment for a building shall be
1732 screened from public view and sited to minimize their visibility and impact. Examples of
1733 siting include on the roof, enclosed or otherwise integrated into the architectural design of
1734 the building, or in a rear or side yard area subject to yard location restrictions found in
1735 sSection 21A.36.020, tTable 21A.36.020_B, "Obstructions In Required Yards", of this
1736 title.

1737 K. Screening Of Service Areas: Service areas, loading docks, refuse containers and similar
1738 areas shall be fully screened from public view. All screening enclosures viewable from
1739 the street shall be either incorporated into the building architecture or shall incorporate
1740 building materials and detailing compatible with the building being served. All screening
1741 devices shall be a minimum of one foot (1') higher than the object being screened, and in
1742 the case of fences and/or masonry walls the height shall not exceed eight feet (8').
1743 Dumpsters must be located a minimum of twenty five feet (25') from any building on an
1744 adjacent lot that contains a residential dwelling or be located inside of an enclosed
1745 building or structure.

1746 L. Ground Floor Residential Entrances For Single-Family Dwellings: For the zoning
1747 districts listed in sSection 21A.37.060, tTable 21A.37.060 of this chapter all attached
1748 single-family dwellings, townhomes, row houses, and other similar single-family housing
1749 types located on the ground floor shall have a primary entrance facing the street for each
1750 unit adjacent to a street. Units may have a primary entrance located on a courtyard, mid
1751 block walkway, or other similar area if the street facing facades also have a primary
1752 entrance.

1753 M. ~~Parking Garages Or Structures: The following standards shall apply to parking garages or~~
1754 ~~structures whether stand alone or incorporated into a building:~~

- 1756 1. ~~Parking structures shall have an external skin designed to improve visual character~~
1757 ~~when adjacent to a public street or other public space. Examples include heavy gauge~~
1758 ~~metal screen, precast concrete panels; live green or landscaped walls, laminated or~~
1759 ~~safety glass, decorative photovoltaic panels or match the building materials and~~
1760 ~~character of the principal use. The planning director may approve other decorative~~
1761 ~~materials not listed if the materials are in keeping with the decorative nature of the~~
1762 ~~parking structure.~~
- 1763 2. ~~The architectural design of the facades should express the internal function of the~~
1764 ~~structure. Facade elements shall align to parking levels and there shall be no sloped~~
1765 ~~surfaces visible from a public street, public trail or public open space.~~
- 1766 3. ~~Internal circulation must be designed such that parking surfaces are level (or without~~
1767 ~~any slopes) along all primary facades. All ramping between levels need to be placed~~
1768 ~~along the secondary facade or to the center of the structure. Parking structures shall~~
1769 ~~be designed to conceal the view of all parked cars and drive ramps from public~~
1770 ~~spaces.~~

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- 1771 4. ~~Elevator and stairs shall be highlighted architecturally so visitors, internally and externally, can easily access these entry points.~~
- 1772
- 1773 5. ~~Signage and wayfinding shall be integrated with the architecture of the parking structure and be architecturally compatible with the design. Public parking structures entrances shall be clearly signed from public streets.~~
- 1774
- 1775
- 1776 6. ~~Interior garage lighting shall not produce glaring sources toward adjacent properties while providing safe and adequate lighting levels. The use of sensor dimmable LEDs and white stained ceilings are a good strategy to control light levels on site while improving energy efficiency.~~
- 1777
- 1778
- 1779
- 1780 7. ~~Where a driveway crosses a public sidewalk, the driveway shall be a different color, texture, or paving material than the sidewalk to warn drivers of the possibility of pedestrians in the area.~~
- 1781
- 1782
- 1783 8. ~~The street level facing facades of all parking structures shall be wrapped along all street frontages with habitable space that is occupied by a use that is allowed in the zone as a permitted or conditional use.~~
- 1784
- 1785
- 1786 9. ~~Parking structures shall be designed to minimize vehicle noise and odors on the public realm. Venting and fan locations shall not be located next to public spaces and shall be located as far as possible from adjacent residential land uses.~~
- 1787
- 1788

1789 **MN. Residential Character In RB District:**

- 1790 1. All roofs shall be pitched and of a hip or gable design except additions or expansions to existing buildings may be of the same roof design as the original building;
- 1791
- 1792 2. The remodeling of residential buildings for retail or office use shall be allowed only if the residential character of the exterior is maintained;
- 1793
- 1794 3. The front building elevation shall contain not more than fifty percent (50%) glass;
- 1795
- 1796 4. Signs shall conform with special sign regulations of eChapter 21A.46, "Signs", of this title;
- 1797
5. Building orientation shall be to the front or corner side yard; and
- 1798
- 1799 6. Building additions shall consist of materials, color and exterior building design consistent with the existing structure, unless the entire structure is resurfaced.

1800 **NQ. Primary Entrance Design In SNB District:** Primary entrance design shall consist of at least two (2) of the following design elements at the primary entrance, so that the primary entrance is architecturally prominent and clearly visible from the abutting street.

1801

1802

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- 1803 1. Architectural details such as arches, friezes, tile work, canopies, or awnings.
- 1804 2. Integral planters or wing walls that incorporate landscape or seating.
- 1805 3. Enhanced exterior light fixtures such as wall sconces, light coves with concealed light
- 1806 sources, or decorative pedestal lights.
- 1807 4. A repeating pattern of pilasters projecting from the facade wall by a minimum of
- 1808 eight inches (8") or architectural or decorative columns.
- 1809 5. Recessed entrances that include a minimum step back of two feet (2') from the
- 1810 primary facade and that include glass on the sidewalls.
- 1811

1812 SECTION 20. Amending the text of Salt Lake City Code Section 21A.37.060. That

1813 Section 21A.37.060 of the *Salt Lake City Code* (Zoning: Design Standards: Design Standards

1814 Required in Each Zoning District) shall be, and hereby is amended to read as follows:

21A.37.060: DESIGN STANDARDS REQUIRED IN EACH ZONING DISTRICT:

This section identifies each design standard and to which zoning districts the standard applies. If a box is checked, that standard is required. If a box is not checked, it is not required. If a specific dimension or detail of a design standard differs among zoning districts or differs from the definition, it will be indicated within the box. In cases when a dimension in this table conflicts with a dimension in the definition, the dimensions listed in the table supersede those in the definition.

TABLE 21A.37.060

A. Residential Districts:

Standard (Code Section)	District								
	RMF- 30	RMF- 35	RMF- 45	RMF- 75	RB	R- MU- 35	R- MU- 45	R- MU	RO
Ground floor use (%) (21A.37.050.A.1)						75	75		
Ground floor use + visual interest (%) (21A.37.050.A.2)									
Building materials: ground floor (%) (21A.37.050.B.1)						80	80		

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Standard (Code Section)	District								
	RMF- 30	RMF- 35	RMF- 45	RMF- 75	RB	R- MU- 35	R- MU- 45	R- MU	RO
Building materials: upper floors (%) (21A.37.050.B.2)									
Glass: ground floor (%) (21A.37.050.C.1)						60	60	40	
Glass: upper floors (%) (21A.37.050.C.2)									
Building entrances (feet) (21A.37.050.D)						75	75	X	
Blank wall: maximum length (feet) (21A.37.050.E)						15	15	15	
Street facing facade: maximum length (feet) (21A.37.050.F)									
Upper floor step back (feet) (21A.37.050.G)							10		
Lighting: exterior (21A.37.050.H)									
Lighting: parking lot (21A.37.050.I)					X			X	
Screening of mechanical equipment (21A.37.050.J)						X	X	X	
Screening of service areas (21A.37.050.K)						X	X	X	
Ground floor residential entrances (21A.37.050.L)									
Parking garages or structures (21A.37.050.M) (21A.44.060.A.15.)									
Residential character in RB <u>Residential/Business</u> District (21A.37.050.N)					X				

1827

1828

B. Commercial Districts:

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Standard (Code Section)	District							
	SNB	CN	CB	CS	CC	CSHBD	CG	TSA
Ground floor use (%) (21A.37.050.A. <u>1</u>)								80
Ground floor use + visual interest (%) (21A.37.050.A. <u>2</u>)								60/25
Building materials: ground floor (%) (21A.37.050.B. <u>1</u>)								90
Building materials: upper floors (%) (21A.37.050.B. <u>2</u>)								60
Glass: ground floor (%) (21A.37.050.C. <u>1</u>)	40	40	40			40		60
Glass: upper floors (%) (21A.37.050.C. <u>2</u>)								
Building entrances (feet) (21A.37.050.D)	X	X	X	X	X	X	X	40
Blank wall: maximum length (feet) (21A.37.050.E)	15	15	15			15		15
Street facing facade: maximum length (feet) (21A.37.050.F)								200
Upper floor step back (feet) (21A.37.050.G)						15		
Lighting: exterior (21A.37.050.H)	X					X		X
Lighting: parking lot (21A.37.050.I)	X	X	X	X	X	X	X	X
Screening of mechanical equipment (21A.37.050.J)	X	X	X			X		X
Screening of service areas (21A.37.050.K)	X	X	X					X
Ground floor residential entrances (21A.37.050.L)								X
Parking garages or structures (21A.37.050M) (21A.44.060.A. <u>15</u>)								

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Standard (Code Section)	District							
	SNB	CN	CB	CS	CC	CSHBD	CG	TSA
Primary entrance design SNB <u>Small Neighborhood Business</u> District (21A.37.050.O)	X							

1829

1830

C. Manufacturing Districts:

Standard (Code Section)	District	
	M-1	M-2
Ground floor use (%) (21A.37.050.A.1)		
Ground floor use + visual interest (%) (21A.37.050.A.2)		
Building materials: ground floor (%) (21A.37.050.B.1)		
Building materials: upper floors (%) (21A.37.050.B.2)		
Glass: ground floor (%) (21A.37.050.C.1)		
Glass: upper floors (%) (21A.37.050.C.2)		
Building entrances (feet) (21A.37.050.D)		
Blank wall: maximum length (feet) (21A.37.050.E)		
Street facing facade: maximum length (feet) (21A.37.050.F)		
Upper floor step back (feet) (21A.37.050.G)		
Lighting: exterior (21A.37.050.H)	X	X
Lighting: parking lot (21A.37.050.I)	X	X
Screening of mechanical equipment (21A.37.050.J)		
Screening of service areas (21A.37.050.K)		
Ground floor residential entrances (21A.37.050.L)		
Parking garages or structures (21A.37.050.M) (21A.44.060.A.15)		

1831

1832

D. Downtown Districts:

Standard (Code Section)	District			
	D-1	D-2	D-3	D-4
Ground floor use (%) (21A.37.050.A.1)		75		75 ³

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Standard (Code Section)	District			
	D-1	D-2	D-3	D-4
Ground floor use + visual interest (%) (21A.37.050.A.2)		60/25		
Building materials: ground floor (%) (21A.37.050.B.1)		80	70 ²	
Building materials: upper floors (%) (21A.37.050.B.2)		50	70 ²	
Glass: ground floor (%) (21A.37.050.C.1)	40/60 ¹	40	40	40
Glass: upper floors (%) (21A.37.050.C.2)		25		
Building entrances (feet) (21A.37.050.D)		50		
Blank wall: maximum length (feet) (21A.37.050.E)		15		
Street facing facade: maximum length (feet) (21A.37.050.F)		200		
Upper floor step back (feet) (21A.37.050.G)				
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.37.050K)		X		
Ground floor residential entrances (21A.37.050.L)				
Parking garages or structures <u>(21A.37.050M) (21A.44.060.A.15)</u>		X		

1833 Notes:

- 1834 1. Minimum requirement is 60 percent when project is within the Main Street retail core.
- 1835 2. In the D-3 Downtown Warehouse/Residential Zoning District this percentage applies to
1836 all sides of the building, not just the front or street facing facade.
- 1837 3. This percentage applies only as a requirement as noted in sSubsection 21A.30.045.C.7.b
1838 of this title for projects that are seeking conditional height.

1839
1840 E. Special Purpose Districts:

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Standard (Code Section)	District															
	RP	BP	FP	AG	AG- 2	AG- 5	AG- 20	PL	PL- 2	I	UI	OS	NOS	MH	EI	MU
Ground floor use (%) (21A.37.050_A_1)																
Ground floor use + visual interest (%) (21A.37.050_A_2)																
Building materials: ground floor (%) (21A.37.050_B_1)																
Building materials: upper floors (%) (21A.37.050_B_2)																
Glass: ground floor (%) (21A.37.050_C_1)															40- 70	
Glass: upper floors (%) (21A.37.050_C_2)																
Building entrances (feet) (21A.37.050_D)																X
Blank wall: maximum length (feet) (21A.37.050_E)																15
Street facing facade: maximum length (feet) (21A.37.050_F)																
Upper floor step back (feet) (21A.37.050_G)																
Lighting: exterior (21A.37.050_H)										X	X					X
Lighting: parking lot (21A.37.050_I)		X														X
Screening of mechanical equipment (21A.37.050_J)																X
Screening of service areas (21A.37.050_K)																X

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Standard (Code Section)	District															
	RP	BP	FP	AG	AG-2	AG-5	AG-20	PL	PL-2	I	UI	OS	NOS	MH	EI	MU
Ground floor residential entrances <u>(21A.37.050.L)</u>																
Parking garages or structures <u>(21A.37.050M)</u> <u>(21A.44.060.A.15)</u>																

1841

1842

1843 SECTION 21. Amending the text of Salt Lake City Code Section 21A.38.070. That

1844 Section 21A.38.070 of the *Salt Lake City Code* (Zoning: Nonconforming Uses and

1845 Noncomplying Structures: Legal Conforming Single-Family Detached Dwellings, Two-Family

1846 Dwellings, and Twin Homes) shall be, and hereby is amended to read as follows:

**21A.38.070: LEGAL CONFORMING SINGLE-FAMILY DETACHED DWELLINGS,
TWO-FAMILY DWELLINGS, AND TWIN HOMES:**

1849 Any legally existing single-family detached dwelling, two-family dwelling, or twin home
 1850 located in a zoning district that does not allow these uses shall be considered legal
 1851 conforming. Legal conforming status shall authorize replacement of the single-family
 1852 detached dwelling, two-family dwelling, or twin home structure to the extent of the original
 1853 footprint.

1854
 1855 A. Alterations, Additions ~~Or~~ Extensions ~~Or~~ Replacement Structures Greater Than ~~The~~ the
 1856 Original Footprint: In zoning districts other than M-1 and M-2, which do not allow
 1857 detached single-family dwelling units, two-family dwelling units or twin homes, any
 1858 alterations, extensions/additions or the replacement of the structure may exceed the
 1859 original footprint by twenty five percent (25%) of the existing structure subject to the
 1860 following standards:
 1861

1862 1. Any alterations, extensions/additions or the replacement structure shall not project
 1863 into a required yard beyond any encroachment established by the structure being
 1864 replaced.

1865 2. Any alterations, additions or extensions beyond the original footprint which are
 1866 noncomplying are subject to special exception standards of
 1867 sSubsection 21A.52.030.A.15 of this title.

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1868 B. Off Street Parking: When replacing a legal conforming single-family detached dwelling,
1869 two-family dwelling or twin home, the number of new parking stalls provided shall be in
1870 accordance with the parking spaces required by Section 21A.44.040, equal to or more
1871 than the number of parking stalls being replaced. The maximum number of
1872 outdoor parking stalls shall be four (4) parking stalls per dwelling unit.

1873 SECTION 22. Amending the text of Salt Lake City Code Chapter 21A.44. That Chapter

1875 21A.44 of the *Salt Lake City Code* (Zoning: Off Street Parking, Mobility and Loading) shall be,

1876 and hereby is amended to read as follows:

1877 **21A.44.010: Purpose And Scope**

1878 **21A.44.020: General Off Street Parking Regulations Applicability**

1879 **21A.44.030: Number Of Off Street Parking Spaces Required Calculation of Parking**

1880 **21A.44.040: Alternative Parking Requirements And Off Street Parking Reductions
Required Off Street Parking**

1882 **21A.44.050: Transportation Demand Management Alternatives to Minimum and
Maximum Parking Calculations**

1884 **21A.44.060: Parking Restrictions Within Required Yards Location and Design**

1885 **21A.44.070: General Off Street Loading Requirements Areas**

1886 **21A.44.080: Specific Off Street Loading Requirements Drive-Through Facilities and
Vehicle Stacking Areas**

1888 **21A.44.090: Modifications to Parking Areas**

1889 **21A.44.100: Use and Maintenance**

1890 **21A.44.110: Nonconforming Parking and Loading Facilities**

1893 **21A.44.010: PURPOSE AND SCOPE:**

1895 A. Purpose Statement: The regulations of this chapter are intended to promote the orderly
1896 use of land and buildings by identifying minimum and maximum standards for accessory
1897 parking and loading facilities that will promote safe and convenient vehicular
1898 transportation and movement of goods. These requirements are also intended to help
1899 lessen traffic congestion and promote public health and welfare through a cleaner
1900 environment by reducing the number of vehicle trips. Encouraging nonmotorized
1901 transportation and relating parking requirements to the local land use/transportation
1902 system are consistent with the objectives of this chapter.

1904 B. Intensification Of Use: When the intensity of any building, structure or premises is
1905 increased through the addition of dwelling units, gross floor area, seating capacity, or
1906 other units of measurement specified herein for required parking, additional parking shall
1907 be provided in the amount by which the requirements for the intensified use exceed those
1908 for the existing use.

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- 1910 C. Change In Use: When the use of an existing building or structure is changed to a different
1911 type of use, parking shall be provided in the amount required for such new use. However,
1912 if an existing building or structure was established prior to the effective date hereof, any
1913 increase in required parking shall be limited to the amount by which the new use exceeds
1914 the existing use except in the downtown D-1, D-2 and D-3 districts where a change of use
1915 shall not require additional parking or loading facilities.
- 1916
- 1917 D. Existing Parking And Loading Facilities: If parking and loading facilities are below these
1918 requirements, they shall not be further reduced.
- 1919
- 1920 E. Voluntary Provision Of Additional Parking And Loading Facilities: The voluntary
1921 establishment of off street parking spaces in excess of the maximum allowable parking
1922 specified in this title shall not be permitted unless established through the transportation
1923 demand management standards found in section 21A.44.050 of this chapter. Voluntary
1924 establishment of loading facilities in excess of the requirements of this title to serve any
1925 use shall be permitted provided that all regulations herein governing the location, design
1926 and operation of such facilities are satisfied.
- 1927
- 1928 F. Damage Or Destruction: For any conforming or nonconforming use which is
1929 involuntarily damaged or destroyed by fire, collapse, explosion or other cause, and which
1930 is reconstructed, reestablished or repaired, off street parking or loading facilities in
1931 compliance with the requirements of this chapter need not be provided, except that
1932 parking or loading facilities equivalent to any maintained at the time of such damage or
1933 destruction shall be restored or continued in operation. It shall not be necessary to restore
1934 or maintain parking or loading facilities in excess of those required by this title for
1935 equivalent new uses or construction.
- 1936
- 1937 G. Submission Of A Site Plan: Any application for a building permit shall include a site
1938 plan, drawn to scale and fully dimensioned, showing any off street parking or loading
1939 facilities to be provided in compliance with this title.
- 1940
- 1941 H. Parking Lots With Noncomplying Setbacks: A parking lot existing prior to April 12,
1942 1995, that is noncomplying with respect to landscaped setbacks, may be reconstructed,
1943 subject to the following requirements:
- 1944
- 1945 1. Compliance with subsection D of this section; and
1946 2. Development shall be reviewed through the site plan review process to consider the
1947 feasibility of redesign of parking layout to provide required landscaped setbacks
1948 without a reduction in the number of existing parking spaces.
- 1949

21A.44.020: GENERAL OFF STREET PARKING REGULATIONS:

- 1950 A. Location Of Parking Spaces: All parking spaces required to serve buildings or uses
1951 erected or established after the effective date hereof shall be located on the same lot as
1952 the building or use served, unless off site parking is approved as an alternative to the
1953

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1955 required parking spaces as specified in section 21A.44.040 of this chapter and allowed in
1956 the underlying zoning district.

1957
1958 B. Access: All off street parking facilities shall be designed with appropriate means of
1959 vehicular access to a street or alley in a manner which will least interfere with
1960 automobile, bicycle and pedestrian traffic movement. Parking lots in excess of five (5)
1961 spaces shall be designed to allow vehicles to enter and exit the lot in a forward direction.
1962 All vehicular access roads/driveways shall be maintained as hard surface.

1963
1964 C. Utilization Of Required Parking Spaces: Except as otherwise provided in this section,
1965 required off street parking facilities provided for uses listed in section 21A.44.030 of this
1966 chapter shall be solely for the parking of passenger automobiles of guests, patrons,
1967 occupants, or employees of such uses.

1968
1969 D. Parking For Persons With Disabilities: Any parking area to be used by the general public
1970 shall provide parking spaces designated and located to adequately accommodate persons
1971 with disabilities and these shall be clearly marked as such. Parking spaces for persons
1972 with disabilities shall be located in close proximity to the principal building. The
1973 designation of parking spaces for persons with disabilities shall constitute consent by the
1974 property owner to the enforcement of the restricted use of such spaces to motorists with
1975 disabilities by the city. Parking spaces for persons with disabilities shall conform to the
1976 standards of the Americans with disabilities act. The number of required parking spaces
1977 accessible to persons with disabilities shall be as follows:

Required Minimum Total In Parking Lot Spaces	Number Of Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2 percent of total
1,001 and over	20, plus 1 for each 100 over 1,000

1979
1980 E. Off Street Parking Dimensions:

- 1981
1982 1. The dimensions for parking spaces and associated aisles are established by the
1983 transportation division and are set forth in table 21A.44.020 of this section.

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- 1985 2. The following modifications and additions to the dimensions set forth in table
 1986 21A.44.020 of this section shall apply:
 1987
 1988 a. ~~Parking spaces located adjacent to walls or columns shall be one foot (1') wider to~~
 1989 ~~accommodate door opening clearance and vehicle maneuverability;~~
 1990
 1991 b. ~~Requests for parking angles other than those shown on table 21A.44.020 of this~~
 1992 ~~section (including parking angles between 0 degrees and 45 degrees, and between~~
 1993 ~~75 degrees and 90 degrees) may be approved by the city transportation director;~~
 1994
 1995 c. ~~If a public alley is used as a parking aisle for single family dwellings, two family~~
 1996 ~~dwellings or twin homes, additional space shall be required on the lot to provide~~
 1997 ~~the full width of aisle as required on table 21A.44.020 of this section. The parking~~
 1998 ~~design for all other uses shall not require backing into an alley or right of way;~~
 1999
 2000 d. ~~The dimensions of parking spaces in a valet attended parking lot can be modified~~
 2001 ~~with approval of the city transportation director; and~~
 2002
 2003 e. ~~Parking spaces in an automated parking garage are exempt from the off street~~
 2004 ~~parking dimensions found in this subsection provided the design of the automated~~
 2005 ~~parking garage has been approved by the city transportation director.~~

TABLE 21A.44.020
OFF STREET PARKING DIMENSIONS

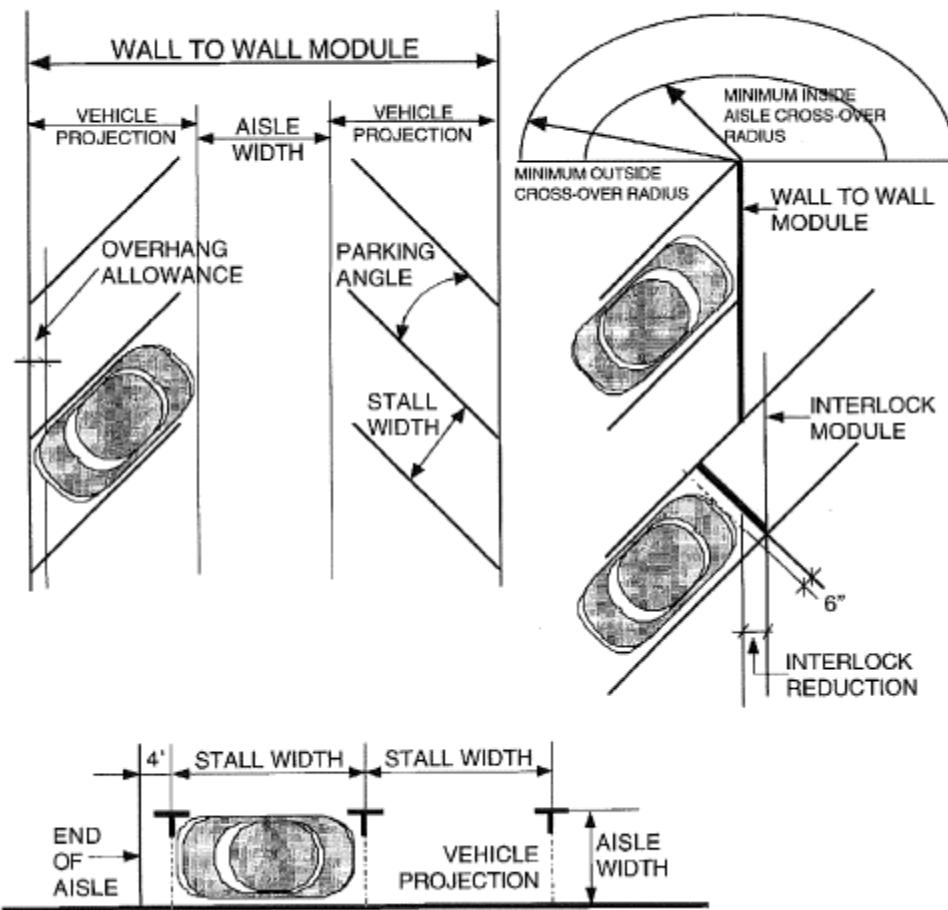
Parking Angle	Stall Width	Vehicle Projection	Aisle Width	Wall To Wall Module Width	Interlock Reduction	Overhang Allowance
0	22'0"	8'3"	12'8"	29'2"	0'0"	2'0"
45	8'3"	16'10"	14'11"	48'7"	2'3"	2'0"
50	8'3"	17'5"	15'6"	50'4"	2'0"	2'0"
55	8'3"	17'11"	16'2"	52'0"	1'10"	2'1"
60	8'3"	18'3"	16'10"	53'4"	1'7"	2'2"
65	8'3"	18'6"	17'9"	54'9"	1'4"	2'3"
70	8'3"	18'7"	18'7"	55'9"	1'1"	2'4"
75	8'3"	18'6"	20'1"	57'1"	0'10"	2'5"
90	8'3"	17'6"	24'10"	59'10"	0'0"	2'6"
0	22'0"	8'6"	11'11"	28'11"	0'0"	2'0"
45	8'6"	16'10"	14'2"	47'10"	2'3"	2'0"
50	8'6"	17'5"	14'9"	49'7"	2'0"	2'0"
55	8'6"	17'11"	15'5"	51'3"	1'10"	2'1"
60	8'6"	18'3"	16'1"	52'7"	1'7"	2'2"

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65	8'6"	18'6"	17'0"	54'0"	1'4"	2'3"
70	8'6"	18'7"	17'10"	55'0"	1'1"	2'4"
75	8'6"	18'6"	19'4"	56'4"	0'10"	2'5"
90	8'6"	17'6"	24'1"	59'1"	0'0"	2'6"
0	22'0"	8'9"	10'8"	28'2"	0'0"	2'0"
45	8'9"	16'10"	13'5"	47'1"	2'3"	2'0"
50	8'9"	17'5"	14'0"	48'10"	2'0"	2'0"
55	8'9"	17'11"	14'8"	50'6"	1'10"	2'1"
60	8'9"	18'3"	15'4"	51'10"	1'7"	2'2"
65	8'9"	18'6"	16'3"	53'3"	1'4"	2'3"
70	8'9"	18'7"	17'1"	54'3"	1'1"	2'4"
75	8'9"	18'6"	18'7"	55'7"	0'10"	2'5"
90	8'9"	17'6"	23'4"	58'4"	0'0"	2'6"
0	22'0"	9'0"	9'5"	27'5"	0'0"	2'0"
45	9'0"	16'10"	12'6"	46'4"	2'3"	2'0"
50	9'0"	17'5"	13'3"	48'1"	2'0"	2'0"
55	9'0"	17'11"	13'11"	49'9"	1'10"	2'1"
60	9'0"	18'3"	14'7"	51'1"	1'7"	2'2"
65	9'0"	18'6"	15'6"	52'6"	1'4"	2'3"
70	9'0"	18'7"	16'4"	53'6"	1'1"	2'4"
75	9'0"	18'6"	17'10"	54'10"	0'10"	2'5"
90	9'0"	17'6"	22'7"	57'7"	0'0"	2'6"

2011

OFF STREET PARKING DIMENSIONS



2012

[DELETED]

2013

2014

2015

F. ~~Design And Maintenance~~: ~~Parking lots shall be designed to ensure safe and easy ingress, egress and movement through the interior of the lot. The number of curb cuts onto major roads should be minimized. Shared access driveways between adjacent sites are encouraged. Parking lot islands should be provided on the interior of the parking lot to help direct traffic flow and to provide landscaped areas within such lots.~~

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1. ~~Design Elements~~: ~~Parking lots shall be designed in accordance with applicable city codes, ordinances and guidelines with respect to:~~

- a. ~~Minimum distances between curb cuts;~~
- b. ~~Proximity of curb cuts to intersections;~~
- c. ~~Provisions for shared driveways;~~
- d. ~~Location, quantity and design of landscaped islands; and~~
- e. ~~Design of parking lot interior circulation system.~~

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2. Plan: The design of parking facilities shall be subject to the approval of the development review team and shall conform to the standards developed by the city transportation director.
3. Landscaping And Screening: Landscaping and screening shall be provided in accordance with the requirements of chapter 21A.48 of this title.
4. Lighting: Where a parking area or parking lot is illuminated, direct rays of light shall not shine into adjoining property or into a street.
5. Signs: Accessory signs shall be permitted on parking areas in accordance with the provisions specified in chapter 21A.46 of this title.
6. Parking Lot Surface: All open parking areas or lots shall be improved and maintained as hard surface.
7. Driveway Standards: In addition to further restrictions elsewhere in this title or title 12, "Vehicles And Traffic", of this code, the following standards shall apply to driveways:
 - a. Driveway Location:
 - (1) Nonresidential Districts: For lots in nonresidential districts with a width of less than one hundred feet (100'), only one curb cut shall be allowed per street frontage. For lots in nonresidential districts with a width of one hundred feet (100') or greater, more than one curb cut shall be allowed per street frontage provided they are at least one hundred feet (100') apart.
 - (2) Residential Districts: With the exception of legal shared driveways, driveways shall be at least six feet (6') from abutting property lines, twenty feet (20') from street corner property lines and five feet (5') from any public utility infrastructure such as power poles, fire hydrants and water meters. Except for entrance and exit driveways leading to properly located parking areas, no curb cuts or driveways are permitted.
 - b. Driveway Widths: In front and corner side yards, driveway widths shall not exceed twenty two feet (22') in SR-1 and SR-3 residential districts or sixteen feet (16') in the MH district. In all other districts, the driveways in front and corner side yards shall have a minimum single lane driveway width of twelve feet (12') and shall not exceed thirty feet (30') in width.
 - c. Shared Driveways: Shared driveways, where two (2) or more properties share one driveway access, may be permitted by the development review team.
 - d. Circular Driveways: Circular driveways that connect to a driveway extending to a legal parking location shall be constructed of concrete, brick pavers, block or

LEGISLATIVE DRAFT

other hard surface material other than impermeable asphalt. The circular driveway shall be situated such that the street front edge is situated parallel to the property line and shall not be used for overnight parking. In residential districts, circular driveways shall be set back at least fifteen feet (15') from the front property line no wider than twelve feet (12') in width. In commercial districts, circular driveways shall be set back at least five feet (5') from the property line and no wider than twenty feet (20') in width.

