



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

10 East Center Street, North Salt Lake, Utah 84054
(801) 335-8700
(801) 335-8719 Fax

ELECTRONIC MEETING LINK: <https://bit.ly/PC112420>

PLANNING COMMISSION NOTICE & AGENDA November 24, 2020 6:30 p.m.

Notice is given of a public meeting of the North Salt Lake Planning Commission to be held on the above noted date and time in the North Salt Lake City Council chambers located at 10 East Center Street. The agenda will be as follows:

Welcome, Pledge, and Introduction

- 1) Proclamation by Planning Commission Chair Regarding Electronic Meeting
- 2) Public comments
- 3) Consideration of site plan approval for Love Carpet Cleaning at 580 North Main, Greg Love, applicant
- 4) Approval of minutes:
 - a. November 10, 2020

ELECTRONIC MEETING LINK: <https://bit.ly/PC112420>

JOINT MEETING CITY COUNCIL AND PLANNING COMMISSION NOTICE & AGENDA November 24, 2020 7:00 p.m.

- 5) Yearly Training-Open and Public Meetings Act
- 6) Discussion: Form Based Code Draft
- 7) Report on City Council actions on items recommended by Planning Commission

Adjourn

The public is invited to attend all Planning Commission meetings. If you need special accommodations to participate in the Planning Commission meeting, please call the City offices at (801) 335-8700. Please provide at least 24 hours notice for adequate arrangements to be made. Times noted on the agenda are estimates only – the Commission may proceed faster or slower than these estimates indicate.

Notice of Posting:

I, the duly appointed recorder for the City of North Salt Lake, hereby certify that the foregoing agenda was posted on the Utah Public Notice website, at city hall, and sent to the required newspapers this 19th day of Nov, 2020.

Dated this 19th day of Nov, 2020.

Debra Herron



PROCLAMATION
OF THE
CITY OF NORTH SALT LAKE
PLANNING COMMISSION

WHEREAS, the Planning Commission Chair has determined that conducting public meetings of the Planning Commission with an anchor location where the public could attend in person, presents a substantial risk to the health and safety of those who may be present at that location based upon the current Covid-19 pandemic and the limited staff support to properly ensure physical distancing and sufficient disinfection for attendees and staff.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission shall hold meetings for the month of November 2020 by electronic means only, and will not include an anchor location where the public could attend in person.

Dated: November 10, 2020

Ted Knowlton, Chair



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

10 East Center Street, North Salt Lake, Utah 84054
(801) 335-8700
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MEMORANDUM

TO: Planning Commission
FROM: Sherrie Llewelyn, Community Development Director
DATE: November 24, 2020
SUBJECT: Love Carpet Cleaning 580 North Main Street

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the site plan for Love Carpet Cleaning at 580 North Main Street with the following conditions:

1. The pavement type will change from pavement to asphalt at a point no more than 150 feet from the street and will be signed as required by the South Davis Metro Fire Agency as the end of the fire lane; and
2. In lieu of installation of a required sidewalk, the applicant shall provide the city the cost of the installation \$8,260 which the city shall hold in trust for installation of the sidewalk on Main Street in FY2022;
3. Provide one space as an ADA space;

BACKGROUND

The proposed site plan is located at 580 North Main Street. The site has a single family home on the frontage and the proposed business will be located on the rear portion of the lot. The property is zoned MD and the proposed use is a mobile carpet cleaning service. The proposed site is 0.37 acres in size. The home will be maintained and is currently occupied by the owner's son.

The proposed site plan has been evaluated based upon compliance with the site plan application requirements found in 10-20-3 of the City Code. The site plan complies with requirements for parking, circulation, & traffic, as well as health, safety & noise. Landscaping and lighting also comply with the minimum requirements of city code.

REVIEW

The proposed building will be 4,950 sq. ft. and will contain 924 sq. ft. dedicated to office space and remainder will be dedicated to storage of materials, supplies and indoor parking for the service vans. All of the company vans will be parked in the building as the equipment cannot be stored outdoors due to risk of freezing.

The building is setback behind the dwelling 25 feet and 95 feet from the street. The parking for the dwelling is being relocated to share the same access with the business and the excess paved area will be converted to landscaping.

The existing roadway does not have sidewalk and thus the city code requires the installation of the sidewalk by the property owner upon redevelopment of the site. However the city has a capital project scheduled for FY2022 to install sidewalk along the street. Therefore in lieu of curb, gutter and sidewalk installation the applicant can pay the city for his portion of the improvements and the improvements will be installed by the city. In the even the city does not complete the project within 5 years the funds can be refunded to the property owner. The engineer’s estimate for the sidewalk is \$8,260.

The site plan meets the minimum parking requirements which are as follows:

	Parking Requirement	Floor Space	Required	Provided
Office	1/250 sq. ft.	924 sq. ft	4	6 (outdoor)
Warehouse Storage	2/1,000 sq. ft.	4,026 sq. ft.	8	9 (indoor)
Single Family Dwelling	2 spaces		2	2
ADA Parking	1/25 spaces as part of total spaces required			1
TOTAL			14	17

The site has 2,782 sq. ft. (17.2%) of landscaping, the minimum required landscaping is 10%. The landscaping consists of lawn, trees and shrubs. There will be no outside storage and no fencing change has been proposed.

At this time no signage has been proposed. The property is in the S-3 overlay zone and all signage will be required to have a sign permit and must meet the standards in the code.

ARCHITECTURAL REVIEW

The City’s non-residential building design standards aim to improve the quality of construction and architectural aesthetics in non-residential areas of the City. The standards call for all buildings that are visible from a public right of way comply with the standards. The proposed building will only be partially visible to I-15 south bound drivers. The DRC does not believe this constitutes the intent of the building. However, the building does meet all the standards except that related to metal buildings, as the building is 100% metal.

Massing

- Horizontal Articulation every 100 feet-*Each facade greater than one hundred feet (100') in length, measured horizontally, shall incorporate architectural features such as wall plane projections, recesses, or other building material treatments, colors and textures that visually interrupt the wall plane. No uninterrupted length of a facade may exceed one hundred (100) horizontal feet. (meets standard)*
- Vertical Articulation every 30 feet in height-*max height 30 feet (meets standard)*

- Parapet Variation every 60 linear feet-*All facades visible from a public right of way shall include a parapet that varies in height by at least two feet (2') for each sixty (60) linear feet of facade length. (meets standard)*
- *Primary Building Entrance: Any primary entrance shall be clearly defined by either recessing the entrance or with a sheltering element such as an awning, arcade, or portico to provide shelter from the sun and inclement weather. (meets standard)*

Materials

- High quality materials-factory finished, integrally colored, or otherwise suitably treated- **(meets standard)**
- Metal siding, or materials which appear to be metal siding, prohibited except as accents (20%)- **(does not meet standard)**
- Metal roofs & doors permitted **(meets standard)**

The applicant has submitted corrected drawings in response to staff redlines. The redlines have been completed to the satisfaction of the DRC.

POSSIBLE MOTION

I move that the Planning Commission approve the site plan for Love Carpet Cleaning at 580 North Main Street with the following conditions:

1. The pavement type will change from pavement to asphalt at a point no more than 150 feet from the street and will be signed as required by the South Davis Metro Fire Agency as the end of the fire lane;
2. In lieu of installation of a required sidewalk, the applicant shall provide the city the cost of the installation \$8,260 which the city shall hold in trust for installation of the sidewalk on Main Street in FY2022; and
3. Provide one parking space as an ADA space.

Attachments

- 1) Aerial/Zoning Map
- 2) Site Plan
- 3) Elevations



Love's Carpet Cleaning 580 North Main Street Zoning





Love's Carpet Cleaning
580 North Main Street
Aerial





KEY NOTES

1. INSTALL 4" PVC SAN SEWER LATERAL AT S= 2.0% MINIMUM WITH CLEANOUTS AT 50' MAX SPACING
2. INSTALL 1" CULINARY WATER METER AND LATERAL PER NORTH SALT LAKE CITY STANDARDS
3. EXISTING FENCING TO REMAIN

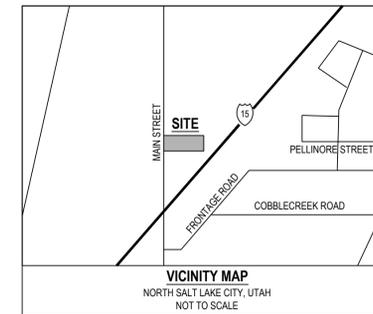
NOTES:

1. ALL EXISTING ELEVATIONS WERE TAKEN FROM AN ONLINE SOURCE AND ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY CONDITIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
2. SOIL AND GROUNDWATER CONDITIONS ARE UNKNOWN. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES FOUND DURING INSTALLATION OF PIPE AND STORM DRAIN.
3. CONTRACTOR MUST FOLLOW ALL NORTH SALT LAKE CITY STANDARDS WHEN WORKING WITHIN STREET RIGHT-OF-WAY

PARKING DATA TABLE	
STANDARD STALLS REQUIRED:	
REQUIRED PER PROPOSED BUILDING:	10
REQUIRED FOR HOME:	2
STANDARD STALLS PROVIDED:	
STANDARD STALLS	6
STALLS INSIDE BUILDING	6

PARKING SPACE REQUIREMENTS: 1 SPACE PER 500 sq. ft., 2 SPACES PER HOME

LAND USE TABLE		
BUILDING	6,108 sq.ft.	37.6%
HARDSCAPE	7,340 sq.ft.	45.2%
LANDSCAPE	2,782 sq.ft.	17.2%
TOTAL	16,230 sq.ft.	100%



ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
1485 W. Hill Field Rd., Ste. 204
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

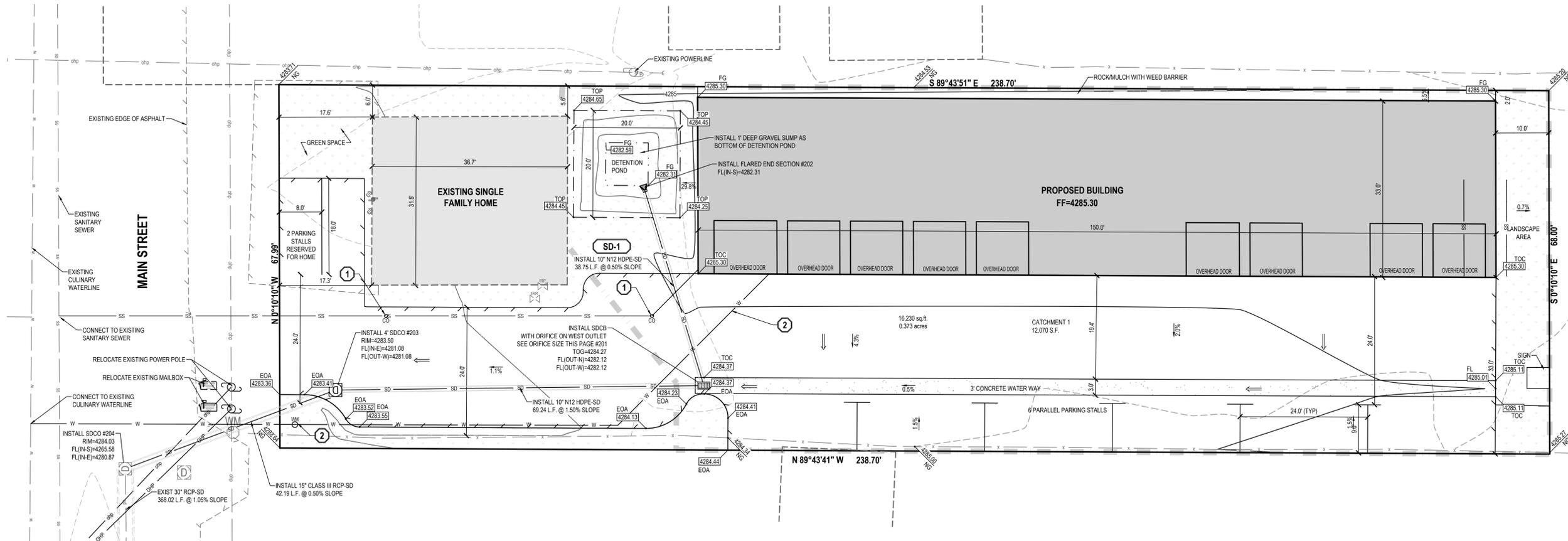
CEDAR CITY
Phone: 435.866.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
GREG LOVE
931 SOUTH 400 EAST
CENTERVILLE, UTAH 84014

CONTACT:
GREG LOVE
PHONE: 801-000-0000



LEGEND

- SET ENSIGN REBAR AND CAP
- /M EXIST WATER METER
- /W PRO WATER METER
- /S EXIST SANITARY SEWER MANHOLE
- /P PRO SANITARY SEWER MANHOLE
- /D EXIST STORM DRAIN CLEAN OUT
- /P PRO STORM DRAIN CLEAN OUT
- /B EXIST STORM DRAIN CATCH BASIN
- /P PRO STORM DRAIN CATCH BASIN
- /U EXIST UTILITY POLE
- /G EXIST GAS VALVE
- /S EXIST SHRUB
- MINOR CONTOURS 1' INCREMENT
- MAJOR CONTOURS 5' INCREMENT
- EXIST BUILDING
- PRO BUILDING
- - - EXIST FENCE
- - - EXIST EDGE OF ASPHALT
- - - PRO EDGE OF ASPHALT
- - - EXIST SANITARY SEWER
- - - PRO SANITARY SEWER LINE
- - - EXIST STORM DRAIN LINE
- - - PRO STORM DRAIN LINE
- - - EXIST WATER LINE
- - - PRO WATER LINE

Pipe Design (10-year storm)

Mannings N (ADS) 0.011
Mannings N (RCP) 0.013

Pipe	Tributary	Surface	Upstream	Pipe Flow	Total	Pipe	Diameter	Pipe Type	Full Flow	% of Full-
SD-1	1	0.858	none	0.000	0.858	0.50%	8	ADS	1.013	84.8%

Catchment Calculations (10-year storm)

Time of Concentration: 15 min
Rainfall Intensity I: 4.05 in/hr
Mannings N: 0.013

Catchment	Area (SF)	C	Flow (CFS)	Destination
1	12,070	0.759	0.858	SD-1

Detention Calculations (10-year storm)

Basin Tributary Area 12,070 SF
Runoff coefficient C: 0.759
Release Rate 0.20 cfs/acre
Peak Release 0.055 cfs

Time (min)	i(in/hr)	Cumulative Runoff to Basin (c.f.)	Net Allowed Basin** Discharge (c.f.)	Required Storage (c.f.)
5	3.30	208	17	191
10	2.51	317	33	283
15	2.08	393	50	344
30	1.40	530	100	430
60	0.87	655	200	455
120	0.52	779	399	380
180	0.38	851	599	253
360	0.23	1,044	1,197	(153)
720	0.14	1,298	2,394	(1,096)
1440	0.09	1,634	4,788	(3,154)
2880	0.05	1,889	9,576	(7,687)

Required Detention: 455
Provided Detention: 499

Pipe Volume
length 36.5 ft
radius 0.67 ft
volume 50.96 c.f.

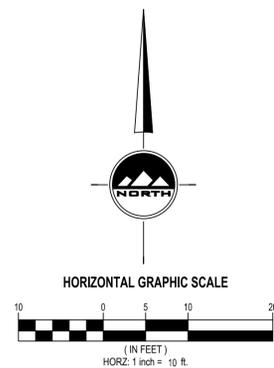
2 x 2 Catch Basin Volume
Depth 1.5 ft
Volume 6 c.f.

Provided Detention
416 c.f.