- e. ~~Driveway Surface: All driveways providing access to parking areas or lots shall be improved and maintained as hard surface.~~
- f. ~~Exceptions: Exceptions to these standards may be approved by the development review team through the site plan review process, based on the slope of the roadway or lot and location of drive approaches serving abutting properties.~~
- 8. ~~Pedestrian Access: All surface parking lots for nonresidential uses shall provide a clear pedestrian pathway from the parking lot to the entry of the building and the public sidewalk. The pedestrian pathway should be clearly marked with pavement marking, landscaping, change in surface material, curb separation or grade separation.~~
- 9. ~~Vehicle And Equipment Storage: In CG, M-1, M-2 and EI zoning districts, vehicle and equipment storage without hard surfacing may be allowed as a special exception provided:~~
 - a. ~~The lot is used for long term vehicle storage, not for regular parking and/or maneuvering.~~
 - b. ~~The vehicles stored are large and/or on tracks that could destroy normal hard surfacing.~~
 - c. ~~The parking surface is compacted with six inches (6") of road base and other semihard material with long lasting dust control chemical applied annually.~~
 - d. ~~A hard surfaced wash bay is installed to wash wheels to prevent tracking of mud and sand onto the public way.~~
 - e. ~~A minimum of fifty feet (50') paved driveway from the public street property line is provided.~~
 - f. ~~City transportation director's approval.~~
- G. ~~Parking For Low Density Residential Districts: The following regulations shall apply to single family detached, single family attached and two family dwellings in the FP, FR-1/43,560, FR-2/21,700, FR-3/12,000, R-1/12,000, R-1/7,000, R-1/5,000, SR-1, SR-3 and R-2 districts:~~

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2121 1. ~~Parking spaces satisfying the requirements of section 21A.44.030 of this chapter shall~~
2122 ~~be located only in an interior side yard or a rear yard unless approved as a special~~
2123 ~~exception in accordance with subsection 21A.44.060B of this chapter.~~

2124
2125 2. ~~The provisions of parking spaces elsewhere on the lot shall conform to the other~~
2126 ~~applicable requirements of this chapter. Requirements for garages shall be as~~
2127 ~~specified in chapter 21A.40 of this title.~~

2128
2129 3. ~~No park strip shall be used for parking.~~

2130
2131 4. ~~A maximum of four (4) outdoor parking spaces shall be permitted per lot.~~
2132 ~~Recreational vehicle parking, where permitted, shall be included in this maximum.~~

2133
2134 H. ~~Legalization Of Converted Garages And Associated Front Yard Parking In Residential~~
2135 ~~Zoning Districts:~~ The intent of this section is to facilitate the legalization of attached
2136 ~~garages that have been converted to living space without building permits and without~~
2137 ~~replacing parking in a legal location on the lot. Attached garages converted prior to April~~
2138 ~~12, 1995, including the associated front yard parking, may be legalized subject to~~
2139 ~~obtaining a building permit for all building modifications associated with converting the~~
2140 ~~garage to living space. The building services division shall inspect the conversion for~~
2141 ~~substantial life safety compliance. Additional requirements include the following:~~

2142
2143 1. ~~The driveway leading to the converted garage shall not be removed without replacing~~
2144 ~~the same number of parking spaces in a location that is authorized by this title.~~

2145
2146 2. ~~The driveway shall not be wider than the original garage unless a permit is issued to~~
2147 ~~extend a driveway into the side or rear yard for additional parking. No other portion~~
2148 ~~of the front yard may be used for parking.~~

2149
2150 3. ~~Parking on the driveway in the front yard is restricted to passenger vehicles only.~~

2151
2152 I. ~~Short Term Parking Provisions For The D-1, D-2 Or D-3 District:~~

2153
2154 1. ~~Intent:~~ The intent of this subsection is to establish short term parking requirements
2155 ~~within the Main Street retail core area and to limit required parking increases~~
2156 ~~resulting from a change in use.~~

2157
2158 2. ~~Applicability:~~ The regulations of this subsection shall apply to parking structures or
2159 ~~lots located within, or partially within, the Main Street retail core area, as defined~~
2160 ~~in chapter 21A.30 of this title. These regulations shall also apply to parking structures~~
2161 ~~or lots established to serve uses located wholly or partially within the area defined~~
2162 ~~in chapter 21A.30 of this title. The regulations of this subsection shall apply to all~~
2163 ~~uses in the D-1, D-2 and D-3 districts.~~

2164
2165 3. ~~Short Term Parking Requirements:~~ That number of parking spaces required to serve
2166 ~~retail goods or retail service establishments located within the Main Street retail core~~

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2167 area shall be designated as short term parking spaces (i.e., for less than 1 day). These
2168 spaces shall be at the retail level (not necessarily the ground level) of a parking
2169 structure, or the spaces closest to the retail use shall be designated for short term
2170 parking.

2171
2172 4. Change Of Use: Any legally established use in the D-1, D-2 or D-3 district may be
2173 changed to any other legal use without providing any additional off street parking,
2174 provided that the change of use does not require any expansion to the existing
2175 principal structure greater than one thousand (1,000) square feet.

2176
2177 J. Recreational Vehicle Parking: The parking of recreational vehicles shall conform to the
2178 standards set forth below:

2179
2180 1. Standards:

2181
2182 a. Recreational vehicle parking spaces shall be in addition to, and not in lieu of,
2183 other required off street parking spaces.

2184
2185 b. Recreational vehicle parking is prohibited in the front yard.

2186
2187 c. Recreational vehicle parking is permitted in any enclosed structure conforming to
2188 building code and zoning requirements for the zoning district in which it is
2189 located.

2190
2191 d. Recreational vehicle parking in side or rear yards may be permitted subject to the
2192 following conditions:

2193
2194 (1) Recreational vehicle parking permitted for each residence shall be limited to
2195 one motor home or travel trailer and a total of two (2) recreational vehicles of
2196 any type;

2197
2198 (2) Recreational vehicles may be parked in the rear yard only on an adequate hard
2199 surfaced pad with access provided by either a hard surfaced driveway, hard
2200 surfaced drive strips or an access drive constructed of turf block materials
2201 with an irrigation system; and

2202
2203 (3) Recreational vehicle parking shall be allowed in side yards only if the rear
2204 yard cannot be accessed, and in a side yard other than the driveway side yard
2205 only if the driveway side yard cannot be used for such additional parking. The
2206 existence of a fence or other structure which is not part of a building shall not
2207 constitute a lack of rear yard access. Topographical factors, the existence of
2208 mature trees or the existence of properly permitted and constructed structures
2209 precluding rear yard parking is sufficient to establish a lack of rear yard
2210 access.

2211
2212 (4) Side yard parking shall only be permitted subject to the following conditions:

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- 2213
2214 (A) The parking area for the recreational vehicle must be a hard surface of
2215 either concrete, asphalt, or turf block;
2216
2217 (B) The recreational vehicle parking space shall not interfere with access to
2218 other required parking for the structure;
2219
2220 (C) Access to the recreational vehicle parking from the existing driveway on
2221 the property shall have an access taper from the existing driveway and be
2222 hard surfaced;
2223
2224 (D) The access or transition area from the existing driveway to the
2225 recreational vehicle parking space shall not be used for any parking;
2226
2227 (E) The recreational vehicle parking space shall be screened from the front
2228 or street side at the setback line of the existing principal building with a
2229 six foot (6') high sightproof fence with a gate for access; and
2230
2231 (F) The recreational vehicle parking space shall be screened on the side yard
2232 with a six foot (6') high sightproof fence or equivalent vertical
2233 vegetation.

- 2234
2235 (5) No parked recreational vehicle shall be used for storage of goods, materials or
2236 equipment other than those which are customarily associated with the
2237 recreational vehicle.
2238
2239 (6) All recreational vehicles must be stored in a safe and secure manner. Any tie
2240 downs, tarpaulins or ropes must be secured from flapping in windy conditions.
2241
2242 (7) Recreational vehicles shall not be occupied as a dwelling while parked on the
2243 property.

21A.44.030: NUMBER OF OFF STREET PARKING SPACES REQUIRED:

A. Parking Requirements For Passenger Vehicles:

- 2250 1. Minimum Number Of Spaces: The minimum number of off street parking spaces
2251 provided shall be in accordance with subsection G, "Minimum Off Street Parking
2252 Requirements", of this section unless otherwise specified elsewhere in this chapter.
2253
2254 2. Maximum Number Of Spaces: The maximum number of off street parking spaces
2255 provided shall be in accordance with subsection H, "Maximum Off Street Parking
2256 Allowance", of this section unless otherwise specified elsewhere in this chapter.
2257
2258 3. General Parking Calculation Regulations:

LEGISLATIVE DRAFT

- 2259
2260 a. ~~Parking space requirements based on the number of employees or users shall be~~
2261 ~~based on the maximum number of employees or users on the premises at any one~~
2262 ~~time.~~
- 2263
2264 b. ~~When determination of the number of off street parking spaces required by this~~
2265 ~~title results in a requirement of a fractional space, any fraction of less than one-~~
2266 ~~half (1/2) may be disregarded, while a fraction of one half (1/2) or more, shall be~~
2267 ~~counted as one parking space.~~
- 2268
2269 c. ~~Parking spaces designed exclusively for motorcycles, scooters and other two (2)~~
2270 ~~wheeled automobiles shall not count toward the required number of parking~~
2271 ~~spaces.~~
- 2272
2273 d. ~~Parking spaces intended for storage of business related vehicles, such as fleet~~
2274 ~~vehicles or delivery vehicles in commercial, manufacturing and special purposes~~
2275 ~~districts, shall not count toward the required number of parking spaces.~~
- 2276
2277 B. ~~Determination Of Required Number Of Parking Spaces For Uses Not Specified Herein:~~
2278 ~~In the event this title does not specify the number of parking spaces for a specific use, the~~
2279 ~~Zoning Administrator shall determine the number of spaces required. In making this~~
2280 ~~determination, the Zoning Administrator shall consider the following criteria:~~
- 2281
2282 1. ~~The number of parking spaces required for a use listed in table 21A.44.030 of this~~
2283 ~~section that is the most similar to the proposed use in terms of the parked vehicles that~~
2284 ~~are anticipated to be generated;~~
- 2285
2286 2. ~~The square footage to be occupied by the proposed use; and~~
- 2287
2288 3. ~~The number of employees and patrons that are anticipated for the proposed use.~~
- 2289
2290 C. ~~Exemption From Calculation Of Required Parking Spaces: Nonresidential uses in~~
2291 ~~buildings less than one thousand (1,000) square feet and located on a lot in the~~
2292 ~~commercial districts or the D-2 and D-3 Downtown Districts shall be exempt from the~~
2293 ~~requirement of providing off street parking. The exemption shall be applied to the land~~
2294 ~~use on the lot requiring the fewest number of spaces. Only one exemption shall be~~
2295 ~~allowed per lot.~~
- 2296
2297 D. ~~Alternative Parking Requirements: An alternative means of meeting the parking~~
2298 ~~requirements of this section can be used as outlined in section 21A.44.040 of this chapter.~~
- 2299
2300 E. ~~Reductions To The Number Of Required Parking Spaces: The number of required~~
2301 ~~parking spaces may be reduced as provided in section 21A.44.040 of this chapter.~~
- 2302

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2303 F. Transportation Demand Management: For all uses requiring at least ten (10) parking
 2304 spaces, the minimum and maximum parking requirements can be modified as outlined in
 2305 section 21A.44.050 of this chapter.

2306

2307 G. Minimum Off Street Parking Requirements:

2308

2309 1. Applicability: Unless otherwise regulated in the special provisions in subsection G2
 2310 of this section, each principal building or use shall provide the minimum number of
 2311 parking spaces as outlined in table 21A.44.030 of this section:

2312

2313

2314

TABLE 21A.44.030

SCHEDULE OF MINIMUM OFF STREET PARKING REQUIREMENTS³

2316 -

Residential:	
Bed-and-breakfast establishment	1 parking space per room
Community correctional facility	1 parking space for each 4 residents and 1 parking space for every 2 support staff present during the busiest shift
Eleemosynary facility	1 parking space for each family, plus 1 parking space for every 4 individual bedrooms, plus 1 parking space for every 2 support staff present during the busiest shift
Fraternity, sorority or dormitory	1 parking space for each 2 residents, plus 1 parking space for each 3 full time employees. Note: The specific college or university may impose additional parking requirements
Group home	2 parking spaces per home and 1 parking space for every 2 support staff present during the busiest shift
Multiple-family dwellings ¹	<p>2 parking spaces for each dwelling unit containing 2 or more bedrooms</p> <p>-</p> <p>1 parking space for 1 bedroom and efficiency dwelling</p> <p>-</p> <p>^{1/} ^{1/}2 parking space for single room occupancy dwellings (600 square foot maximum)</p>
Rooming house	1 parking space for each 2 persons for whom rooming accommodations are provided
Single-family attached dwellings (row house and townhouse) and single-family detached dwellings ²	2 parking spaces for each dwelling unit
Two-family dwellings and twin home dwellings	2 parking spaces for each dwelling unit
Institutional:	
Assisted living facility	1 parking space for each 4 employees, plus 1 parking space for each 6 infirmary or nursing home beds, plus 1 parking space for each 4 rooming units, plus 1 parking space for each 3 dwelling units
Auditorium; accessory to a church, school, university or other institution	1 space for each 5 seats in the main auditorium or assembly hall
Daycare, child and adult	2 spaces per 1,000 square feet of usable floor area

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	Funeral services	1 space per 4 seats in parlor plus 1 space per 2 employees plus 1 space per vehicle used in connection with the business
	Homeless resource center	1 parking space for every 10 beds
	Homeless shelter	1 parking space for every 10 beds
	Hospital	1.5 parking spaces per hospital bed
	Places of worship	1 parking space per 1,000 square feet of seating or congregation area
	Schools:	
	K – 8th grades	1 parking space for each 3 faculty members and other full time employees
	Senior high school	1 parking space for each 3 faculty members, plus 1 parking space for each 3 full time employees, plus 1 parking space for each 10 students
	College/university, general	1 parking space for each 3 faculty members, plus 1 parking space for each 3 full time employees, plus 1 parking space for each 10 students
	Vocational/trade school	1 space per 1 employee plus 1 space for each 3 students based on the maximum number of students attending classes on the premises at any time
	Recreation, cultural, and entertainment:	
	Art gallery/museum/house museum	1 space per 1,000 square feet of usable floor area
	Baseball or soccer field	10 spaces per field
	Bowling alley	2 spaces per lane plus 1 space for every 2 employees
	Club/lodge	3 spaces per 1,000 square feet of usable floor area
	Dance/music studio	1 space for every 1 employee
	Gym/health club/recreation facilities	3 spaces per 1,000 square feet of usable floor area
	Library	1 space per 1,000 square feet of usable floor area
	Sports arena/stadium	1 space per 1,000 square feet of seating area
	Swimming pool, skating rink or natatorium	1 space per 5 seats and 3 spaces per 1,000 square feet of usable floor area
	Tennis court	2 spaces per court
	Theater, movie and live	1 space per 4 seats
	Commercial/manufacturing:	
	Artisan food production	2 spaces per 1,000 square feet of usable floor area
	Bus facility, intermodal transit passenger hub	1 space per 2 employees plus 1 space per bus
	Commercial food preparation	2 spaces per 1,000 square feet of usable floor area
	Durable goods, furniture, appliances, etc.	1 space per 500 square feet of usable floor area
	General manufacturing	1 space per 3 employees plus 1 space per company vehicle
	Hotel or motel	1 parking space for each 2 separate rooms

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	Radio/TV station	3 spaces per 1,000 square feet of usable floor area
	Warehouse	2 spaces per 1,000 square feet of usable floor area for the first 10,000 square feet plus $\frac{1}{2}$ space per 2,000 square feet for the remaining space. Office area parking requirements shall be calculated separately based on office parking rates
	Wholesale distribution	1 space per 1,000 square feet of usable floor area for the first 10,000 square feet, plus $\frac{1}{2}$ space per 2,000 square feet of floor area for the remaining space. Office area parking requirements shall be calculated separately based on office parking rates
Retail goods and services:		
	Auto repair	1 space per service bay plus 3 spaces per 1,000 square feet for office and retail areas
	Car wash	3 stacked spaces per bay or stall, plus 5 stacking spaces for automated facility
	Drive-through facility	5 stacking spaces on site per cashier, teller or similar employee transacting business directly with drive-through customers at any given time in addition to the parking required for that specific land use
	Outdoor display of merchandise for sale	1 parking space per 1,000 square feet of display area
	Restaurants, taverns and bar establishments	2 spaces per 1,000 square feet of usable floor area
	Retail goods establishment	2 spaces per 1,000 square feet of usable floor area
	Retail service establishment	2 spaces per 1,000 square feet of sales floor area
	Retail shopping center over 55,000 square feet usable floor area	2 spaces per 1,000 square feet of usable floor area
Office and related uses:		
	Financial establishments	2 spaces per 1,000 square feet of usable floor area
	General office	3 spaces per 1,000 square feet of usable floor area for the main floor plus $\frac{1}{4}$ spaces per 1,000 square feet of usable floor area for each additional level, including the basement
	Laboratory	2 spaces per 1,000 square feet of usable floor area for the first 10,000 square feet plus $\frac{1}{2}$ space per 2,000 square feet for the remaining space. Office area parking requirements shall be calculated separately based on office parking rates
	Medical/dental offices	5 spaces per 1,000 square feet of usable floor area
Miscellaneous:		
	Kennels or public stables	1 space per 2 employees
	All other uses	3 spaces per 1,000 square feet of usable floor area

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2318

Notes:

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1. Minimum parking requirements for affordable housing and senior housing: Buildings that have 10 or more residential units with at least 25 percent of the units as either affordable or senior housing shall be allowed to have a minimum of $\frac{1}{2}$ of a parking space provided for each dwelling unit.
2. For specific parking requirements for accessory dwelling units, see section 21A.40.200 of this title.

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2325 3. Requirements for buildings with more than 1 use shall be calculated separately for
2326 individual primary use as required and then combined.

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2328

2329 2. District Specific Minimum Requirements:

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2331

2332

2333

**TABLE OF DISTRICT SPECIFIC
MINIMUM OFF STREET PARKING REQUIREMENTS**

District	Land Use	Minimum
D-1, D-2, D-4	Residential	$\frac{1}{2}$ space per dwelling unit
	Nonresidential	No spaces required up to 25,000 square feet usable floor area. 1 space per 1,000 usable square feet over 25,000 square feet thereafter
D-3, GMU	Residential	$\frac{1}{2}$ space per dwelling unit. 1 space per single-family, two-family and twin home dwellings
	Nonresidential	No spaces required up to 10,000 square feet usable floor area. 1 space per 1,000 usable square feet over 10,000 square feet thereafter
TSA core	All uses	No spaces required
TSA transition	All uses	50% of required in table 21A.44.030 of this section minimum requirements
FB-SC	All uses	No spaces required
FB-SE	All uses	50% of required in table 21A.44.030 of this section minimum requirements
FB-UN	All uses	No spaces required
MU, R-MU	Residential	$\frac{1}{2}$ space per multi-family dwelling unit. 1 space per single-family, two-family and twin home dwellings
R-MU-35	Residential	1 space per dwelling unit
R-MU-45	Residential	1 space per dwelling unit
CB	Residential	1 space per dwelling unit
CN	Residential	1 space per dwelling unit
SR-3	Residential	1 space per dwelling unit

2334

2335 Note: Any use or district not listed in this “Table Of District Specific Minimum Off Street
2336 Parking Requirements”, of this section will refer to the minimum requirement in
2337 table 21A.44.030 of this section.

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2339

2340 H. Maximum Off Street Parking Allowance:

2341

2342 1. Applicability: For zones not listed in the “Table Of District Specific Maximum
2343 Parking Allowance”, of this section the number of parking spaces allowed shall be
2344 twenty five percent (25%) greater than the minimum found in table 21A.44.030 of
2345 this section. Formula: $0.25 \times \text{Minimum} + \text{Minimum} = \text{Maximum}$.

2346

2347 2. District Specific Maximum Allowance:

2348

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2349
2350
2351

**TABLE OF DISTRICT SPECIFIC
MAXIMUM PARKING ALLOWANCE**

District	Land Use	Maximum
D-1, D-2, D-4	Residential	Equivalent to minimum
	Nonresidential ⁺	Up to 25 spaces for first 25,000 square feet. No more than 1 space per 1,000 square feet thereafter
D-3, G-MU	Residential	Equivalent to minimum
	Nonresidential	Up to 10 spaces for first 10,000 square feet. No more than 1 space per 1,000 square feet thereafter
TSA Core	Residential	1 space per dwelling unit
	Nonresidential	3 spaces for every 1,000 usable square feet
TSA Transition	Residential	1 1/2 spaces per dwelling unit
	Nonresidential	3 spaces for every 1,000 usable square feet
FB-SC, FB-SE ²	All uses	The maximum parking allowance is equal to the minimum off street parking requirements found in this section
FB-UN	All uses	The maximum parking allowance is equal to the minimum off street parking requirements found in this section
M-1, M-2, BP, Airport	All uses	No maximum for any property located west of the centerline of Redwood Road

2352

Qualifying provisions:

1. An office use to accommodate government prosecutorial and civil legal services on a parcel located within 500 feet of a parcel on which a State courthouse is located may have a maximum of 2.7 parking spaces per 1,000 square feet of usable floor area, but not more than 300 spaces for a building of any size.
2. Parking in excess of the maximum allowed may be granted as a special exception subject to the special exception standards in chapter 21A.52 of this title. The maximum parking requirement does not apply to parking structures or garages that serve multiple parcels or uses or structures that provide off site parking.

2362

Note: With the exception of the zones listed in the "Table Of District Specific Maximum Parking Allowance", of this section, single family and two family residential uses are limited to 4 outdoor off street parking spaces, including parking for recreational vehicles as identified in subsection 21A.44.020G of this chapter.

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21A.44.040: ALTERNATIVE PARKING REQUIREMENTS AND OFF STREET PARKING REDUCTIONS:

2371

- A. Purpose And Scope: The number of required off street parking spaces may be met via alternative means or reduced in some circumstances. Alternatives and reductions help prevent land from being devoted unnecessarily to parking spaces when other parking solutions respond better to the parking needs of the use of the property, the enjoyment of neighboring property rights and the general neighborhood compatibility. These options are intended to allow satisfying a portion of parking requirements by means other than on site parking or by reducing the number of required parking spaces when there is

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2379 documentation that actual parking demand is less than the number required by
2380 section 21A.44.030, table 21A.44.030 of this chapter.

2381

2382 **B. Permitted Parking Alternatives And Reductions:**

2383

2384 1. ~~Shared Parking: Where multiple uses share the same off street parking facilities,~~
2385 ~~reduced total demand for parking spaces may result due to differences in parking~~
2386 ~~demand for each use during the course of the day. The following schedule of shared~~
2387 ~~parking is provided indicating how shared parking for certain uses can be used to~~
2388 ~~reduce the total parking required for shared parking facilities:~~

2389

2390 **TABLE 21A.44.040B**
2391 **SCHEDULE OF SHARED PARKING**

2392

General Land Use Classification	Weekdays			Weekends		
	Midnight - 7:00 A.M.	7:00 A.M. - 6:00 P.M.	6:00 P.M. - Midnight	Midnight - 7:00 A.M.	7:00 A.M. - 6:00 P.M.	6:00 P.M. - Midnight
College and university	0%	100%	50%	5%	50%	50%
Community centers	0%	30%	75%	0%	100%	80%
Hotel	100%	65%	100%	100%	65%	100%
Office and industrial	5%	100%	5%	0%	5%	0%
Place of worship	0%	30%	50%	0%	100%	75%
Residential	100%	50%	80%	100%	75%	75%
Restaurant	10%	70%	100%	25%	50%	100%
Retail/service	0%	100%	80%	0%	100%	75%
Schools, elementary and secondary	5%	100%	75%	0%	25%	10%
Theater/ entertainment	5%	40%	100%	5%	75%	100%

2393

2394 a. ~~Determining The Total Requirements For Shared Parking Facilities: For each~~
2395 ~~applicable general land use category, calculate the number of spaces required for~~
2396 ~~a use if it were the only use (refer to section 21A.44.030, table 21A.44.030 of this~~
2397 ~~chapter). Use those figures for each land use to calculate the number of spaces~~
2398 ~~required for each time period for each use (6 time periods per use). For each time~~
2399 ~~period, add the number of spaces required for all applicable land uses to obtain a~~
2400 ~~grand total for each of the six (6) time periods. Select the time period with the~~
2401 ~~highest total parking requirement and use that total as the shared parking~~
2402 ~~requirement.~~

2403

2404 b. ~~Location For Shared Parking: Shared parking spaces must be within five hundred~~
2405 ~~feet (500') of the primary entrance of all uses served unless remote parking~~
2406 ~~shuttle bus service is provided.~~

2407

2408 c. ~~Agreement For Shared Parking: A shared parking plan will be enforced through~~
2409 ~~written agreement among all owners of record. An attested copy of the agreement~~
2410 ~~between the owners of record must be submitted to the Zoning Administrator and~~

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2411 it must be recorded by the applicant in a form established by the City Attorney. If
2412 building permits are required for the development, recordation of the agreement
2413 must take place before building permit issuance for any use utilizing the shared
2414 parking. A shared parking agreement may be revoked only if all required off
2415 street parking spaces will be provided in accordance with section 21A.44.030 of
2416 this chapter.

- 2417
- 2418 2. Off Site Valet Parking: The zoning administrator may approve valet parking as a
2419 means of satisfying otherwise applicable off street parking requirements as required
2420 by section 21A.44.030 of this chapter if:
- 2421
- 2422 a. Adequate assurances are provided attesting to the continued operation of the valet
2423 parking, such as a long term contract with a provider or a contract for lease of off
2424 site parking spaces;
- 2425
- 2426 b. The design of the valet parking does not cause customers who do not use the valet
2427 services to park off the premises or cause queuing in the right of way; and
- 2428
- 2429 c. The valet parking service is conspicuously posted outside the establishment and
2430 near the main entrance.
- 2431
- 2432 3. Modification Of Parking Geometries: The zoning administrator may authorize
2433 parking geometry configurations other than those normally required by city code or
2434 policy if such parking geometries have been approved, and the reasons therefor
2435 explained in writing, by the city transportation director. In no case shall parking
2436 geometry modifications be allowed if they would in any way impact spaces
2437 designated for person with disabilities.
- 2438
- 2439 4. Use Of Excess Parking In Park And Ride Lots: Park and ride lots that are not used to
2440 capacity may be used for a new development's required parking provided that the lot
2441 is within one thousand feet (1,000') of the development and the applicant can
2442 demonstrate to the zoning administrator's satisfaction that the lot is underutilized and
2443 that use of the excess parking spaces will not interfere with the park and ride use of
2444 the lot. An agreement between the property owners of the development and the park
2445 and ride lot is required and a copy of the agreement shall be submitted to the zoning
2446 administrator and recorded by the applicant in a form established by the city attorney.
- 2447
- 2448 5. Off Site Parking Facilities: Off site parking facilities under shared ownership or
2449 through a lease agreement may, in districts where they are specifically allowed as
2450 permitted or conditional uses, be used to satisfy the requirements of this title for off
2451 street parking, subject to the following requirements:
- 2452
- 2453 a. The maximum distance between the proposed use and the closest point of the off
2454 site parking facility shall not exceed one thousand feet (1,000'). However, in the
2455 D-1 district, such distance shall not exceed one thousand two hundred feet
2456 (1,200').