Gravel Sump
Thickness 1 ft
% Voids 0.4
Area 64 s.f
Volume 25.6 c.f

Orifice Calculations: $Q = C_d A_o (2gh)^{1/2}$

High Water Elevation: 4,284.25 FT
Box Invert 4,282.12 FT
Allowed Basin Discharge* 0.200 CFS
 C_d 0.76
Orifice Area 3.24 IN²
Orifice Diameter 2.0 IN



LOCATED IN THE NORTHEAST QUARTER
OF SECTION 2
TOWNSHIP 1 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN

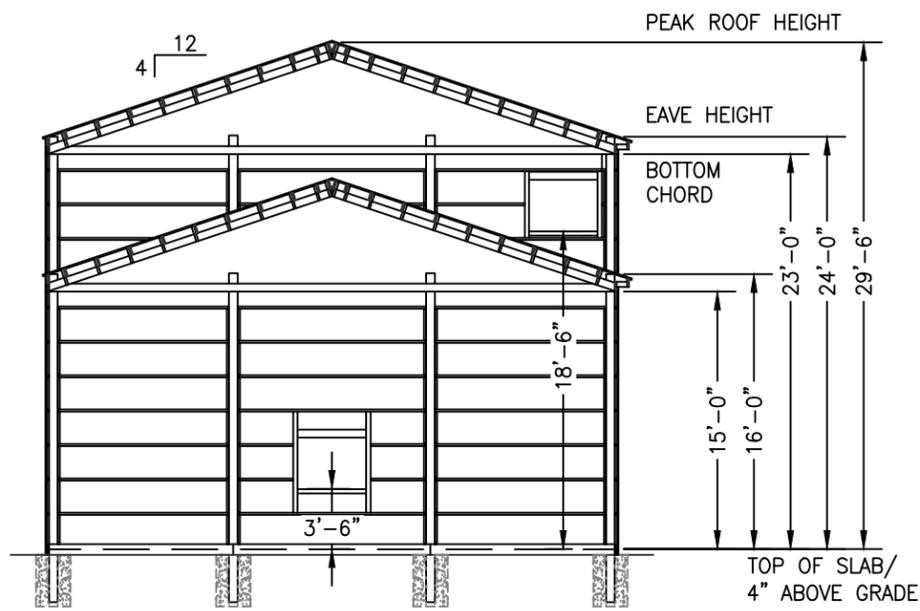
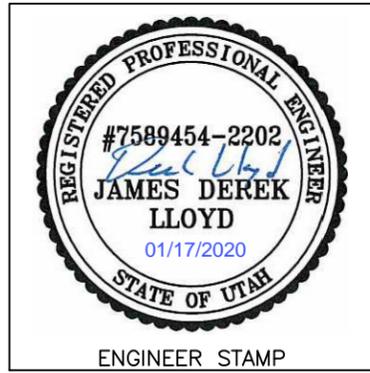
GREG LOVE
580 NORTH MAIN STREET
NORTH SALT LAKE, UTAH



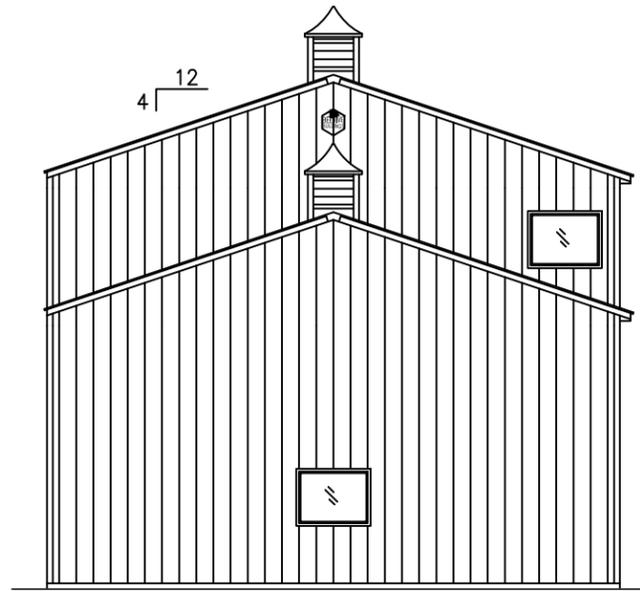
SITE GRADING/DRAINAGE & UTILITY PLAN

PROJECT NUMBER 9714 PRINT DATE 11/2/20
DRAWN BY J.MOSS CHECKED BY T.WILLIAMS
PROJECT MANAGER T.WILLIAMS

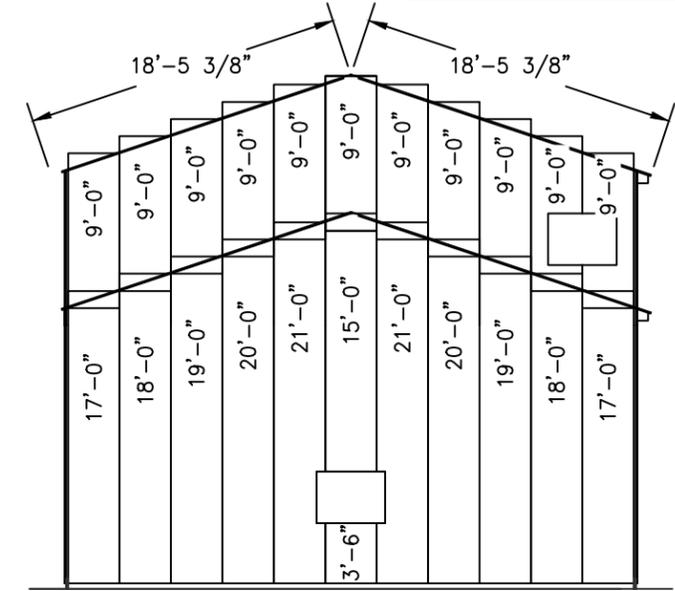
C-100



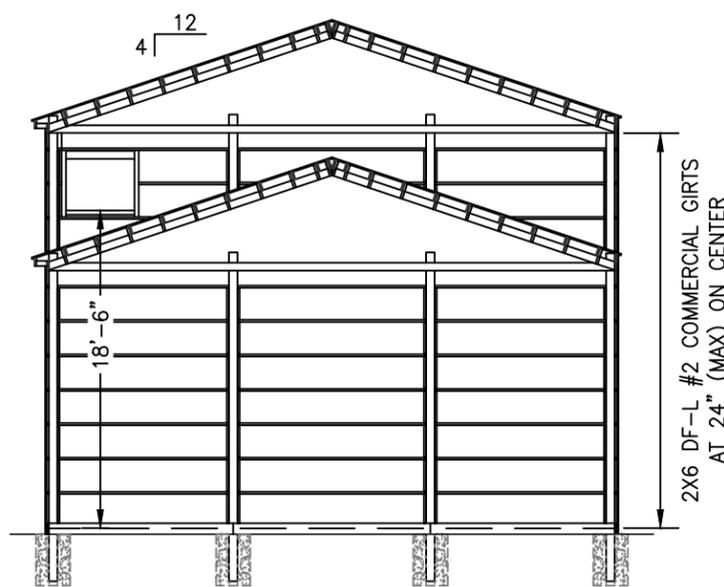
GABLE END GIRT WALL - WEST



GABLE END ELEVATION - WEST



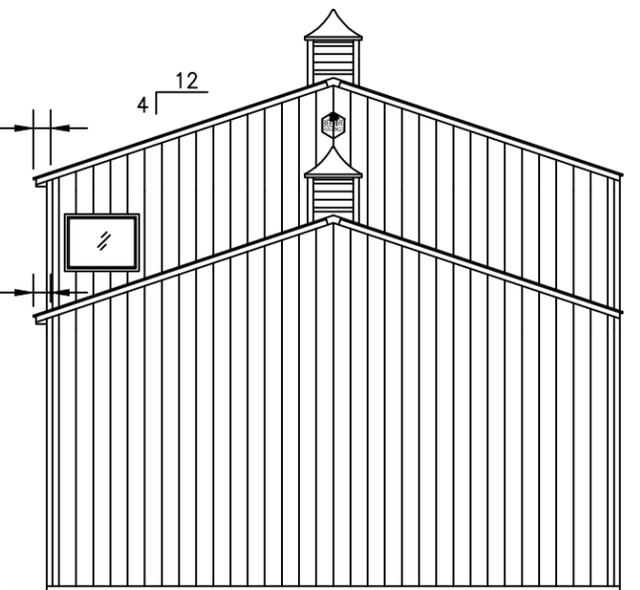
GABLE END PANEL LAYOUT - WEST



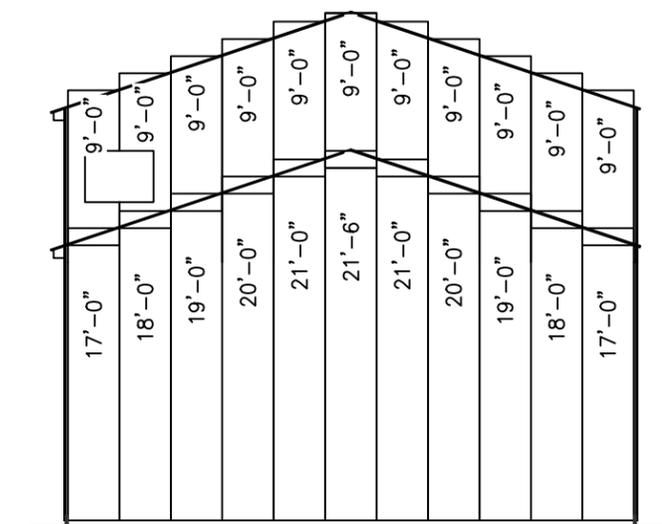
GABLE END GIRT WALL - EAST

1'-0" OVERHANG
(SOUTH, WEST, & EAST
ON RAISED CENTER)

1'-0" OVERHANG
(SOUTH & WEST)



GABLE END ELEVATION - EAST



GABLE END PANEL LAYOUT - EAST

GABLE END ELEVATIONS

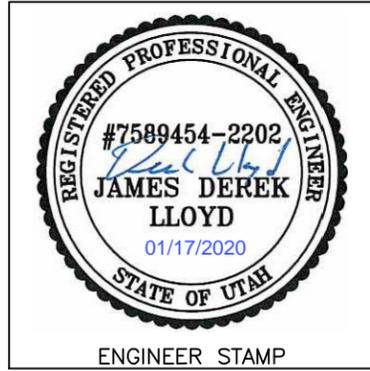
GREG LOVE BUILDING
NORTH SALT LAKE, UTAH

PROJECT
B93

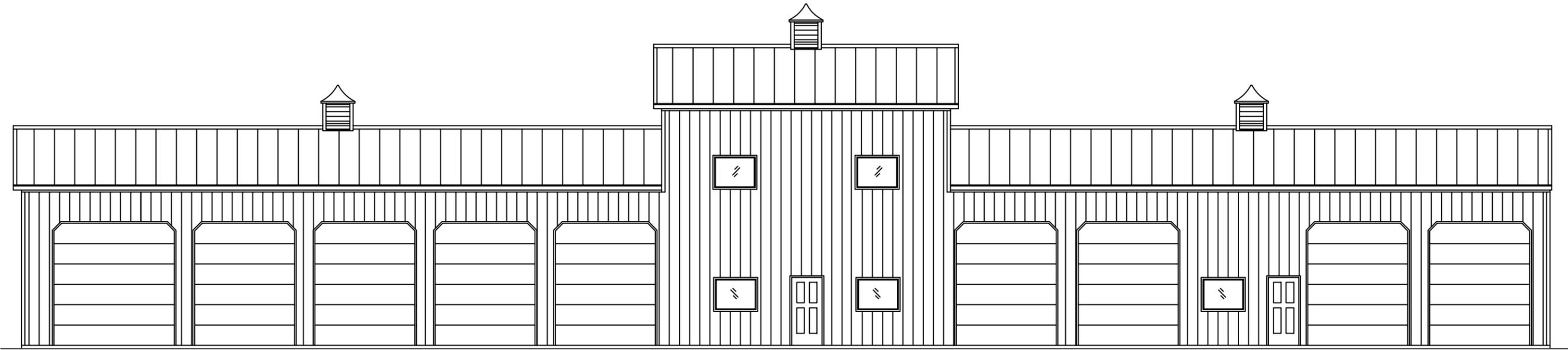
SCALE
3/32" = 1'-0"

DATE
01/17/2020

SHEET
04

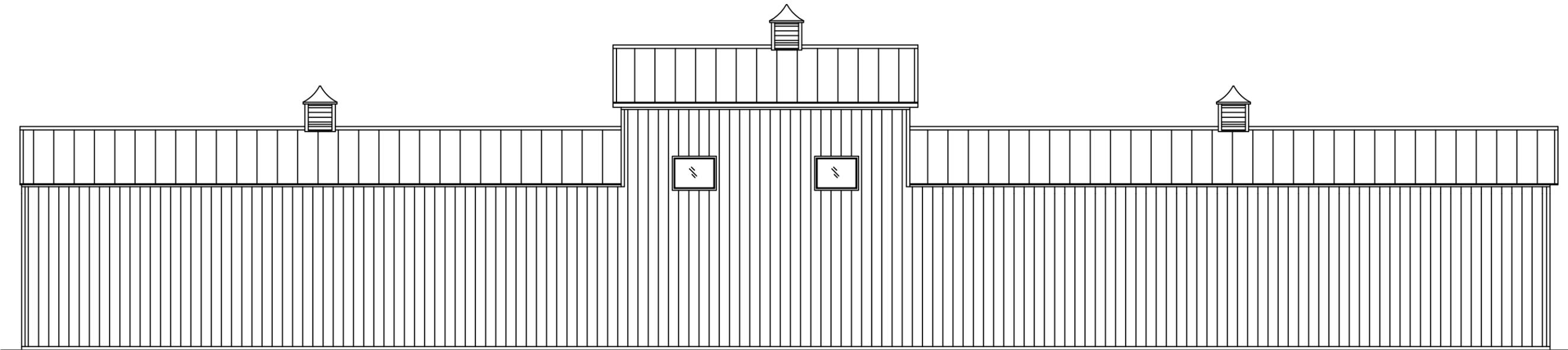


MOUNTAIN POINT
ENGINEERING



SIDE ELEVATION

ELEVATION - SOUTH



ELEVATION - NORTH

GREG LOVE BUILDING
NORTH SALT LAKE, UTAH

PROJECT
B93

SCALE
3/32" = 1'-0"

DATE
01/17/2020

SHEET
06

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CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
NOVEMBER 10, 2020

DRAFT

This meeting was held electronically via 3CX. The host site was located at 10 East Center Street in North Salt Lake.

Commission Chair Ted Knowlton called the meeting to order at 6:36 p.m. and Kent Kirkham led those present in the Pledge of Allegiance.

PRESENT: Commission Chair Ted Knowlton
Commissioner Stephen Garn
Commissioner Kent Kirkham
Commissioner William Ward
Commissioner Brandon Tucker
Commissioner Alisa Van Langeveld

EXCUSED: Commissioner BreAnna Larson

STAFF PRESENT: Sherrie Llewelyn, Community Development Director; Ali Avery, Long Term Planner, Paul Ottoson, City Engineer; Mackenzie Bennett, Planning Technician; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Shandell Smoot, Wilford Cannon, Scott Kjar, Eaglewood Investment LLC; Ryan Forsyth, Leading Tech Development; Taylor Spendlove, Brighton Homes; Dee Lalliss, resident; Scott, John Macfarlane, Leia Machado.

1. PROCLAMATION BY PLANNING COMMISSION CHAIR REGARDING
ELECTRONIC MEETING

Chair Knowlton read the following proclamation “Whereas, the Planning Commission Chair has determined that conducting public meetings of the Planning Commission with an anchor location where the public could attend in person, presents a substantial risk to the health and safety of those who may be present at that location based upon the current Covid-19 pandemic and the limited staff support to properly ensure physical distancing and sufficient disinfection for attendees and staff. Now, therefore, be it resolved, that the Planning Commission shall hold meetings for the month of November 2020 by electronic means only, and will not include an anchor location where the public could attend in person.”

41 2. PUBLIC COMMENTS

42

43 There were no public comments.

44

45 3. PUBLIC HEARING: CONSIDERATION OF GENERAL PLAN AMENDMENT,
46 UPDATING THE MODERATE HOUSING ELEMENT IN COMPLIANCE WITH
47 UTAH STATE CODE 10-9A-408 TO ANNUALLY UPDATE THE PROJECTED 5
48 YEAR NEEDS FOR MODERATE INCOME HOUSING

49

50 Ali Avery reported that State Code 10-9a-401 requires the City to prepare a General Plan to
51 address the present and future needs of the City and guide future growth and development. One
52 of the requirements of the plan is a moderate income housing element. She said the moderate
53 income housing element was updated in 2018 but a yearly report must be made to the State, as
54 well as an updated five-year projection. Ms. Avery reported on the changes made to the
55 moderate income housing element in compliance with State Code. She said that a moderate
56 income household is an individual household that made 80% or less of the area median income
57 (AMI), which would be \$23,103 or less. The area median income for the City in 2017 was
58 \$77,011.

59

60 Ali Avery then showed a summary of affordability and explained that the maximum monthly
61 income for housing expenses would be \$578 for a household with 30% or less AMI. She said the
62 housing plan is an effort to try to provide housing opportunities for individuals across all income
63 levels, with a focus on low to moderate income. Ms. Avery showed a chart with what housing
64 units were available in the different AMI ranges. She then presented a chart showing the current
65 housing stock in the City, which included single family, apartments (2-4 units), apartments (5+
66 units), and mobile homes. Approximately 30% of the housing stock is apartment units and 70%
67 is single family homes. The 2018 housing plan projected that from 2010 to 2020 an additional
68 1,347 housing units would be needed, including 130 for extremely low income, 84 for low
69 income, and 209 for moderate income households. From 2010 to 2020, 2,326 residential units
70 were constructed, with an additional 864 apartments for a total of 2,326 new units.

71

72 The 2020 plan projects a need for 1,704 additional housing units by 2030 including 165 for
73 extremely low income, 106 for low income, and 264 for moderate income households. The 2020
74 update shows that the City needs an additional 725 housing units by 2030 including 70 for
75 extremely low income, 45 for low income, and 112 for moderate income households. She said
76 these numbers were provided by census data and given to the U.S. Department of Housing and
77 Urban Development (HUD). She said the increasing housing stock, the home repair grant
78 program, and an affordable housing project at City's Edge seemed to be helping. Ms. Avery
79 explained that Davis County would be facilitating the home repair grant program so that
80 language had been changed in the amendment as well.

81

82 The Development Review Committee (DRC) recommended approval of the draft update to the
83 Moderate Income Housing Element of the General Plan with the following findings that the State
84 legislature has determined that cities must facilitate a reasonable opportunity for a variety of
85 housing, including moderate income housing and the proposed draft meets the requirements of
86 the state code to address moderate income housing.

87

88 **Chair Knowlton opened the public hearing at 6:48 p.m. There were no public comments**
89 **and he closed the public hearing at 6:49 p.m.**

90

91 Chair Knowlton commended staff on the moderate income housing plan and said the analytics
92 were well done. He said on page six there was a listing of minority categories and asked if Latino
93 needed to be added as it was found in other areas of the report. Ali Avery replied the list was
94 taken directly from census data and she would look into it further.

95

96 Chair Knowlton then suggested that a fourth goal, under the policy section, be included to
97 reduce transportation expenses. He said affordability was a function of both housing and
98 transportation expenses. Stating that this goal could set the foundation for strategies that were
99 locational such as providing low or moderate income housing near the town center and public
100 transportation routes. Reducing the cost of parking near the town center and public transportation
101 could be the third goal. This would include reducing the number of parking and associated cost.

102

103 Commissioner Tucker was in favor of the suggestion as he felt that it was in line with the rest of
104 the plan. Commissioner Van Langeveld agreed.

105

106 Chair Knowlton proposed that the third goal be to reduce the cost of required parking or the
107 parking requirements in the town center and near public transportation.

108

109 Sherrie Llewelyn asked Chair Knowlton to explain how reducing parking in the town center
110 would reduce cost. Chair Knowlton replied that the capital cost per unit would be lower and the
111 presumption would be that this would reduce the cost of rent or purchase price for those units.

112

113 Commissioner Van Langeveld commented that the goal was to reduce transportation costs and
114 the method would be to reduce parking requirements near transportation centers.

115

116 Ali Avery suggested that the goal be to reduce parking requirements in the town center and near
117 public transportation routes to incentivize the use of public transportation and lessen
118 infrastructure costs that affect housing prices.

119

120 Commissioner Van Langeveld said she liked the idea of making public transportation more
121 affordable and accessible but was hesitant to reduce parking expectations. She would like to see
122 evidence that when parking is not available, there is an increased use of public transportation, or

123 if it was creating parking issues. Chair Knowlton said the City was not requiring less parking but
124 enabling the developer to provide less parking.

125
126 Shandell Smoot commented that the net result would allow the per door cost to be slightly lower.
127 He said it's an inflationary time in real estate right now and the result of the proposed goal would
128 be that people could purchase at a slightly lower price particularly near mass transit. This would
129 result in what Chair Knowlton was suggesting.

130
131 Commissioner Garn said that he agreed with the proposed suggestion.

132
133 Commissioner Ward asked for the language of the proposed strategy that would be used in the
134 plan amendment. Chair Knowlton proposed that it be a fourth goal.

135
136 Ali Avery then provided the amended code language for the goals and strategies related to the
137 goal of reducing household transportation expenses including:

138
139 Strategy 1: allow low to moderate income housing near the town center
140 Strategy 2: allow low to moderate income housing near public transportation routes
141 Strategy 3: reduce parking requirements in the town center and near public transportation routes

142
143 Commissioner Ward was in favor of this recommendation as it was not binding.

144
145 Commissioner Tucker said the plan was well put together but noticed that the City had not made
146 any headway in reducing the deficit. He said this showed that the City did need to provide some
147 more incentive to developers to build the necessary housing stock.

148
149 Commissioner Van Langeveld suggested defining acronyms and terms shown in the report or on
150 the tables to create ease for the reader.

151
152 Chair Knowlton suggested adding a paragraph related to transportation expenses above the
153 fourth goal and related strategies.

154
155 **Commissioner Ward moved that the Planning Commission recommend to the City Council**
156 **the proposed Moderate Income Housing Element as an amendment to the City General**
157 **Plan with the modifications discussed and the following findings:**

- 158
159 **1) The state legislature has determined that cities must facilitate a reasonable**
160 **opportunity for a variety of housing, including moderate income housing; and**
161 **2) The proposed draft meets the requirements of the state code to address moderate**
162 **income housing.**

163

164 **Commissioner Garn seconded the motion. The motion was approved by Commissioners**
165 **Knowlton, Garn, Kirkham, Ward, Tucker and Van Langeveld.**

166

167 4. PUBLIC HEARING: CONSIDERATION OF A PLAT AMENDMENT FOR
168 EAGLEWOOD VILALGE SUBDIVISION, LOT 1B

169

170 Sherrie Llewelyn reported the proposed plat amendment which divides existing lot 1B, currently
171 4.04 acres, into two lots that would each be 2.02 acres in size. Lot 1B will be the site of a
172 commercial office building and lot 1C would be retained by Brighton Development. The DRC is
173 requesting that the existing approximate 16-foot public utility and access easement be dedicated
174 with this plat amendment. The dedication would allow future widening of Orchard Drive in this
175 area if traffic conditions warranted such use. Other minor engineer redlines include correction of
176 the use of Davis County Coordinates to the County Recorder required new standard of NAD83
177 datum set. The DRC recommends approval with two conditions including dedication of an
178 access easement as a future public right of way and completion of engineering redlines.

179

180 **Chair Knowlton opened the public hearing at 7:13 p.m. There were no public comments**
181 **and he closed the public hearing at 7:14 p.m.**

182

183 Chair Knowlton asked if the City thought this area of Orchard Drive would be widened in the
184 future. Sherrie Llewelyn replied that additional right of way would need to be acquired but it
185 may be possible.

186

187 **Commissioner Van Langeveld moved that the Planning Commission recommend approval**
188 **to the City Council of the plat amendment for Eaglewood Village Subdivision at 244 South**
189 **Orchard Drive with the following conditions:**

190

- 191 1) **Dedication of access easement as a future public right of way;**
192 2) **Completion of engineering redlines.**

193

194 **Commissioner Tucker seconded the motion. The motion was approved by Commissioners**
195 **Knowlton, Garn, Kirkham, Ward, Tucker and Van Langeveld.**

196

197 5. CONSIDERATION OF SITE PLAN APPROVAL FOR EAGLEWOOD PLAZA
198 OFFICE BUILDING

199

200 Sherrie Llewelyn reported that the proposed office and retail building would be located on lot 1B
201 of the Eaglewood Village Subdivision that was discussed in the previous agenda item. She
202 showed a rendering of the building and said the main floor was divided by a drive thru access for
203 a Beans and Brew coffee shop. The proposed building would be 37,500 square feet. The
204 remainder of the main floor could be used as office space or additional retail. The second and
205 third floors would be designated office space. The building is setback approximately 60 feet

206 from Highway 89. All parking would be located to the side and rear of the building with access
207 from Orchard Drive. There is a shared parking agreement between lots 1B and 1C, which would
208 allow the residential parking to use the office parking on nights and weekends. The site meets the
209 minimum parking requirements which are 3 stalls per 1,000 square feet of office equaling 104
210 stalls for 34,860 square feet. The current plan provides 126 stalls for office space. Retail requires
211 one stall per 1,000 square feet equaling two stalls for 2,640 square feet. The current plan
212 provides two stalls for retail space. ADA parking requirements would be one stall per every 25
213 spaces for a required total of 5 stalls. Overall parking requirements would be 106 stalls with the
214 applicant providing 128 total stalls.

215
216 The site has 21,168 square feet (24%) of landscaping with a minimum required landscaping
217 under the development agreement of 25%. Per the development agreement, the Planning
218 Commission can reduce the required landscaping to 20% with the improvement and maintenance
219 of the right of way along Highway 89. The landscaping consists of lawn, trees and shrubs.
220 Additional improvements to the site include a five-foot sidewalk and park strip along Orchard
221 Drive as well as connections from the office building to the trail and the apartments at
222 Eaglewood Lofts. The only required change would be the replacement of the Hornbeam trees in
223 the park strip with approved street trees.

224
225 The development agreement set forth architectural guidelines including 65% transparency on the
226 ground floor with the developer providing 65%, 25% transparency on the upper stories with the
227 developer providing 30%, and requirements for horizontal and vertical division as well as
228 covered or recessed entrances which the developer has met. The design standards also required a
229 two-foot variation in spans longer than 60 feet for the roof which has not been met; however, the
230 articulating stories have the intended effect per the requirement. The required materials include
231 high quality primary materials, which the developer has met with stucco, Oko skin, MBCI
232 panels, and brick. The proposed exterior colors of white, black, tan, and shades of gray are to be
233 approved by the Planning Commission. As the building is greater than 30,000 square feet in size,
234 the Planning Commission would make a recommendation to the City Council for final site plan
235 approval.

236
237 The DRC recommends approval of the site plan for Village Station (Eaglewood Plaza) Office
238 Building at 290 South Orchard Drive with conditions to replace the Hornbeam street trees along
239 Orchard Drive with an approved street tree and separation; and completion of any outstanding
240 engineering redlines.

241
242 Ryan Forsyth, Leading Tech Development, said they put a lot of time and thought into the design
243 and the end user was pleased with having a mixed use project in this location.

244
245 Commissioners Kirkham and Van Langeveld felt the building was pleasing to the eye and were
246 in favor of the design.

247

248 Chair Knowlton asked the Planning Commission for feedback on the two items for approval
249 including the reduction in landscaping and the roof variation.

250

251 Commissioner Tucker commented that the building was beautiful and had no issue with
252 approving the variation in the roofline requirement. Chair Knowlton was in agreement and said
253 the architecture provided visual variation.

254

255 Chair Knowlton then clarified that the landscaping requirement was 25% and the request was to
256 provide 24% with the improvement and maintenance of the right of way along Highway 89. He
257 said this would be a nice gateway into the City and asked why the buildings were not fronting
258 onto Orchard Drive. Ryan Forsyth replied that they considered this but the overall design would
259 not flow as well and would cause issues with a cross easement access with Quick Quack
260 Carwash. He also said the end user wanted the open view as well as space between them and the
261 mixed use building to the east.

262

263 Ryan Forsyth commented that staff had mentioned that the elevation of the building was short on
264 glass. He said as the owner of the building they wanted to minimize the glass for specific users
265 on the main floor and asked if there was the ability to provide less glass.

266

267 Sherrie Llewelyn asked if there were alternate reflective materials that could be used. Ryan
268 Forsyth said he could work with their architect but wanted to minimize the amount of glass to
269 allow feasibility for the user.

270

271 Chair Knowlton commented that the Planning Commission and staff would like to see the
272 alternative especially after Council approval. Sherrie Llewelyn said that the City Council would
273 have to amend the development agreement. The Planning Commission could make a
274 recommendation and the developer could make the proposal to the Council.

275

276 Chair Knowlton suggested deferring to the City Council on the request for less overall glass.

277

278 Commissioner Van Langeveld and Garn stated they liked the proposed project and had no
279 concerns with the City Council providing final approval of the design.

280

281 Sherrie Llewelyn presented an earlier rendering of the project that had less glazing than the
282 current design.

283

284 Commissioner Garn said he did not have an issue with the design showing some of the glass
285 eliminated.

286

287 Chair Knowlton had some concern with the blank area next to the drive through opening and said
288 there should be some type of symmetrical component there. Sherrie Llewelyn suggested that it
289 could be an element that gave the appearance of glass but did not have to be an actual window.

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Commissioner Van Langeveld asked about the reasoning for the change to the elevation. Ryan Forsyth replied that the proposed user on the main level wanted the opaque space to accommodate demising walls, power outlets, and cubicles.

Commissioner Van Langeveld asked what portion of the code prevented the applicant from making the changes they were requesting. Sherrie Llewelyn replied that the development agreement contained architectural standards including 65% glazing treatment on the main floor.

Chair Knowlton asked if the Planning Commission could recommend less than the development agreement. Sherrie Llewelyn responded that the Planning Commission could recommend the City Council amend the development agreement and then the developer and the City Council could agree to amend the agreement.

Commissioner Van Langeveld commented that she loved the design and the project but was not inclined to request a change from the development agreement. However, she would support the City Council in making the change. Commissioner Garn was in agreement.

Chair Knowlton suggested that staff relay this discussion and present the proposal to adjust the agreement to the City Council.

Commissioner Van Langeveld moved that the Planning Commission recommend to the City Council the approval of the site plan for Village Station Office Building at 290 South Orchard Drive with the following conditions:

- 1) Replace street trees (Hornbeam) along Orchard Drive with an approved street tree and separation; and**
- 2) Completion of any outstanding engineering redlines.**

Commissioner Tucker seconded the motion.

Commissioner Tucker said that if he had never seen the original rendering he would have been fine with the revised edition. He felt this was a beautiful building and wanted the developer to be able to accommodate the best tenant possible for the City.

The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker and Van Langeveld.

- 6. CONSIDERATION OF PRELIMINARY PLAN FOR EAGLEWOOD COVE PUD, PHASES 13-15**

331 Sherrie Llewelyn reported that the concept plan for Eaglewood Cove Phases 13-15 was approved
332 by the City Council on July 19, 2016. Since that approval the developer has been conducting an
333 extensive geologic hazards investigation of the property leading to numerous changes in layout
334 design and a reduction from 75 lots to 72 lots. She showed a map with the development divided
335 into three phases 13, 14 and 15. The subdivision will be a planned unit development (PUD)
336 subdivision to provide for common ownership of the private streets, the HOA maintained storm
337 water detention facilities, and for architectural review prior to building permits.

338
339 The full geologic hazard study has been completed, reviewed and conditionally approved by the
340 City geotech consultant. There are six lots in phases 14 and 15 that the mitigation solution for
341 soils issues must still be approved by the City consultant prior to final plat. If a mitigation cannot
342 be agreed upon the lots will be removed from the subdivision.

343
344 A conditional use permit was approved by the Planning Commission for the proposed flag lots in
345 the development on July 12, 2016. The exception to cul-de-sac length was approved as part of
346 the concept plan approval. Previously the fire district had required that the homes on the loop
347 road be fire sprinkled or the road widened but since that time the number of lots on the loop road
348 has been reduced to less than 30 and the requested restriction is no longer necessary.

349
350 Sherrie Llewelyn reported that the development is divided into 3 plats. Plat 13 is 52.7 acres and
351 contains 39 lots with lot sizes varying from 0.60 acres to 6.34 acres. Plat 14 is 14.36 acres and
352 contains 13 lots with lot sizes varying from 0.67 to 2.03 acres. Plat 15 is 26.62 acres and contains
353 20 lots with lot sizes varying from 0.56 and 2.82 acres. The preliminary plats have been
354 reviewed by the DRC and have been recommended for preliminary plan approval. The following
355 issues that require Planning Commission review and recommendation include sidewalks,
356 building envelopes, fire sprinkling, setbacks, restricted access, geotechnical review, and overall
357 geotech. The DRC recommends that sidewalks be added to one side of the private street. The
358 developer requested that no sidewalks be required in the PUD due to the large nature of the lots,
359 the responsibility and expense of maintaining sidewalks, and the desire to further limit the cuts
360 and fills on the site. The second item was the building envelope, which have been established to
361 limit improvements to the portions of the lots with a slope less than 30%. The developer
362 requested the ability to allow accessory structures and uses outside the building envelope with
363 certain restrictions. Ms. Llewelyn asked that the Commissioners review plat notes 14 and 15
364 which would allow a lot owner to submit a detailed topographical survey demonstrating slopes
365 less than 30% outside the envelope for an accessory structure and also provides for various
366 private recreational uses of those areas. The third item was fire sprinkling and due to the size of
367 the tank and the required fire flow for structures over 10,000 square feet the developer has
368 agreed to limit homes sizes to 10,000 square feet unless an automatic fire suppression system
369 was installed in the home. The fourth item related to setbacks reduced the required front setback
370 from 25 feet to 20 feet as all of the lots have an average slope of 15% or greater thus qualifying
371 for the reduction. The reduction does not apply to those lots with building envelopes that are
372 setback from the front property line greater than 20 feet. Ms. Llewelyn then spoke on restricted

373 access and said numerous lots have double frontage or areas of frontage that would be too steep
374 to access from the street. Therefore, restriction on access in those areas is being limited to those
375 allowed in plat note 19 for temporary access for construction or maintenance and not for
376 vehicular access. The sixth item related to geotechnical review stated that all lots in the
377 development are subject to site specific review prior to building permit. Sections 7 and 8 along
378 with Table H of the geotechnical report have specific requirements that must be met prior to a
379 building permit being issued. Each lot owner will be required to have their home structural
380 design and soils evaluated for compliance with the report and certifying that they have been
381 designed to the specific specifications for that lot. The seventh item for overall geotech stated
382 that two areas of the development contain soils that must be removed or mitigated. The
383 developer is proposing and the city engineer and geotech consultant agree that the best course of
384 action is to mass grade these areas to remove the fat clays, rather than have them removed by
385 each individual lot owner.