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- 2457 b. Projects requiring off site, shared, and/or alternative parking in areas of the city
2458 where a UI zoning district abuts a D-1 district, the following apply:
- 2459
- 2460 (1) For a project located within a UI district, the area available for off site, shared,
2461 and/or alternative parking shall not exceed five hundred feet (500') within the
2462 UI district unless the D-1 district is located within one thousand two hundred
2463 feet (1,200'), in which case the area available for off site, shared, and/or
2464 alternative parking may extend up to one thousand two hundred feet (1,200')
2465 from the project in the direction of the D-1 district;
- 2466
- 2467 (2) For a project located within a D-1 district, the area available for off site,
2468 shared, and/or alternative parking shall not exceed one thousand two hundred
2469 feet (1,200'); however, if the UI district is located within one thousand two
2470 hundred feet (1,200'), the area available for off site, shared, and/or alternative
2471 parking shall not extend into the UI district more than five hundred feet
2472 (500');
- 2473
- 2474 (3) The maximum distance between the proposed use and the off site, shared,
2475 and/or alternative parking shall be measured radially from the closest property
2476 line of the proposed use to the closest property line of the off site, shared,
2477 and/or alternative parking;
- 2478
- 2479 (4) Parking spaces shall not be counted more than once in off site, shared, and/or
2480 alternative parking plans for different facilities, except where different plans
2481 comply with off site, shared, and/or alternative parking regulations due to
2482 hours of operation, days of usage, or other reasons.
- 2483
- 2484 c. Off site parking to support uses in the CB, CN, RB, MU, R-MU, R-MU 35 and R-
2485 MU 45 zones or a legal nonconforming use in a residential zone need not comply
2486 with the maximum five hundred foot (500') distance limitation, provided the
2487 applicant can demonstrate that a viable plan to transport patrons or employees has
2488 been developed. Such plans include, but are not limited to, valet parking or a
2489 shuttle system. After July 31, 2008, no new off site parking facilities may be
2490 created in any residential zoning district, except in the RB, RO, R-MU, R-MU 35
2491 and R-MU 45 zoning districts. The zoning administrator has the authority to make
2492 discretionary decisions concerning the provisions of section 21A.44.030,
2493 table 21A.44.030 of this chapter when actual data is presented which supports a
2494 change in the parking requirement. The zoning administrator may require a traffic
2495 and/or parking impact study in such matters.
- 2496
- 2497 d. Off site parking facilities shall be under the same ownership or leasehold interest
2498 as the lot occupied by the building or use to which the parking facilities are
2499 accessory. Private possession of off street parking facilities may be either by deed
2500 or by long term lease. The deed or lease shall require the owner and/or heirs,
2501 successors or assigns to maintain the required number of parking facilities
2502 through contract for the duration of five (5) years. The city shall be notified when

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2503 the contract is terminated. If for any reason the lease is terminated during the five
2504 (5) year minimum contractual period, the lessee shall either replace the parking
2505 being lost through the terminated lease, or obtain approval for alternative parking
2506 requirements. Pursuant to obtaining a building permit or conditional use approval,
2507 documentation of the off site parking facility shall be recorded against both the
2508 principal use property and the property to be used for off site parking.
2509

2510 6. **On Street Parking:** In all zoning districts other than single or two family residential
2511 districts, credit for on street parking shall be allowed to satisfy some or all off street
2512 parking required in section 21A.44.030 of this chapter. For single and two family
2513 uses, regardless of the underlying zoning district, on street parking cannot be used to
2514 satisfy required off street parking. On street parking cannot be used to satisfy ADA
2515 required parking. Such credit shall require site plan review approval and shall meet
2516 the following requirements:
2517

- 2518 a. **Parking must be permitted without time restrictions along the streets to be used;**
2519
- 2520 b. **All on street parking facilities shall be designed in conformance with the**
2521 **standards established by the city transportation director;**
2522
- 2523 c. **Prior to approving any requests for on street parking, the zoning administrator, in**
2524 **consultation with the city transportation director, shall determine that the**
2525 **proposed on street parking will not materially adversely impact traffic movements**
2526 **and related public street functions; and**
2527
- 2528 d. **Credit for on street parking shall be limited to the number of spaces provided**
2529 **along the street frontage adjacent to the use.**
2530

2531 7. **Parking Exemptions For Proximity To Mass Transit:** For any new multi-family
2532 residential, commercial, office or industrial development within one fourth (1/4) mile
2533 of a fixed transit station, the minimum number of parking spaces required according
2534 to section 21A.44.030 of this chapter can be reduced by fifty percent (50%).
2535

2536 8. **Parking Exemptions For Pedestrian Friendly Development:**
2537

- 2538 a. **Applicability:** Any business located in the CB, CN, RB, MU, R-MU, R-MU-35
2539 and R-MU-45 zoning districts and classified in section 21A.44.030,
2540 table 21A.44.030 of this chapter as "recreational, cultural or entertainment" or as
2541 "retail goods and services" may be granted a partial exemption from the off street
2542 parking requirements to the extent authorized below and provided the
2543 requirements of this subsection are met.
2544
- 2545 b. **Pedestrian Friendly Amenities:** For any business that has pedestrian friendly
2546 amenities, such as bike racks, baby buggy parking areas, benches or other similar
2547 pedestrian oriented amenities, which are located within one hundred feet (100') of
2548 the entrance to the business, either on public or private property, the first two

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2549 thousand five hundred (2,500) square feet of the building area shall be excluded
2550 from parking calculations and exempt from parking requirements. Any such
2551 pedestrian oriented amenities must be permanently affixed to the property and
2552 shall be installed and maintained at the property owner or business owner's
2553 expense. Any pedestrian oriented amenities to be located on public property may
2554 only be installed pursuant to authorization granted by the city, and upon proof of
2555 adequate insurance coverage to protect the city from liability.

2556
2557 c. Time Limited: For any business which meets the criteria set forth in subsection
2558 B8b of this section, and which also has time limited on street parking of two (2)
2559 hours or less within one hundred feet (100') of the entrance to the business, an
2560 additional one thousand (1,000) square feet of the building area shall be excluded
2561 from parking calculations and exempt from parking requirements. Any request to
2562 change unlimited on street parking to time limited on street parking must be
2563 reviewed and approved by the city transportation director.

2564
2565 d. Angular Parking: For any business which meets the criteria set forth in subsection
2566 B8b of this section and which also has angular parking spaces which provide
2567 traffic calming and provide shorter unprotected crossing distances by narrowing
2568 the roadway within one hundred feet (100') of the entrance to the business, an
2569 additional one thousand (1,000) square feet of building area shall be excluded
2570 from parking calculations and exempt from parking requirements. Any request to
2571 create angular on street parking spaces where such parking does not now exist,
2572 must be reviewed and approved by the city transportation director.

2573
2574 e. Exemptions: For any business which meets the criteria set forth in subsections
2575 B8b, B8c and B8d of this section, the first five thousand (5,000) square feet of
2576 building area shall be excluded from parking calculations and exempt from
2577 parking requirements.

2578 C. Transportation Demand Management: A reduction in the number of required parking
2579 spaces can be permitted through the transportation demand management regulations
2580 found in section 21A.44.050 of this chapter.

2581 D. Other Eligible Alternatives: Any alternative to off street parking spaces not outlined in
2582 this section may be considered. Such alternatives shall be processed as special exceptions
2583 in accordance with the provisions of chapter 21A.52 of this title and as follows:

2584 1. Application: In addition to the materials required by chapter 21A.52 of this title, the
2585 applicant for an alternative parking requirement must also submit:

2586 a. A written statement specifying the alternative parking requirement requested and
2587 the rationale supporting the application;

2588 b. A professionally prepared parking study for alternative parking requirements
2589 requested for unique nonresidential uses and intensified parking reuse; and

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- 2595
2596 e. A site plan of the entire alternative parking property drawn to scale at a minimum
2597 of one inch equals thirty feet (1" = 30') showing the proposed parking plan.
2598
2599 2. Notice And Hearing: As a special exception, all requests for alternative parking
2600 requirements shall require a public notice and a public hearing in conformance with
2601 the requirements of chapter 21A.10 of this title.
2602
2603 3. City Internal Review:
2604
2605 a. The zoning administrator shall obtain comments regarding the application from
2606 all interested city departments or divisions.
2607
2608 b. The city transportation director may, if it is determined that the proposal may
2609 have an adverse material impact on traffic, require the applicant to submit a
2610 professionally prepared traffic impact study prior to the hearing on the
2611 application.
2612
2613 c. The city transportation director may require a professionally prepared parking
2614 study, where deemed appropriate, for applications for unique residential
2615 populations and single room occupancy residential uses.
2616
2617 4. General Standards And Considerations For Alternative Parking Requirements:
2618 Requests for alternative parking requirements shall be granted in accordance with the
2619 standards and considerations for special exceptions in section 21A.52.060 of this title.
2620 In addition, an application for an alternative parking requirement shall be granted
2621 only if the following findings are determined:
2622
2623 a. That the proposed parking plan will satisfy the anticipated parking demand for the
2624 use, up to the maximum number specified in section 21A.44.030,
2625 table 21A.44.030 of this chapter;
2626
2627 b. That the proposed parking plan will be at least as effective in maintaining traffic
2628 circulation patterns and promoting quality urban design as would strict
2629 compliance with the otherwise applicable off street parking standards;
2630
2631 c. That the proposed parking plan does not have a materially adverse impact on
2632 adjacent or neighboring properties;
2633
2634 d. That the proposed parking plan includes mitigation strategies for any potential
2635 impact on adjacent or neighboring properties; and
2636
2637 e. That the proposed alternative parking requirement is consistent with applicable
2638 city master plans and is in the best interest of the city.
2639
2640

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2641 **21A.44.050: TRANSPORTATION DEMAND MANAGEMENT:**

2642 A. Purpose: The purposes of the following provisions relating to transportation demand
2643 management are to:

- 2645 1. Enable Salt Lake City to reduce vehicle miles traveled in the City, thereby reducing
2646 the use of gasoline, the use of other fossil fuels, and greenhouse gas emissions;
- 2647 2. Improve public health;
- 2648 3. Reduce air, water, and noise pollution associated with motorized vehicular
2649 transportation;
- 2650 4. Promote alternative modes of transportation, such as bicycling and walking;
- 2651 5. Lessen congestion on the streets and roads of the City;
- 2652 6. Promote road safety and reduce the number of accidents;
- 2653 7. Provide opportunities for residents, institutions, and businesses of the City to save
2654 fuel costs related to driving;
- 2655 8. Encourage compact development patterns and reduce sprawl development;
- 2656 9. Reduce the amount of surface parking lots in the City by facilitating other modes of
2657 transportation;
- 2658 10. Reduce road and parking facility construction and maintenance costs; and
- 2659 11. Support community economic development objectives.

2660 B. Generally Applicable Transportation Demand Management Standards:

- 2661 1. Applicability: The following standards shall be applicable to all new buildings that
2662 exceed five thousand (5,000) square feet in floor area or a major expansion of an
2663 existing building. For this subsection, a "major expansion" is defined as any alteration
2664 or modification to a building that increases the building's gross floor area by twenty
2665 five percent (25%) or five thousand (5,000) square feet, whichever is less.
- 2666 2. Electric Vehicle Parking: The following standards shall only apply to multi-family
2667 uses. At least one (1) parking space dedicated to electric vehicles shall be provided
2668 for every twenty five (25) parking spaces provided. Electric vehicle parking spaces
2669 shall count toward the required number of parking spaces. The electric vehicle
2670 parking space shall be:
 - 2671 a. Located in the same lot as the principal use;

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- 2687 b. Located as close to a primary building entrance as possible;
- 2688 c. Signed in a clear and conspicuous manner, such as special pavement marking or
2689 signage, indicating exclusive availability to electric vehicles; and
2690
- 2691 d. Outfitted with a standard electric vehicle charging station.
- 2692

2693 3. Number Of Required Bicycle Parking Spaces:

- 2694 a. Applicability: The following regulations apply to all uses except for single- and
2695 two-family residential uses and nonresidential uses having one thousand (1,000)
2696 square feet or less.
- 2697 b. Fractional Spaces: When determination of the number of bicycle spaces required
2698 by this title results in a requirement of a fractional space, any fraction of less than
2699 one-half (1/2) may be disregarded, while a fraction of one-half (1/2) or more,
2700 shall be counted as one (1) bicycle parking space.
- 2701 c. Calculation Of Required Bicycle Parking Spaces: The calculation of the number
2702 of required bicycle spaces shall be based on the minimum number of motorized
2703 vehicle spaces as required by section 21A.44.030, table 21A.44.030 of this
2704 chapter. If more vehicular parking is provided beyond the minimum, then the
2705 calculation shall be based on what has been provided.
- 2706 (1) Residential And Commercial Uses: The number of bicycle parking spaces
2707 provided for any residential or commercial use shall be five percent (5%) of
2708 the vehicular parking spaces required for such use. At least two (2) bicycle
2709 parking spaces are required.
- 2710 (2) Office Uses: The number of bicycle parking spaces provided for any office
2711 use shall be ten percent (10%) of the vehicular parking spaces required for
2712 such use. At least five (5) bicycle parking spaces are required and at least
2713 twenty five percent (25%) of the required bicycle parking spaces shall be in
2714 the form of bicycle lockers or another means of secure, protected bicycle
2715 storage.
- 2716 (3) Educational Uses: The number of bicycle parking spaces provided for any
2717 educational use shall be one and one half (1 1/2) bicycle parking spaces for
2718 every twenty (20) students and one (1) space for every ten (10) employees. At
2719 least ten (10) bicycle parking spaces are required.
- 2720 (4) Manufacturing Uses: The number of bicycle parking spaces provided for any
2721 manufacturing use shall be two percent (2%) of the vehicular parking spaces
2722 required for such use. At least two (2) bicycle parking spaces are required and
2723 at least one (1) of the required bicycle parking spaces shall be in the form of
2724 bicycle lockers or other means of secure, protected bicycle storage.

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- 2733
2734 (5) All Other Uses: The number of bicycle parking spaces provided for any other
2735 use shall be five percent (5%) of the vehicular parking spaces required for
2736 such use. At least two (2) bicycle parking spaces are required.
2737
2738 d. Existing Bicycle Parking Spaces: Permanent bicycle parking spaces, such as City
2739 installed bicycle racks or bike corrals, that are in existence at the time of
2740 development and within fifty feet (50') of the primary entrance to the principal
2741 building can be used for a maximum of two (2) required bicycle parking spaces.
2742 A single bicycle rack can only be used by one (1) development.
2743
2744 4. Bicycle Parking Location Standards: Bicycle parking spaces shall be:
2745
2746 a. Located on the same lot as the principal use;
2747
2748 b. Located to prevent damage to bicycles by cars;
2749
2750 c. Located in a convenient, highly visible, active, well lighted area;
2751
2752 d. Located so as not to interfere with pedestrian movements;
2753
2754 e. Located no more than fifty feet (50') from the primary entrance of each principal
2755 building;
2756
2757 f. Distributed to serve all buildings and primary entrances if the development has
2758 multiple buildings on one (1) or more lots;
2759
2760 g. Connected to the right of way, sidewalk or bicycle lane by a path that is clearly
2761 separated from the parking lot and drive lanes; and
2762
2763 h. Located within the building if it is not possible to meet the location standards
2764 above.
2765
2766 5. Bicycle Rack Design Standards: All bicycle racks provided shall be:
2767
2768 a. Designed to be consistent with the surroundings in color and design and
2769 incorporated, whenever possible, into buildings or street furniture design;
2770
2771 b. Designed to allow each bicycle to be supported by its frame;
2772
2773 c. Designed to allow the frame and front wheel of each bicycle to be secured against
2774 theft;
2775
2776 d. Designed to avoid damage to the bicycles;
2777
2778 e. Designed to resist rust or corrosion, or removal by vandalism; and

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2779
2780 f. Designed to accommodate a range of bicycle shapes and sizes and facilitate easy
2781 locking without interfering with adjacent bicycles.

2782
2783 C. Transportation Demand Management Parking Incentives:

2785 1. Purpose: The following parking incentives are intended to encourage the use of
2786 transportation demand management strategies not regulated elsewhere in this
2787 subsection. These additional strategies are available to applicants who want to modify
2788 the amount of off street parking required by either decreasing the number of spaces
2789 below the minimum requirement or increasing the number of spaces beyond the
2790 maximum requirement.

2791
2792 2. Applicability: The regulations of this subsection shall only apply to applicants
2793 intending to provide transportation demand management elements beyond the
2794 required strategies in exchange for modification to the number of required parking
2795 spaces. These incentives are available to all new residential and nonresidential uses
2796 requiring at least five (5) parking spaces according to section 21A.44.030,
2797 table 21A.44.030 of this chapter.

2798
2799 3. Modification Of The Number Of Required Parking Spaces:

2800
2801 a. Reduction Of The Number Of Required Parking Spaces: The minimum number of
2802 off street parking spaces, as determined by section 21A.44.030, table 21A.44.030
2803 of this chapter, can be reduced to seventy five percent (75%) of the minimum
2804 requirement provided the applicant fulfills at least two (2) of the minor
2805 transportation demand management strategies listed in this subsection. This
2806 modification shall only apply to the minimum established in section 21A.44.030,
2807 table 21A.44.030 of this chapter prior to any other permitted parking reductions.

2808
2809 b. Increase Of The Maximum Number Of Allowable Parking Spaces: The minimum
2810 number of off street parking spaces, as determined by subsection 21A.44.030G of
2811 this chapter, can be increased to double the minimum requirement under
2812 section 21A.44.030, table 21A.44.030 and "Table Of District Specific Minimum
2813 Off Street Parking Requirements", of this chapter provided the applicant fulfills at
2814 least one (1) of the major transportation demand management strategies and one
2815 (1) of the minor transportation demand management strategies listed in this
2816 subsection.

2817
2818 4. Eligible Transportation Demand Management Strategies: The strategies are available
2819 for use as part of the parking modification incentive process. Strategies not listed
2820 here, but demonstrated to meet the intent of this section, may be approved by the
2821 Planning Director.

2822
2823 a. Major transportation demand management strategies:

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- (1) At least fifty percent (50%) of the required bicycle parking provided in the form of secured long term bicycle parking located in the interior of a building and made available to residents, employees or patrons of the development.
- (2) A facility for bicycle or pedestrian commuters that offer at least one (1) unisex shower and five (5) lockers for storage for use by employees of a nonresidential development.
- (3) A full service bus stop sited to serve the development's employees or residents, either of new construction or with improvements, such as additional lighting, security features, benches or shelter, to an existing stop. A full service bus stop includes, but is not limited to, full ADA accessibility, a paved pathway to the right of way, trash cans, lighting, a bench and a shaded, sheltered waiting area. The applicant must work with Utah Transit Authority to establish and verify the long term viability of the proposed or existing bus stop.
- (4) An on site business center or satellite office facility, within a residential development, designed to facilitate telecommuting.
- (5) An on premises daycare in a nonresidential or mixed use development.
- (6) An on premises gym or workout facility for residents or employees with at least four hundred (400) square feet of space dedicated to workout equipment.
- (7) An on premises restaurant, cafeteria or lunchroom that provides meals for purchase by employees, residents or patrons of the development.
- b. Minor transportation demand management strategies:
- (1) Permanently sheltered, covered or secure facilities for the required bicycle parking.
- (2) Participation or investment in an approved motor vehicle sharing program, including at least one (1) dedicated parking space for a shared vehicle.
- (3) Participation in, investment in or sponsorship of an approved bicycle sharing program.
- (4) At least ten percent (10%) of the required parking in the form of dedicated parking spaces for employees participating in a car pool or vanpool program, located as close as possible to the main entrance.
- (5) Unbundled parking provisions, where off street parking can be purchased or rented by residents or tenants independently of a residential unit or nonresidential space within a development.

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2871
2872
2873 **21A.44.060: PARKING RESTRICTIONS WITHIN REQUIRED YARDS:**

2874
2875 A. ~~Regulations, Form Of Restrictions: Within the various chapters of this title, there are~~
2876 ~~regulations that restrict the use of certain yards for off street parking. These regulations~~
2877 ~~can take the form of restrictions against parking in required yards, landscape yard~~
2878 ~~restrictions, or landscape buffer restrictions.~~

2879
2880 B. ~~Front Yard Parking: Parking in a required front yard shall be permitted subject to the~~
2881 ~~following requirements:~~

2882
2883 1. ~~The lot contains an existing residential building.~~

2884
2885 2. ~~No other off street parking exists on the site.~~

2886
2887 3. ~~No provided side yard is greater than 8 feet. If greater than 8 feet, no tree over 6~~
2888 ~~inches in caliper is present in the side yard that would necessitate the removal of the~~
2889 ~~tree to locate a parking stall in the side yard or rear yard.~~

2890
2891 4. ~~The rear yard is not accessible through a side yard in as provided in Subsection B.3~~
2892 ~~and does not have frontage on a public street or public alley and the property does not~~
2893 ~~have access rights across an adjacent private street or alley.~~

2894
2895 5. ~~The front yard parking complies with the following standards:~~

2896
2897 a. ~~The front yard parking is limited to no wider than 10 feet in width and is a~~
2898 ~~minimum depth of 20 feet.~~

2899 b. ~~The front yard parking is accessed by an approved drive approach.~~

2900 c. ~~The location of the front yard parking is placed within 10 feet of a side lot line~~
2901 ~~or for corner properties, may also be within 10 feet of a rear lot line and is~~
2902 ~~consistent with the location of other driveways on the block face.~~

2903
2904 C. ~~Drive Through Lane Restrictions: In zoning districts where uses with drive-through~~
2905 ~~facilities are allowed and where no front or corner side yard setback is required, the~~
2906 ~~drive-through lanes shall not be located between the front or corner side lot line and any~~
2907 ~~walls of the principal structure.~~

2908
2909 D. ~~Parking Restrictions Within Yards: To make the use of this title more convenient, table~~
2910 ~~21A.44.060 of this section has been compiled to provide a comprehensive listing of those~~
2911 ~~districts where restrictions exist on the location of parking in yards.~~

2912
2913
2914
2915 **TABLE 21A.44.060**
2916 **PARKING RESTRICTIONS WITHIN YARDS**

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2917

Zoning Districts	Front Yard	Corner Side Yard	Interior Side Yard	Rear Yard
Residential districts:				
Single-/two-family residential districts: FR-1 to SR-1 and R-2	Parking not permitted between front lot line and the front line of the principal building	Parking not permitted between front lot line and the front line of the principal building	Parking permitted. In the FR-districts parking not permitted within 6 feet of interior side lot line	Parking permitted
SR-3	Parking not permitted	Parking not permitted	Parking permitted	Parking permitted
RMF-30	Parking not permitted	Parking not permitted	Parking not permitted within 10 feet of the side lot line when abutting a single- or two-family district	Parking not permitted within 10 feet of the rear lot line when abutting a single- or two-family district
RMF-35	Parking not permitted	Parking not permitted	Parking not permitted within 10 feet of the side lot line when abutting a single- or two-family district. Parking not permitted within 1 of the side yards of interior lots, except for single-family attached lots	Parking not permitted within 10 feet of the rear lot line when abutting a single- or two-family district
RMF-45	Parking not permitted	Parking not permitted	Parking not permitted within 10 feet of the side lot line when abutting a single- or two-family district. Parking not permitted within 1 of the side yards of interior lots, except for single-family attached lots	Parking not permitted within 10 feet of the rear lot line when abutting a single- or two-family district
RMF-75	Parking not permitted	Parking not permitted	Parking not permitted within 10 feet of the side lot line when abutting a single- or two-family district. Parking not permitted within 1 of the side yards of interior lots	Parking not permitted within 10 feet of the rear lot line when abutting a single- or two-family district
RB	Parking not permitted	Parking not permitted	Parking permitted	Parking permitted
R-MU-35	Parking not permitted	Parking not permitted	Parking not permitted within 10 feet of the side lot line when abutting a single- or two-family district. Parking not permitted within 1 of the side yards of interior lots, except for single-family attached lots	Parking not permitted within 10 feet of the rear lot line when abutting a single- or two-family district

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	R-MU-45	Parking not permitted	Parking not permitted	Parking not permitted within 10 feet of the side lot line when abutting a single or two family district. Parking not permitted within 1 of the side yards of interior lots, except for single family attached lots	Parking not permitted within 10 feet of the rear lot line when abutting a single or two family district
	R-MU	Parking not permitted	Parking not permitted	Parking not permitted within 10 feet of the side lot line when abutting a single or two family district	Parking not permitted within 10 feet of the rear lot line when abutting a single or two family district
	RO	Parking not permitted	Parking not permitted	Parking not permitted within 10 feet of the side lot line when abutting a single or two family district. Parking not permitted within 1 of the side yards of interior lots, except for single family attached lots	Parking not permitted within 10 feet of the rear lot line when abutting a single or two family district
	Commercial, manufacturing, gateway and downtown districts:				
	CN	Parking not permitted	Parking not permitted	Parking not permitted within 7 feet of the side lot line when abutting residential district	Parking not permitted within 7 feet of the rear lot line when abutting residential district
	SNB	Parking not permitted	Parking not permitted	Parking not permitted within 7 feet of the side lot line when abutting residential district	Parking not permitted within 7 feet of the rear lot line when abutting residential district
	CB	Parking not permitted	Parking not permitted	Parking not permitted within 7 feet of the side lot line when abutting residential district	Parking not permitted within 7 feet of the rear lot line when abutting residential district
	CS	Parking not permitted within 15 feet of front lot line	Parking not permitted within 15 feet of corner side lot line	Parking not permitted within 15 feet of the side lot line when abutting residential district	Parking not permitted within 15 feet of the rear lot line when abutting residential district
	CC	Parking not permitted within 15 feet of front lot line	Parking not permitted within 15 feet of front lot line	Parking not permitted within 7 feet of the side lot line when abutting residential district	Parking not permitted within 7 feet of the rear lot line when

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				abutting residential district	
	CSHBD	Parking not permitted between front property line and front building line	Parking not permitted between corner side property line and corner side building line	If yard is provided, parking not permitted within 7 feet of side lot line when abutting residential district	
	CG	Parking not permitted within 10 feet of front lot line	Parking not permitted within 10 feet of side lot line	Parking not permitted within 15 feet of the rear lot line when abutting residential district	
	TSA	See section 21A.26.078 of this title			
	M-1	Parking not permitted	Parking not permitted	Parking not permitted within 15 feet of the side lot line when abutting residential district	
	M-2	Parking not permitted within 15 feet of front lot line	Parking not permitted within 15 feet of corner side lot line	Parking not permitted within 50 feet of the rear lot line when abutting residential district	
	D-1	Parking restrictions within yards for the D-1 zone are found in section 21A.30.020, "D-1 Central Business District", of this title			
	D-2	Parking not permitted	Parking not permitted	Parking permitted	
	D-3 ⁺	Parking not permitted	Parking not permitted	Parking permitted	
	D-4	In block corner areas, structure and surface parking permitted only behind a principal building; in mid block areas, surface parking permitted only behind a principal building and parking structures must have retail goods/service establishments, offices or restaurants on ground floor along the street; no restrictions on underground parking		Parking permitted	
	G-MU	In block corner areas, structure and surface parking permitted only behind a principal building; in mid block areas, surface parking permitted only behind a principal building and parking structures must have		Parking permitted	

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		retail goods/service establishments, offices or restaurants on ground floor along the street; no restrictions on underground parking		
Special purpose districts:				
RP	Parking not permitted	Parking not permitted	Parking not permitted within 8 feet of the side lot line or within 30 feet of the side lot line when abutting residential district	Parking not permitted within 8 feet of any rear lot line or within 30 feet of the rear lot line when abutting residential district
BP	Parking not permitted	Parking not permitted	Parking not permitted within 30 feet of the side lot line when abutting residential district. Parking not permitted within 8 feet of any side lot line	Parking not permitted within 30 feet of the rear lot line when abutting residential district. Parking not permitted within 8 feet of any rear lot line
FP	Parking not permitted	Parking not permitted	Parking not permitted within 6 feet of side lot line	Parking permitted
AG	Parking not permitted	Parking not permitted	Parking permitted	Parking permitted
AG-2	Parking not permitted	Parking not permitted	Parking permitted	Parking permitted
AG-5	Parking not permitted	Parking not permitted	Parking permitted	Parking permitted
AG-20	Parking not permitted	Parking not permitted	Parking permitted	Parking permitted
A	Parking permitted	Parking permitted	Parking permitted	Parking permitted
PL	Parking not permitted	Parking not permitted	Parking permitted. Parking not permitted within 10	Parking permitted. Parking not permitted

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			feet if it abuts a residential district	within 10 feet if it abuts a residential district
PL-2	Parking not permitted	Parking not permitted	Parking permitted. Parking not permitted within 10 feet if it abuts a residential district	Parking permitted. Parking not permitted within 10 feet if it abuts a residential district
I	Parking not permitted	Parking not permitted	Parking not permitted within 15 feet of the side lot line when abutting residential district	Parking not permitted within 15 feet of the rear lot line when abutting residential district
UI2	Parking not permitted within 15 feet of the front lot line	Parking not permitted within 15 feet of a corner side lot line	Parking not permitted within 15 feet of lot line when abutting single-and two-family districts	Parking not permitted within 10 feet of the rear lot line or within 15 feet of lot line when abutting single-and two-family districts
OS	Parking not permitted	Parking not permitted	Parking not permitted within 10 feet of the side lot line	Parking not permitted within 10 feet of the rear lot line
MH	Parking not permitted	Parking not permitted	Parking permitted	Parking permitted
EI	Parking not permitted within 10 feet of the front lot line	Parking not permitted within 30 feet of the corner side lot line	Parking not permitted within 30 feet of the side lot line	Parking not permitted within 20 feet of the rear lot line
MU	Parking not permitted	Parking not permitted	Parking permitted within 1 side yard only	Parking permitted

2918

2919

Notes:

2920

1. Minimum open space of 20 percent lot area may impact parking location.

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- 2921 2. Hospitals in the UI zone: Parking is not permitted within 30 feet of a front and corner
2922 side yard, or within 10 feet of an interior side and rear yard.