386
387 The Development Review Committee has reviewed the Preliminary Plan and finds that it meets
388 the minimum standards for preliminary plan approval with the following conditions that phases
389 14 and 15 may not proceed to Final Plat approval until final determination on the mitigation
390 solution for the soil strength issue of lots 1407-1411 and 1505, if a mitigation solution cannot be
391 approved those lots shall be removed from the plat(s), sidewalks shall be required on at
392 minimum one side of the private roads, and any remaining engineering redline corrections be
393 completed prior to final plat submittal.

394
395 Commissioner Van Langeveld asked who provided the report found in Table H. Paul Ottoson
396 replied that it was provided by IGES. He said the developer's geotechnical consultant, the City's
397 consultant and a third geotechnical firm finalized the report.

398
399 Sherrie Llewelyn clarified that the developer's geotech provided a report and the City's geotech
400 reviewed the report. She said it took approximately four years to review and examine the site.
401 The three firms collaborated to prepare the report after multiple soil samples were taken, hazards
402 were determined, and any mitigation strategies.

403
404 Commissioner Van Langeveld asked if the three firms were in agreement on the findings
405 presented in the report. Sherrie Llewelyn replied affirmatively.

406
407 Wilford Cannon asked for an exception to the sidewalk issue and said there was justification to
408 eliminate the sidewalk in this development.

409
410 Commissioner Van Langeveld asked in regards to the building envelopes related to accessory
411 structures and if clay was removed and put outside the housing envelope if it would be
412 documented. Paul Ottoson replied that the City would be very proactive and when the project
413 started IGES would do inspections. When the material was removed IGES would ensure it was
414 placed where it would not have an impact on the structures.

415

416 Sherrie Llewelyn stated that soil could not be moved outside the building envelope or slopes
417 greater than 30%. The fatty clays would be removed and structural fill would be mixed in.

418 Paul Ottoson replied that any fatty clay would have to be buried at least 10 feet deep.

419

420 Commissioner Van Langeveld asked for clarification that any fatty clays or movement of soil
421 around the property would not be problematic for any future petition for an accessory structure
422 outside of the housing envelope. Sherrie Llewelyn said all items would be documented and IGES
423 would be onsite during excavation and soil movement.

424

425 Paul Ottoson commented that the fatty clay would be broken down and blended with other
426 materials so it would not become an issue.

427

428 Commissioner Garn asked for clarification that the fire sprinkling system would not be required
429 unless the home was over 10,000 square feet. Sherrie Llewelyn replied affirmatively and said
430 there was a formula in the fire code that would require either a bigger water tank or a fire
431 suppression system in the home.

432

433 Commissioner Garn asked what would happen if the homeowner added an addition in the future
434 that put the home over 10,000 square foot. Sherrie Llewelyn responded that this would be a
435 question for the fire marshal at the time of the addition.

436

437 Commissioner Kirkham said that originally there was an ordinance for a sprinkler system in
438 homes over 6,000 square feet. Sherrie Llewelyn replied that the City did have an amendment to
439 the building code requiring sprinkler systems on homes over 6,500 square feet but the State
440 legislature no longer allows cities to amend the building code. The building code requires fire
441 suppression systems for structures over 10,000 square feet.

442

443 Sherrie Llewelyn explained the geotechnical review and said each homeowner or builder would
444 be responsible for reading the geotechnical report and designing the building appropriately for
445 the recommendations in that report. The builder would have to provide site-specific issues in the
446 sensitive lands overlay zone as well.

447

448 Commissioner Van Langeveld asked about water retention and minimizing the introduction of
449 water into the subsurface. She said the developers would probably manage that correctly when
450 building but expressed concern that the HOA may not manage this appropriately long term.
451 Sherrie Llewelyn replied that there were requirements for storm water maintenance and
452 management with yearly reports required for all private storm water maintenance. She said every
453 five years the City would inspect the storm water facility.

454

455 Wilford Cannon commented that this was a standard requirement for water retention and not just
456 for this location.

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Commissioner Kirkham asked about landscaping sprinklers and water issues. Paul Ottoson replied that there would be no special requirements here. Sherrie Llewelyn commented that a grading and landscaping plan would be required for each building permit. This would allow the City to recommend specific plants and low water usage.

Chair Knowlton spoke on sidewalk recommendation and asked the width of the private street. Wilford Cannon replied that it was 32 feet and Paul Ottoson said that it was 32 feet from top back of curb to back of curb for 28 feet of asphalt.

Wilford Cannon stated two concerns with installing sidewalks in this development including minimizing cuts and fills as well as the cost to the HOA. He said the fire district prefers a 32 foot wide road versus the proposed 27 foot road which would give pedestrians an additional five feet to walk. Mr. Cannon explained that this was essentially a destination project and did not foresee high traffic flow. He addressed a concern from the police chief about school buses and said that school bus stops would be at the north and south entrances and not accessing the private road which meant that children would most likely not be walking to the bus stop.

Wilford Cannon said that the average frontage was over 200 feet so the distance from house to house was at least 100 feet which would also decrease the likelihood of pedestrian traffic. He commented that as there was adequate space they would be happy to add a white line along the road to designate a walking path similar to that found on Elk Hollow Road. Mr. Cannon felt that sidewalks did not need to be installed in this project as the safety issues could be addressed.

Commissioner Kirkham spoke on the gated entrances and where school buses and cars would collect. Wilford Cannon replied that they would no longer gate the community. He felt it would be appropriate to indicate with signage that this was a private community so vehicles would not enter the property.

Commissioner Garn asked who would be responsible to stripe the road to signify the walking path. Wilford Cannon clarified that the developer would stripe the road and it would be up to the HOA to maintain it.

Commissioner Van Langeveld asked in regards to the starting price point for these homes. Shandell Smoot replied that they would sell the lots with CC&Rs and expected that the homes would start at \$1.4 million or approximately \$200 per square foot.

Commissioner Van Langeveld expressed that due to the cost associated with the planned homes, installing sidewalks for economic equality is not very compelling. Instead, she said she would defer to the issues associated with safety.

498 Shandell Smoot commented that these were originally public streets and are now private. He said
499 the liability of sidewalks in a private development is burdensome.

500

501 Paul Ottoson said that the width of 32 feet was exactly what the minimum City standard would
502 be. Paul Ottoson and Sherrie Llewelyn were not as concerned about on street parking due to the
503 long frontages but suggested restrictions in the CC&Rs related to on street parking.

504

505 Paul Ottoson mentioned that there were 10-12% slopes in this area and expressed concern about
506 cars losing control in bad weather. He said a sidewalk could be beneficial in that situation.

507

508 Commissioner Ward commented that he agreed with all the points except the economic hardship
509 and was in favor of not requiring sidewalks.

510

511 Commissioner Garn was in agreement and asked if these lots would be sold to individuals who
512 would obtain their own builders. Wilford Cannon replied that this was correct.

513

514 Commissioner Garn asked if once these lots were sold, there was a stipulation related to a
515 timeframe on when the homes would be built. Wilford Cannon responded that there would not be
516 a time period to start but once construction commenced there would be a timeframe to finish
517 construction as well as a twelve-month period to landscape the front yard.

518

519 Scott Kjar said it was hard to require anyone to build on an undeveloped lot but once
520 construction started they could be required to complete building within a certain timeframe.

521

522 Chair Knowlton commented that people may walk the development in good weather. He said
523 residents would be comfortable walking in the street if there was a designated walking path. He
524 did not feel anything would be lost by restricting parking on the side of the street with the
525 demarcated path. Wilford Cannon clarified that the suggestion was to provide a line on one side
526 of the street to indicate a walking area as well as restrict parking on that side of the street.

527

528 Commissioner Van Langeveld asked if the designated walking area would be wider than a
529 sidewalk. Wilford Cannon suggested that the area would be five feet.

530

531 Paul Ottoson recommended no wider than five feet from the edge of the asphalt.

532

533 Commissioner Van Langeveld said that safety was her biggest concern and said that residents
534 would walk the area so the consideration was the livability of the neighborhood, comparing the
535 level of safety in pedestrians walking in the street versus on a sidewalk, and the cost.

536 Commissioner Tucker commented that he was conflicted as a similar development,
537 Summerwood, had sidewalks and felt that people would walk the area. However, he said runners
538 tended to use the painted shoulder on Davis Boulevard but there was a lot more traffic there.

539

540 Commissioner Van Langeveld asked about the visibility around the turns if a pedestrian was in
541 the painted walking area. Paul Ottoson replied that he did not feel it was an issue as the curves
542 were 100 foot centerline radius and vehicles would only be going 10-15 miles per hour.
543 Commissioner Van Langeveld asked about residents walking in poor weather and if cars could
544 slide on the ice and hit pedestrians. Chair Knowlton said that even if residents chose to walk in
545 poor weather that it was not likely that sidewalks would be cleared.

546
547 Scott Kjar said that this was a destination only area and would not have high traffic. He said the
548 sidewalks would not be cleared until after the storm had occurred. Wilford Cannon commented
549 that the HOA would hire someone to clear the snow and expected the roads to be cleared well
550 before City roads were plowed.

551
552 Commissioner Van Langeveld asked if there were other reasons the DRC had discussed related
553 to sidewalks. Sherrie Llewelyn replied that it seemed like all the points had been discussed. She
554 said the main concern was whether it was safer to have them and the additional cost related to
555 sidewalks including cuts and fills, park strips, etc.

556
557 Commissioner Van Langeveld reiterated that safety was her main concern, followed by
558 aesthetics, and then economics. She was in favor of a five foot stripe with no parking on that
559 side of the road. Commissioners Ward, Garn and Kirkham were in agreement.

560
561 Paul Ottoson reported that the City was in the process of installing a secondary water system in
562 the hillside area. He said only the golf course and the Crestpointe subdivision received secondary
563 water from Weber Basin. Two new reservoirs would be built here and these homes would
564 eventually be connected to the secondary water there.

565
566 **Commissioner Ward moved that the Planning Commission recommend approval of the**
567 **proposed preliminary plan for Eaglewood Cove Subdivision, phase 13-15 located at**
568 **approximately 600 South Tanglewood Loop, subject to the following findings and**
569 **conditions:**

- 570
571 **Findings:**
- 572 **1) The proposed preliminary plan meets the minimum standards of the land use code**
573 **for preliminary plan approval;**
 - 574 **2) The proposed layout minimizes the necessary cuts and fills and provides an efficient**
575 **design;**
 - 576 **3) The exception to maximum length of a cul-de-sac is warranted based upon the**
577 **following:**
 - 578 **I. Physical conditions exist which preclude the ability to establish any other**
579 **means of access, namely topography**
 - 580 **II. Construction of a through street will result in undesired cuts and fills,**
581 **affecting natural drainage patterns and existing vegetation**

582 **III. The exception has received favorable recommendation from the Fire District**
583 **and Development Review Committee**

584
585 **Conditions:**

- 586 **1) Phases 14 and 15 may not proceed to Final Plat approval until final determination**
587 **on the mitigation solution for lots 1407-1411 and 1505, if a mitigation solution**
588 **cannot be approved those lots shall be removed from the plat(s);**
589 **2) Any remaining engineering redline corrections be completed prior to final plat**
590 **submittal;**
591 **3) A painted white stripe be added to one side of the road as a designated walking area**
592 **with no parking allowed on that side of the road.**

593
594 **Commissioner Kirkham seconded the motion.**

595
596 Commissioner Van Langeveld recommended that a determination on how wide the painted white
597 stripe should be specified in the motion.

598
599 **Commissioner Ward amended his motion to adjust condition three to read “A painted**
600 **white strip five feet from the asphalt edge to be added to one side of the road as a**
601 **designated walking area with no parking allowed on that side of the road.” Commissioner**
602 **Van Langeveld seconded the amended motion. The motion was approved by**
603 **Commissioners Knowlton, Garn, Kirkham, Ward, Tucker and Van Langeveld.**

604
605 **7. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY**
606 **PLANNING COMMISSION**

607
608 Sherrie Llewelyn reported that there was no City Council meeting held on November 3rd due to
609 the election. She said the joint meeting with the City Council would be held electronically on
610 November 24th to review the form based code.

611
612 **8. APPROVAL OF MINUTES**

613
614 The Planning Commission meeting minutes of October 27, 2020 were reviewed and approved.

615
616 **Commissioner Van Langeveld moved to approve the Planning Commission meeting**
617 **minutes of October 27, 2020 with the requested changes. Commissioner Tucker seconded**
618 **the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham,**
619 **Ward, Tucker and Van Langeveld.**

620

621 9. ADJOURN

622

623 Chair Knowlton adjourned the meeting at 9:12 p.m.

624

625

626

627

628 _____
Chair

_____ Recorder

629

630

631

632

633 _____
Secretary



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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ELECTRONIC MEETING LINK: <https://bit.ly/PC112420>

PLANNING COMMISSION NOTICE & AGENDA November 24, 2020 6:30 p.m.

Notice is given of a public meeting of the North Salt Lake Planning Commission to be held on the above noted date and time in the North Salt Lake City Council chambers located at 10 East Center Street. The agenda will be as follows:

Welcome, Pledge, and Introduction

- 1) Proclamation by Planning Commission Chair Regarding Electronic Meeting
- 2) Public comments
- 3) Consideration of site plan approval for Love Carpet Cleaning at 580 North Main, Greg Love, applicant
- 4) Approval of minutes:
 - a. November 10, 2020

ELECTRONIC MEETING LINK: <https://bit.ly/PC112420>

JOINT MEETING CITY COUNCIL AND PLANNING COMMISSION NOTICE & AGENDA November 24, 2020 7:00 p.m.

- 5) Yearly Training-Open and Public Meetings Act
- 6) Discussion: Form Based Code Draft
- 7) Report on City Council actions on items recommended by Planning Commission

Adjourn

The public is invited to attend all Planning Commission meetings. If you need special accommodations to participate in the Planning Commission meeting, please call the City offices at (801) 335-8700. Please provide at least 24 hours notice for adequate arrangements to be made. Times noted on the agenda are estimates only – the Commission may proceed faster or slower than these estimates indicate.

Notice of Posting:

I, the duly appointed recorder for the City of North Salt Lake, hereby certify that the foregoing agenda was posted on the Utah Public Notice website, at city hall, and sent to the required newspapers this 19th day of Nov, 2020.

Dated this 19th day of Nov, 2020.

Linda Herricks



**NORTH SALT LAKE
TOWN CENTER ZONE**

TITLE 10 CHAPTER 26

ADOPTED XXXXXXXX XX, 2019

DRAFT

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ACKNOWLEDGMENTS

The following people were crucial in the creation and adoption of the North Salt Lake Town Center Zone.

Mayor Arave of North Salt Lake

City of North Salt Lake Council

Names

North Salt Lake Planning Commission

Names

City of North Salt Lake Staff

Names

Wasatch Front Regional Council and the Transportation and Land Use Connection

Names

Utah Department of Transportation

Name

Utah Transit Authority

Name

DRAFT



TABLE OF CONTENTS

1.0 INTRODUCTION, ADMINISTRATION, AND DEFINITIONS

- 1.1 Introduction
- 1.2 Administration
- 1.3 General Requirements
- 1.4 Definitions

2.0 STREET TYPES

- 2.1 Requirements & Standards
- 2.2 Street Type Standards
- 2.3 Street Layout Requirements
- 2.4 *Pedestrian and Bicycle Corridor*
- 2.5 *Alley*
- 2.6 *Neighborhood Street*
- 2.7 *Connector Street*
- 2.8 *Center Street*
- 2.9 *U.S. 89*

3.0 SUBDISTRICTS

- 3.1 Introduction
- 3.2 Subdistrict Map

4.0 USES

- 4.1 General Requirements
- 4.2 Use Table Elements

5.0 BUILDINGS

- 5.1 General Requirements
- 5.2 Building Type Elements, Measurement, and Design Requirements
- 5.3 *Storefront Building*
- 5.4 *Stacked Flat Building*
- 5.5 *Limited Bay Building*
- 5.6 *Row Building*
- 5.7 *Yard Building*
- 5.8 *Civic Building*
- 5.9 *Adaptive Reuse Building*

6.0 AMENITIES, LANDSCAPING, AND PARKS

- 6.1 General Requirements
- 6.2 Private Open Space Amenities
- 6.3 Privately Owned Public Open Space
- 6.4 Landscaping and Adjacency to the Public Right of Way
- 6.5 *Installation of Landscape*
- 6.6 *Frontage Buffer*
- 6.7 *Active Frontage Buffer*
- 6.8 *Interior Parking Lot Landscape*
- 6.9 *Screening of Refuse Areas and Utility Appurtenances*
- 6.10 Civic Open Space

7.0 PARKING

- 7.1 General Requirements
- 7.2 Parking Requirements
- 7.3 Electric Vehicle Parking Standards
- 7.4 Parking Design Standards

8.0 SIGNS & FACADE LIGHTING

- 8.1 General Requirements
- 8.2 Sign Types
- 8.3 *Wall or Mural Sign*
- 8.4 *Projecting Sign*
- 8.5 *Projecting Marquee Sign*
- 8.6 *Awning Sign*
- 8.7 *Canopy-Mounted Sign*
- 8.8 *Roof Sign*
- 8.9 *Window Sign*
- 8.10 *Monument Sign*
- 8.11 *A-Frame Sign*

HOW TO USE THIS CODE

The following text is advisory only and is intended to give a brief overview of the overall Code. City of North Salt Lake Planning Staff is always available to explain the regulations within this code and the process for approval.

DEFINITIONS

Section 1 Introduction, Administration, and Definitions contains all definitions that do not apply to the City of North Salt Lake Code generally. Any Town Center Code definition that differs from a North Salt Lake Code definitions shall override the North Salt Lake Code definition.

WANT TO KNOW WHAT RULES APPLY IN ORDER TO DEVELOP, SUBDIVIDE, OR ESTABLISH A USE?

Step 1: Review Sections 1 and 2 to understand the overall regulations for the Town Center, and the City's plan for Town Center Streets.

Step 2: Find your subdistrict by looking at the map in Section 3, Subdistricts.

Step 3: Follow the regulations for that subdistrict through Sections 4 through 8 to determine requirements for use; building form and site design; landscaping and amenities; parking; and signage.

- If there is an existing building that does not conform to the development standards, see XXXXX.

Step 4: Consult with City of North Salt Lake Staff for any other applicable ordinances or standards for your site, such as Building Code.

Step 5: Understand the process for moving forward, as described in Section 10.

WANT TO CHANGE YOUR SUBDISTRICT OR ZONING?

Only City Council may change the subdistrict of a property, following public notice, and public hearings, and Planning Commission recommendation.

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Section 1.0 Introduction, Administration, and Definitions

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1.0 North Salt Lake Town Center

1.1. Introduction.

1. Intent.

It is the intention of the City of North Salt Lake to establish a contiguous, distinctive town center through the implementation of a form-based code. The City of North Salt Lake Town Center Master Plan (Town Center Master Plan) identifies goals and strategies to accomplish the vision, ultimately resulting in a fully developed “Heart of the City”. It includes but is not limited to the specific purposes below.

- (1) To achieve mixed use development that is appropriate in scale and intensity for the neighborhoods and sites proximate to transit stops and stations.
- (2) To establish a relationship between buildings, streets, and open spaces that is pedestrian, bicycle, and transit-oriented.
- (3) To preserve and enhance the City’s natural resources, energy, water, and open spaces, and to promote innovative development that sustainably addresses these issues, including stormwater runoff management and urban heat island effect mitigation.
- (4) To ensure that a variety of housing types and sizes can be developed to meet the needs of the entire community.
- (5) To promote a variety of transportation options for residents and visitors.

2. Vision.

The vision for the North Salt Lake Town Center is to create an identity and hub of activity along Highway 89. The Town Center location is included in the [Wasatch Choice Vision](#), a voluntary regional vision identifying centers of growth along the Wasatch Front. The Town Center concept is further detailed in the North Salt Lake Town Center Plan, adopted in August 2016. The central node of the Town Center will be at the intersection of Highway 89 and Center Street. Encouraging multi-modal transportation through street design and supporting the future UTA Bus Rapid Transit system are central to the successful implementation of this vision.

The Town Center will be a place that is accessible by multiple transportation modes and friendly to all users. In order to have an inviting and exciting gathering space, it shall be safe and attract users with a clear sense of place. Hatch Park is a key amenity to the area, so connections to the park are emphasized. An increase in housing choices enhances both the market for commercial and service uses, as well as the safety of residents and visitors. Efforts to increase public space and open space will be made, including the preservation of the historic Bamberger Rail corridor by conversion to a multi-use public trail.

3. History.

The North Salt Lake Town Center has evolved over time, originating as supporting commercial for the once rural North Salt Lake. The Town Center area currently is comprised of a mix of land uses: low, medium and high-density residential uses interspersed with small commercial and retail sites; and a few offices. North Salt Lake, once characterized by fruit orchards and the old Bamberger rail station, has blossomed into a community necessitating a vibrant center, with a defined identity. Through the establishment of a town center and a form-based code, the unique history of North Salt Lake will be both preserved and emphasized.

4. Design Principles.

In order to establish a Town Center with long term market sustainability and visitor appeal, thoughtful, well-rounded, quality development is required in all subdistricts. The core of more intense development is focused along Highway 89, where the current commercial focus is conducive to redevelopment. The Form Based Code goal is to facilitate a development transition from centered activity to a reduced mass as it approaches single-family residential areas. Design standards for both the private and public realms are detailed in the code that follows. A design review committee will provide technical review assistance to property owners and the Planning Commission to ensure that development proposals meet the standards and intent of the code.

1.2 Administration.

1. Application.

The Town Center Zone requirements apply to all parcels within the geographic area identified in Figure 1.2.

Refer to Section 3.0 Subdistricts to identify the zoning subdistricts located within the overall Town Center boundary. Each subdistrict includes permitted Uses (refer to section 4.0 Uses) and permitted Building Types (refer to section 5.0 Building Types).

2. Administration & Enforcement.

The provisions of this code shall be administered and enforced by the Planning Commission and City of North Salt Lake staff unless otherwise specifically stated.

Where provisions of this code differ from the City of North Salt Lake Code Title 10 requirements, the requirements of this code shall apply.

3. Scope of Regulations.

- (1) New Development. All development, construction, and establishment of uses within the limits of this code occurring after the effective date of this code shall be subject to all applicable regulations of this code.
- (2) Renovated Structures. All building renovation permits cumulatively affecting greater than 50% gross square footage of a structure within the limits of this code shall be subject to all applicable regulations of this code.
- (3) In-Process Development. Where a building permit for a development has been applied for in accordance with the prior law in advance of this code’s effective date, or an approved development agreement is in place, said development may comply with the plans from which the permit was approved and, upon completion, receive a zoning certificate (provided all conditions are met) provided the following.
 - (a) Work or construction is begun within one year of the effective date of this code.
 - (b) Work or construction continues diligently toward completion.
- (4) Nonconformance. After the effective date of this code, existing buildings and uses that do not comply with the regulations of this

Figure 1.2 North Salt Lake Town Center Zone Boundary.



code shall be considered nonconforming and are subject to the standards of Title 10 Chapter 5 Nonconforming and Noncomplying Standards.

- (5) Zoning and Subdistrict Amendment. Refer to North Salt Lake Code 10-3-1 for the process for zoning and subdistrict amendments. In addition to this process, the following provisions apply for the Town Center Zone.
 - (a) Adjacency Requirement. For the Town Center Zone, parcels seeking rezoning inclusion in the zone must be adjacent to the existing Town Center Zone. Parcels zoned Town Center seeking rezoning to a zone other than the Town Center Zone must be adjacent to their desired zone. The Town Center Zone must remain contiguous.
 - (b) Subdistrict Amendments. Subdistrict amendments will be processed the same way as zoning district amendments.

1.3 General Requirements.

1. Applicability.

The following general block, lot, and street design requirements are applicable to the Town Center.

2. Interconnected Street Pattern.

The streets network shall form an interconnected design of multiple intersections and resulting block sizes as designated in the requirements of 1.3 (3) Access. Considering the following goals:

- (1) The arrangement of streets shall provide for the continuation of existing streets from adjoining areas into new developments.
- (2) Redevelopment that occurs mid-block shall provide pedestrian connections.
- (3) Cul-de-sacs shall be accompanied by pedestrian connections to through streets.
- (4) Streets shall follow natural features rather than interrupting or dead-ending at the feature.
- (5) Streets shall terminate at either an open space or a building facade.
- (6) Refer to 2.0 Street Types for street requirements. Streets shall be aligned on opposite sides of the block, wherever feasible.

3. Access.

- (1) Primary vehicular access shall not be from a street other than Center Street or US 89, unless the parcel is also fronted by one of these streets and/or it is the only option. In these cases, staff shall recommend to the Planning Commission the appropriate street(s) for vehicular access. The determination shall be based on locations of existing, proposed, probable, or desirable vehicular access points of other developments. Access to US 89 shall comply with applicable UDOT access management regulations.

Lots with frontages on US 89 and Center Street shall consult with staff to determine which street frontage warrants primary

designation and the front of the lot.

- (2) Pedestrian and Bicycle Corridors are required on blocks longer than 500 feet where there is an opportunity to connect to an existing or planned public right-of-way or trail. See Section 2.4 Pedestrian and Bicycle Corridors.
 - (a) When combined with mid-block street crossings, these pathways shall align to facilitate convenient and safe pedestrian movements.
 - (b) Pedestrian and Bicycle Corridors shall be located within the middle third of a block face, where possible.
 - (c) Minimum width for Pedestrian and Bicycle Corridors rights-of-way or easements is 20 feet.
 - (d) The square footage dedicated to Pedestrian and Bicycle Corridors can be applied toward the open space required by Section 6, given they meet the standards in Table 6.2 (1).

4. Lots.

- (1) Blocks shall typically be fronted with lots on at least two faces, preferably on the longest street faces.
- (2) Typical Lot Dimensions. All lots of record shall be developed to meet the requirements outlined in 5.0 Building Type requirements.
- (3) Typical Lot Configuration. All lots shall have frontage along a public street unless otherwise specified in 5.0 Building Type requirements.
 - (a) Lot Shape. To create regular, rectangular lots, side property lines shall be perpendicular to the vehicular right-of-way to the extent practical.
 - (b) Through-Lots. Through lots fronting on two parallel streets are not permitted with the exception of a lot covering 50 percent or more of a block and the two longest parallel street faces are treated as front property lines per building type requirements (refer to 5.0 Building Types).
 - (c) Corner Lots. Corner lots have a front yard along one street and a corner yard along the other street.
 - (i) The rear yard of a corner lot is typically the yard adjoined to an alley or another lot's rear yard.
 - (ii) The side yard of a corner lot is adjacent to another lot.
 - (d) Flag Lots. Flag lots are prohibited.

1.4 Definitions.

1. Applicability.

The graphics, tables, and text utilized throughout this code are regulatory. In case of a conflict, text shall control over tables and graphics and tables shall control graphics.

These definitions are specific to the Town Center. All general definitions within the City of North Salt Lake Code apply to the Town Center Code as well.

2. General Terms.

For the purposes of this code, the following terms shall have the following meanings.

- (1) **Block Depth.** A block measurement that is the horizontal distance between the front property line on a block face and the front property line of the parallel or approximately parallel block face.
- (2) **Block Ends.** The lots located on the end of a block; these lots are often larger than the lots in the interior of the block or those at the opposite end of the block and can be located on a more intense street type. They are typically more suitable for more intensive development, such as multiple family or mixed use development.
- (3) **Block Face.** The aggregate of all the building facades on one side of a block.
- (4) **Block Length.** A block measurement that is the horizontal distance along the front property lines of the lots comprising the block.
- (5) **Building Type.** A structure defined by the combination of configuration, form, and function. Refer to 5.0 Building Types for more information and the list of permitted Building Types.
- (6) **Courtyard.** An outdoor area enclosed by a building on at least two sides and is open to the sky.
- (7) **Critical Root Zone.** Also referred to as drip line. The area of soil and roots within the radius beneath the tree's canopy, within the dripline, or within a circular area of soil and roots with a radius out from the trunk a distance of 1.5 feet for every inch of the tree's width (measured at 4.5 feet above the mean grade of the tree's trunk, noted as diameter breast height or DBH throughout this code).
- (8) **Entrance Type.** The permitted treatment types of the ground floor Facade of a Building Type.
- (9) **Facade.** The exterior face of a building, including but not limited to the wall, windows, windowsills, doorways, and design elements such as expression lines. The front facade is any building face adjacent to the front property line.
- (10) **Gross Floor Area.** The sum of all areas of a building, including accessory storage areas or closets within sales spaces, working spaces, or living spaces and any basement floor area used for retailing activities, the production or processing of goods, or business offices. It shall not include attic space having headroom of seven feet or less and areas devoted primarily to storage, balconies, off-street parking and loading areas, enclosed porches, roof decks, roof gardens, or basement floor area other than specified above.
- (11) **Landscape Area.** Area on a lot not dedicated to a structure, parking or loading facility, frontage buffer, side and rear buffer, or interior parking lot landscaping.
- (12) **Lot, Interior.** A parcel of land abutting a vehicular Right-of-Way, excluding an Alley, along one (1) Property Line; surrounded by Lots along the remaining Property Lines.
- (13) **Lot, Through.** Also referred to as a double frontage lot. An interior lot having frontage on two approximately parallel vehicular rights-of-way, excluding an alley. Refer to Figure 1.4 (1) Lots.
- (14) **Occupied Space.** Interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.
- (15) **Open Space Type.** The permitted and regulated types of open spaces in this code. Refer to 6.0 Parks, Landscaping, and Amenities for more information and a list of the permitted types.
- (16) **Pervious Surface.** Also referred to as pervious material. A material or surface that allows for the absorption of water into the ground or plant material, such as permeable pavers or a vegetated roof.
- (17) **Primary Street.** A street designated on the Zoning Map that receives priority over other streets in terms of setting front property lines and locating building entrances.
- (18) **Property Line, Corner.** A boundary of a lot that is approximately perpendicular to the front property line and is directly adjacent to a public Right-of-Way, other than an alley or railroad. Refer to Figure 1.4 (1) Lots.
- (19) **Property Line, Front.** The boundary abutting a right-of-way, other than an Alley, from which the required setback or build-to zone is measured, with the following exceptions.
- (20) **Property Line, Rear.** The boundary of a lot that is approximately parallel to the front property line; this line separates lots from one another or separates a lot from an alley. Refer to Figure 1.4 (1) Lots.
- (21) **Property Line, Side.** The boundary of a lot that is approximately perpendicular to the front and rear property lines; it is not adjacent to the public right-of-way. Refer to Figure 1.4 (1) Lots.
- (22) **Roof Type.** The detail at the top of a building that finishes a Facade, including a pitch roof with various permitted slopes and a parapet. Refer to 5.10 for more information and a list of the permitted Roof Types.
- (23) **Semi-Pervious Surface.** Also referred to as semi-pervious material. A material that allows for at least 40% absorption of water into the ground or plant material, such as pervious pavers, permeable asphalt and concrete, or gravel.
- (24) **Solar Reflectance Index (SRI).** A measure of a constructed surface's ability to reflect solar heat, as shown by a small temperature rise. The measure utilizes a scale from 0 to 100 and is defined so that a standard black surface is 0 and a standard white surface is 100.

To calculate for a given material, obtain the reflectance value and emittance value for the material; calculate the SRI according to ASTM E 1980-01 or the latest version.

- (25) **Story, Ground.** Also referred to as ground floor. The first floor of a building that is level to or elevated above the finished grade on the front and corner facades, excluding basements or cellars.
- (26) **Story, Upper.** Also referred to as upper floor. The floors located above the ground story of a building.
- (27) **Street Face.** The facade of a building that faces a public right-of-way.
- (28) **Street Type.** The permitted and regulated types of streets in this code. Refer to 2.0 Street Types for more information and a list of the permitted Street Types.
- (29) **Streetwall.** The vertical plane created by building facades along a street. A continuous streetwall occurs when buildings are located in a row next to the sidewalk without vacant lots or significant setbacks.
- (30) **Structure, Accessory.** The general term for a subordinate structure detached from, but located on the same Lot as the Principal Structure; it may or may not be inhabitable.
- (31) **Structure, Principal.** Also referred to as the principal building. A building that contains the dominant Use of the Lot. It is typically located toward the front of the Lot in the front Build-to Zone or behind the Front Yard Setback.
- (32) **Tree Canopy.** The uppermost area of spreading branches and leaves of a tree.
- (33) **Tree Canopy Coverage.** The area of ground covered or shaded by a tree's canopy, measured in square feet.
- (34) **Visible Basement.** A half story partially below grade and partially exposed above with required transparency on the street facade.

2. Use Terms.

- (1) **Accessory Uses.** A use that is not permitted to serve as the principal use on a zoning lot.
- (2) **Drive-through Facilities.** Any establishment that provides products or services to person's remaining in a vehicle isle adjacent to the building.
- (3) **Residential.** One or more dwelling units located within the principal structure of a lot, in which the units may or may not share a common wall with the adjacent (horizontally or vertically) unit or have individual entrances from the outside.
- (4) **Assembly.** A facility that has organized services, meetings, or programs to benefit, educate, entertain, or promote discourse amongst the residents of the community in a public or private setting. Assembly includes such uses as a community center, house of worship, and private clubs and lodges.
- (5) **Transit Station.** A covered passenger boarding facility with a platform(s), which may include a waiting area, ticket office or machines, restrooms, or concessions.

- (6) **Police and Fire.** A facility providing public safety and emergency services; training facilities, locker rooms, and limited overnight accommodations may also be included. The facilities shall be housed in a permitted building, but shall have the following additional allowances:
 - (a) Garage doors are permitted on the front facade.
 - (b) Exempt from maximum driveway widths.
 - (c) Exempt from height regulation.
- (7) **Post Office.** A publicly accessed facility for the selling of supplies and mail related products and the small scale collection and distribution of mail and packages. Large-scale postal sorting and distribution is not permitted.
- (8) **School.** An education facility with classrooms and offices, that may also include associated indoor facilities such as ball courts, gymnasium, theater, and food service.