21A.44.070: GENERAL OFF STREET LOADING REQUIREMENTS:

A. Location: All required loading berths and maneuvering areas shall be located on the same lot as the use served. All motor vehicle loading berths which abut a residential district or an intervening alley, separating a residential district from a business, commercial or industrial district, shall be screened according to the standards contained in chapter 21A.48 of this title.

No permitted or required loading berth shall be located within thirty feet (30') of the nearest point of intersection of any two (2) streets. No loading berth shall be located in a required front yard.

B. Access: Each required off street loading berth shall be designed with appropriate means of vehicular access to a street or alley in a manner which will eliminate or minimize conflicts with traffic movement, and shall be subject to approval by the development review team and the city transportation director. Maneuvering and backing space to the loading dock shall be accommodated on site when possible.

C. Utilization Of Off Street Loading Areas: Space allocated to any off street loading use shall not be used to satisfy the space requirements for any off street parking.

D. Size: Unless otherwise specified, a required off street loading berth shall be at least ten feet (10') in width by at least thirty five feet (35') in length for short berths, and twelve feet (12') in width by at least fifty feet (50') in length for long berths exclusive of aisle and maneuvering space. Maneuvering aprons of appropriate width and orientation shall be provided and will be subject to approval by the development review team and the city transportation director.

E. Vertical Clearance: All loading areas shall have a vertical clearance of at least fourteen feet (14').

F. Design And Maintenance:

1. Design Of Loading Areas: All loading areas shall be oriented away from adjacent residential or other incompatible uses.

2. Plan: The design of loading areas shall be subject to the approval of the development review team and the city transportation director.

3. Landscaping And Screening: Landscaping and screening shall be provided in accordance with the requirements of chapter 21A.48 of this title.

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- 2966 4. ~~Lighting:~~ Any lighting used to illuminate loading areas shall be down lit away from
2967 residential properties and public streets in such a way as not to create a nuisance.
2968
- 2969 5. ~~Cleaning And Maintenance:~~ Except in the industrial (M-1 and M-2), general
2970 commercial (CG) and downtown (D) districts, no cleaning or maintenance of loading
2971 areas utilizing motorized equipment may be performed between ten o'clock (10:00)
2972 P.M. and seven o'clock (7:00) A.M. each day, except for snow removal.
2973
- 2974 6. ~~Signs:~~ Accessory signs shall be permitted on loading areas in accordance with the
2975 provisions specified in chapter 21A.46 of this title.
2976
- 2977 7. ~~Loading Area Surface:~~ Loading area surfaces shall be hard surfaced and drained to
2978 dispose of all surface water and to provide effective drainage without allowing the
2979 water to cross the sidewalk or driveway.

21A.44.080: SPECIFIC OFF STREET LOADING REQUIREMENTS:

Off street loading facilities for new developments shall be provided at the rate specified for a particular use in table 21A.44.080 of this section. The zoning administrator may waive any off street loading requirement with a recommendation of the development review team.

TABLE 21A.44.080
SCHEDULE OF OFF STREET LOADING REQUIREMENTS

Use	Usable Floor Area⁺ (Square Feet)	Number Of Berths And Size^{2,3}
Hotels, institutions and institutional living	50,000 - 100,000	—1 short
	Each additional 100,000	—1 short
Industrial uses	5,000 - 10,000	—1 short
	10,001 - 40,000	—1 long
	40,001 - 100,000	—2 long
	Each additional 100,000	—1 long
Multi-family	100,000 - 200,000	—1 short
	Each additional 200,000	—1 short
Office uses	50,000 - 100,000	—1 short
	Each additional 100,000 up to 500,000	—1 short
	Each additional 500,000	—1 short
Retail/commercial	25,000 - 40,000	—1 short
	40,000 - 100,000	—1 long

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	Each additional 100,000	-1 long
--	-------------------------	---------

2990

2991 Notes:

- 2992 1. Usable floor area refers to buildings or structures on premises.
- 2993 2. Loading dock requirement is cumulative.
- 2994 3. Berth (loading dock) dimensions:
2995 Short: 10 feet wide x 35 feet deep.
2996 Long: 12 feet wide x 50 feet deep.

2997

21A.44.010: PURPOSE:

2999

3000 This chapter is intended to require that new development and redevelopment projects
3001 provide off street parking and loading facilities in proportion to the parking, loading,
3002 and transportation demands of the buildings and land uses included in those projects.
3003 This chapter is also intended to help protect the public health, safety, and general
3004 welfare by:

3005

- 3006 A. Avoiding and mitigating traffic congestion and reducing the financial burden on
3007 taxpayer funded roadways;
- 3008 B. Providing necessary access for service and emergency vehicles;
- 3009 C. Providing for safe and convenient interaction between vehicles, bicycles, and pedestrians;
- 3010 D. Providing flexible methods of responding to the transportation and access
3011 demands of various land uses in different areas of the city;
- 3012 E. Reducing storm water runoff, reducing heat island effect from large expanses of
3013 pavement, improving water quality, and minimizing dust pollution;
- 3014 F. Establishing context-sensitive parking standards to reflect the current and
3015 future built environment of neighborhoods; and
- 3016 G. Avoiding and mitigating the adverse visual and environmental
3017 impacts of large concentrations of exposed parking.

3018

3019

21A.44.020: APPLICABILITY:

3020

3021

- 3022 A. Amounts of Parking, Loading, and Drive-Through Facilities Required: The
3023 standards of this chapter are intended to establish: minimum and maximum
3024 amounts of vehicle parking; minimum required bicycle parking, minimum required
3025 loading facilities, and minimum capacity of drive-through facilities and shall apply
3026 to projects involving the activities listed below. In some instances, other standards
3027 of this chapter provide alternatives for required compliance. Certain exemptions are

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3034 intended to encourage utilization of existing structures and preserve desirable
3035 characteristics of locations built prior to parking requirements.
3036

- 3037 1. New Development: Unless otherwise exempted by Section 21A.44.020.A.4,
3038 the standards in this chapter shall apply to all development and land uses upon
3039 adoption of this ordinance.
- 3040 2. Expansion of Use or Structure: The number of off street parking and loading spaces
3041 for the expansion of a use or structure shall comply with the requirements of Table
3042 21A.44.040-A, "Minimum and Maximum Off Street Parking" and the standards of
3043 this chapter when:
 - 3044 a. One or more additional dwelling units is created; or
 - 3045 b. The addition to or expansion of one or more structures or uses that,
3046 when considered together with any other expansions during the
3047 previous two-year period, would increase the total usable floor area of
3048 the structure(s) by more than twenty- five percent (25%); or
 - 3049 c. The addition to or expansion of one (1) or more structures or uses that
3050 requires conditional use permit approval.
- 3051 3. Change of Use:
 - 3052 a. Except when located within an Urban Center or Transit Context, or as
3053 stated in Subsection b below, off street parking shall be provided
3054 pursuant to this chapter for any change of use that increases the
3055 minimum number of required vehicle parking spaces by:
 - 3056 (1) More than ten (10) parking spaces; or
 - 3057 (2) More than twenty-five percent (25%) of the parking spaces that
3058 currently exist on-site or on permitted off-site locations.
 - 3059 b. For changes in use in buildings built prior to 1944, no additional
3060 parking shall be required beyond what is existing.
- 3061 4. Exemptions from Parking Requirements: The following shall be exempt
3062 from providing the minimum parking required by Table 21A.44.040-A,
3063 "Minimum and Maximum Off Street Parking", but shall comply with
3064 maximum parking allowed and location and design standards in Section
3065 21A.44.060 if parking is provided:
 - 3066 a. Lots created prior to April 12,1995 that are less than five thousand
3067 (5,000) square feet in lot area, except those being used for single-
3068 family, two-family, and twin home dwelling uses;
 - 3069 b. Expansions or enlargements that increase the square footage of usable

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floor area of an existing structure or parking requirements for the use by twenty-five percent (25%) or less, provided that existing off street parking and loading areas are not removed.

- B. **Location and Design:** Section 21A.44.060, “Parking Location and Design”, shall apply to all vehicle parking, bicycle parking, loading, and drive-through facilities, regardless of whether the project is subject to the requirements for additional parking spaces or other facilities pursuant to Subsection 21A.44.020.A above. Parking garages are subject to design standards found in Subsection 21A.44.060.A.16 and specific requirements of other zoning districts found in Subsection 21A.44.060.B.

21A.44.030: CALCULATION OF PARKING:

- A. Generally:

1. All parking and loading requirements that are based on square footage shall be calculated on the basis of usable floor area of the subject use, unless otherwise specified in Table 21A.44.040-A, "Minimum and Maximum Off Street Parking".
 2. Parking spaces shall not be counted more than once for required off-site, shared, and/or alternative parking plans, except where the development complies with off-site, shared, and/or alternative parking standards.
 3. Parking spaces designed or designated exclusively for motorcycles, scooters, and other two wheeled vehicles shall not count toward the number of minimum required or maximum allowed off street parking spaces.
 4. Parking spaces intended for storage of business vehicles, such as fleet vehicles, delivery vehicles, or vehicles on display associated with sales or rental shall not count toward the number of minimum required or maximum allowed off street parking spaces unless otherwise stated in Table 21A.44.040-A, "Minimum and Maximum Off Street Parking".
 5. Parking spaces designed or designated exclusively for recreational vehicles shall not count toward the number of minimum required or maximum allowed off street parking spaces.
 6. When calculations of the number of required off street parking spaces for vehicles result in a fractional number, any fraction of 0.5 or larger shall be rounded up to the next higher whole number. Calculations for more than one use in a project shall be calculated for each individual use and may be rounded individually and added, or added then rounded as determined by the applicant.
 7. Lots containing more than one (1) use may provide parking and loading based

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3127 on the shared parking calculations in Subsection 21A.44.050.B, “Shared
3128 Parking”.
3129

3130 B. Unlisted Uses: For uses not listed in Table 21A.44.040-A, “Minimum and
3131 Maximum Off Street Parking” the planning director is authorized to do any of
3132 the following:

- 3134 1. Apply the minimum or maximum off street parking space requirement
3135 specified in Table 21A.44.040-A, “Minimum and Maximum Off Street
3136 Parking”, for the listed use that is deemed most similar to the proposed use as
3137 determined by the planning director based on operating characteristics, the
3138 most similar related occupancy classification, or other factors related to
3139 potential parking demand determined by the director.
- 3141 2. Apply a minimum parking requirement of three (3) spaces per one thousand
3142 (1,000) square feet of usable floor area for the use and a maximum parking
3143 allowance of five (5) spaces per one thousand (1,000) square feet of useable
3144 floor area for the use.
- 3145 3. Establish the minimum off street parking space and loading requirements based
3146 on a parking study prepared by the applicant according to Subsection
3147 21A.44.050.F.

21A.44.040: REQUIRED OFF STREET PARKING:

A. Minimum and Maximum Parking Spaces Required:

- 3155 1. Unless otherwise provided in this code, each development or land use subject
3156 to this chapter pursuant to Section 21A.44.020 shall provide at least the
3157 minimum number, and shall not provide more than the maximum number, of
3158 off street parking spaces required by Table 21A.44.040-A, “Minimum and
3159 Maximum Off Street Parking“.
- 3161 2. A parking standard shown in Table 21A.44.040-A, “Minimum and Maximum
3162 Off Street Parking”, is not an indication of whether the use is allowed or
3163 prohibited in the respective zoning district or context area. See Chapter
3164 21A.33, “Land Use Tables” for allowed and prohibited uses.
- 3166 3. The maximum parking limit does not apply to parking provided in parking
3167 garages, stacked or racked parking structures, or to off-site parking that
3168 complies with all other requirements of this title.
- 3170 4. The maximum parking limit does not apply to properties in the M-1, M-2,
3171 BP, or Airport zoning districts that are located west of the centerline of
3172 Redwood Road.

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- 3173
3174 5. If a conditional use is approved by the planning commission in accordance
3175 with Chapter 21A.54, "Conditional Uses", and the conditional use approval
3176 states a different parking requirement than that required by this Chapter
3177 21A.44, and is determined necessary to mitigate a detrimental impact, then
3178 the parking requirement in the conditional use approval shall apply.
3179
- 3180 6. All uses with vehicle stacking and/or drive-through facilities shall comply
3181 with Section 21A.44.080, "Drive-Through Facilities and Vehicle
3182 Stacking Areas", in addition to the requirements of Table 21A.44.040-A,
3183 "Minimum and Maximum Off Street Parking".
3184
- 3185 7. All uses with outdoor sales, display, leasing, and/or auction areas shall also
3186 provide one-half (1/2) parking space and no more than two (2) parking spaces
3187 per one thousand (1,000) sq. ft. of outdoor sales, display, leasing, and/or auction
3188 area. This additional parking shall not count toward the maximum allowed per
3189 Table 21A.44.040-A, "Minimum and Maximum Off Street Parking", when a
3190 maximum is specified.

Context Approach:

3191
3192 Salt Lake City has a wide variety of development contexts that make any single
3193 approach to minimum and maximum parking requirements ineffective. The
3194 parking demand for a downtown area served by transit will be much lower than a
3195 downtown adjacent neighborhood or suburban shopping center. To ensure that
3196 minimum and maximum parking requirements reflect the built context (and future
3197 built context) of the area, we created four distinct "context areas", and then tailored
3198 minimum and maximum parking standards to each. The *Minimum and Maximum*
3199 *Off Street Parking Table* below lists the specific zoning districts included in each
3200 context area. The following is a brief narrative introducing each context area:
3201
3202

- 3203
3204 1. **General Context:** This category includes the city's zoning districts that tend
3205 to be more auto-dependent and/or suburban in scale and parking needs. This
3206 context applies broadly to all of the zoning districts that are not specifically
3207 listed in the other context areas.
3208
- 3209 2. **Neighborhood Center:** This category includes areas with small- or
3210 moderate-scale shopping, gathering, or activity spaces, often within or
3211 adjacent to General Context areas, but that are not necessarily well served by
3212 transit. This category includes zoning districts with pedestrian-scale
3213 development patterns, building forms, and amenities.
3214
- 3215 3. **Urban Center:** This category includes zoning districts with dense,
3216 pedestrian-oriented development within more intensely developed urban
3217 centers. The parking demand in this context is higher than in the
3218 Neighborhood Center Context, but lower than areas with good transit service.

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4. **Transit Context:** This category includes those zoning districts that immediately surround mass-transit facilities and/or are in the downtown core. These areas have the lowest parking demand and may be exempt from minimum parking requirements or be required to provide minimal off street parking.

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-UN3, FB-SC. R-MU	

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	<u>1.5 spaces per DU</u>	<u>1 space per DU</u>	<u>0.5 spaces per DU</u>	No Minimum	No Maximum
Manufactured home					
Mobile home					

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<u>Single-family (attached)</u>	<u>2 spaces per DU</u>	<u>1 space per DU</u>	<u>No Minimum</u>	<u>All Contexts: 4 spaces, not including recreational vehicle parking spaces</u>			
<u>Single-family (detached)</u>							
<u>Single-family cottage development building form</u>	<u>1 space per DU</u>						
<u>Twin home</u>	<u>2 spaces per DU</u>						
<u>Two-family</u>							
<u>Multi-family</u>	<u>Studio and 1 bedrooms: 1 space per DU, 2+ bedrooms 1.25 space per DU</u>	<u>Studio and 1+</u> <u>bedrooms: 1 space per DU</u>	<u>Studio: No Minimum 1 bedroom: 0.5 space per DU 2+ bedrooms: 1 space per DU</u>	<u>All Contexts: Studio & 1 Bedroom: 2 spaces per DU 2+ bedrooms: 3 spaces per DU</u>			
Group Living							
<u>Assisted living facility</u>	<u>1 space for each 6 infirmary or nursing home beds; plus 1 space for each 4 rooming units; plus 1 space for each 3 DU See Table Note A</u>	<u>1 space for each 8 infirmary or nursing home beds; plus 1 space for each 6 rooming units; plus 1 space for each 4 DU See Table Note A</u>	<u>No Minimum</u>	<u>No Maximum</u>			
<u>Nursing care facility</u>							

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<u>Congregate Care Facility (large)</u>	<u>1 space for each family, plus 1 space for every 4 individual bedrooms, plus 1 space for every 2 support staff present</u>			<u>No Minimum</u>	<u>All Contexts: 1 space per bedroom plus 1 space for each support staff present</u>
<u>Congregate Care Facility (small)</u>	<u>3 spaces per facility and 1 space for every 2 support staff present</u>			<u>No Minimum</u>	<u>All Contexts: 1 space per 3 persons design capacity; See Table Note A</u>
<u>Fleemosynary facility</u>	<u>1 space per 4 persons design capacity; See Table Note A</u>	<u>1 space per 6 persons design capacity; See Table Note A</u>	<u>1 space per 4 persons design capacity; See Table Note A</u>	<u>No Minimum</u>	<u>All Contexts: 1 space per 3 persons design capacity; See Table Note A</u>
<u>Group home</u>					
<u>Residential support</u>					
<u>Dormitory, fraternity, sorority</u>	<u>1 space per 2 persons design capacity</u>	<u>1 space per 3 persons design capacity</u>	<u>1 space per 4 persons design capacity</u>	<u>No Minimum</u>	<u>All Contexts: 1 space per 1 persons design capacity</u>
<u>Rooming (boarding) house</u>	<u>1 space per 2 guest rooms</u>	<u>1 space per 3 guest rooms</u>	<u>1 space per 4 guest rooms</u>	<u>No Minimum</u>	<u>No Maximum</u>
<u>Shared housing</u>	<u>0.5 spaces per unit</u>		<u>0.25 spaces per unit</u>	<u>No Minimum</u>	<u>No Maximum</u>

PUBLIC, INSTITUTIONAL, AND CIVIC USES

Community and Cultural Facilities

<u>Art gallery</u>	<u>1 space per 1,000 sq. ft.</u>	<u>0.5 spaces per 1,000 sq. ft.</u>	<u>No Minimum</u>	<u>All Contexts: 2 spaces per 1,000 sq. ft.</u>
<u>Studio, Art</u>				
<u>Exhibition hall</u>				
<u>Museum</u>				
<u>Crematorium</u>				

LEGISLATIVE DRAFT

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

LEGISLATIVE DRAFT

			<u>capacity</u>		
<u>Funeral home</u>	<u>1 space per 4 seats in main assembly area</u>	<u>1 space per 5 seats in main assembly area</u>	<u>1 space per 6 seats in main assembly area</u>	<u>No Minimum</u>	<u>Urban Center and Transit Center Context: 2 spaces per 4 seats in main assembly areas</u> <u>Neighborhood Center and General Context: No maximum</u>
<u>Place of worship</u>	<u>1 space per 6 seats or 1 space per 300 sq. ft., whichever is less</u>	<u>1 space per 8 seats or 1 space per 400 sq. ft., whichever is less</u>	<u>1 space per 10 seats or 1 space per 500 sq. ft., whichever is less</u>	<u>No Minimum</u>	<u>All Contexts: 1 space per 3.5 seats or 1 space per 200 sq. ft., whichever is greater</u>
<u>Fairground</u>	<u>See Table Note B</u>				<u>No Maximum</u>
<u>Philanthropic use</u>	<u>See Table Note B</u>				<u>All Contexts: 2 spaces per 1,000 sq. ft. of office, plus 1 space per 6 seats in assembly areas</u>
<u>Zoological park</u>	<u>See Table Note B</u>				
<u>Ambulance service</u>					

LEGISLATIVE DRAFT

<u>Cemetery</u>				No Maximum	
<u>Plazas</u>	<u>No Minimum</u>				
<u>Park</u>					
<u>Open space</u>					
<u>Educational Facilities</u>					
<u>College and university</u>	<u>2 spaces per 1,000 sq. ft. office, research, and library area, plus 1 space per 6 seats in assembly areas</u>	<u>1 space per 1,000 sq. ft. office, research, and library area, plus 1 space per 10 seats in assembly areas</u>			
<u>K - 12 private</u>	<u>Elementary or Middle: 1 space per 20 students design capacity</u>			<u>All Contexts: 4 spaces per 1,000 sq. ft.</u>	
<u>K - 12 public</u>	<u>High Schools: 1 space per 8 students design capacity</u>				
<u>Dance/music studio</u>	<u>3 spaces per 1,000 sq. ft.</u>	<u>2.5 spaces per 1,000 sq. ft.</u>	<u>1 space per 1,000 sq. ft.</u>		
<u>Music conservatory</u>					
<u>Professional and vocational</u>					
<u>Professional and vocational (with outdoor activities)</u>					
<u>Seminary and religious institute</u>					
<u>Healthcare Facilities</u>					
<u>Clinic (medical, dental)</u>	<u>4 spaces per 1,000 sq. ft.</u>		<u>1 space per 1,000 sq. ft.</u>	<u>All Contexts: 6 spaces per 1,000 sq. ft</u>	

LEGISLATIVE DRAFT

<u>Blood donation center</u>	<u>3 spaces per 1,000 sq. ft.</u>	<u>1 space per 1,000 sq. ft.</u>	<u>No Minimum</u>	<u>Transit and Urban Center Context: 3 spaces per 1,000 sq. ft</u>
<u>Hospital</u>		<u>1 space per 2 patient beds design capacity</u>		<u>Neighborhood Center and General Context: 6 spaces per 1,000 sq. ft.</u>
<u>Hospital, including accessory lodging facility</u>	<u>1 space per 3 patient beds design capacity</u>			<u>All Contexts: 1 space per 2 patient beds design capacity</u>

COMMERCIAL USES

Agricultural and Animal Uses

<u>Greenhouse</u>	<u>2 spaces per 1,000 sq. ft.</u>	<u>1 space per 1,000 sq. ft.</u>	<u>No Minimum</u>	<u>Transit and Urban Center Context: 2 spaces per 1,000 sq. ft</u>
<u>Kennel</u>				
<u>Pound</u>	<u>1 space per 1,000 sq. ft.</u>			<u>Neighborhood Center and</u>
<u>Veterinary office</u>				
<u>Cremation service, animal</u>				
<u>Kennel on lots of 5 acres or larger</u>				
<u>Poultry farm or processing plant</u>				<u>General Context: No Maximum</u>
<u>Raising of furbearing animals</u>				
<u>Slaughterhouse</u>				

LEGISLATIVE DRAFT

<u>Agricultural use</u>					
<u>Community garden</u>					
<u>Farmer's market</u>	<u>No Minimum</u>				
<u>Grain elevator</u>					
<u>Pet cemetery</u>					
<u>Stable</u>					
<u>Stockyard</u>					
<u>Urban farm</u>					
<u>Botanical garden</u>	<u>See Table Note B</u>				
<u>Recreation and Entertainment</u>					
<u>Auditorium</u>	<u>1 space per 4 seats in assembly areas</u>	<u>1 space per 6 seats in assembly areas</u>	<u>1 space per 8 seats in assembly areas</u>	<u>No Minimum</u>	<u>All Contexts: 1 space per 3 seats in assembly areas</u>
<u>Theater, live performance</u>					
<u>Theater, movie</u>					
<u>Amphitheater</u>	<u>See Table Note B</u>				
<u>Athletic Field</u>					
<u>Stadium</u>					
<u>Tennis court (principal use)</u>	<u>2 spaces per court</u>		<u>No Minimum</u>		<u>Transit and Urban Center</u>
<u>Bowling</u>	<u>2 spaces per lane</u>				<u>Context: 2 spaces per court or lane</u> <u>Neighborhood Center and General Context: No Maximum</u>

LEGISLATIVE DRAFT

<u>Convention center</u>				<u>All Contexts:</u> <u>3 spaces per</u> <u>1,000 sq. ft.</u>
<u>Swimming pool,</u> <u>skating rink or</u> <u>natatorium</u>	<u>1 space per 1,000 sq. ft.</u>			
<u>Health and fitness</u> <u>facility</u>				<u>No Minimum</u>
<u>Performing arts</u> <u>production facility</u>	<u>2 spaces per 1,000 sq. ft.</u>			<u>All Contexts:</u> <u>4 spaces per</u> <u>1,000 sq. ft.</u>
<u>Reception center</u>				
<u>Recreation (indoor)</u>	<u>3 spaces per</u> <u>1,000 sq. ft.</u>	<u>2 spaces per</u> <u>1,000 sq. ft.</u>		
<u>Recreational vehicle</u> <u>park (minimum 1</u> <u>acre)</u>	<u>1 space per designated camping or RV spot</u>			<u>No Maximum</u>
<u>Amusement park</u>	<u>See Table Note B</u>			
<u>Recreation (outdoor)</u>	<u>See Table Note B</u>			
<u>Food and Beverage Services</u>				
<u>Brewpub</u>	<u>Indoor tasting/seating area: 2</u> <u>spaces per 1,000 sq. ft.;</u>	<u>Indoor</u> <u>tasting/</u> <u>seating</u> <u>area: 2</u> <u>spaces</u> <u>per 1,000</u>	<u>No Minimum</u>	<u>Transit,</u> <u>Urban Center,</u> <u>and</u> <u>Neighborhood</u> <u>Center</u> <u>Context: 5</u>
<u>Restaurant</u>	<u>Outdoor tasting/seating area:</u> <u>2 spaces per 1,000 sq. ft.</u>			

LEGISLATIVE DRAFT

<u>Tavern</u>	<p><u>sq. ft.:</u> <u>Outdoor tasting/ seating area:</u> <u>1 space per 1,000 sq. ft.</u></p>	<p><u>spaces per 1,000 sq. ft indoor tasting/seating area</u></p>
		<p><u>General Context: 7 spaces per 1,000 sq. ft. indoor tasting/seating area</u></p> <p><u>All Contexts: Outdoor tasting/ seating area: 4 spaces per 1,000 sq. ft.</u></p>

Office, Business, and Professional Services

<u>Check cashing/payday loan business</u>				<u>General Context:</u>
<u>Dental laboratory/research facility</u>				<u>4 spaces per 1,000</u>
<u>Financial institution</u>				
<u>Research and laboratory facilities</u>		<u>2 spaces per 1,000 sq. ft.</u>		<u>Neighborhood Center Context:</u>

LEGISLATIVE DRAFT

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

LEGISLATIVE DRAFT

<u>Auction, Indoor</u>	<u>2 spaces per 1,000 sq. ft.</u>	<u>1.5 spaces per 1,000 sq. ft.</u>			<u>Transit Context: 2</u>
<u>Store, Department</u>	<u>Fashion oriented development</u>		<u>1 space per 1,000 sq. ft.</u>	<u>spaces per 1,000 sq. ft.</u>	<u>Urban Center and Neighborhood Center Context: 3 spaces per 1,000 sq. ft.</u>
<u>Flea market (indoor)</u>					
<u>Flea market (outdoor)</u>					
<u>Store, Mass merchandising</u>					
<u>Store, Pawn shop</u>					
<u>Store, Specialty</u>					
<u>Retail goods establishment</u>					
<u>Retail service establishment</u>					
<u>Store, Superstore and hypermarket</u>					
<u>Store, Warehouse club</u>					