3. Building Type Terms.

- (1) **Multiple Principal Structures.** The allowance of more than one detached structure on a lot.
- (2) **Front Property Line Coverage.** The percentage of the front property line occupied by the width of a building.
- (3) **Front Setback Minimum and Maximum.** The Setback Minimum and Maximum parallel to the front property line. Building components, such as awnings or signage, are permitted to encroach into the Setback Minimum and Maximum.
- (4) **Corner Setback Minimum and Maximum.** The Setback Minimum and Maximum parallel to the corner property line. Setback is measured from the back of sidewalk.
- (5) **Minimum Side Yard Setback.** The minimum required setback along a side property line. For corner parcels, the minimum side yard setback applies to all property lines not fronting a street or public right-of-way. Setback is measured from the back of sidewalk.
- (6) **Minimum Rear Yard Setback.** The minimum required setback along a rear property line. Setback is measured from the back of sidewalk.
- (7) **Minimum & Maximum Lot or Building Width.** Depending on the Building Type, either the minimum or maximum building or unit width will be noted or the minimum and maximum width of a lot, all measured at or parallel to the front property line.
- (8) **Maximum Impervious Coverage.** The maximum percentage of a lot permitted to be covered by principal structures, accessory structures, pavement, and other impervious surfaces.
- (9) **Additional Semi-Pervious Coverage.** The additional percentage of a lot beyond the Maximum Impervious Coverage, which may be surfaced in a semi-pervious material, including a green roof or pavers.
- (10) **Parking & Loading Location.** The yard in which a surface parking lot, detached garage, attached garage door access, loading and unloading, and associated drive is permitted.

-
- (11) Vehicular Access. The permitted means of vehicular ingress and egress to the lot.
 - (12) Minimum Overall Height. The minimum overall height for the building.
 - (13) Maximum Overall Height. The maximum total number of stories for a building.
 - (14) Ground Story and Upper Story, Minimum and Maximum Height. Story height is measured in feet between the floor of a story to the floor of the story above it.
 - (15) Ground and Upper Story Uses. The uses or category of uses which may occupy the ground and/or upper story of a building.
 - (16) Required Occupied Space. The area(s) of a building that shall be designed as occupied space, defined as interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.
 - (17) Minimum Ground Story and Upper Floor Transparency. The minimum amount of transparency required on street facades with street frontage, measured by the ratio of the area of the total windows on a story to the area of the story total.
 - (18) Blank Wall Limitations. A restriction of the amount of windowless area permitted on a facade with street frontage.
 - (19) Principal Entrance Location. The facade on which the primary building entrance is to be located.
 - (20) Required Number of Street Entrances. The minimum number of and maximum spacing between entrances on the ground floor building facade with street frontage.
 - (21) Horizontal Facade Divisions. The use of a vertically oriented expression line or form to divide the facade into increments no greater than the dimension shown, as measured along the base of the facade. Elements may include a column, pilaster, or other continuous vertical ornamentation a minimum of one and a half inch depth.
 - (22) Vertical Facade Divisions. The use of a horizontally oriented expression line or form to divide portions of the facade into horizontal divisions. Elements may include a cornice, belt course, molding, string courses, or other continuous horizontal ornamentation a minimum of one and a half inch depth.
 - (23) Tower. A vertical building extension that may be permitted in conjunction with another roof type on certain Building Types.
 - (24) Required Occupied Space. The area(s) of a building that shall be designed as occupied space, defined as interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.

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Section 2.0 Streets

2.0 Streets

2.1 Requirements & Standards.

1. Intent.

The standards outlined in this section are intended to:

- (1) Create a system of complete streets that address all modes of travel, including pedestrians, bicycles, transit, and vehicles.
- (2) Address all features of the street right-of-way, including sidewalks, parkstrips, travel lanes, bicycle lanes, medians, and mid-block crossings.
- (3) Continue the existing logical system of streets and street names that result in a simple, consistent and understandable pattern of blocks, lots, and house numbers.
- (4) Provide adequate access to all lots for vehicles and pedestrians.
- (5) Create streets that are appropriate for their contexts in residential, commercial, or mixed use areas and are designed to encourage travel at appropriate volumes and speeds.
- (6) Facilitate streets that respect natural features by following topography and drainage systems, rather than interrupting or dead-ending at the feature.
- (7) Create streets and public rights-of-way that result in stormwater runoff quantity reduction and improved quality of stormwater runoff.

2. Applicability.

The standards in this section apply to all vehicular and trail right-of-ways within the North Salt Lake Town Center Zone, for redevelopment of property adjacent to sub-standard street.

3. Standard Requirements.

All proposed streets, public use easements and pedestrian-ways shall be located in vehicular rights-of-way or public use easements as required by this section.

- (1) Street Types. All new vehicular rights-of-way shall match one of the street types, refer to 2.4 through 2.9, whether publicly dedicated or privately held.
- (2) Public Use. All streets shall be available for public use at all times. Gated streets and streets posted as private are not permitted.
- (3) Existing Streets. Provide added right-of-way easements or improvements, as necessary.

4. Street Construction Specifications.

All construction in the right-of-way or adjacent public accessways shall follow specifications within the adopted City of North Salt Lake Design Standards and Specifications.

2.2 Street Type Standards.

1. Street Types.

Street Types defined in this section outline acceptable street configurations. New streets shall be designed using the principles and characteristics defined by each street type. The Planning Commission may require additional right-of-way, pavement width, or additional street elements depending on the findings of a Traffic Impact Study or unique site characteristics. Existing streets shall be widened or improved to meet the revised street types. North Salt Lake may negotiate a fee in lieu and easement dedication to facilitate future block improvements in a more cost efficient and comprehensive manner.

2. Graphics.

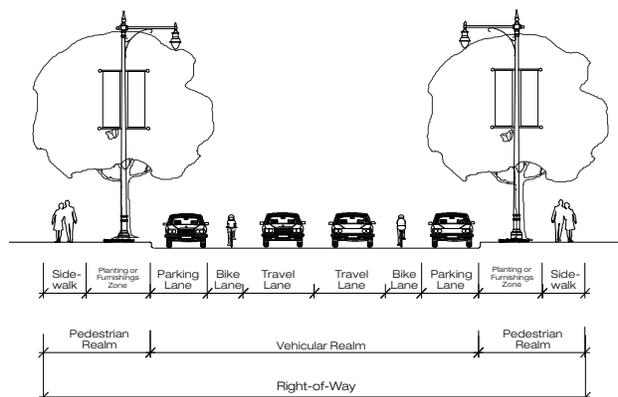
The Street Type graphics provided here are samples of recommendations and illustrate a possible configuration of that street type. By applying the standards outlined and through Planning Commission approval, other configurations which facilitate the Town Center goals with innovative designs not previously identified are possible.

3. Typical Street Elements.

Typical elements of a vehicular right-of-way are divided into the vehicular and pedestrian realm. Each street type detailed in this article outlines which facilities are applicable. Refer to Figure 2.2 (1): Typical Right-of-Way Elements.

- (1) Vehicular Realm. The vehicular realm is comprised of the curb and gutter, travel lanes, bicycle lanes, and parking lanes.
- (2) Pedestrian Realm. The pedestrian realm is typically comprised of pedestrian facilities, such as sidewalk, path/trail, or off-street bicycle path. These facilities can include a buffer area, consisting of a landscape zone and/or furnishings zone that serves to separate pedestrians or bicyclists from the automobile or higher speed bicycle movements in the vehicular realm.
 - (a) Landscape Zone: A landscape area between the back of curb or edge of pavement to the sidewalk in which street trees, vegetation, swales, lighting, and signage may be located. Typically used adjacent to residential buildings.

Figure 2.2 (1). Typical Right-of-Way Elements.



- (b) Furnishings Zone: A hardscape area that extends from the sidewalk to the back of curb, in which street trees, street furniture, lighting, and decorative/wayfinding signage may be located. Typically used adjacent to commercial or office buildings. Furnishings shall be consistent with City Design Standards and Specifications.

4. Vehicular Travel Lanes.

The number and width of vehicular travel lanes are determined by the Street Type, assigned in sections 2.4-2.9.

5. Vehicular On-Street Parking.

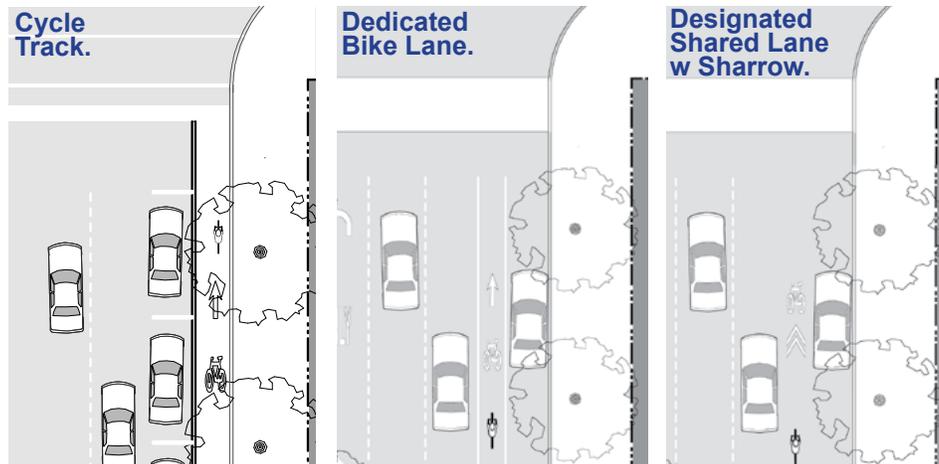
On-street parking, as permitted on designated street types, shall meet the following requirements.

- (1) Parallel, diagonal parking, and reverse diagonal parking is permitted on designated street types.
- (2) Vehicular Parking Space Dimensions. The appropriate dimensions for on-street parking spaces are outlined in Table 2.2 (1): Stall depth includes gutter. Angled parking dimensions are utilized for both pull-in and back-in angled parking spaces. On-Street Parking Space Dimensions and Figure 2.2 (3): On-street Parking Layout. The width of a parking space shall be measured from the center of a stripe.

Table 2.1 (1). On-Street Parking Space Dimensions.

Angle (degrees)	Curb Length (feet)	Stall Width (feet)	Stall Depth (feet)
0	22	22	9
45/135	13	9	19
60/120	10	9	20

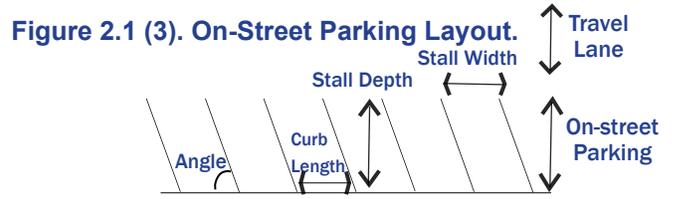
Figure 2.1 (2). On-Street Bicycle Facilities.



6. Bicycle Facilities.

All bicycle accommodations shall be in accord with the Town Center Master Plan or future adopted bicycle or active transportation master plans. The following types of bicycle accommodations are permitted in the vehicular realm per Street Type. Refer to Figure 2.2 (2). Off-street bicycle facilities, including the Bamberger Trail, are permitted in the Town Center.

- (1) Separated bike lane. This is a separate on-road bicycle facility that is typically adjacent to, but physically separated from, vehicular traffic by a barrier or on-street parking. Separated bike lanes offer improved safety on high volume high speed (45+) streets. Several of these designs, including buffered bike lanes, are employed in Utah. If a bike lane is elevated above street level it is called a raised separated bike lane and different design considerations apply.
- (2) Dedicated Bicycle Lane. Dedicated bicycle lanes are striped lanes on the outside of the outermost travel lanes that are designated solely for bicycle use. This lane typically occurs on both sides of the street and shall be at least five feet wide, not including the gutter.
- (3) Designated Shared Lane. A designated shared lane is a lane that is shared between vehicles and bicycles. On-street parking can be accommodated as right-of-way allows. This lane is wider than a standard vehicular lane, (minimum 13 feet), in order to accommodate both types of users, and includes a painted bicycle marker combined with a double arrow (known as a “sharrow”). This improvement occurs on both directions.
- (4) Shared Lane. A shared lane refers to a street that does not have bicycle lanes or a designated shared lane, but the speed and configuration of the street is such that bicycles could comfortably share lanes with traffic.



7. Stormwater Management

Incorporation of stormwater management best practices and low-impact design (LID) (Title 10 Chapter 20 and Title 8 Chapter 5 of the City Code) into the right-of-way design is required, where feasible, such as incorporating drainage swales and slotted curbs into the Landscape Zone or permeable paving in street parking.

8. Street Trees.

Street tree types and location shall be compliant with the Community Forestry Ordinance and future landscape and tree plans and guidelines, as adopted.

- (1) Street trees shall be located either in a Landscape Zone within a planting bed or lawn, or in a Furnishings Zone in tree wells with a grate as required by street type.
- (2) Tree grates are required for all trees located in tree wells in Pedestrian Realms without a landscaped bed or lawn.
- (3) Install street trees in accordance with Title 7 Chapter 9 Community Forestry Ordinance.

9. Fire Access.

Street configurations have been calculated to provide fire truck access. The total width of drivable surface shall not be narrower than 20 feet.

2.3 Street Layout Requirements.

1. Layout Standards.

The following standards apply to new streets or private vehicular accesses.

- (1) Treatment of Natural Features. Streets shall be designed to respect natural features, such as rivers, woodlands, or slopes, by following rather than interrupting or dead-ending at the feature.
- (2) Street Network. The network of streets shall form an interconnected pattern with multiple intersections.
- (3) Existing Streets. The arrangement of streets shall provide for the continuation of existing streets from adjoining areas into new subdivisions.

2. Disconnected Streets and Vehicular Accesses.

Disconnected streets and accesses may take the following form:

- (1) Stubs. Where adjoining areas are not developed or redeveloped, streets in new developments shall be extended to the boundary line of the tract to make provision for the future projection of streets into adjacent areas.
 - (a) Where abutting property is not developed, stubs and cross access shall be provided at intervals no greater than the maximum block length and width recommended in Section 1: Introduction, Administration, and Definitions.
 - (b) Existing stubs adjacent to a proposed development shall be connected.
 - (c) Where there is a disconnected street, crossing easements are

required.

- (d) Stub streets longer than 150 ft. must have a temporary turnaround
- (2) Cul-de-Sac Streets. Cul-de-sac streets are not permitted in any the North Salt Lake Town Center Zone except where natural features prohibit the inclusion or second means of egress cannot be provided. The following parameters shall be incorporated when the exception is taken:
 - (a) The Cul-de-sac shall not be more than 300 feet in length as measured along the centerline from the closest intersection. Criteria for the approval of a cul-de-sac include natural feature restrictions and safety concerns.
 - (b) The Cul-de-sac shall have a maximum outside turning radius of 50 feet.
 - (c) A pedestrian connection from the cul-de-sac through to the next closest street, sidewalk, or trail.

3. Intersections.

- (1) Curb Radii. Curb radii shall be compliant with North Salt Lake's standard drawings.
- (2) Crosswalks. Crosswalks and Mid-block crossings shall be required at all intersections involving Connector Streets or Center Street. Refer to Figure 2.3 (3).
 - (a) Dimensions. Crosswalks shall be minimum six feet in width, measured from mid-stripe to mid-stripe, per Manual on Uniform Traffic Control Devices (MUTCD).
 - (b) Markings. Crosswalks shall be appropriately indicated on the finished street surface with painted markings, textured and colored pavement, or concrete.
 - (c) Crossing Distances. To encourage pedestrian activity, crosswalks shall not extend over 38 feet without a landscape median, bulb-outs and/or other pedestrian refuge which mitigates the effects of vehicular traffic on crossing and increase pedestrian safety and comfort. Refer to Figure 2.3 (1) and 2.3 (2).
 - (d) Accessible ramps and warning panels, per the American Disabilities Act or any more stringent state requirement, are required where all sidewalks or trails terminate at a crosswalk or curb.
 - (e) Ramp Orientation. Ramps shall be oriented perpendicular to traffic, requiring two ramps per corner at intersecting streets.
- (3) Bulb-outs. To shorten pedestrian crossing distances, bulb-outs shall be utilized at all intersections. Refer to Figure 2.3 (2).
 - (a) The depth of the bulb-out shall match the utilized on-street parking, either the width of the parallel space or the depth of the diagonal space.

Figure 2.3 (1). Wide Street Crossing with Pedestrian Refuge Median (Example).

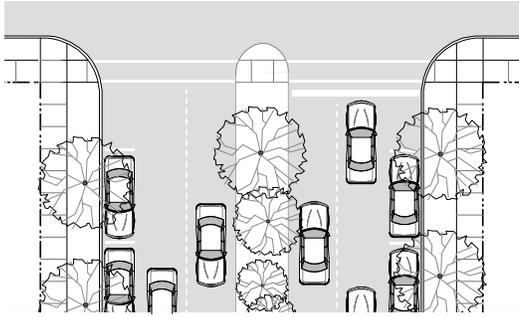


Figure 2.3 (2). Bulb Out (Example).