LEGISLATIVE DRAFT

<u>Retail shopping center over 55,000 sq. ft. usable floor area</u>	<u>Up to 100,000 sq. ft. : 2 spaces per 1,000 sq. ft.</u> <u>Above 100,000 sq. ft. : sq. ft. 1.5 spaces per 1,000 sq. ft.</u>	<u>Up to 100,000 sq. ft. :</u> <u>sq. ft. : 1.5 spaces per 1,000 sq. ft.</u> <u>Above 100,000 sq. ft. :</u> <u>sq. ft. : 1.25 spaces per 1,000 sq. ft.</u>	<u>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.</u>
<u>Plant and garden shop with outdoor retail sales area</u>	<u>2 spaces per 1,000 sq. ft.</u>	<u>1.5 spaces per 1,000 sq. ft.</u>	<u>Transit and Urban Center Contexts: 1.5 spaces per 1,000 sq. ft.</u> <u>Neighborhood Center: 2 spaces per 1,000 sq. ft.</u> <u>General Context: 3</u>

LEGISLATIVE DRAFT

					<u>spaces per 1,000 sq. ft.</u>
<u>Lodging Facilities</u>					
<u>Bed and breakfast</u>		<u>0.5 spaces per guest bedroom</u>		<u>No Minimum</u>	<u>All Contexts: 1.25 spaces per guest bedroom</u>
<u>Hotel/motel</u>	<u>1 space per guest bedroom</u>				<u>All Contexts: 1.5 spaces per guest bedroom</u>
<u>Vehicles and Equipment</u>					
<u>Vehicle Auction</u>	<u>2 spaces per 1,000 sq. ft. of office area plus 1 space per service bay</u>	<u>1 space per 1,000 sq. ft. of office area plus 1 space per service bay</u>		<u>No Minimum</u>	<u>No Maximum</u>
<u>Automobile part sales</u>					
<u>Automobile and truck repair sales/rental and service</u>					
<u>Boat/recreational vehicle sales and service (indoor)</u>		<u>1 space per 1,000 sq. ft. of indoor</u>			<u>All Contexts: 3 spaces per 1,000 sq. ft. of indoor</u>
<u>Equipment rental (indoor and/or outdoor)</u>	<u>2 spaces per 1,000 sq. ft. of</u>	<u>sales/leas ing/</u>			

LEGISLATIVE DRAFT

<u>Equipment, heavy (rental, sales, service)</u>	<u>indoor sales/leasing/office area plus 1 space per service bay</u>	<u>office area plus 1 space per service bay</u>	<u>No Minimum</u>	<u>sales/leasing/ office area, plus 1 space per service bay</u>
<u>Manufactured/mobile home sales and service</u>				
<u>Recreational vehicle (RV) sales and service</u>				
<u>Truck repair sales and rental (large)</u>				

LEGISLATIVE DRAFT

<u>Car wash</u>				<u>Transit and Urban Center Contexts:</u> 1 space per 1,000 sq. ft.
<u>Car wash as accessory use to gas station or convenience store that sells gas</u>		<u>No Minimum</u>		<u>Neighborhood Center:</u> 2 spaces per 1,000 sq. ft.
				<u>General Context:</u> 5 spaces per 1,000 sq. ft.
<u>Gas station</u>	<u>2 spaces per 1,000 sq. ft.</u>	<u>2 spaces per 1,000 sq. ft.</u>	<u>No Minimum</u>	<u>General Context:</u> 5 spaces per 1,000 sq. ft. <u>Neighborhood Center Context:</u> 3 spaces per 1,000 sq. ft. <u>Urban Center Context:</u> 1 space per 1,000 sq. ft.
<u>Bus line yard and repair facility</u>	<u>1 space per 1,000 sq. ft. , plus 1 space per commercial fleet vehicle</u>			<u>No Minimum</u> <u>No Maximum</u>
<u>Impound lot</u>				
<u>Limousine service</u>				
<u>Taxicab facility</u>				

LEGISLATIVE DRAFT

<u>Tire distribution retail/wholesale</u>			
<u>Adult Entertainment Establishments</u>			
<u>Sexually oriented business</u>	<u>3 spaces per 1,000 sq. ft.</u>	<u>1 space per 1,000 sq. ft.</u>	<u>No Minimum</u>
<u>TRANSPORTATION USES</u>			
<u>Airport</u>	<u>Determined by Airport Authority</u>		<u>No Maximum</u>
<u>Heliport</u>			
<u>Bus line station/terminal</u>			<u>Urban Center and Transit Contexts:</u>
<u>Intermodal transit passenger hub</u>			<u>2 spaces per 1,000 sq. ft.</u>
<u>Railroad, passenger station</u>			<u>Neighborhood Center and General Context: 1</u>
<u>Transportation terminal, including bus, rail and trucking</u>	<u>No Minimum</u>		<u>space per 150 average daily passenger boardings</u>
<u>Railroad, repair shop</u>	<u>1 space per 1,000 sq. ft. , plus 1 space per fleet vehicle generally stored on-site</u>	<u>No Minimum</u>	<u>No Maximum</u>
<u>Truck freight terminal</u>			
<u>Railroad, freight terminal facility</u>	<u>No Minimum</u>		
<u>INDUSTRIAL USES</u>			
<u>Manufacturing and Processing</u>			

LEGISLATIVE DRAFT

<u>Artisan food production</u>				<u>Transit and Urban Center Contexts:</u> 1 space per 1,000 sq. ft. of production area, plus 2 spaces per 1,000 sq. ft. of office/retail
<u>Bakery, commercial</u>	<u>1 space per 1,000 sq. ft. of production area, plus 2 spaces per 1,000 sq. ft. of office/retail</u>	<u>0.5 spaces per 1,000 sq. ft. of production area, plus 1.5 spaces per 1,000 sq. ft. of office/retail</u>	<u>No Minimum</u>	<u>Neighborhood Center and General Context:</u> 2 spaces per 1,000 sq. ft. of production area, plus 3 spaces per 1,000 sq. ft. of office/retail
<u>Automobile salvage and recycling (outdoor)</u>	<u>1 space per 1,000 sq. ft. of office</u>	<u>0.5 space per 1,000 sq. ft. of office</u>	<u>No Minimum</u>	<u>All Contexts:</u> 7 spaces per 1,000 sq. ft. of office/retail
<u>Processing center (outdoor)</u>				
<u>Automobile salvage and recycling (indoor)</u>				
<u>Blacksmith shop</u>				
<u>Bottling plant</u>				
<u>Brewery/Small Brewery</u>				

LEGISLATIVE DRAFT

<u>Chemical manufacturing and/or storage</u>			
<u>Commercial food preparation</u>			
<u>Distillery</u>	<u>1 space per 1,000 sq. ft.</u>	<u>No Minimum</u>	<u>No Maximum</u>
<u>Drop forge industry</u>			
<u>Explosive manufacturing and storage</u>			
<u>Food processing</u>			
<u>Heavy manufacturing</u>			
<u>Incinerator, medical waste/hazardous waste</u>			
<u>Industrial assembly</u>			
<u>Jewelry fabrication</u>			
<u>Laundry, commercial</u>			
<u>Light manufacturing</u>			
<u>Manufacturing and processing, food</u>			
<u>Paint manufacturing</u>			
<u>Printing plant</u>			
<u>Processing center (indoor)</u>			
<u>Recycling</u>			
<u>Sign painting/fabrication</u>			

LEGISLATIVE DRAFT

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

LEGISLATIVE DRAFT

<u>Wholesale distribution</u>			
<u>Storage, self</u>	<u>2 spaces per 1,000 sq. ft. of office area, plus 1 space per 30 storage units</u>	<u>2 spaces per 1,000 sq. ft. of office</u>	<u>All Contexts: 1 space for every 15 storage units</u>
<u>Contractor's yard/office</u>	<u>2 spaces per 1,000 sq. ft. of office area</u>		<u>All Contexts: 3 spaces per 1,000 sq. ft. of office area</u>
<u>Rock, sand and gravel storage and distribution</u>			
<u>Storage (outdoor)</u>	<u>No Minimum</u>		<u>No Maximum</u>
<u>Storage and display (outdoor)</u>			
<u>Storage, public (outdoor)</u>			

PUBLIC AND SEMI-PUBLIC UTILITY USES

<u>Utility: Building or structure</u>		
<u>Antenna, communication tower</u>		
<u>Antenna, communication tower, exceeding the maximum building height in the zone</u>		
<u>Large wind energy system</u>		
<u>Solar array</u>		

LEGISLATIVE DRAFT

<u>Utility: Electric generation facility</u>		<u>No Minimum</u>	<u>No Maximum</u>
<u>Utility: Sewage treatment plant</u>			
<u>Utility: Solid waste transfer station</u>			
<u>Utility: Transmission wire, line, pipe or pole</u>			
<u>Wireless telecommunications facility</u>			
<u>ACCESSORY USES</u>			
<u>Accessory Dwelling Unit</u>	<u>See Section 21A.40.200: Accessory Dwelling Units</u>		
<u>Accessory guest and servant's quarter</u>	<u>1 space per DU</u>	<u>No Minimum</u>	
<u>Living quarter for caretaker or security guard</u>			<u>All Contexts: 4 spaces per DU</u>
<u>Retail, sales and service accessory use when located within a principal building</u>	<u>2 spaces per 1,000</u>	<u>1 space per 1,000</u>	<u>Transit and Urban Center Contexts: 2 spaces per 1,000 sq. ft.</u>
<u>Retail, sales and service accessory use when located within a principal building and operated primarily for the convenience of employees</u>		<u>No Minimum</u>	<u>Neighborhood Center: 3 spaces per 1,000 sq. ft.</u> <u>General Context: 4 spaces per</u>

LEGISLATIVE DRAFT

		<u>1,000 sq. ft.</u>
<u>Warehouse, accessory</u>		
<u>Accessory use, except those that are otherwise specifically regulated elsewhere in this title</u>		<u>No Maximum</u>
<u>Heliport, accessory</u>		
<u>Reverse vending machine</u>		
<u>Storage, accessory (outdoor)</u>		
<u>TEMPORARY USES</u>		
<u>Mobile food business (operation in public right-of-way)</u>		
<u>Mobile food business (operation on private property)</u>		
<u>Mobile food court</u>	<u>No minimum, unless required by temporary use permit or as determined by the Zoning Administrator</u>	<u>No Maximum</u>
<u>Vending cart, private property</u>		
<u>Vending cart, public property</u>		

LEGISLATIVE DRAFT

Farm stand, seasonal		
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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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- B. Electric Vehicle Parking: Each multi-family use shall provide a minimum of one (1) parking space dedicated to electric vehicles for every twenty five (25) parking spaces provided on-site. Electric vehicle parking spaces shall count toward the minimum required number of parking spaces. The electric vehicle parking space shall be:

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3242 1. Located in the same lot as the principal use;

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3244 2. Located as close to a primary entrance of the principal building as possible;

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3246 3. Signed in a clear and conspicuous manner, such as special pavement
3247 marking or signage, indicating exclusive availability to electric vehicles;
3248 and

3249

3250 4. Outfitted with a standard electric vehicle charging station.

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3252 C. Accessible Parking:

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3254 1. The number and design of accessible (ADA) parking spaces shall be
3255 pursuant to the standards provided in the Salt Lake City Off Street
3256 Parking Standards Manual.

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3258 2. Parking areas with four (4) or fewer vehicle parking spaces are not required
3259 to identify an accessible parking space; however, if parking is provided, a
3260 minimum of one (1) parking space shall comply with the ADA standard
3261 dimensions.

3262

3263 3. The number of required accessible spaces shall be based on the total
3264 number of vehicle spaces provided to serve the principal uses, as shown
3265 below in Table 21A.44.040-B, "Accessible Parking Required".

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LEGISLATIVE DRAFT

TABLE 21A.44.040-B: ACCESSIBLE PARKING REQUIRED:

<u>Off Street Parking Spaces Provided</u>	<u>Minimum Required Accessible Spaces</u>
<u>1 to 100</u>	<u>1 per 25 parking spaces</u>
<u>101 to 500</u>	<u>1 per 50 parking spaces</u>
<u>501 to 1,000</u>	<u>2 percent of total number of parking spaces</u>
<u>1,001 and more</u>	<u>20, plus 1 for each 100 parking spaces over 1,000</u>

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D. Bicycle Parking:

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1. Applicability: The following regulations apply to all uses except for single-family, two-family, and twin home residential uses and nonresidential uses having less than one thousand square feet (1,000 sq. ft.) of usable floor area.
2. Calculation of Minimum Required Bicycle Parking Spaces: The number of required bicycle spaces shall be based on the use within the defined parking contexts as shown in Table 21A.44.040-C, “Minimum Bicycle Parking Requirements”, unless another city standard requires a different number of bicycle parking spaces for a specific use, in which case the use-specific bicycle parking standard shall apply. For the purpose of calculating bicycle parking, all fractions shall be rounded up to the closest whole number to ensure that a minimum of one bicycle parking space is provided whenever the bicycle parking regulations are applicable.

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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)

<u>Use</u>	<u>General Context</u>	<u>Neighborhood Center Context</u>	<u>Urban Center Context</u>	<u>Transit Context</u>
	<u>All zoning districts not listed in another context area</u>	<u>RB, SNB, CB, CN, R-MU-35, R-MU-45, SR-3, FB-UN1, FB-SE, SSSC Overlay</u>	<u>D-2, MU, TSA-T, CSHBD1, CSHBD2</u>	<u>D-1, D-3, D-4, G-MU, TSA-C, UI, FB-UN2, FB- UN3, FB-SC, R-MU</u>

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<u>Residential Uses</u>	<u>1 per 5 units</u>	<u>1 per 4 units</u>	<u>1 per 3 units</u>	<u>1 per 2 units</u>
<u>Public, Institutional, and Civic Uses</u>	<u>1 per 10,000 sq. ft.</u>	<u>1 per 5,000 sq. ft.</u>	<u>1 per 5,000 sq. ft.</u>	<u>1 per 3,000 sq. ft.</u>
<u>Commercial Uses</u>	<u>1 per 10,000 sq. ft.</u>	<u>1 per 5,000 sq. ft</u>	<u>1 per 4,000 sq. ft.</u>	<u>1 per 2,000 sq. ft.</u>
<u>Industrial Uses</u>	<u>1 per 15,000 sq. ft.</u>	<u>1 per 8,000 sq. ft.</u>	<u>1 per 5,000 sq. ft.</u>	<u>1 per 3,000 sq. ft.</u>

*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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- 3290 3. Building Expansions or Changes of Use: Building expansions or changes of
 3291 use that require additional vehicle parking spaces pursuant to Section
 3292 21A.44.020 and Section 21A.44.040 shall provide additional bicycle parking
 3293 spaces based on the calculations in Table 21A.44.040-C, “Minimum Bicycle
 3294 Parking Requirements”, for the entire use.

3295

3296

- 3297 4. Secure/Enclosed Bicycle Parking: Each one (1) bicycle parking space that is
 3298 within a secure/enclosed bicycle parking facility may be used to satisfy the
 3299 requirement of two (2) required bicycle parking spaces.

3300

3301

- 3302 5. Existing Public Bicycle Parking Facilities: Permanent public bicycle racks or bike
 3303 corrals located within fifty feet (50') of the primary entrance to the principal building
 3304 may be used to satisfy up to two (2) required bicycle parking spaces.

3305

3306

3307 **21A.44.050: ALTERNATIVES TO MINIMUM AND MAXIMUM PARKING**
 3308 **CALCULATIONS:**

3309

3310 The amount of off street vehicle parking required pursuant to Table 21A.44.040-A,
 3311 “Minimum and Maximum Off Street Parking”, may be adjusted by the factors listed in
 3312 this section. These adjustments may be applied as part of the calculation of parking
 3313 requirements and do not require discretionary approval by the City.

3314

- 3315 A. Limitations on Adjustments to Minimum Required Parking: With the exception of
 3316 reductions available for Affordable and Senior Housing, the adjustments listed in
 3317 Subsections 21A.44.050.B through 21A.44.050.G may be used in any combination,

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3318 but shall not be combined to reduce the minimum required parking established in
3319 Table 21A.44.040-A, “Minimum and Maximum Off Street Parking”, by more than
3320 forty percent (40%).

3321 B. Shared Parking:

3322 1. Shared Parking for Two or More Uses:

- 3323 a. Where two (2) or more uses listed in Table 21A.44.040-A, “Minimum
3324 and Maximum Off Street Parking”, share a parking garage or parking lot
3325 that is located on one of the properties that is sharing parking, or is
3326 located within the maximum permitted distance of all of the properties
3327 sharing parking shown in Table 21A.44.060-B, “Maximum Distances for
3328 Off-Site Parking”, the total minimum off street parking requirement for
3329 those uses may be reduced by the factors shown in Table 21A.44.050-A,
3330 “Shared Parking Reduction Factors“.
- 3331 b. The minimum number of off street parking spaces shall be the sum of
3332 the parking requirements for the uses divided by the factor shown in
3333 Table 21A.44.050-A, “Shared Parking Reduction Factors”, for that
3334 combination of uses.

3335 **Example:** If a 5,000 square foot art gallery shared a parking lot with a
3336 5,000 square foot retail goods establishment, and a 100 unit multi-family
3337 residential use in the Urban Center Context, the minimum off street
3338 parking required would be calculated as follows:

- 3339 > Use 1: Art Gallery
- 3340 > 0.5 per 1,000 sq. ft. x (5,000 sq. ft.) = 3 parking spaces
- 3341 > Use 2: Retail Goods Establishment
- 3342 > 1 per 1,000 sq. ft. x (5,000 sq. ft.) = 5 parking spaces
- 3343 > Use 3: Multi-Family Residential
- 3344 > 0 per studio unit x (20 studio units) = 0 parking spaces
- 3345 > 0.5 per 1 bedroom unit x (36 1 bedroom units) = 18 parking spaces
- 3346 > 1 per 2+ bedroom units x (44 2+ bedroom units) = 44 parking spaces
- 3347 > 0+18+44 = 62 parking spaces
- 3348 > Sum of two largest minimum parking requirements:
- 3349 > 5 (retail goods establishment)+ 62 (multi-family) = 67 parking spaces
- 3350 > Reduction Factor (two largest minimums):
- 3351 > 67 ÷ 1.2 reduction factor = 55.8 or 56 parking spaces
- 3352 > Add Remaining Minimum(s):
- 3353 > 56 (retail & multi-family) + 3 (art gallery) = **59 parking spaces required**

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TABLE 21A.44.050-A: SHARED PARKING REDUCTION FACTORS:

<u>Property Use</u>	<u>Multi-Family Residential</u>	<u>Public, Institutional, or Civic</u>	<u>Food and Beverage, Recreation and Entertainment, or Lodging</u>	<u>Retail Sales</u>	<u>Other Non-Residential</u>
<u>Multi-Family Residential</u> <u>[1]</u>					
<u>Public, Institutional and Civic</u>	<u>1.1</u>				
<u>Food and Beverage, Recreation and Entertainment, or Lodging</u>	<u>1.1</u>	<u>1.2</u>			
<u>Retail Sales</u>	<u>1.2</u>	<u>1.3</u>	<u>1.3</u>		
<u>Other Non-Residential</u>	<u>1.3</u>	<u>1.5</u>	<u>1.7</u>	<u>1.2</u>	

[1] Applies to multi-family residential, assisted living facility (large), group home (large), and residential support (large) uses

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2. Documentation Required:

- a. The owners of record involved in the joint use of shared parking shall submit written documentation of the continued availability of the shared parking arrangement to the Transportation Director for review.
- b. The Director shall approve the shared parking arrangement if the Director determines that the documentation demonstrates the continued availability of the shared parking facility for a reasonable period of time. No zoning or use approval shall be issued until the Director has approved the shared parking documentation.
- c. If the shared parking arrangement is later terminated or modified and the Director determines that the termination or modification has resulted in traffic congestion, overflow parking in residential neighborhoods, or

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3383 threats to pedestrian, bicycle, or vehicle safety, the property owners
3384 involved in the shared parking arrangement may be held in violation of
3385 this chapter.

3386 C. Proximity to Fixed-Rail Transit: Required parking for a development located
3387 within one-quarter mile (when measured radially in a straight line from the subject
3388 property line) of a fixed-rail transit station platform in the General Context,
3389 Neighborhood Center Context, and Urban Center Context areas may be reduced by
3390 up to twenty-five percent (25%). This shall not apply to single or two-family uses
3391 including: single-family (attached or detached), twin homes, or two-family.

3392
3393 D. Affordable and Senior Housing (Multi-Family Structures): The minimum number
3394 of required off street parking spaces for multi-family residential developments with
3395 at least ten (10) dwelling units may be reduced by twenty-five percent (25%) if the
3396 multi-family development has:

- 3397
3398 1. A minimum of twenty-five percent (25%) of the dwelling units are restricted to
3399 residents with no greater than sixty percent (60%) area median income (AMI)
3400 for leased units; or
3401
3402 2. A minimum of thirty-five percent (35%) of the dwelling units are restricted to
3403 residents with no greater than eighty percent (80%) AMI for sale units; or
3404
3405 3. A minimum of seventy-five percent (75%) of the dwelling units are restricted
3406 to persons sixty-five (65) years of age or older.

3407
3408 For a development that meets any of the scenarios above, an additional reduction
3409 of up to fifteen percent (15%) may be allowed when the development is located
3410 within one-quarter mile (when measured radially in a straight line from the
3411 subject property line) of a bus stop that is serviced by the same route at least
3412 every fifteen (15) minutes during daytime hours, Monday - Saturday.

3413
3414 The reductions for affordable and senior housing can be combined with any other
3415 allowed reductions for a combined total not to exceed 80%.

3416
3417 E. Car Pool and Carshare Parking:

- 3418
3419 1. For parking lots with one hundred (100) or more parking spaces, each off
3420 street parking space designated and signed for the exclusive use of a shared
3421 car pool vehicle shall count as three (3) spaces toward the satisfaction of
3422 minimum off street vehicle parking requirements.
- 3423
3424 2. For parking lots with one hundred (100) or more parking spaces, each off street
3425 parking space designated and signed for the exclusive use of a shared vanpool
3426 vehicle shall count as seven (7) spaces toward the satisfaction of minimum off
3427 street vehicle parking requirements.

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3429 3. For parking lots of any size, each off street parking space designated and
3430 signed for the exclusive use of a carshare vehicle shall count as four (4)
3431 spaces toward the satisfaction of minimum off street vehicle parking
3432 requirements.

3433
3434 F. Valet Parking Services: Modifications to minimum on site parking spaces may
3435 occur on a one-to-one basis if off site valet parking is provided and:

- 3436
3437 1. The design of the valet parking does not cause customers who do not use the
3438 valet services to park off the premises or cause queuing in the right-of-way;
3439
3440 2. The availability of valet parking service is clearly posted outside the
3441 establishment and near the main entrance; and
3442
3443 3. The applicant provides adequate written assurances for the continued operation
3444 of the valet parking, and a written agreement to notify future owners and
3445 tenants of the property of the duty to continue to provide off-site valet parking.

3446
3447 G. Parking Study Demonstrating Different Parking Needs:

- 3448
3449 1. The transportation director, in consultation with the planning director, may
3450 authorize a change in the amount of off street parking spaces. The
3451 authorization shall be based on the applicant submitting a parking study that
3452 demonstrates a different off street parking demand for the proposed
3453 development, use, or combination of uses than calculated from Table
3454 21A.44.040-A, "Minimum and Maximum Off Street Parking", and subject to
3455 the overall limits on parking adjustments in Subsection 21A.44.050.A above.
3456
3457 2. The transportation director and planning director shall determine whether the
3458 information and assumptions used in the study are reasonable and whether the
3459 study accurately reflects anticipated off street parking demand for the proposed
3460 development, use, or combination of uses.
3461
3462 3. Considerations for an alternative parking requirement (parking provided below
3463 the minimum required or exceeding the maximum allowed) shall be granted
3464 only if the following findings are determined:
3465
3466 a. That the proposed parking plan will satisfy the anticipated parking demand
3467 for the use;
3468
3469 b. That the proposed parking plan will be at least as effective in maintaining
3470 traffic circulation patterns, reducing the visibility of parking areas and
3471 facilities as would strict compliance with the otherwise applicable off
3472 street parking standards;
3473
3474 c. That the proposed parking plan does not have a materially adverse

- 3475 impact on adjacent or neighboring properties;
- 3476
- 3477 d. That the proposed parking plan includes mitigation strategies for any
3478 potential impact on adjacent or neighboring properties; and
- 3479
- 3480 e. That the proposed alternative parking plan is consistent with applicable
3481 city plans and policies.
- 3482
- 3483

3484 **21A.44.060: PARKING LOCATION AND DESIGN:**

3485

3486 All required parking areas shall be located and designed in accordance with the
3487 standards in this Chapter 21A.44: Off Street Parking, Mobility, and Loading and the
3488 standards in the Off Street Parking Standards Manual. Modifications to the standards
3489 of this Section 21A.44.060 may be granted through the design review process, subject
3490 to conformance with the standards and procedures of Chapter 21A.59: Design Review.

3491

3492 A. Generally:

3493

- 3494 1. Parking Located on Same Lot as Use or Building Served: All parking spaces
3495 required to serve buildings or uses erected or established after the effective
3496 date of this ordinance shall be located on the same lot as the building or use
3497 served, unless otherwise allowed pursuant to Subsection 21A.44.060.A.4,
3498 “Off-Site Parking Permitted”.
- 3500 2. Biodetention and Landscape Islands in General and Neighborhood Center
3501 Contexts: For parking lots with one hundred (100) or more parking spaces in the
3502 General Context and Neighborhood Center Context areas, parking lot islands or
3503 biodetention areas shall be provided on the interior of the parking lot to help direct
3504 traffic flow and to provide landscaped areas within such lots.
- 3505
- 3506 3. Parking Location and Setbacks: All parking shall comply with the parking
3507 restrictions within yards pursuant to Table 21A.44.060-A, “Parking
3508 Location and Setback Requirements”.
- 3509
- 3510

TABLE 21A.44.060-A: PARKING LOCATION AND SETBACK REQUIREMENTS:

N = parking prohibited between lot line and front line of the principal building

<u>Zoning District</u>	<u>Front Lot Line</u>	<u>Corner Side Lot Line</u>	<u>Interior Side Lot Line</u>	<u>Rear Lot Line</u>
<u>GENERAL CONTEXT</u>				
<u>Residential (FR Districts, RB, RMF, RO)</u>				

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<u>FR</u>	<u>N</u>	<u>6 ft.</u>	
<u>R-1, R-2, SR-1, SR-2</u>	<u>Parking in driveways that comply with all applicable city standards is exempt from this restriction.</u>	<u>0 ft.</u>	
<u>RMF-30</u>		<u>0 ft.; or 10 ft. when abutting any 1-2 family residential district</u>	
<u>RMF-35, RMF- 45, RMF-75, RO</u>	<u>N</u>	<u>0 ft.; or 10 ft. when abutting any 1-2 family residential district. Limited to 1 side yard except for single- family attached lots.</u>	<u>0 ft.</u>

Commercial and Manufacturing (CC, CS, CG, M-1, M-2, SNB)

<u>CC</u>	<u>15 ft.</u>	<u>0 ft.; or 7 ft. when abutting any residential district</u>
<u>CS</u>		<u>0 ft.; or 15 ft. when abutting any residential district</u>
<u>CG</u>	<u>10 ft.</u>	
<u>M-1</u>		
<u>M-2</u>	<u>15 ft.</u>	<u>0 ft.; or 50 ft. when abutting any residential district</u>

Special Purpose Districts

<u>A</u>	<u>0 ft.</u>	
<u>AG, AG-2, AG- 5, AG-20</u>	<u>N</u>	<u>0 ft.</u>
<u>BP</u>		<u>8 ft.; or 30 ft. when abutting any residential district</u>

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<u>EI</u>	<u>10 ft.</u>	<u>30 ft.</u>	<u>30 ft.</u>	<u>20 ft.</u>
<u>FP</u>			<u>6 ft.</u>	<u>0 ft.</u>
<u>I</u>		<u>20 ft.</u>	<u>0 ft.; or 15 ft. when abutting any residential district</u>	
<u>MH</u>			<u>0 ft.</u>	
<u>OS</u>		<u>30 ft.</u>	<u>10 ft.</u>	
<u>PL</u>			<u>0 ft.; or 10 ft. when abutting any residential district</u>	
<u>PL-2</u>		<u>20 ft.</u>		
<u>RP</u>		<u>30 ft.</u>	<u>8 ft.; or 30 ft. when abutting any residential district</u>	

NEIGHBORHOOD CENTER CONTEXT

<u>CB , CN, SNB</u>	<u>N</u>	<u>0 ft.; or 7 ft. when abutting any 1-2 family residential district</u>	
<u>R-MU-35, R-MU-45</u>	<u>Surface Parking: N Parking Structures: 45' or located behind principal building</u>	<u>Limited to 1 side yard, 0 ft.; or 10 ft. when abutting any 1-2 family residential district</u>	<u>0 ft.; or 10 ft. when abutting any 1-2 family residential district</u>
<u>RB, SR-3, FB-UN1, FB-SE</u>	<u>N</u>		<u>0 ft.</u>

URBAN CENTER CONTEXT

<u>CSHBD1</u>	<u>N</u>	<u>0 ft.; or 7 ft. when abutting any residential district</u>
<u>CSHBD2</u>		<u>0 ft.; or 7 ft. when abutting any 1-2 family residential district</u>
<u>D-2</u>	<u>Surface Parking: 20 ft. Parking Structures: N</u>	<u>0 ft.</u>

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<u>MU</u>	<u>Surface Parking:</u> 25 ft. or located <u>behind principal structure</u> <u>Parking Structures:</u> 45 ft. or located <u>behind principal structure</u>	<u>0 ft.; limited to 1 side yard</u>	<u>0 ft.</u>
<u>TSA-T</u>	<u>See Subsection 21A.44.060.B.2</u>		<u>0 ft.</u>
<u>TRANSIT CONTEXT</u>			
<u>D-1</u>		<u>See Subsection 21A.44.060.B.1</u>	
<u>D-3</u>			
<u>D-4</u>	<u>See Subsection 21A.44.060.B.1</u>		
<u>G-MU</u>			
<u>FB-UN2, FB- UN3, FB-SC</u>	<u>N</u>		<u>0 ft.</u>
<u>TSA-C</u>	<u>See Subsection 21A.44.060.B.2</u>		
<u>R-MU</u>	<u>Surface Parking:</u> 30 ft. <u>Parking Structures:</u> 45 ft. or located <u>behind principal structure</u>	<u>0 ft.; or 10 ft. when abutting any 1-2 family residential district</u> <u>Surface parking at least 30 ft. from front lot line.</u>	<u>0 ft.; or 10 ft. when abutting any 1-2 family residential district</u>
<u>UI</u>	<u>0 ft; Hospitals: 30 ft.</u>	<u>0 ft.; or 15 ft. when abutting any 1-2 family residential district; Hospitals: 10 ft.</u>	<u>0 ft.; or 15 ft. when abutting any 1-2 family residential district; Hospitals: 10 ft.</u>

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4. Off-Site Parking Permitted: When allowed as either a permitted or conditional use per Chapter 21A.33, “Land Use Tables”, off-site parking facilities may be

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3515 used to satisfy the requirements of this chapter and shall comply with the
3516 following standards:

- 3517
- 3518 a. Maximum Distance of Off-Site Parking: Off-site parking shall be located
3519 according to the distance established in Table 21A.44.060-B, “Maximum
3520 Distances for Off-Site Parking” (measured in a straight line from the
3521 property boundary of the principal use for which the parking serves to the
3522 closest point of the parking area).
- 3523

Table 21A.44.060-B: Maximum Distances for Off-Site Parking:

<u>Context</u>	<u>Maximum Distance to Off-Site Parking</u>
<u>Neighborhood Center</u>	
<u>General</u>	<u>600 ft.</u>
<u>Legal Nonconforming Use in Residential District</u>	
<u>Urban Center</u>	<u>1,200 ft.</u>
<u>Transit</u>	<u>1,000 ft.</u>

3524

3525 b. Documentation Required:

3526

- 3527 (1) The owners of record involved in an off-site parking arrangement shall
3528 submit written documentation of the continued availability of the off-site
3529 parking arrangement to the planning director for review.
- 3530
- 3531 (2) The planning director shall approve the off-site parking arrangement if the
3532 director determines the location meets the standards of this section. No
3533 zoning or use approval shall be issued until the director has approved the
3534 off-site parking arrangement and the documentation has been recorded in
3535 the office of the Salt Lake County Recorder.
- 3536
- 3537 (3) If the off-site parking arrangement is later terminated or modified and the
3538 planning director determines that the termination or modification has
3539 resulted in traffic congestion, overflow parking in residential
3540 neighborhoods, or threats to pedestrian, bicycle, or vehicle safety, the
3541 property owners of the uses for which the off-site parking was provided
3542 may be held in violation of this chapter.