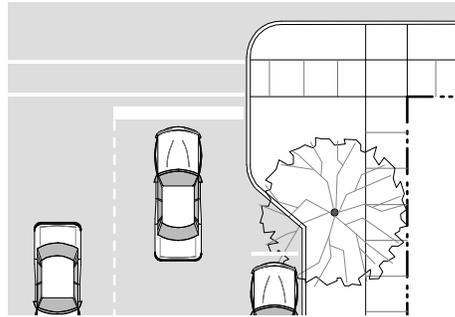
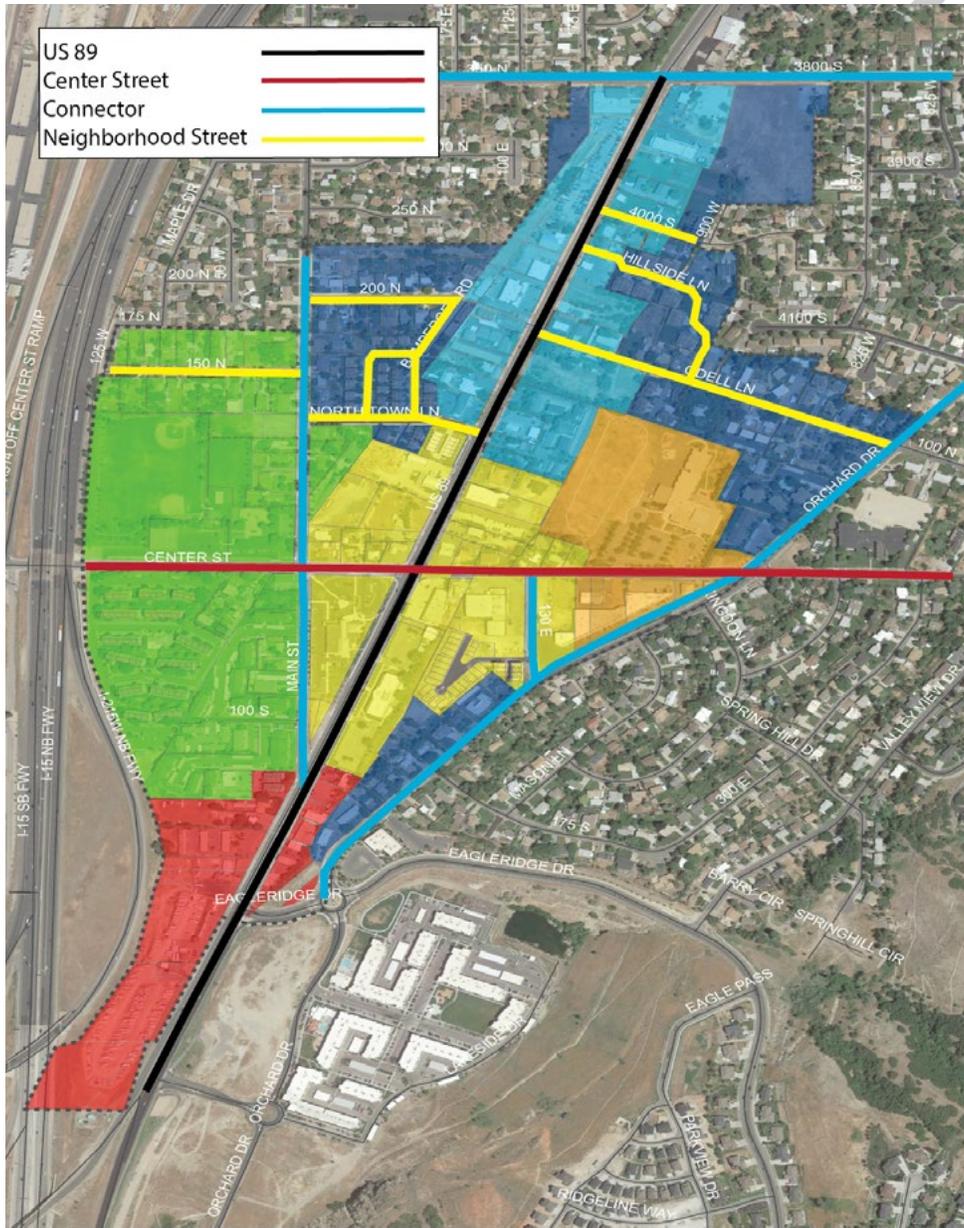


Figure 2.3 (3). Streets Map.



2.4 Pedestrian and Bicycle Corridor.

1. Intent.

Pedestrian and Bicycle Corridors are for foot, bicycle, or other human powered transportation use only. They are often mid-block and between buildings, connecting between streets and can include public plazas or open spaces. The intent is to breakup the long blocks found in North Salt Lake and increase connectivity for pedestrians while creating welcoming public spaces. These pedestrian-scaled spaces may include shop fronts and entries, landscaping, and lighting.

Exact cross-sections are subject to planning commission review and approval based on sound engineering safety standards. Pedestrian corridors shall be designed to enhance and support the adjacent building and block. Exact features vary by location, purpose and adjacent uses.

2. General Requirements.

Active Transportation shall be developed using the standards in Table 2.4 (1).

Pedestrian and Bicycle Corridors are required on blocks longer than 500 feet where there is an opportunity to connect to an existing or planned public right-of-way or trail per Section 1.

All areas designated as Mid-block Crossing shall meet the following requirements:

- (1) Dimensions. Pedestrian and Bicycle Corridors shall be in the middle third of a block (over 500' in length on any side). Pedestrian and Bicycle Corridors shall be a minimum of 20' wide and have a minimum 10' sidewalk. See Figure 2.4 (2) for diagram.
- (2) Alignment. Pedestrian and Bicycle Corridors shall be straight with a clear line of sight to the opposite street or public right-of-way, or may turn to exit the block in another direction. If they turn, the turn shall not be at an angle less than 90 degrees.
- (3) Pavement Materials. Concrete, asphalt, and pavers.
- (4) Access. Access to Pedestrian and Bicycle Corridors is public for 24 hours a day seven days a week. Private security personnel and/or surveillance is permitted. Pedestrians and non-motorists are the sole permitted user of the Pedestrian and Bicycle Corridor. No motor vehicles are permitted with the exception of emergency vehicles.
 - (a) Deliveries. Deliveries may be made in the Pedestrian and Bicycle Corridor by cart or dolly. Truck deliveries are not permitted.
- (5) Signs. Any public entrance on the Pedestrian and Bicycle Corridor shall have a pedestrian oriented sign within 3 feet of the entrance.

3. Applicability.

The locations of Pedestrian and Bicycle Corridors are to be determined/developed based on the requirements per Section 1.

Table 2.4 (1). Pedestrian and Bicycle Corridor Requirements.

Requirements.	
Vehicular Zone	
Travel Lanes, Center Lane (Medium, Turn), Transit, Parking Lanes, Bicycle	None
Pedestrian Zone	
Walkways	Pedestrian, bicycle, etc. only
Street Buffer	None
Trees	Small Trees; refer to North Salt Lake Tree and Landscaping Plan
Furnishings	Seating; Wayfinding Signage; Town Center Lighting operational from dusk to dawn with a minimum luminance of 1.0 footcandle with a minimum clearance of 8'

Figure 2.4 (1). Pedestrian and Bicycle Corridor Diagram.

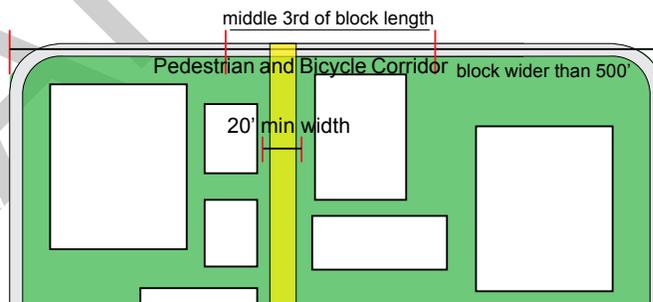


Figure 2.4 (2). Pedestrian and Bicycle Corridor Example.



2.5 Alley.

1. Intent.

The Alley is a low capacity street designed for slow speeds. It serves only those residences or businesses with rear entry directly adjacent to it. If there is not a front entry point for residences or businesses with alley access, a wider street will be required for fire department access. Refer to the typical plan and section, Figure 2.5 (1).

2. General Requirements.

The Alley shall be developed using the standards in Table 2.5 (1).

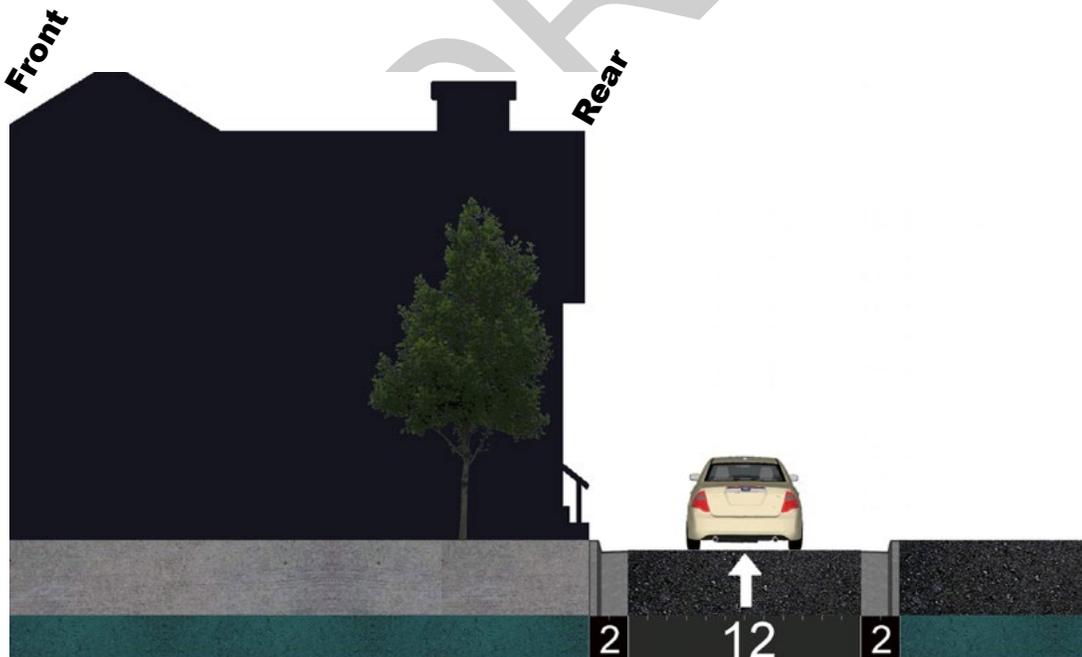
3. Applicability.

The streets to be considered Alley are yet to be determined/developed.

Table 2.5 (1). Alley Requirements.

Requirements.		
Vehicular Zone		
Travel Lanes	1 (one-way travel)	
Center Lane	Median	None
	Turn	None
Transit	None	
Parking Lanes	Limited due to backyard setbacks	
Bicycle	None	
Pedestrian Zone		
Walkways	None	
Street Buffer	None	
Trees	None required, encouraged	
Furnishings	None	

Figure 2.5 (1) Alley (Example Right-of-Way 16 ft).



2.6 Neighborhood Street.

1. Intent.

The Neighborhood Street is a low capacity street designed for slow speeds with a standard right-of-way (refer to matrix). It primarily serves those residences directly adjacent to it. Refer to the typical plan and section, Figure 2.6 (1).

2. General Requirements.

The Neighborhood Street shall be developed using the standards in Table 2.6 (1).

3. Applicability.

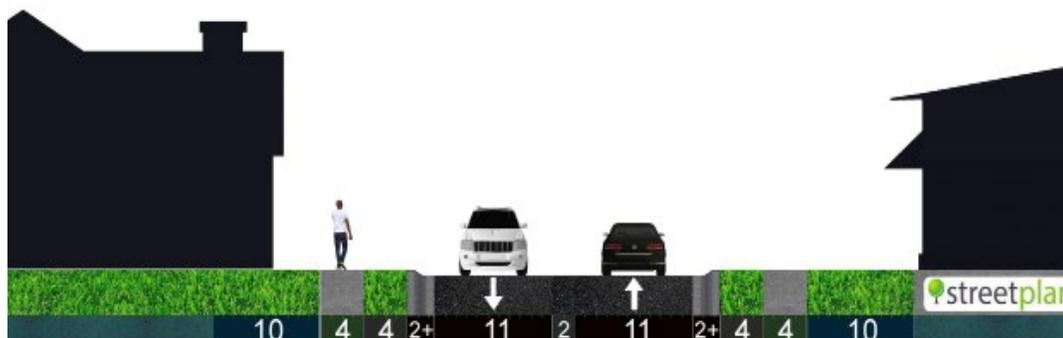
The following streets are considered Neighborhood Streets

- Odell Lane
- 150 North
- Hillside Lane (Private)
- 300 North (4000 South)
- 200 North
- Northtown Lane
- Old Station Way (Private)
- Bamberger Road (Private)
- Additional streets shall be incorporated into applicable streets when developed

Table 2.6 (1). Neighborhood Street Requirements.

Requirements.		
Vehicular Zone		
Travel Lanes	2	
Center Lane	Median	No
	Turn	No
Transit	None	
Parking Lanes	Varies	
Bicycle	Bike Route Allowed	
Pedestrian Zone		
Walkways	Sidewalk on each side of corridor	
Street Buffer	0-2	
Trees	Park Strip; Small; refer to Title 7 Chapter 9 Commercial Forestry Ordinance	
Furnishings	Lighting	

Figure 2.6 (1) Neighborhood Street (Typical - Proposed Right-of-Way 45 ft).



2.7 Connector Street.

1. Intent.

The Connector Street is a medium capacity street for slow to mid speeds (25-35 MPH) with a standard right-of-way. It primarily serves as a through street connecting Neighborhood Streets to US 89 or I-15 access. Refer to the typical plan and section, Figure 2.7 (1) and Figure 2.7 (2).

2. General Requirements.

Connectors shall be developed using the standards in Table 2.7 (1).

3. Applicability.

The following streets are considered Connector Streets

- Orchard Drive
- 350 North/3800 South
- Main Street

Table 2.7 (1). Connector Requirements.

Requirements.		
Vehicular Zone		
Travel Lanes		2
Center Lane	Median	Varies
	Turn	Varies
Transit		Varies; Bus
Parking Lanes		Varies
Bicycle		Varies
Pedestrian Zone¹		
Walkways		Sidewalk on each side of corridor
Street Buffer		2
Trees		Grate or Park Strip; Small or Medium Trees; refer to Title 7 Chapter 9 Community Forestry Ordinance
Furnishings		Lighting

Figure 2.7.(1) Connector. Street (Typical - Existing Right-of-Way 49 ft).

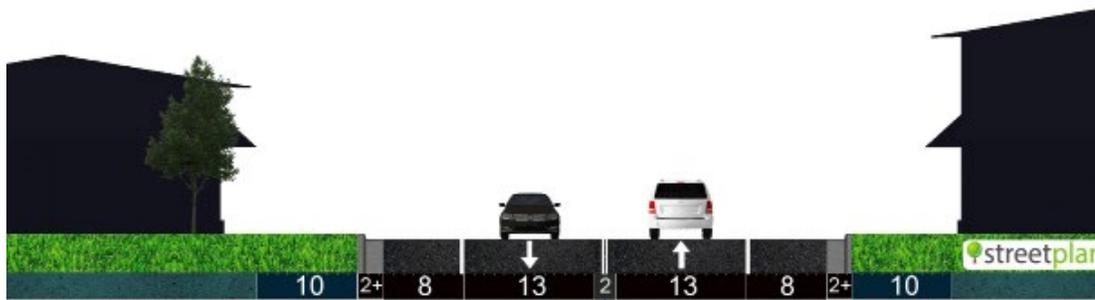
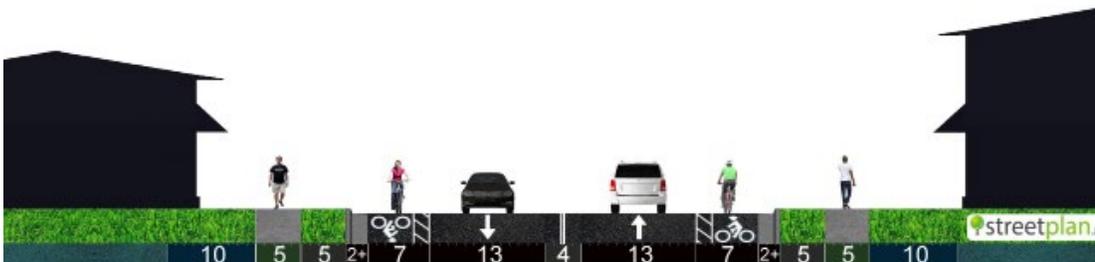


Figure 2.7. (2) Connector. Street (Typical - Proposed Right-of-Way 69 ft).