- 3543
- 3544 5. Circulation Plan Required: Any application for a building permit shall include a site
3545 plan, drawn to scale, and fully dimensioned, showing any off street parking or loading
3546 facilities to be provided in compliance with this title. A tabulation of the number of

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3547 off street vehicle and bicycle parking, loading, and stacking spaces required by this
3548 chapter shall appear in a conspicuous place on the plan.

3549

3550 6. Driveways and Access:

3551

3552 a. Compliance with Other Adopted Regulations:

3553

3554 (1) Parking lots shall be designed in compliance with applicable city codes,
3555 ordinances, and standards, including but not limited to Title 12 of this code:
3556 Vehicles and Traffic and the Off Street Parking Standards Manual to the
3557 maximum degree practicable, with respect to:

3558

3559 (a) Minimum distances between curb cuts;

3560

3561 (b) Proximity of curb cuts to intersections;

3562

3563 (c) Provisions for shared driveways;

3564

3565 (d) Location, quantity and design of landscaped islands; and

3566

3567 (e) Design of parking lot interior circulation system.

3568

3569 (2) Notwithstanding the provisions of Subsection 21A.44.060.A.6.a(1) above,
3570 relocation of a driveway for a single-family, two-family, or twin home
3571 residence in any zoning district shall only be required when the residence is
3572 replaced, and shall not be required when the residence is expanded or
3573 renovated in compliance with the city code.

3574

3575 b. Access Standards: Access to all parking facilities shall comply with the following
3576 standards:

3577

3578 (1) To the maximum extent practicable, all off street parking facilities shall be
3579 designed with vehicular access to a street or alley that will least interfere with
3580 automobile, bicycle, and pedestrian traffic movement.

3581

3582 (2) Parking facilities in excess of five (5) spaces that access a public street shall
3583 be designed to allow vehicles to enter and exit the lot in a forward direction.

3584

3585 (3) Parking facilities on lots with less than one hundred feet (100') of street
3586 frontage shall have only one (1) curb cut, and lots with one hundred feet
3587 (100') of street frontage or more shall be limited to two (2) curb cuts, unless
3588 the transportation director determines that additional curb cuts are necessary to
3589 ensure pedestrian, bicycle, and vehicle safety or to comply with the fire code.
3590 Public safety uses shall be exempt from limitations on curb cuts.

3591

3592 (4) All vehicular access roads/driveways shall be surfaced as required in

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3593 accordance with Subsection 21A.44.060.A.8, “Surface Materials”.

3594
 3595 c. Driveway Standards: All driveways shall comply with the following standards:

3596
 3597 (1) Driveway Location in Residential Zoning Districts: With the exception of
 3598 legal shared driveways, driveways shall be at least twenty feet (20') from
 3599 street corner property lines and five feet (5') from any public utility
 3600 infrastructure such as power poles, fire hydrants, and water meters. Except for
 3601 entrance and exit driveways leading to approved parking areas, no curb cuts or
 3602 driveways are permitted.

3603
 3604 (2) Driveway Widths: All driveways serving residential uses shall be a minimum
 3605 eight feet wide and shall comply with the standards for maximum driveway
 3606 widths listed in Table 21A.44.060-C, “Minimum and Maximum Driveway
 3607 Width”.

3608
TABLE 21A.44.060-C: MINIMUM AND MAXIMUM DRIVEWAY WIDTH:

<u>Zoning District</u>	<u>Minimum Driveway Width (in front and corner side yard)</u>	<u>Maximum Driveway Width*</u> <u>(in front and corner side yard)</u>
<u>SR-1, SR-2 and SR-3</u>	<u>8 ft.</u>	<u>22 ft.</u>
<u>MH</u>	<u>8 ft.</u>	<u>16 ft.</u>
<u>Other Residential Zoning Districts</u>	<u>8 ft.</u>	<u>30 ft.</u>
<u>M-1 and M-2</u>	<u>12 ft. single lane and 24 ft. for two-way</u>	<u>50 ft.</u>
<u>Other Non-Residential Zoning Districts</u>	<u>12 ft. single lane and 24 ft. for two-way</u>	<u>30 ft.</u>

* Maximum width is for all driveways combined when more than one driveway is provided

3609
 3610
 3611 (3) Shared Driveways: Shared driveways, where two (2) or more properties share
 3612 one (1) driveway access, may be permitted if the transportation director
 3613 determines that the design and location of the shared driveway access will not
 3614 create adverse impacts on traffic congestion or public safety.

3615
 3616 (4) Driveway Surface: All driveways providing access to parking facilities shall
 3617 be improved and maintained pursuant to the standards in the Off Street
 3618 Parking Standards Manual.

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- 3619
- 3620 7. Minimum Dimensional Standards: All parking spaces shall comply with the
3621 dimensional standards in the Off Street Parking Standards Manual.
- 3622
- 3623 8. Surface Materials: All parking spaces shall comply with the standards for surfacing of
3624 access, driving, and parking surfacing in the Off Street Parking Standards Manual.
- 3625
- 3626 9. Grading and Stormwater Management: All surface parking areas shall comply with
3627 city grading and stormwater management standards and shall be reviewed for best
3628 management practices by Salt Lake City Department of Public Utilities. Refer to the
3629 Salt Lake City Stormwater Master Plan, Storm Drainage Manual, and Green
3630 Infrastructure Toolbox for additional information.
- 3631
- 3632 10. Sight Distance Triangles: All driveways and intersections shall comply with the sight
3633 distance triangle standards as defined in the Off Street Parking Standards Manual.
- 3634
- 3635 11. Landscaping and Screening: All parking areas and facilities shall comply with the
3636 landscaping and screening standards in Chapter 21A.48, “Landscaping and Buffers”.
- 3637
- 3638 12. Lighting: Where a parking area or parking lot is illuminated, the light source shall be
3639 shielded so that the light source is not directly visible from any abutting property or
3640 abutting private or public street.
- 3641
- 3642 13. Signs: All signs in parking areas or related to parking facilities shall comply with
3643 Chapter 21A.46, “Signs”, and applicable provisions of the Manual on Uniform
3644 Traffic Control Devices (MUTCD).
- 3645
- 3646 14. Pedestrian Walkways:
- 3647
- 3648 a. Surface parking lots with between twenty-five (25) and one hundred (100) parking
3649 spaces shall provide a pedestrian walkway or sidewalk through the parking lot to
3650 the primary entrance of the principal building. Pedestrian walkways shall be
3651 identified by a change in color, material, surface texture, or grade elevation from
3652 surrounding driving surfaces.
- 3653
- 3654 b. Parking lots with more than one hundred (100) parking spaces shall provide:
- 3655
- 3656 (1) One (1) or more grade-separated pedestrian walkway(s), at least five feet (5')
3657 in width, and located in an area that is not a driving surface, leading from the
3658 farthest row of parking spaces to the primary entrance of the principal
3659 building.
- 3660
- 3661 (2) Vehicles shall not overhang the pedestrian walkway(s).
- 3662
- 3663 (3) Where the walkway(s) crosses a drive aisle, pedestrian walkway(s) shall be
3664 identified by a change in color, material, surface texture, or grade elevation

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3665 from surrounding driving surfaces.

3666
3667 (4) One (1) pedestrian walkway meeting these standards shall be provided for
3668 each one hundred (100) parking spaces provided on site or part thereof, after
3669 the first one hundred (100) parking spaces.

3670
3671 15. Parking Garages: The following standards shall apply to all above-ground parking
3672 garages except those located in the FB zones subject to Subsection 21A.27.030.C.4,
3673 whether freestanding or incorporated into a building:

- a. Each façade or a parking garage adjacent to a public street or public space shall have an external skin designed to conceal the view of all parked cars. Examples include heavy gauge metal screen, precast concrete panels, live green or landscaped walls, laminated or safety glass, or decorative photovoltaic panels.
- b. No horizontal length of the parking garage façade shall extend longer than 40 feet without the inclusion of architectural elements such as decorative grillwork, louvers, translucent screens, alternating building materials, and other external features to avoid visual monotony. Façade elements shall align with parking levels.
- c. Internal circulation shall allow parking surfaces to be level (without any slope) along each parking garage facade adjacent to a public street or public space. All ramps between levels shall be located along building facades that are not adjacent to a public street or public space, or shall be located internally so that they are not visible from adjacent public streets or public spaces.
- d. The location of elevators and stairs shall be highlighted through the use of architectural features or changes in façade colors, textures, or materials so that visitors can easily identify these entry points.
- e. Interior parking garage lighting shall not produce glaring sources toward adjacent properties while providing safe and adequate lighting levels. The use of sensor dimmable LEDs and white stained ceilings are recommended to control light levels on-site while improving energy efficiency.
- f. In the Urban Center Context and Transit Context areas, the street-level facades of all parking garages shall be designed to meet applicable building code standards for habitable space to allow at least one (1) permitted or conditional use, other than parking, to be located where the parking garage is located.
- g. Vent and fan locations shall not be located on parking garage facades facing public streets or public spaces, or adjacent to residential uses, to the greatest extent practicable.

3701 16. Tandem Parking: Where more than one (1) parking space is required to be provided

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3711 for a residential dwelling unit, the parking spaces may be designed as tandem parking
3712 spaces, provided that:

- 3713
- 3714 a. No more than two (2) required spaces may be included in the tandem parking
3715 layout; and
- 3716
- 3717 b. Each set of two (2) tandem parking spaces shall be designated for a specific
3718 residential unit.
- 3719

3720 17. Cross-Access between Adjacent Uses: The transportation director may require that
3721 access to one or more lots be through shared access points or cross-access through
3722 adjacent parcels when the transportation director determines that individual access to
3723 abutting parcels or limited distance between access points will create traffic safety
3724 hazards due to traffic levels on adjacent streets or nearby intersections. Such a
3725 determination shall be consistent with requirements of state law regarding property
3726 access from public streets. Required cross- access agreements shall be recorded with
3727 the Salt Lake County Recorder's Office.

3728

3729 **B. Zone Specific Location and Design Standards:**

3730

3731 1. D-1, D-3, D-4, and G-MU Zoning Districts: The following regulations shall apply to
3732 surface or above-ground parking facilities. No special design and setback restrictions
3733 shall apply to below-ground parking facilities.

3734

3735 a. Block Corner Areas:

3736

3737 (1) Within the D-1 zoning district, above-ground parking facilities located within
3738 the block corner areas and on Main Street, shall be located behind principal
3739 buildings and:

3740

3741 a. All above-ground parking facilities that front a street shall contain uses
3742 other than parking along the entire length of the building façade and along
3743 all stories or levels of the building.

3744

3745 b. Vehicle access to parking shall be located to the side of the building or as
3746 far from the street corner as possible unless further restricted by this title.

3747

3748 (2) Within the D-3, D-4, or G-MU zoning districts, above-ground parking
3749 facilities shall be located behind principal buildings, or at least seventy-five
3750 feet (75') from front and corner side lot lines, and shall be landscaped to
3751 minimize visual impacts.

3752

3753 b. Mid-Block Areas:

3754

3755 (1) Within the D-1 zoning district, above-ground parking facilities shall be
3756 located behind the front line of principal buildings or shall be located at least

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3757 seventy-five feet (75') from front and corner side lot lines. Parking lots
3758 proposed as a principal use to facilitate a building demolition are prohibited.

3760 (2) Within the D-3, D-4, or G-MU zoning districts, parking facilities shall be
3761 located behind principal buildings, or at least thirty feet (30') from front and
3762 corner side lot lines.

3764 (3) Parking garages shall meet the following:

3766 a. Retail goods/service establishments, offices and/or restaurants shall be
3767 provided on the first floor adjacent to the front or corner side lot line. The
3768 facades of such first floors shall be compatible and consistent with the
3769 associated retail or office portion of the building and other retail uses in
3770 the area.

3772 b. Levels of parking above the first level facing the front or corner side lot
3773 line shall have floors and/or facades that are horizontal, not sloped.

3775 c. Landscape Requirements: Surface parking lots, where allowed shall have a
3776 minimum landscaped setback of fifteen feet (15') and shall meet interior
3777 parking lot landscaping requirements as outlined in Chapter 21A.48,
3778 “Landscaping and Buffers”.

3780 2. TSA Transit Station Area District: New uses and development or redevelopment
3781 within the TSA Transit Station Area District shall comply with the following
3782 standards.

3784 a. Surface Parking on Corner Properties: On corner properties, surface parking lots
3785 shall be located behind principal buildings or at least sixty feet (60') from the
3786 intersection of the front and corner side lot lines.

3788 b. Surface Parking in the Core Area: Surface parking lots in the core area are
3789 required to be located behind or to the side of the principal building.

3791 (1) When located to the side of a building, the parking lot shall be:

3793 (a) Set back a minimum of thirty feet (30') from a property line adjacent to a
3794 public street. The area between the parking lot and the property line
3795 adjacent to a public street shall be landscaped or activated with outdoor
3796 dining, plazas, or similar features;

3798 (b) Screened with a landscaped hedge or wall that is at least thirty-six inches
3799 (36") above grade and no taller than forty-two inches (42") above grade.
3800 Landscaping berms are not permitted; and

3801 (c) No wider than what is required for two (2) rows of parking and one (1)

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3803 drive aisle as provided in the Off Street Parking Standards Manual.

3804
3805 (2) Unless a second driveway is necessary to comply with the fire code, a
3806 maximum of one (1) driveway and drive aisle shall be permitted per street
3807 frontage. The access point shall be located a minimum of one hundred feet
3808 (100') from the intersection of the front and corner side lot lines. If the front
3809 or corner side lot line is less than one hundred feet (100') in length, then the
3810 edge of the drive approach shall be located within twenty feet (20') of the side
3811 or rear property line.

3812
3813 c. Surface Parking in the Transition Area:

3814
3815 (1) Surface parking lots in the transition area are required to be located behind the
3816 principal building or to the side of a principal building.

3817
3818 (2) When located to the side of a principal building, the parking lot shall be:

3819
3820 (a) Set back so that no portion of the parking area (other than the driveway)
3821 shall be closer to the street than the front wall setback of the building. In
3822 cases where the front wall of the building is located within five feet (5') of
3823 a property line adjacent to a street, the parking lot shall be set back a
3824 minimum of eight feet (8'). The space between the parking lot and the
3825 property line adjacent to a street shall be landscaped or activated with
3826 outdoor dining, plazas, or similar features; and

3827
3828 (b) Screened with a landscaped hedge or wall that is at least thirty-six inches
3829 (36") above grade and no taller than forty-two inches (42") above grade.
3830 Landscaped berms are not permitted.

3831
3832 d. Off street parking for police services are exempt from landscape setback
3833 dimensions when off street parking is necessary for a police substation located in
3834 an existing building. This exemption permits parking for emergency vehicles
3835 when the landscape setback also fulfills any requirement for open space area on
3836 the property. The extent of the exemption shall be the minimum necessary to
3837 accommodate the necessary parking. If the police substation use vacates the
3838 space, the landscaping that was removed, if any, shall be restored in a manner that
3839 complies with the applicable regulations in place at the time the use ceases.

3840
3841 C. Recreational Vehicle Parking:

3842
3843 1. Generally:

- 3844
3845 a. Recreational vehicle parking spaces shall be in addition to, and not in lieu of,
3846 required off street vehicle parking spaces.
- 3847
3848 b. Recreational vehicles shall not be used for storage of goods, materials, or

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3849 equipment other than those that are customarily associated with the recreational
3850 vehicle.

- 3851
- 3852 c. All recreational vehicles shall be stored in a safe and secure manner. Any tie
3853 downs, tarpaulins, or ropes shall be secured from flapping in windy conditions.
- 3854
- 3855 d. Recreational vehicles shall not be occupied as a dwelling while parked on the
3856 property.
- 3857
- 3858 e. Recreational vehicle parking is permitted in any enclosed structure conforming to
3859 building code and zoning requirements for the zoning district in which it is
3860 located.
- 3861
- 3862 f. Recreational vehicle parking outside of an approved enclosed structure shall be
3863 permitted for each residence and shall be limited to one motor home or travel
3864 trailer and a total of two (2) recreational vehicles of any type.
- 3865
- 3866 g. Recreational vehicle parking outside of an enclosed structure shall comply with
3867 the standards in this section.
- 3868
- 3869 2. Front Yard Parking: Recreational vehicle parking is prohibited in any required or
3870 provided front yard.
- 3871
- 3872 3. Rear Yard Parking: Recreational vehicles may be parked in the rear yard when they
3873 are on a hard surfaced pad compliant with surfacing standards in the Off Street
3874 Parking Standards Manual and with access provided by either a hard surfaced
3875 driveway, hard surfaced drive strips or an access drive constructed of turf block
3876 materials with an irrigation system.
- 3877
- 3878 4. Side Yard Parking: Recreational vehicle parking in side yards shall be allowed only
3879 when topographical factors, the existence of mature trees, or the existence of properly
3880 permitted and constructed structures prohibit access to the rear yard. The existence of
3881 a fence or other structure that is not part of a building shall not constitute a lack of
3882 rear yard access. Any recreational vehicle parking area in a side yard shall:
- 3883
- 3884 a. Be on a hard surface compliant with the Off Street Parking Standards Manual;
- 3885
- 3886 b. Be accessed via a driveway compliant with driveway standards of this chapter;
- 3887
- 3888 c. Not obstruct access to other required parking for the use.
- 3889
- 3890

21A.44.070: OFF STREET LOADING AREAS:

A. Number and Size of Loading Areas Required:

- 3891 1. Unless otherwise specified, a required off street loading berth shall be at least ten feet

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(10') in width by at least thirty-five feet (35') in length for short berths, and twelve feet (12') in width by at least fifty feet (50') in length for long berths, exclusive of aisle and maneuvering space. Maneuvering aprons of appropriate width and orientation shall be provided and shall be subject to approval by the transportation director.

2. All loading areas shall have a vertical clearance of at least fourteen feet (14').
 3. Off street loading facilities for new developments or for expansion of an existing development shall be provided at the rate specified for a particular use, or if multiple uses, at the rate of the uses combined, in Table 21A.44.070-A, "Off Street Loading Requirements". Regardless of the combination of uses, all buildings with a gross floor area over 50,000 square feet shall have a minimum of 1 short berth.

TABLE 21A.44.070-A: OFF STREET LOADING REQUIREMENTS:

<u>Use</u>	<u>Gross Floor Area (Square Feet)</u>	<u>Number and Size of Berths</u>
<u>Hotels, Institutions, and Institutional Living</u>	<u>50,000 - 100,000</u>	<u>1 short</u>
	<u>Each additional 100,000</u>	<u>1 short</u>
<u>Office/Commercial</u>	<u>50,000 - 100,000</u>	<u>1 short</u>
	<u>Each additional 100,000 up to 500,000</u>	<u>1 short</u>
<u>Retail</u>	<u>50,000 - 100,000</u>	<u>1 long</u>
	<u>Each additional 100,000</u>	<u>1 long</u>
<u>Industrial</u>	<u>25,001 - 50,000</u>	<u>1 long</u>
	<u>50,001 - 100,000</u>	<u>2 long</u>
	<u>Each additional 100,000</u>	<u>1 long</u>
<u># of Dwelling Units (Per Building)</u>	<u>Number and Size of Berths</u>	
	<u>80-200</u>	<u>1 short</u>

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<u>Multi- Family Residential</u>	<u>Greater than 200</u>	<u>1 additional short</u>
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3915

3916

3917

B. Location and Design of Loading Areas:

3918

3919 1. All required loading berths shall be located on the same development site as the use(s)
3920 served.

3921

3922 2. No loading berth shall be located within thirty feet (30') of the nearest point of
3923 intersection of any two (2) streets.

3924

3925 3. No loading berth shall be located in a required front yard.

3926

3927 4. Each required loading berth shall be located and designed to:

3928

3929 a. Allow all required vehicle maneuvering and backing movements on-site;

3930

3931 b. Minimize conflicts with pedestrian, bicycle, and traffic movement or
3932 encroachments into any pedestrian walkway, bicycle lane, public right-of-way,
3933 and fire lane; and

3934

3935 c. Avoid the need to back into a public street while leaving the site to the maximum
3936 extent practicable, as determined by the planning director and the transportation
3937 director.

3938

3939 5. Landscaping and screening of all loading berths shall be provided to comply with the
3940 requirements of Chapter 21A.48, "Landscaping and Buffers".

3941

3942 6. Where a loading berth is illuminated, the light source shall be shielded so that the
3943 light source is not directly visible from any abutting property or abutting private or
3944 public street.

3945

3946 7. All signs in loading areas shall comply with Chapter 21A.46, "Signs", and applicable
3947 provisions of the Manual on Uniform Traffic Control Devices.

3948

3949 8. All required loading berths shall comply with the surfacing standards of the Off Street
3950 Parking Standards Manual.

3951

3952

21A.44.080: DRIVE-THROUGH FACILITIES AND VEHICLE STACKING AREAS:

3953

A. Number of Stacking Spaces Required: The following standards apply for all uses with
vehicle stacking and/or drive-through facilities.

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3955

3956

3957

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- 3958 1. All uses with drive-through facilities shall provide the minimum number of on-site
 3959 stacking spaces indicated in Table 21A.44.080-A, “Required Vehicle Stacking
 3960 Spaces”.

3961
3962

TABLE 21A.44.080-A: REQUIRED VEHICLE STACKING SPACES:

<u>Use</u>	<u>General Context</u>	<u>Neighborhood Center Context</u>	<u>Urban Center Context</u>	<u>Transit Context</u>
	<u>All zoning districts not listed in another context area</u>	<u>RB, SNB, CB, CN, R-MU-35, R-MU-45, SR-3, FB-UN1, FB- SE, SSSC Overlay</u>	<u>D-2, MU, TSA-T, CSHBD1, CSHBD2</u>	<u>D-1, D-3, D-4, G-MU, TSA-C, UI, FB-UN2, FB-UN3, FB-SC, R-MU</u>
<u>Car Wash, Self-Service</u>	<u>3 spaces per bay or stall</u>			<u>2 spaces per bay or stall</u>
<u>Car Wash, Automated</u>	<u>4 spaces per lane or stall</u>			<u>3 spaces per lane or stall</u>
<u>Food and Beverage Service Uses</u>	<u>5 spaces per service lane</u>			<u>4 spaces per service lane</u>
<u>Other Uses</u>	<u>3 spaces per service lane</u>			<u>3 spaces per service lane</u>

3963
3964
3965 **B. Location and Design of Drive-Through Facilities:**

- 3966
3967 1. In zoning districts where uses with drive-through facilities are allowed and
 3968 where no front or corner side yard setback is required, the drive-through lanes
 3969 shall not be located between the front or corner side lot line and any walls of the
 3970 principal building.
- 3971
3972 2. Drive-through lanes shall be arranged to avoid conflicts with site access points,
 3973 access to parking or loading spaces, and internal circulation routes, to the
 3974 maximum extent practicable.
- 3975
3976 3. In the General Context zoning districts, a by-pass lane, driveway, or other
 3977 circulation area around a drive-through facility stacking lane shall be
 3978 provided for all uses other than automated car washes, financial institutions
 3979 and restaurant/retail uses.
- 3980
3981 4. All required stacking spaces shall measure nine (9) feet by twenty (20)
 3982 feet and shall be counted from the point of service, or final service
 3983 window.

3984

3985 5. Air quality: Drive through facilities shall post idle-free signs pursuant to
3986 Chapter 12.58 of this code.

3987

3988 6. When a drive through use adjoins any residential use or any residential
3989 zoning district, a minimum six foot (6') high masonry wall shall be erected
3990 and maintained along such property line.

3991

3992 7. Drive through facility will not result in adverse impacts upon the vicinity after
3993 giving consideration to the hours of operation, noise and light generation,
3994 traffic circulation, and the site plan.

3995

3996

3997 **21A.44.090: MODIFICATIONS TO PARKING AREAS:**

3998

3999 Applicants requesting development permits or approvals may request adjustments to
4000 the standards and requirements in this Chapter 21A.44, “Off Street Parking,
4001 Mobility, and Loading“, and the city may approve adjustments to those standards, as
4002 described below.

4003

4004 A. Administrative Modifications: The planning director or transportation director may
4005 approve the following types of modifications provided that the director determines
4006 that the adjustment will not create adverse impacts on pedestrian, bicycle, or
4007 vehicle safety and that the adjustment is required to accommodate an unusual site
4008 feature (such as shape, topography, utilities, or access point constraints) and that the
4009 need for the adjustment has not been created by the actions of the applicant.

4010

4011 1. Modification to dimensions or geometries of parking, loading, or stacking
4012 space, aisles, or maneuvering areas otherwise required by this chapter, other
4013 city regulations, or the Off Street Parking Standards Manual; provided that
4014 those modifications are consistent with federal and state laws regarding
4015 persons with disabilities, including but not limited to the Americans with
4016 Disabilities Act.

4017

4018 2. Modifications to bicycle parking or loading berth location or design standards.

4019

4020 3. Front Yard Parking: For any zoning district, if front yard parking is
4021 prohibited in Table 21A.44.060-A, “Parking Location and Setback
4022 Requirements”, it may be allowed if all of the following conditions are met:

4023

- 4024 a. The lot contains an existing residential building.
4025 b. No other off-street parking exists on the site.
4026 c. No provided side yard is greater than 8 feet. If greater than 8 feet, no tree
4027 over 6 inches in caliper is present in the side yard that would necessitate
4028 the removal of the tree to locate a parking stall in the side yard or rear
4029 yard.
4030 d. The rear yard is not accessible through a side yard in as provided in

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4031 Subsection A.3.c and does not have frontage on a public street or public
4032 alley and the property does not have access rights across an adjacent
4033 private street or alley.

4034 e. The front yard parking complies with the following standards:

- 4036 (1) The front yard parking is limited to no wider than 10 feet in width
4037 and is a minimum depth of 20 feet.
4038 (2) The front yard parking is accessed by an approved drive approach.
4039 (3) The location of the front yard parking is placed within 10 feet of a
4040 side lot line or for corner properties, may also be within 10 feet of a
4041 rear lot line and is consistent with the location of other driveways on
4042 the block face.

4043
4044 4. Vehicle and Equipment Storage Without Hard Surfacing:

- 4045
4046 a. The property is located in a CG, M-1, M-2, or EI zoning district.
4047 b. The lot is used for long-term vehicle storage, not for regular parking and/or
4048 maneuvering.
4049 c. The storage areas are not located within any required front yard or corner side
4050 yard.
4051 d. The storage area surface is compacted with 6 inches of road base or other similar
4052 material with dust control measures in place.
4053 e. A mechanism, such as a wash bay, gravel guard, or rumble strip is used to remove
4054 mud, sand, dirt, and gravel from the vehicle with a minimum of 50 feet of paved
4055 driveway between the mechanism and a public street. The mechanism used is
4056 subject to approval by the transportation director or designee provided it is a
4057 commonly used device that is effective at removing debris from vehicle tires.

21A.44.100: USE AND MAINTENANCE:

4062 A. Use of Parking Areas: Except as otherwise provided in this section, required off street
4063 parking facilities provided for uses listed in Table 21A.44.040-A, “Minimum and
4064 Maximum Off Street Parking” shall be solely for the parking of automobiles or
4065 authorized temporary uses.

4066 B. Maintenance:

- 4069 1. Space allocated to any off street loading berth or related access or maneuvering
4070 area shall not be used to satisfy the parking space requirements for any off street
4071 parking.
4072
4073 2. Except in the M-1, M-2, CG, and D districts, no cleaning or maintenance of
4074 loading areas using motorized equipment may be performed between ten
4075 o'clock (10:00) P.M. and seven o'clock (7:00) A.M. each day, except for
4076 snow removal.

4077

4078

21A.44.110: NONCONFORMING PARKING AND LOADING FACILITIES:

4080

Nonconforming parking and loading facilities shall be subject to the standards established in Chapter 21A.38, "Nonconforming Uses and Noncomplying Structures", and the criteria established in this section.

4084

- A. Continuation of Nonconforming Parking and Loading Facilities: Any parking spaces, loading facilities, or access to public rights-of-way that were lawfully existing or created prior to the effective date of this ordinance, but that have since become nonconforming with the provisions of this chapter through the actions of the city or any governmental entity, shall be allowed to continue, but any expansion of the use or structure, or change of use, after the adoption date of this ordinance shall comply with the provisions of this Chapter 21A.44, "Off Street Parking, Mobility, and Loading".
- B. Nonconformity Due to Governmental Acquisition: Where a lot, tract, or parcel is occupied by a lawful structure or use, and where the acquisition of right-of-way by eminent domain, dedication, or purchase by a city, county, state, or federal agency creates noncompliance of the parking, loading, or drive-through facilities with any requirement of this chapter, the parking, loading, or drive-through facility shall be deemed lawful and conforming. This designation shall apply only to noncompliance resulting directly from the acquisition of right-of-way.
- C. Damage or Destruction: Reconstruction, reestablishment, or repair of any nonconforming parking, loading, or drive- through area involuntarily damaged or destroyed by fire, collapse, explosion or other natural cause is not required to comply with the standards of this chapter. The parking and loading facilities may be restored or continued as they existed prior to the damage or destruction, or in a manner that reduces any nonconformity that existed prior to the damage or destruction.
- D. Legalization of Garages Converted to Residential Use: Garages attached to single-family and two-family residential structures converted to residential uses before April 12, 1995, and any associated front yard parking, may be legalized by complying with the following requirements:
 - 1. The property owner shall obtain a building permit for all building modifications associated with converting the garage to residential use and the city shall inspect the conversion for substantial compliance with adopted life safety regulations.
 - 2. The driveway leading to the converted garage shall not be removed without replacing the same number of parking spaces (up to the minimum required by this chapter) in a location authorized by this chapter.

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- 4123
4124 3. Parking on the driveway in the front yard is restricted to passenger vehicles only.
- 4125
- 4126 SECTION 23. Amending the Text of *Salt Lake City Code* Section 21A.60.020. That Section
- 4127 21A.60.020 of the *Salt Lake City Code* (Zoning: List of Terms: List of Defined Terms), shall be and
- 4128 hereby is amended to read as follows:
- 4129 **21A.60.020: LIST OF DEFINED TERMS:**
- 4130
4131 A-frame sign. See eChapter 21A.46 of this title.
- 4132 Abutting.
- 4133 Access taper.
- 4134 Accessory building or structure.
- 4135 Accessory lot.
- 4136 Accessory structure.
- 4137 Accessory use.
- 4138 Accessory use (on accessory lot).
- 4139 Adaptive reuse of a landmark building.
- 4140 Administrative decision.
- 4141 Agricultural use.
- 4142 Air circulation system. See sSection 21A.34.040 of this title.
- 4143 Airport. See also sSection 21A.34.040 of this title.
- 4144 Airport elevation. See sSection 21A.34.040 of this title.
- 4145 Airport hazard. See sSection 21A.34.040 of this title.
- 4146 Airport master plan. See sSection 21A.34.040 of this title.
- 4147 Airport reference point. See sSection 21A.34.040 of this title.
- 4148 Alcohol, bar establishment.
- 4149 Alcohol, bar establishment (indoor).
- 4150 Alcohol, bar establishment (more than 2,500 square feet in floor area). See Alcohol, bar
- 4151 establishment.
- 4152 Alcohol, bar establishment (outdoor).
- 4153 Alcohol, bar establishment (2,500 square feet or less in floor area). See Alcohol, bar
- 4154 establishment.
- 4155 Alcohol, brewpub.
- 4156 Alcohol, brewpub (indoor).
- 4157 Alcohol, brewpub (more than 2,500 square feet in floor area). See Alcohol, brewpub.
- 4158 Alcohol, brewpub (outdoor).
- 4159 Alcohol, brewpub (2,500 square feet or less in floor area). See Alcohol, brewpub.
- 4160 Alcohol, distillery.
- 4161 Alcohol, liquor store.
- 4162 Alcohol related establishment.
- 4163 Alcohol, tavern.
- 4164 Alcohol, tavern (indoor).

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- 4165 Alcohol, tavern (more than 2,500 square feet in floor area). See Alcohol, tavern.
4166 Alcohol, tavern (outdoor).
4167 Alcohol, tavern (2,500 square feet or less in floor area). See Alcohol, tavern.
4168 Alcohol, winery.
4169 Alley.
4170 Alteration.
4171 Alteration, sign. See eChapter 21A.46 of this title.
4172 Alternative parking property.
4173 Ambulance service.
4174 Ambulance service (indoor).
4175 Ambulance service (outdoor).
4176 Amphitheater, formal.
4177 Amphitheater, informal.
4178 Amusement park.
4179 Ancillary mechanical equipment.
4180 Animal, cremation service.
4181 Animal, kennel.
4182 Animal, kennel on lots of five acres or larger.
4183 Animal, pet cemetery.
4184 Animal, pound.
4185 Animal, raising of furbearing animals.
4186 Animal rendering.
4187 Animal, stable (private).
4188 Animal, stable (public).
4189 Animal, stockyard.
4190 Animal, veterinary office.
4191 Animated sign. See eChapter 21A.46 of this title.
4192 Antenna.
4193 Antenna, communication tower.
4194 Antenna, communication tower, exceeding the maximum building height in the zone. See
4195 Antenna, communication tower.
4196 Antenna, low power radio service.
4197 Antenna, low power radio service - monopole with antennas and antenna support structures
4198 greater than two feet in width.
4199 Antenna, low power radio service - monopole with antennas and antenna support structures
4200 less than two feet in width.
4201 Antenna, roof mounted.
4202 Antenna, satellite dish.
4203 Antenna, stealth.
4204 Antenna, TV.
4205 Antenna, wall mounted.
4206 Antenna, whip.
4207 Apartment.
4208 Appeals Hearing Officer.
4209 Aquatic resource.
4210 Arcade.

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- 4211 Architecturally incompatible.
4212 Art gallery.
4213 Artisan food production.
4214 Artists' loft/studio.
4215 Auction (indoor).
4216 Auction (outdoor).
4217 Auditorium.
4218 Automatic amusement device.
4219 Automobile.
4220 Awning. See eChapter 21A.46 of this title.
4221 Awning sign. See eChapter 21A.46 of this title.
4222 BMP.
4223 Backflow preventer.
4224 Backlit awning sign. See eChapter 21A.46 of this title.
4225 Bakery, commercial.
4226 Balloon. See eChapter 21A.46 of this title.
4227 Banner, public event. See eChapter 21A.46 of this title.
4228 Banner, secured. See eChapter 21A.46 of this title.
4229 Banner, unsecured. See eChapter 21A.46 of this title.
4230 Base zoning district.
4231 Basement.
4232 Bed and breakfast.
4233 Bed and breakfast inn.
4234 Bed and breakfast manor.
4235 Bench sign. See eChapter 21A.46 of this title.
4236 Best Management Practice (BMP) (applies only to eChapter 21A.48 of this title).
4237 Billboard. See sSubsection 21A.46.160_B of this title.
4238 Billboard bank. See sSubsection 21A.46.160_B of this title.
4239 Billboard credit. See sSubsection 21A.46.160_B of this title.
4240 Billboard (outdoor advertising sign). See eChapter 21A.46 of this title.
4241 Billboard owner. See sSubsection 21A.46.160_B of this title.
4242 Bioretention.
4243 Blacksmith shop.
4244 Block.
4245 Block corner.
4246 Block face.
4247 Blood donation center.
4248 Boarding house.
4249 Botanical garden.
4250 Bottling plant.
4251 Brewery.
4252 Buffer yard.
4253 Buildable area.
4254 Building.
4255 Building, accessory.
4256 Building connection.

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- 4257 Building coverage.
- 4258 Building face. See eChapter 21A.46 of this title.
- 4259 Building, front line of.
- 4260 Building height - in the FR-1, FR-2, FR-3, FP, R-1/5,000, R-1/7,000, R-1/12,000, R-2, SR-1
4261 and SR-3 Districts.
- 4262 Building height - outside FR, FP, R-1, R-2 and SR Districts.
- 4263 Building line.
- 4264 Building materials distribution.
- 4265 Building official.
- 4266 Building or house numbers sign. See eChapter 21A.46 of this title.
- 4267 Building plaque sign. See eChapter 21A.46 of this title.
- 4268 Building, principal.
- 4269 Building, public.
- 4270 Building security sign. See eChapter 21A.46 of this title.
- 4271 Building sign. See eChapter 21A.46 of this title.
- 4272 Bulk.
- 4273 Bulk material storage.
- 4274 Bus line station/terminal.
- 4275 Bus line yard and repair facility.
- 4276 Business.
- 4277 Business, mobile.
- 4278 Business park.
- 4279 Caliper. See sSubsection 21A.48.135.D of this title.
- 4280 Canopy. See eChapter 21A.46 of this title.
- 4281 Canopy, drive-through. See eChapter 21A.46 of this title.
- 4282 Canopy, drive-through, sign. See eChapter 21A.46 of this title.
- 4283 Canopy sign. See eChapter 21A.46 of this title.
- 4284 Car pool.
- 4285 Carshare.
- 4286 Car wash.
- 4287 Car wash as accessory use to gas station or convenience store that sells gas.
- 4288 Carpet cleaning.
- 4289 Carport.
- 4290 Cemetery.
- 4291 Certificate of appropriateness.
- 4292 Certificate of occupancy.
- 4293 Certificate, zoning.
- 4294 Change of use.
- 4295 Character Conservation District feasibility study.
- 4296 Character defining features.
- 4297 Charity dining hall.
- 4298 Check cashing/payday loan business.
- 4299 Chemical manufacturing and storage.
- 4300 City Council.
- 4301 City Forester.
- 4302 Clearance (of a sign). See eChapter 21A.46 of this title.

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- 4303 Clinic (medical/dental).
4304 Cold frame.
4305 Commercial Districts.
4306 Commercial food preparation.
4307 Commercial service establishment.
4308 Commercial vehicle.
4309 Commercial video arcade.
4310 Common areas, space and facilities.
4311 Communication tower.
4312 Community correctional facility.
4313 Community correctional facility, large.
4314 Community correctional facility, small.
4315 Community garden.
4316 Community recreation center.
4317 Compatibility.
4318 Compatible design.
4319 Compatible land use.
4320 Complete demolition.
4321 Composting.
4322 Concept development plan.
4323 Concrete and/or asphalt manufacturing.
4324 Conditional use.
4325 Condominium - condominium project and condominium unit.
4326 Condominium Ownership Act of 1975. See title 20, eChapter 20.56 of this Code.
4327 Condominium Ownership Act of 1975 or Act.
4328 Condominium unit.
4329 Consensus.
4330 Construction period.
4331 Construction sign. See eChapter 21A.46 of this title.
4332 Contractor's yard/office.
4333 Convent/monastery.
4334 Convention center.
4335 Conversion.
4336 Corner building.
4337 Corner lot.
4338 Corner side yard.
4339 Crematorium.
4340 Critical root zone.
4341 dbh. See sSubsection 21A.48.135.D of this title.
4342 Daycare.
4343 Daycare center, adult.
4344 Daycare center, child.
4345 Daycare, nonregistered home.
4346 Daycare, registered home daycare or preschool.
4347 Decibel.
4348 Dental laboratory/research facility.

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- 4349 Design capacity.
4350 Design review.
4351 Development.
4352 Development entry sign. See eChapter 21A.46 of this title.
4353 Development pattern.
4354 Diameter at breast height. See sSubsection 21A.48.135.D of this title.
4355 Directional or informational sign (private). See eChapter 21A.46 of this title.
4356 Directory sign. See eChapter 21A.46 of this title.
4357 Disabled.
4358 District plan and design standards.
4359 Dormer.
4360 Drive-through facility.
4361 Drop forge industry.
4362 Dwell time. See sSubsection 21A.46.160.B of this title.
4363 Dwelling.
4364 Dwelling, accessory guest and servants' quarters.
4365 Dwelling, accessory unit.
4366 Dwelling, assisted living facility (large).
4367 Dwelling, assisted living facility (limited capacity).
4368 Dwelling, assisted living facility (small).
4369 Dwelling, fraternity, sorority.
4370 Dwelling, group home (large).
4371 Dwelling, group home (small).
4372 Dwelling, group home (small), when located above or below first story office, retail, or
4373 commercial use, or on the first story where the unit is not located adjacent to street
4374 frontage. See Dwelling, group home (small).
4375 Dwelling, living quarters for caretaker or security guard.
4376 Dwelling, living quarters for caretaker or security guard, limited to uses on lots one acre in
4377 size or larger and accessory to a principal use allowed by the zoning district. See
4378 Dwelling, living quarters for caretaker or security guard.
4379 Dwelling, manufactured home.
4380 Dwelling, mobile home.
4381 Dwelling, modular home.
4382 Dwelling, multi-family.
4383 Dwelling, residential support (large).
4384 Dwelling, residential support (small).
4385 Dwelling, rooming (boarding) house.
4386 Dwelling, single-family.
4387 Dwelling, single-family attached.
4388 Dwelling, single room occupancy.
4389 Dwelling, twin home and two-family.
4390 Dwelling, two-family.
4391 Dwelling unit.
4392 ET or ETo.
4393 ETAF.
4394 Ecological restoration project.

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- 4395 Electronic billboard. See sSubsection 21A.46.160.B of this title.
- 4396 Electronic changeable copy sign. See eChapter 21A.46 of this title.
- 4397 Electronic sign. See sSubsection 21A.46.160.B of this title.
- 4398 Eleemosynary facility.
- 4399 Elevation area.
- 4400 Elevation area, first floor.
- 4401 Emergency medical service facility.
- 4402 End of life care.
- 4403 Equipment rental (indoor and/or outdoor).
- 4404 Equipment rental, sales, and service, heavy.
- 4405 Evapotranspiration (ET) rate.
- 4406 Evergreen.
- 4407 Excess dwelling units.
- 4408 Exhibition hall.
- 4409 Existing billboard. See sSubsection 21A.46.160.B of this title.
- 4410 Existing/established subdivision.
- 4411 Explosive manufacturing and storage.
- 4412 Externally illuminated sign. See eChapter 21A.46 of this title.
- 4413 Extractive industry.
- 4414 FAA. See sSection 21A.34.040 of this title.
- 4415 Fairground.
- 4416 Family.
- 4417 Farmers' market.
- 4418 Fee schedule.
- 4419 Fence.
- 4420 Fence, electric security.
- 4421 Fence, opaque or solid.
- 4422 Fence, open.
- 4423 Financial institution.
- 4424 Financial institution, with drive-through facility.
- 4425 Fixed dimensional standards.
- 4426 Flag, corporate. See eChapter 21A.46 of this title.
- 4427 Flag lot.
- 4428 Flag, official. See eChapter 21A.46 of this title.
- 4429 Flag, pennant. See eChapter 21A.46 of this title.
- 4430 Flammable liquids or gases, heating fuel distribution and storage.
- 4431 Flat sign. See eChapter 21A.46 of this title.
- 4432 Flea market (indoor).
- 4433 Flea market (outdoor).
- 4434 Floor.
- 4435 Floor area, gross.
- 4436 Floor area, usable.
- 4437 Food processing.
- 4438 Foot-candle. See sSubsection 21A.46.160.B of this title.
- 4439 Freestanding sign. See eChapter 21A.46 of this title.
- 4440 Front yard. See Yard, front.

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- 4441 Fuel center.
- 4442 Fugitive dust.
- 4443 Funeral home or mortuary.
- 4444 Garage.
- 4445 Garage, attached.
- 4446 Garage/yard sale sign. See eChapter 21A.46 of this title.
- 4447 Gas price sign. See eChapter 21A.46 of this title.
- 4448 Gas pump sign. See eChapter 21A.46 of this title.
- 4449 Gas station.
- 4450 Gateway. See sSubsection 21A.46.160.B of this title.
- 4451 General Plan.
- 4452 Golf course.
- 4453 Government facility requiring special design features for security purposes.
- 4454 Government office.
- 4455 Government sign. See eChapter 21A.46 of this title.
- 4456 Governmental facility.
- 4457 Grade, established.
- 4458 Grade, finished.
- 4459 Grade, natural.
- 4460 Grain elevator.
- 4461 Greenhouse.
- 4462 Gross floor area.
- 4463 Ground cover.
- 4464 Guest.
- 4465 Hard surfaced.
- 4466 Hazardous waste processing or storage.
- 4467 Health and fitness facility.
- 4468 Health hazard.
- 4469 Heavy manufacturing.
- 4470 Height. See sSection 21A.34.040 of this title.
- 4471 Height, exterior wall.
- 4472 Height (of a sign). See eChapter 21A.46 of this title.
- 4473 Height, sign face. See eChapter 21A.46 of this title.
- 4474 Heliport.
- 4475 Heliport, accessory. See Heliport.
- 4476 Historic buildings or sites.
- 4477 Historic Landmark Commission.
- 4478 Historic site.
- 4479 Historical marker. See eChapter 21A.46 of this title.
- 4480 Home occupation.
- 4481 Homeless resource center.
- 4482 Homeless shelter.
- 4483 Hoop house.
- 4484 Hospice.
- 4485 Hospital, including accessory lodging facility.
- 4486 Hotel/motel.

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- 4487 House museum in landmark site.
4488 Hunting club, duck.
4489 Hydrozones.
4490 Illegal sign. See eChapter 21A.46 of this title.
4491 Illuminance. See sSubsection 21A.46.160.B of this title.
4492 Impact mitigation report.
4493 Impact statement.
4494 Impound lot.
4495 Incinerator, medical waste/hazardous waste.
4496 Incompatible use. See sSection 21A.34.040 of this title.
4497 Industrial assembly.
4498 Infill.
4499 Inland port.
4500 Inland port land use application.
4501 Inland port use.
4502 Institution.
4503 Interior side yard.
4504 Interior sign. See eChapter 21A.46 of this title.
4505 Intermodal transit passenger hub.
4506 Internally illuminated sign. See eChapter 21A.46 of this title.
4507 Interpretation.
4508 Interpretation, use.
4509 Irrigation audit.
4510 Jail.
4511 Jewelry fabrication.
4512 Kiosk. See eChapter 21A.46 of this title.
4513 Laboratory, medical, dental, optical.
4514 Laboratory, testing.
4515 Land use.
4516 Land Use Appeal Authority.
4517 Land use applicant.
4518 Land use application.
4519 Land Use Authority.
4520 Land use type (similar land use type).
4521 Landfill.
4522 Landfill, commercial.
4523 Landfill, construction debris.
4524 Landfill, end use plan.
4525 Landfill, Municipal.
4526 Landmark site.
4527 Landscape area.
4528 Landscape BMPs manual.
4529 Landscape buffer.
4530 Landscape plan.
4531 Landscape yard.
4532 Landscaping.

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- 4533 Lattice tower.
- 4534 Laundry, commercial.
- 4535 Legal conforming.
- 4536 Letter sign. See eChapter 21A.46 of this title.
- 4537 Library.
- 4538 Light manufacturing.
- 4539 Limousine service.
- 4540 Limousine service (large).
- 4541 Limousine service (small).
- 4542 Locally grown.
- 4543 Lodging house.
- 4544 Logo. See eChapter 21A.46 of this title.
- 4545 Lot.
- 4546 Lot area.
- 4547 Lot area, net.
- 4548 Lot assemblage.
- 4549 Lot, corner.
- 4550 Lot depth.
- 4551 Lot, flag.
- 4552 Lot, interior.
- 4553 Lot line, corner side.
- 4554 Lot line, front.
- 4555 Lot line, interior side.
- 4556 Lot line, rear.
- 4557 Lot width.
- 4558 Low volume irrigation.
- 4559 Major streets.
- 4560 Manufactured home.
- 4561 Manufactured/mobile home sales and service.
- 4562 Manufacturing, heavy.
- 4563 Manufacturing, light.
- 4564 Marquee. See eChapter 21A.46 of this title.
- 4565 Marquee sign. See eChapter 21A.46 of this title.
- 4566 Master plan.
- 4567 Maximum extent practicable. See sSubsection 21A.48.135.D of this title.
- 4568 Meeting hall of membership organization.
- 4569 Memorial sign. See eChapter 21A.46 of this title.
- 4570 Mid block area.
- 4571 Mixed use development.
- 4572 Mobile food business.
- 4573 Mobile food court.
- 4574 Mobile food trailer.
- 4575 Mobile food truck.
- 4576 Monument sign. See eChapter 21A.46 of this title.
- 4577 Motel/hotel.
- 4578 Motion. See sSubsection 21A.46.160.B of this title.

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- 4579 Mulch.
- 4580 Municipal service uses, including City utility uses and police and fire stations.
- 4581 Museum.
- 4582 Nameplate sign. See eChapter 21A.46 of this title.
- 4583 Natural open space.
- 4584 Natural resource.
- 4585 Neighborhood identification sign. See eChapter 21A.46 of this title.
- 4586 Neon public parking sign. See eChapter 21A.46 of this title.
- 4587 New billboard. See sSubsection 21A.46.160.B of this title.
- 4588 New construction.
- 4589 New development sign. See eChapter 21A.46 of this title.
- 4590 Noncomplying lot.
- 4591 Noncomplying structure.
- 4592 Nonconforming billboard. See sSubsection 21A.46.160.B of this title.
- 4593 Nonconforming sign. See eChapter 21A.46 of this title.
- 4594 Nonconforming use. See also sSection 21A.34.040 of this title.
- 4595 Nonconformity.
- 4596 Nonprecision instrument runway. See sSection 21A.34.040 of this title.
- 4597 Nursing care facility.
- 4598 Oasis.
- 4599 Obstruction.
- 4600 Off premises sign. See eChapter 21A.46 of this title.
- 4601 Off-site.
- 4602 Off street parking.
- 4603 Office.
- 4604 Office, accessory use supporting an institutional use.
- 4605 Office and/or reception center in landmark site.
- 4606 Office, excluding medical and dental clinic and office.
- 4607 Office, publishing company.
- 4608 Office, research related.
- 4609 Office, single practitioner medical, dental, and health.
- 4610 On premises sign. See eChapter 21A.46 of this title.
- 4611 Open air mall. See eChapter 21A.46 of this title.
- 4612 Open space.
- 4613 Open space area.
- 4614 Open space on lots less than four acres in size.
- 4615 Outdoor advertising sign. See eChapter 21A.46 of this title.
- 4616 Outdoor dining.
- 4617 Outdoor television monitor.
- 4618 Overlay district.
- 4619 Overspray.
- 4620 Owner occupant.
- 4621 Package delivery facility.
- 4622 Paint manufacturing.
- 4623 Parcel.
- 4624 Park.

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- 4625 Park and ride lot.
4626 Park banner sign. See eChapter 21A.46 of this title.
4627 Park strip.
4628 Park strip landscaping.
4629 Parking, commercial.
4630 Parking facility, shared.
4631 Parking garage.
4632 Parking garage, automated.
4633 Parking, intensified reuse.
4634 Parking, leased.
4635 Parking, leased - alternative parking.
4636 Parking lot.
4637 Parking, off-site.
4638 ~~Parking, off site (to support nonconforming uses in a Residential Zone or uses in the CN or CB Zones).~~
4640 ~~Parking, park and ride lot.~~
4641 ~~Parking, park and ride lot shared with existing use.~~
4642 Parking, shared.
4643 Parking space.
4644 Parking study.
4645 Parking study - alternative parking.
4646 Parking, tandem.
4647 Parking, unbundled.
4648 Patio.
4649 Pedestrian connection.
4650 Perennial.
4651 Performance standards.
4652 Performing arts production facility.
4653 Person. See also sSection 21A.34.040 of this title.
4654 Persons with disabilities.
4655 Philanthropic use.
4656 Pitched roof.
4657 Place of worship.
4658 Place of worship on lot less than four acres in size.
4659 Planned development.
4660 Planning Commission.
4661 Planning director.
4662 Planning official.
4663 Planting season.
4664 Plaza.
4665 Pole sign. See eChapter 21A.46 of this title.
4666 Political sign. See eChapter 21A.46 of this title.
4667 Portable sign. See eChapter 21A.46 of this title.
4668 Poultry farm or processing plant.
4669 Precision instrument runway. See sSection 21A.34.040 of this title.
4670 Premises. See eChapter 21A.46 of this title.

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- 4671 Prepared food, takeout.
- 4672 Primary entrance.
- 4673 Primary surface. See sSection 21A.34.040 of this title.
- 4674 Printing plant.
- 4675 Projecting building sign. See eChapter 21A.46 of this title.
- 4676 Projecting business storefront sign. See eChapter 21A.46 of this title.
- 4677 Projecting parking entry sign. See eChapter 21A.46 of this title.
- 4678 Public safety sign. See eChapter 21A.46 of this title.
- 4679 Public transportation, employer sponsored.
- 4680 Quality of life.
- 4681 Radio, television station.
- 4682 Railroad, freight terminal facility.
- 4683 Railroad, passenger station.
- 4684 Railroad, repair shop.
- 4685 Rainwater harvesting.
- 4686 Real estate sign. See eChapter 21A.46 of this title.
- 4687 Rear yard.
- 4688 Reception center.
- 4689 Record of survey map.
- 4690 Recreation (indoor).
- 4691 Recreation (outdoor).
- 4692 Recreation vehicle park.
- 4693 Recreational (playground) equipment.
- 4694 Recycling collection station.
- 4695 Recycling container.
- 4696 Recycling processing center (indoor).
- 4697 Recycling processing center (outdoor).
- 4698 Refinery, petroleum products.
- 4699 Relocatable office building.
- 4700 Research and development facility.
- 4701 Research facility, medical.
- 4702 Research facility, medical/dental.
- 4703 Residential Districts.
- 4704 Residential structure.
- 4705 Restaurant.
- 4706 Restaurant, with drive-through facility.
- 4707 Restaurant, with or without drive-through facility.
- 4708 Retail goods establishment.
- 4709 Retail goods establishment, plant and garden shop with outdoor retail sales area.
- 4710 Retail goods establishment, with drive-through facility.
- 4711 Retail goods establishment, with or without drive-through facility.
- 4712 Retail, sales and service accessory use when located within a principal building.
- 4713 Retail, sales and service accessory use when located within a principal building and operated primarily for the convenience of employees.
- 4714 Retail service establishment.
- 4715 Retail service establishment, electronic repair shop.

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- 4717 Retail service establishment, furniture repair shop.
4718 Retail service establishment, upholstery shop.
4719 Retail service establishment, with drive-through facility.
4720 Retaining wall.
4721 Reuse water.
4722 Reverse vending machine.
4723 Rock, sand and gravel storage and distribution.
4724 Roof sign. See eChapter 21A.46 of this title.
4725 Runway. See sSection 21A.34.040 of this title.
4726 Sales and display (outdoor).
4727 Salt Lake City landscape BMPs for water resource efficiency and protection.
4728 Salt Lake City plant list and hydrozone schedule.
4729 School, college or university.
4730 School, K - 12 private.
4731 School, K - 12 public.
4732 School, medical/nursing.
4733 School, music conservatory.
4734 School, professional and vocational.
4735 School, professional and vocational (with outdoor activities).
4736 School, professional and vocational (without outdoor activities).
4737 School, seminary and religious institute.
4738 Schools, public or private.
4739 Seasonal farm stand.
4740 Seasonal item sales.
4741 Setback.
4742 Sexually oriented business.
4743 Shopping center.
4744 Shopping center identification sign. See eChapter 21A.46 of this title.
4745 Shopping center pad site.
4746 Side yard.
4747 Sight distance triangle.
4748 Sign. See eChapter 21A.46 of this title.
4749 Sign face. See eChapter 21A.46 of this title.
4750 Sign face area. See eChapter 21A.46 of this title.
4751 Sign graphics. See eChapter 21A.46 of this title.
4752 Sign maintenance. See eChapter 21A.46 of this title.
4753 Sign master plan agreement. See eChapter 21A.46 of this title.
4754 Sign painting/fabrication.
4755 Sign painting/fabrication (indoor).
4756 Sign structure or support. See eChapter 21A.46 of this title.
4757 Single-family dwelling.
4758 Site development permit.
4759 Site plan.
4760 Sketch plan review.
4761 Slaughterhouse.
4762 Sludge.

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- 4763 Small brewery.
- 4764 Smoke or smoking.
- 4765 Snipe sign. See eChapter 21A.46 of this title.
- 4766 Snow cone and shaved ice hut.
- 4767 Social service mission.
- 4768 Social service mission and charity dining hall.
- 4769 Soil amendment.
- 4770 Solar array.
- 4771 Solar energy collection system, small.
- 4772 Sound attenuation. See sSection 21A.34.040 of this title.
- 4773 Special event sign. See eChapter 21A.46 of this title.
- 4774 Special gateway. See sSubsection 21A.46.160.B of this title.
- 4775 Special purpose districts.
- 4776 Specimen tree. See sSubsection 21A.48.135.D of this title.
- 4777 Spot zoning.
- 4778 Stabilizing.
- 4779 Stable.
- 4780 Stadium. See also eChapter 21A.46 of this title.
- 4781 Storage, accessory (outdoor).
- 4782 Storage and display (outdoor).
- 4783 Storage (outdoor).
- 4784 Storage, public (outdoor).
- 4785 Storage, self.
- 4786 Store, convenience.
- 4787 Store, conventional department.
- 4788 Store, fashion oriented department.
- 4789 Store, mass merchandising.
- 4790 Store, pawnshop.
- 4791 Store, specialty.
- 4792 Store, specialty fashion department.
- 4793 Store, superstore and hypermarket.
- 4794 Store, warehouse club.
- 4795 Storefront. See eChapter 21A.46 of this title.
- 4796 Story (floor).
- 4797 Story, half.
- 4798 Street.
- 4799 Street frontage.
- 4800 Street trees.
- 4801 Streetscape.
- 4802 Structural alteration.
- 4803 Structural soil.
- 4804 Structure. See also sSection 21A.34.040 of this title.
- 4805 Structure, accessory.
- 4806 Studio, art.
- 4807 Studio, motion picture.
- 4808 Subdivision.

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- 4809 TV antenna.
4810 Taxicab facility.
4811 Temporarily irrigated area.
4812 Temporary embellishment. See ~~s~~Subsection 21A.46.160.B of this title.
4813 Temporary sign. See ~~e~~Chapter 21A.46 of this title.
4814 Temporary use.
4815 Theater, live performance.
4816 Theater, live performance or movie.
4817 Theater, movie.
4818 Tier 2 water target.
4819 Tire distribution retail/wholesale.
4820 Transportation terminal, including bus, rail and trucking.
4821 Treasured landscape.
4822 Tree. See ~~s~~Section 21A.34.040 of this title.
4823 Tree protection fencing. See ~~s~~Subsection 21A.48.135.D of this title.
4824 Tree protection zone. See ~~s~~Subsection 21A.48.135.D of this title.
4825 Trellis.
4826 Truck freight terminal.
4827 Truck stop.
4828 Trucking, repair, storage, etc., associated with extractive industries.
4829 Turf.
4830 Twirl time. See ~~s~~Subsection 21A.46.160.B of this title.
4831 Two-family dwelling.
4832 Undevelopable area.
4833 Unique residential population.
4834 Unit.
4835 Unit legalization, implied permit.
4836 Unit legalization permit.
4837 Unit legalization, substantial compliance with Life and Safety Codes.
4838 Urban agriculture.
4839 Urban farm.
4840 Use, principal.
4841 Use, unique nonresidential.
4842 Used or occupied.
4843 Utility, building or structure.
4844 Utility, electric generation facility.
4845 Utility runway. See ~~s~~Section 21A.34.040 of this title.
4846 Utility, sewage treatment plant.
4847 Utility, solid waste transfer station.
4848 Utility, transmission wire, line, pipe or pole.
4849 Vacant lot.
4850 Vanpool.
4851 Vanpool, employer sponsored.
4852 Variance.
4853 Vegetation.
4854 Vehicle.

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- 4855 Vehicle, auction.
- 4856 Vehicle, automobile and truck repair.
- 4857 Vehicle, automobile and truck sales and rental (including large truck).
- 4858 Vehicle, automobile part sales.
- 4859 Vehicle, automobile rental agency.
- 4860 Vehicle, automobile repair, major.
- 4861 Vehicle, automobile repair, minor.
- 4862 Vehicle, automobile sales/rental and service.
- 4863 Vehicle, automobile sales/rental and service (indoor).
- 4864 Vehicle, automobile salvage and recycling (indoor).
- 4865 Vehicle, automobile salvage and recycling (outdoor).
- 4866 Vehicle, boat/recreational vehicle sales and service.
- 4867 Vehicle, boat/recreational vehicle sales and service (indoor).
- 4868 Vehicle, electric.
- 4869 **Vehicle, recreational.**
- 4870 Vehicle, recreational vehicle (RV) sales and service.
- 4871 Vehicle, truck repair (large).
- 4872 Vehicle, truck sales and rental (large).
- 4873 Vehicular sign. See eChapter 21A.46 of this title.
- 4874 Vending cart.
- 4875 Vending machine sign. See eChapter 21A.46 of this title.
- 4876 Vertical clearance.
- 4877 Vintage sign. See eChapter 21A.46 of this title.
- 4878 Visible. See eChapter 21A.46 of this title.
- 4879 Visual runway. See sSection 21A.34.040 of this title.
- 4880 Wall sign. See eChapter 21A.46 of this title.
- 4881 Warehouse.
- 4882 Warehouse, accessory.
- 4883 Warehouse, accessory to retail and wholesale business (maximum 5,000 square foot floor plate).
- 4885 Water body/waterway.
- 4886 Water budget.
- 4887 Water feature.
- 4888 Welding shop.
- 4889 Wholesale distribution.
- 4890 Wind energy system, large.
- 4891 Wind energy system, small.
- 4892 Window sign. See eChapter 21A.46 of this title.
- 4893 Wireless telecommunications facility.
- 4894 Woodworking mill.
- 4895 Yard.
- 4896 Yard, corner side.
- 4897 Yard, front.
- 4898 Yard, interior side.
- 4899 Yard, rear.
- 4900 Yard, side.

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4901 Zoning Administrator.
4902 Zoning districts.
4903 Zoning lot.
4904 Zoning map.
4905 Zoological park.
4906

4907 SECTION 24. Amending the Text of *Salt Lake City Code* Section 21A.62.040. That Section
4908 21A.62.040 of the *Salt Lake City Code* (Zoning: Definitions: Definitions of Terms), shall be and
4909 hereby is amended as follows:

4910 a. Amending the definition of “Automobile.” That the definition of “Automobile” shall
4911 be amended to read as follows:

4912 AUTOMOBILE: Any vehicle propelled by its own motor and operating on ordinary
4913 roads. As used herein, the term includes passenger cars, light trucks (1 ton or less),
4914 motorcycles, recreation vehicles and the like. A self-propelled vehicle with wheels
4915 that can legally operate within a public right-of-way. The term includes but is not
4916 limited to passenger cars, light trucks, and recreational vehicles.

4917 b. Amending the definition of “Alternative parking property.” That the definition of
4918 “Alternative parking property” shall be amended to read as follows:

4919 ALTERNATIVE PARKING PROPERTY: The property for which an alternative
4920 parking requirement is proposed, pursuant to sSection 21A.44.040 21A.44.050 of this
4921 title.

4922 c. Amending the definition of “Bioretention.” That the definition of “Bioretention”
4923 shall be amended to read as follows:

4924 BIODETENTION: A low impact development term, also sometimes called a rain
4925 garden, biofilter or porous landscape detention, that is based on on-site retention of
4926 stormwater through the use of vegetated depressions engineered to collect, store, and
4927 infiltrate runoff. A low impact development term also sometimes called a rain garden,
4928 biofilter or porous landscape detention that achieves on-site retention of stormwater
4929 through the use of vegetated depressions engineered to collect, store, and facilitate
4930 runoff infiltration.

4931

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- 4935 d. Amending the definition of “Car pool.” That the definition of “Car pool” shall be
4936 amended to read as follows:

4937 ~~CAR POOL: A mode of transportation where two (2) or more persons share a car ride~~
4938 ~~to or from work. A group of two or more commuters, including the driver, who share~~
4939 ~~the ride to and from work or other destination on a regularly scheduled basis.~~

- 4940 e. Adding the definition of “Carshare.” That Section 21A.62.040 shall be amended to
4941 add the definition of “Carshare”, which shall read as follows:

4943 ~~CARSHARE: A membership-based model of car use where people rent or borrow~~
4944 ~~cars for short periods of time, often by the hour. Vehicles may be made available~~
4945 ~~through private individuals, a property owner/manager, or commercial companies, but~~
4946 ~~are managed through a facilitator.~~

- 4947 f. Amending the definition of “Change of use.” That the definition of “Change of use”
4948 shall be amended to read as follows:

4950 ~~CHANGE OF USE: The replacement of an existing use by a new use, or a change in~~
4951 ~~the nature of an existing use which does not increase the size, occupancy, or site~~
4952 ~~requirements. A change of ownership, tenancy, name or management, or a change in~~
4953 ~~product or service within the same use classification where the previous nature of the~~
4954 ~~use, line of business, or other function is substantially unchanged is not a change of~~
4955 ~~use. The conversion of existing residential units to condominiums is not a change of~~
4956 ~~use. The replacement of an existing use by a new use, or a change in the nature of an~~
4957 ~~existing. A change of ownership, tenancy, name or management, or a change in~~
4958 ~~product or service within the same use classification where the previous nature of the~~
4959 ~~use, line of business, or other function is substantially unchanged is not a change of~~
4960 ~~use. The conversion of existing residential units to condominiums is not a change of~~
4961 ~~use.~~

- 4962 g. Amending the definition of “Commercial vehicle.” That the definition of
4963 “Commercial vehicle” shall be amended to read as follows:

4965 ~~COMMERCIAL VEHICLE: A vehicle which exceeds one ton capacity and taxis.~~
4966 ~~This shall include, but not be limited to, the following: buses, dump trucks,~~
4967 ~~limousines, roll back tow trucks, stake body trucks, step vans, taxis, tow trucks and~~
4968 ~~tractor trailers. A vehicle associated with a business that exceeds one (1) ton capacity.~~
4969 ~~This includes but is not limited to buses, dump trucks, stake body trucks, step vans,~~

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4970 tow trucks and tractor trailers. Taxis and limousines shall also be considered
4971 commercial vehicles.

4972
4973 h. Adding the definition of “Design capacity.” That Section 21A.62.040 shall be
4974 amended to add the definition of “Design capacity”, which shall read as follows:

4975 DESIGN CAPACITY: The maximum occupancy of a building or structure based on
4976 the fire and/or building code, whichever allows occupancy by a larger group of
4977 people.

4978
4979 i. Amending the definition of “Development.” That the definition of “Development”
4980 shall be amended to read as follows:

4981 DEVELOPMENT:

- 4982 A. The carrying out of any building activity, the making of any material change in
4983 the use or appearance of any structure or land, or the dividing of land into parcels
4984 by any person. The following activities or uses shall be taken for the purposes of
4985 these regulations to involve “development”:
- 4986 1A. The construction of any principal building or structure;
- 4987 2B. Increase in the intensity of use of land, such as an increase in the number of
4988 dwelling units or an increase in nonresidential use intensity that requires
4989 additional parking;
- 4990 3C. Alteration of a shore or bank of a pond, river, stream, lake or other waterway;
- 4991 4D. Commencement of drilling (except to obtain soil samples), the driving of
4992 piles, or excavation on a parcel of land;
- 4993 5E. Demolition of a structure;
- 4994 6F. Clearing of land as an adjunct of construction, including clearing or removal
4995 of vegetation and including any significant disturbance of vegetation or soil
4996 manipulation; and
- 4997 7G. Deposit of refuse, solid or liquid waste, or fill on a parcel of land.
- 4998 B. The following operations or uses shall not be taken for the purpose of these
4999 regulations to involve “development”:

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5000 1A. Work by a highway or road agency or railroad company for the maintenance
5001 of a road or railroad track, if the work is carried out on land within the
5002 boundaries of the right-of-way;

5003 2B. Utility installations as stated in sSubsection 21A.02.050.B of this title;

5004 3C. Landscaping for residential uses; and

5005 4D. Work involving the maintenance of existing landscaped areas and existing
5006 rights-of-way such as setbacks and other planting areas.

5007
5008 j. Amending the definition of “Floor area, gross.” That the definition of “Floor area,
5009 gross” shall be amended to read as follows:

5010 **FLOOR AREA, GROSS:** “Gross floor area” (for determining size of establishment)
5011 means

5012 A. For determining size of establishment, the sum of the gross horizontal area of all
5013 floors of the building measured from the exterior face of the exterior walls or
5014 from the centerline of walls separating two (2) buildings. The floor area of a
5015 building shall include basement floor area, penthouses, attic space having
5016 headroom of seven feet (7') or more, interior balconies and mezzanines, enclosed
5017 porches, and floor area devoted to accessory uses. Space devoted to open air off
5018 street parking or loading shall not be included in floor area.

5019
5020 B. The floor area of structures devoted to bulk storage of materials including, but not
5021 limited to, grain elevators and petroleum storage tanks, shall be determined on the
5022 basis of height in feet (i.e., 10 feet in height shall equal 1 floor).

5023
5024
5025 k. Amending the definition of “Floor area, usable.” That the definition of “Floor area,
5026 usable” shall be amended to read as follows:

5027 **FLOOR AREA, USABLE:** “Usable floor area” (fFor determining off street parking
5028 and loading requirements)means, the sum of the gross horizontal areas of all floors of
5029 the building, as measured from the outside of the exterior walls, devoted to the
5030 principal use, including accessory storage areas located within selling or working
5031 space such as counters, racks, or closets, and any floor area devoted to retailing
5032 activities, to the production or processing of goods or to business or professional
5033 offices. Floor area for the purposes of measurement for off street parking spaces shall
5034 not include:

5035
5036 A. Floor area devoted primarily to mechanical equipment or unfinished storage
5037 areas;

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5038 B. Floor area devoted to off street parking or loading facilities, including aisles,
5039 ramps, and maneuvering space.

- 5040
5041
5042 1. Amending the definition of “Garage.” That the definition of “Garage” shall be
5043 amended to read as follows:

5044 GARAGE: A building, or portion thereof, used to store or keep a motor vehicle. An
5045 accessory building or portion of a building designed or used for the storage of
5046 vehicles used by the occupants of the principle building.

- 5047
5048
5049 m. Amending the definition of “Garage, attached.” That the definition of “Garage,
5050 attached” shall be amended to read as follows:

5051 GARAGE, ATTACHED: “Attached garage” means an accessory building which A
5052 garage that has a roof or wall of which fifty percent (50%) or more is attached to and
5053 in common with a principal building dwelling. Where the accessory building is
5054 attached to a dwelling in this manner, it An attached garage shall be considered part
5055 of the principal building dwelling and shall be subject to all yard requirements of the
5056 principal main building.

- 5057
5058
5059 n. Amending the definition of “Hard surfaced.” That the definition of “Hard surfaced”
5060 shall be amended to read as follows:

5061 HARD SURFACED: A concrete, asphalt, surface, brick, stone or turf block, or other
5062 surface approved by the city engineer that is suitable for vehicle traffic.

- 5063
5064
5065 o. Amending the definition of “Off site.” That the definition of “Off site” shall be
5066 amended to read as follows:

5067 OFF-SITE: A lot that is separate from the lot on which the principal use is located.

- 5068
5069 p. Amending the definition of “Off street parking.” That the definition of “Off street
5070 parking” shall be amended to read as follows:

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5071 OFF STREET PARKING: ~~Parking provided on private or public property, excluding~~
5072 ~~public rights-of-way~~ ~~A site or portion of a site devoted to the parking of automobiles~~
5073 ~~in an area that is not a public or private street or other public right-of-way, including~~
5074 ~~parking spaces, aisles, driveways, and associated landscaped areas.~~

5075

5076

- 5077 q. Amending the definition of “Outdoor dining.” That the definition of “Outdoor dining”
5078 shall be amended to read as follows:

5079 OUTDOOR DINING: A dining area with seats and/or table(s) located outdoors of a
5080 restaurant, brewpub, bar establishment, tavern, market, deli, ~~and~~ or other retail sales
5081 establishment that sells food and/or drinks, and which is either: a) located entirely
5082 outside the walls of the building of the subject business, or b) enclosed on two (2)
5083 sides or less by the walls of the building with or without a solid roof cover, or c)
5084 enclosed on three (3) sides by the walls of the building without a solid roof cover.
5085

- 5086 r. Adding the definition of “Park and ride lot.” That Section 21A.62.040 shall be
5087 amended to add the definition of “Park and ride lot”, which shall read as follows:

5088 PARK AND RIDE LOT: An area or structure intended to accommodate parked
5089 vehicles for the general public, where commuters park their vehicles and continue
5090 travel to another destination via public transit, carpool, vanpool, or bicycle. Parking
5091 lot may be shared with other uses or stand alone.

- 5092
5093
5094 s. Adding the definition of “Parking garage.” That Section 21A.62.040 shall be
5095 amended to add the definition of “Parking garage”, which shall read as follows:

5096 PARKING GARAGE: A structure or part of a structure used primarily for the
5097 housing, parking, or storage of automobiles.

- 5098
5099 t. Amending the definition of “Parking, intensified reuse.” That the definition of
5100 “Parking, intensified reuse” shall be amended to read as follows:

5101 PARKING, INTENSIFIED REUSE: “Intensified reuse parking” means the change of
5102 the use of a building or structure, the past or present use of which may or may not be
5103 legally nonconforming as to parking, to a use which would require a greater number
5104 of parking stalls available on site which would otherwise be required pursuant to
5105 sSection 21A.44.030, table 21A.44.030 21A.44.040 of this title. Intensified parking
5106 reuse shall not include residential uses in ~~R~~residential ~~Z~~zoning ~~D~~districts other than
5107 single room occupancy residential uses and unique residential populations.

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- 5108
5109 u. Amending the definition of “Parking, intensified reuse.” That the definition of
5110 “Parking, intensified reuse” shall be amended to read as follows:
5111 PARKING LOT: A paved, open area on a lot An area on the surface of the land used
5112 for the parking of more than four (4) automobiles whether free, for compensation, or
5113 as an accommodation for clients and customers. Areas designated for the display of
5114 new and used vehicles for sale are not included in this definition.
- 5115
5116
5117 v. Amending the definition of “Parking, off site” That the definition of “Parking, off
5118 site” shall be amended to read as follows:
5119 PARKING, OFF-SITE: The use of a lot for required parking that is separate from the
5120 lot of the principal use. An off-street parking area intended to serve one or more uses
5121 and that is located on a different parcel or lot than the use(s) it is intended to serve.
- 5122
5123
5124 w. Deleting the definition of “Parking, off site (to support nonconforming uses in a
5125 residential zone or uses in the CN or CB zones).” That Section 21A.62.040 shall be
5126 amended to delete the definition of “Parking, off site (to support nonconforming uses
5127 in a residential zone or uses in the CN or CB zones)”:
5128 PARKING, OFF SITE (TO SUPPORT NONCONFORMING USES IN A
5129 RESIDENTIAL ZONE OR USES IN THE CN OR CB ZONES): See definition of
5130 Parking, Off Site.
- 5131
5132 x. Deleting the definition of “Parking, park and ride lot.” That Section 21A.62.040 shall
5133 be amended to delete the definition of “Parking, park and ride lot”:
5134 PARKING, PARK AND RIDE LOT: The use of a lot for parking as an adjunct to
5135 mass transit.
- 5136
5137 y. Deleting the definition of “Parking, park and ride lot shared with existing use.” That
5138 Section 21A.62.040 shall be amended to delete the definition of “Parking, park and
5139 ride lot shared with existing use”:

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5140 ~~PARKING, PARK AND RIDE LOT SHARED WITH EXISTING USE: See~~
5141 ~~definition of Parking, Park And Ride Lot.~~
5142

5143 z. Amending the definition of “Parking, shared” That the definition of “Parking, shared”
5144 shall be amended to read as follows:

5145 ~~PARKING, SHARED: “Shared parking” means off street parking facilities on one lot~~
5146 ~~shared by multiple uses because the total demand for parking spaces is reduced due to~~
5147 ~~the differences in parking demand for each use during specific periods of the day.~~
5148 Joint use of a parking lot or area for more than one principal use.

5149
5150
5151 aa. Amending the definition of “Parking space” That the definition of “Parking space”
5152 shall be amended to read as follows:

5153 ~~PARKING SPACE: Space within a parking area of certain dimensions as defined in~~
5154 ~~eChapter 21A.44 of this title, exclusive of access drives, aisles, ramps, columns, for~~
5155 ~~the storage of one vehicle passenger automobile or commercial vehicle under two (2)~~
5156 ~~ton capacity.~~

5157
5158
5159 bb. Amending the definition of “Parking study” That the definition of “Parking study”
5160 shall be amended to read as follows:

5161 ~~PARKING STUDY: A study prepared by a licensed professional traffic engineer~~
5162 ~~specifically addressing the parking demand generated by a use for which an~~
5163 ~~alternative parking requirement is sought and which provides the city information~~
5164 ~~necessary to determine whether the requested alternative proposed parking~~
5165 ~~requirement will have a material negative impact to adjacent or neighboring~~
5166 ~~properties and be in the best interests of the city.~~

5167
5168
5169 cc. Amending the definition of “Parking, tandem” That the definition of “Parking,
5170 tandem” shall be amended to read as follows:

5171 ~~PARKING, TANDEM: The in-line parking of one motor vehicle behind another in~~
5172 ~~such a way that one parking space can only be accessed through another parking~~
5173 ~~space.~~

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5176 dd. Adding the definition of “Planning director.” That Section 21A.62.040 shall be
5177 amended to add the definition of “Planning director”, which shall read as follows:

5178 PLANNING DIRECTOR: The director of the Salt Lake City Planning Division, or
5179 his/her designee.

5180
5181 ee. Deleting the definition of “Planning official.” That Section 21A.62.040 shall be
5182 amended to delete the definition of “Planning official”:

5183
5184 ~~PLANNING OFFICIAL: The director of the planning division of the department of~~
5185 ~~community and neighborhoods, or his/her designee.~~

5186
5187 ff. Adding the definition of “Primary entrance.” That Section 21A.62.040 shall be
5188 amended to add the definition of “Primary entrance”, which shall read as follows:

5189 PRIMARY ENTRANCE: The entrance to a building, parcel, or development most
5190 used by the public for day-to-day ingress and egress.

5191
5192 gg. Amending the definition of “Street” That the definition of “Street” shall be amended
5193 to read as follows:

5194
5195 STREET: A vehicular way which may also serve for all or part of its width as a way
5196 for pedestrian traffic, whether called street, highway, thoroughfare, parkway,
5197 throughway, road, avenue, boulevard, lane, place, alley, mall or otherwise designated.

5198
5199 hh. Amending the definition of “Vanpool” That the definition of “Vanpool” shall be
5200 amended to read as follows:

5201
5202 VANPOOL: A mode of transportation where two (2) or more persons group of
5203 seven (7) to fifteen (15) commuters, including the driver, who share a the ride in
5204 a van to or and from work or other destination on a regularly scheduled basis.

5205
5206 ii. Adding the definition of “Vehicle.” That Section 21A.62.040 shall be amended to add
5207 the definition of “Vehicle”, which shall read as follows:

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5209 VEHICLE: A device by which any person or property may be transported upon a
5210 public highway except devices used exclusively upon stationary rails or tracks or
5211 exclusively moved by human power.

5212

5213

5214 jj. Amending the definition of “Vehicle, electric” That the definition of “Vehicle,
5215 electric” shall be amended to read as follows:

5216 VEHICLE, ELECTRIC: An electric vehicle is a passenger A device which is
5217 considered a vehicle that uses electricity as its primary source of power, such as a
5218 plug-in electric vehicle or a plug-in hybrid electric vehicle. An electric vehicle
5219 does not include devices that are moved by human power.

5220

5221

5222 kk. Adding the definition of “Vehicle, recreational.” That Section 21A.62.040 shall be

5223 amended to add the definition of “Vehicle, recreational”, which shall read as follows:

5224 VEHICLE, RECREATIONAL: Any motorized vehicle and/or associated non-
5225 motorized equipment used for camping, traveling, boating, or other leisure activities
5226 including, but not limited to campers, boats, travel trailers, motor homes, snow
5227 mobiles, wave runners, and other vehicles designed for traveling on water (motorized
5228 and non-motorized). Trailers used for transporting this type of vehicle are also
5229 included within this definition.

5230

5231

SECTION 257. Replacing Illustration I in Salt Lake City Code Section

5232 21A.62.050. That Section 21A.62.050 of the Salt Lake City Code (Zoning: Definitions:

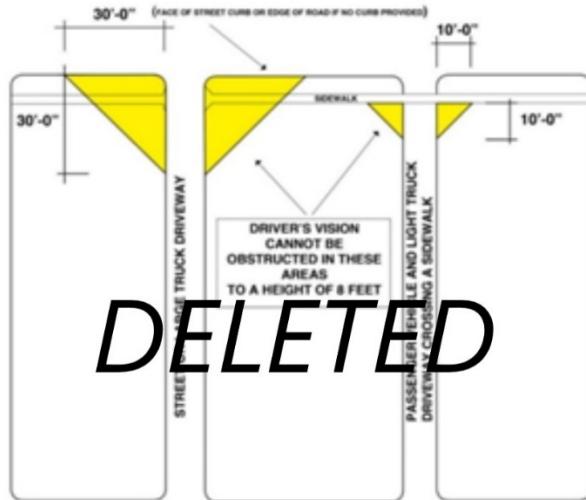
5233 Illustrations of Selected Definitions) shall be, and hereby is amended to replace Illustration I as

5234 follows:

ILLUSTRATION I SIGHT DISTANCE TRIANGLE

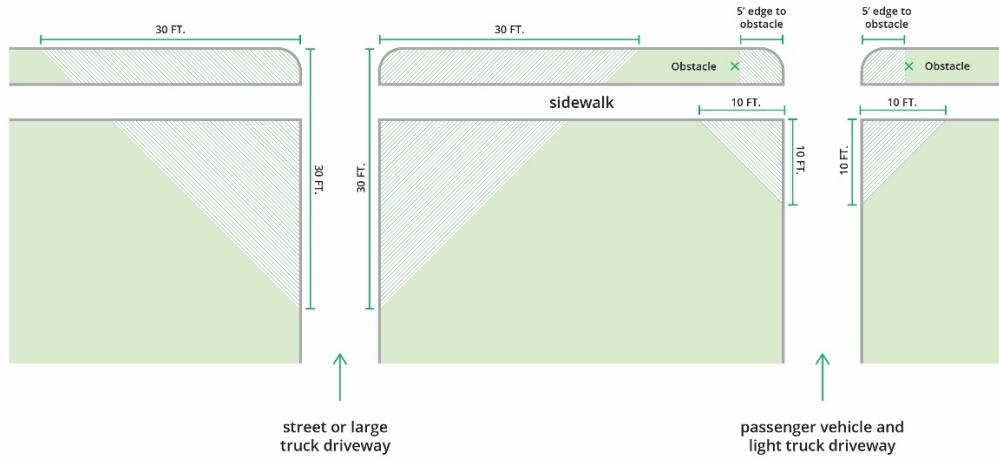
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SIGHT DISTANCE TRIANGLE



5237

SIGHT DISTANCE TRIANGLE



Driveway vision cannot be obstructed in these areas to a height of 7 feet.

5238
5239
5240

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5241

5242 SECTION 26. Effective Date. This Ordinance shall become effective four months from
5243 the date of its adoption; however, a land use applicant wishing to have the provisions of this
5244 Ordinance apply to a land use application sooner may elect to have the provisions herein apply
5245 following its first publication.

5246 Passed by the City Council of Salt Lake City, Utah, this _____ day of _____,
5247 202 .

5248
5249 CHAIRPERSON

5250 ATTEST AND COUNTERSIGN:

5251
5252
5253 CITY RECORDER

5255 Transmitted to Mayor on ..

5257 Mayor's Action: Approved. Vetoed.
5258

MAYOR

5263 CITY RECORDER
5264 (SEAL)

5266 Bill No. of 202 .

5267 Published: _____

5268 **5269** Ordinance amending parking regulations (legislative)