2.8. Center Street.

1. Intent.

Center Street is a medium capacity street that serves as the primary multi-modal east/west access to the North Salt Lake Town Center. It serves all types of development and provides crosstown connections. Refer to the typical plan and section in Figure 2.8 (1). Center Street connects the central transit hub with Hatch Park, mixed use developments, and civic/cultural uses. The North Salt Lake Town Center Plan identified different cross-sections at various locations along the corridor. Figures 2.8 (1) and 2.8 (2) represent the existing and proposed Center Street cross-section between I-15 and Main Street. For other locations refer to the Street Matrix (Table 2.10).

2. General Requirements.

Center Street shall be developed using the standards in Table 2.8 (1).

Table 2.8 (1). Center Street Requirements.

Requirements.		
Vehicular Zone		
Travel Lanes		2
Center Lane	Median	Varies
	Turn	Varies
Transit		Bus
Parking Lanes		Varies; Angled and parallel
Bicycle		Yes
Pedestrian Zone¹		
Walkways		Sidewalk on each side of corridor
Street Buffer		2
Trees		Grates only in the core, otherwise grates or park strip
Furnishings		<ul style="list-style-type: none"> - Bollards - Bike Racks, - Seating benches 150 ft apart, - Lighting at intersection and a maximum of 90ft apart.

Figure 2.8. (1) Center Street - I-15 to Main (Existing - Right-of-Way 66 ft.)

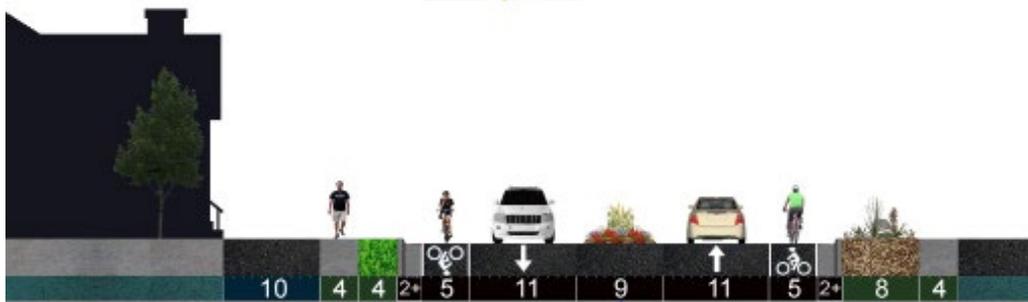
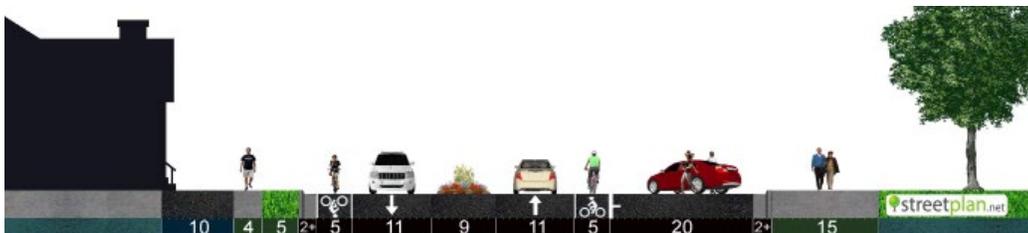


Figure 2.8. (2) Center Street - I-15 to Main (Proposed - Right-of-Way 90 ft. w. Hatch Park path)



2.9. U.S. 89

1. Intent.

U.S. 89 is a high capacity street for higher speeds with a wide right-of-way. It serves all types of development and provides crosstown connections. The future UTA BRT line will run along the U.S. 89 corridor throughout the North Salt Lake Town Center. BRT stations/gateways will be located along the corridor near Eagle Ridge Dr. and 350 North. A central transit hub will be located in the heart of the North Salt Lake Town Center near the intersection of Center Street and U.S. 89. The 120 ft cross-section will be used until future UTA BRT stations are identified.

2. General Requirements.

U.S. 89 shall be developed using the guidelines in Table 2.9 (1).

Table 2.9 (1). U.S. 89 Requirements.

Requirements.		
Vehicular Zone		
Travel Lanes		4-6
Center Lane	Median	Yes
	Turn	Typically
Transit		BRT/Bus
Parking Lanes		No
Bicycle		NO
Pedestrian Zone ¹		
Walkways		Sidewalk on each side of corridor
Street Buffer		2
Trees		Park Strip
Furnishings		Bike Racks, Seating, Lighting at Plaza and BRT Stations

Figure 2.9.(1) US 89 BRT Mainline (Right-of-Way 120 ft)



Figure 2.9.(2) US 89 BRT Mid-Block Station (Right-of-Way 120 ft)



Figure 2.9.(3) US 89 BRT Plaza Station (Right-of-Way 120 ft)



Figure 2.9.(4) US 89 BRT Intersection Station (Right-of-Way 120 ft)



Figure 2.9.(5) US 89 BRT Mainline Constrained (Right-of-Way 110 ft)



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Section 3.0 Subdistricts

3.0 Subdistricts

3.1. Introduction.

The Town Center Zoning District shall consist of the following subdistricts in order to regulate building form and uses. Refer to Section 4.0 Uses for uses and Section 5.0 Building Types for building types permitted within each subdistrict.

1. Core.

The Core is the center of life and activity for the City. As Bus Rapid Transit (BRT) becomes a part of the City's transportation network, transit-oriented development located within the Core will support ridership and capitalize on transit investments, as well as provide current and future residents with a complete host of services and activities. The Core will have engaging public gathering space and enhanced pedestrian connections via the Bamberger Trail and other street improvements. The focus of the Core is urban architecture and commercial tenants supported by multi-family housing choices.

2. Arts & Park.

The Arts and Park subdistrict surrounds Hatch Park, making it the perfect place for creativity and culture to flourish. The historic Bamberger buildings give this subdistrict unique character. Hatch Park will be expanded in size and amenities. The park will be programmed to include community activities like farmers' markets, fairs, and park concerts along with play fields, pavilions, and recreational walking paths and trails.

3. Center & Orchard.

The Center & Orchard subdistrict east of the Core bounded by Center Street and Orchard will serve as a walkable transitional area to the surrounding neighborhoods. This will be a pedestrian friendly realm with mixed use development including residential, office, main street retail, and sidewalk cafes.

4. Boulevard.

The Boulevard subdistrict is the southern entrance to the Town Center, connecting it to major regional transportation. Relatively distant from neighborhoods, it provides the City with the opportunity to house growth and expand the commercial tax base.

5. North 89.

The North 89 subdistrict will contain or be in close proximity to the North BRT station near the intersection of US 89 and 350 N. The built environment in this subdistrict shall enhance the area station and support riders, and provide a smooth transition between the Core and the existing residential neighborhoods.

6. Edge.

The Edge subdistricts complete the transition into the surrounding neighborhoods with lower building heights and neighborhood-centered services. These areas are intended to connect surrounding residents to the Core, while protecting and enhancing day-to-day quality of life.

3.2 Subdistrict Map.

1. Mapped Subdistricts.

Regulation of the Town Center Zoning District as identified on the "Zoning Map of the City of North Salt Lake" illustrates the boundaries for the Town Center Zoning District as shown in Figure 3.2.

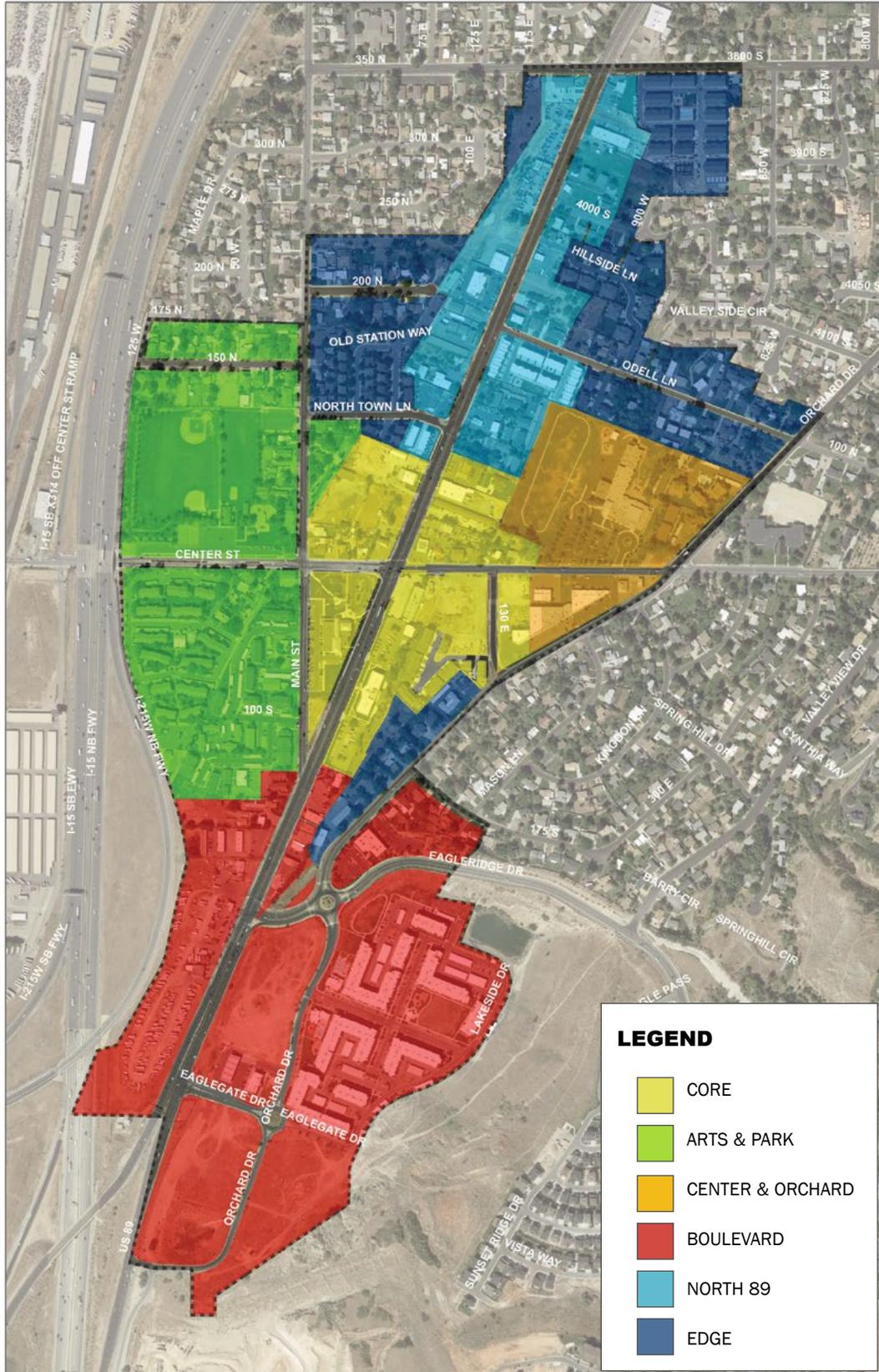
2. Map Amendment.

The Town Center zone and subdistrict boundaries may be amended by City Council.

Figure 3.1 (1). Rendering of Center Street and US 89, Landmark Design.



Figure 3.2 North Salt Lake Town Center Subdistrict Map.



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Section 4.0 Uses

4.0 Uses

4.1. General Requirements.

1. General Provisions.

The following general provisions apply to the uses outlined in this section.

- (1) A lot may contain more than one use.
- (2) Each of the uses may function as either a principal use or accessory use on a lot, unless otherwise specified.
- (3) Each use shall be located within a permitted Building Type (Refer to 5.0 Building Types), unless otherwise specified.
- (4) Each use may have both indoor and outdoor facilities, unless otherwise specified.
- (5) The uses permitted within the subdistrict may be further limited by the building types permitted. Refer to 5.0 Building Types.

2. Organization.

The uses are grouped into general categories, which may contain lists of additional uses or clusters of uses. Uses permitted in a subdistrict are indicated in the Use Table 4.1 (1) with "P". Listed uses not permitted in a subdistrict are indicated with "N".

- (1) Listed Uses. Uses defined in Section 4.2 (1-8) are permitted by subdistrict according to Table 4.1 (1).
- (2) Listed Uses Explicitly Prohibited. Uses listed in Table 4.2 (4) are explicitly prohibited in all subdistricts.
- (3) Unlisted Uses. Uses not consistent with any of the uses listed in Table 4.1 (1) and not defined in Section 4.2 will require a code amendment by City Council.

Table 4.1 (1). Uses by Subdistrict.

Uses	Subdistricts					
	Core	Arts & Park	C&O	Boulevard	North89	Edge
Residential & Lodging						
Residential: Multi-Family	P ₁	P	P ₁	P	P	P
Residential: Single Family	N	N	N	N	N	P
Hotel & Inn	P	P	P	P	P	N
Residential Care	N	P	P	P	P	P
Civic						
Assembly	N	P	P	P	P	P
Transit Station	P	P	P	P	P	P
Hospital & Clinic	P	P	P	P	P	N
Library/Museum/Post Office (no distribution)	P	P	P	P	P	P
Police & Fire	P	P	P	P	P	P
Private School	N	P	P	P	P	N
Retail & Service						
Neighborhood (< 8,000 SF)	P	P	P	P	P	P
General (>8,000 SF)	P	P	P	P	P	N
Outdoor Sales Lot	N	N	N	N	N	N
Office & Industrial						
Office	P	P	P	P	P	N
Craftsman Industrial	P	P	P	P	P	N
Infrastructure						
Parking Lot	N	N	N	N	N	N
Parking Structure	N	N	N	N	N	N
Utility & Infrastructure	P	P	P	P	P	P
Open Space	P	P	P	P	P	P
Accessory Uses						
Home Occupation ²	P	P	P	P	P	P
Outdoor Display of Goods	N	N	N	P	N	N
Parking Lot	P	P	P	P	P	P
Parking Structure	P	P	P	P	N	N
Drive-through retail	N	N	N	N	P	N

Notes

1: Permitted in Upper Stories Only fronting US 89 and Center Street

2: See North Salt Lake Home Occupation Ordinance, 10-10-5.

4.2. Use Table Elements.

1. Residential and Lodging Uses.

A category of uses that include several residence types. See definitions.

- (1) Residential.
 - (a) Multi-family. Attached unit residential developments. Stacked units shall be five units minimum for each building. Horizontally attached multi-family buildings shall have at least three units, except within the edge subdistrict.
 - (b) Single Family. A development of one unit of residential, not mixed or attached to with any other unit.
- (2) Hotel & Inn. Rooms shall be accessed from the interior of the building.
- (3) Residential Care. Rooms shall be accessed from the interior of the building.

2. Civic Uses.

A category of uses related to fulfilling the needs of day-to-day community life including assembly, public services, educational facilities, and hospitals. See definitions.

3. Retail and Service Uses.

A category of uses involving the sale of goods or merchandise to the general public for personal or household consumption. This category also includes uses that provide patrons services and limited retail products related to those services.

- (1) Neighborhood Retail and Service. A use in this category occupies a space of less than 8,000 square feet. Neighborhood Retail and Service includes such uses as those listed in Table 4.2 (1). Typical Retail and Service Uses.
- (2) General Retail and Service. A use in this category includes all Neighborhood Retail and Service uses occupying a space of greater than 8,000 square feet and such uses as those listed in Table 4.2 (2). Typical Retail and Service Uses.
- (3) Outdoor Sales Lot. Outdoor Sales Lots are not permitted in the Town Center.

Table 4.2 (1) Retail and Services: Neighborhood

All Neighborhood Retail and Service Uses <8,000

Alcohol Sales (refer to state law for alcoholic beverage requests)

Bank

Pubs and Breweries

Boutique or Small Format Retail Shops (hardware, hobby, clothing, antique, art galleries, bike sales, etc.)

Convenience and Drug Stores

Day Care (adult or child)

Emergency Care Clinic

Entertainment (arcade, movie theatre)

Grocery Store

Laundry Service, not self serve

Mailing

Personal Activity (fitness, dance, art, or music studio, membership clubs, training center)

Pet Care, Grooming, Veterinarian

Pharmacy

Repairs and Small Scale Custom Goods (tailor, locksmith, furniture, printing, bicycle, etc.)

Restaurants (refer to state law for alcoholic beverage requests)

Salon, Spa, Personal Services

Specialty Market (butcher, florist, bakery) (on-site preparation permitted)

Table 4.2 (2) Retail and Services: General

All Neighborhood Retail and Service Uses >8,000

Agricultural Supply

Automotive Supply

Catering

Department Store

Funeral Home

Machine/Appliance Sales, Rentals, Repairs

Performance Venues (live performance theatre, concert hall, etc.)

Recreation Facilities (indoor and outdoor) including aquatic center, batting cages, miniature golf course, archery range, etc.

4. Office Uses.

A category of uses for businesses that involve the transaction of affairs of a profession, service, industry, or government. Patrons of these businesses usually have set appointments or meeting times; the businesses do not typically rely on walk-in customers. The sale of goods is permitted as an accessory use in office uses. Office uses include those listed in Table 4.2 (3).

Table 4.2 (3) Office

Business and Professional Services (Architecture, Design, Engineering, Legal, Financial, Insurance, Management, Real Estate, Advertising, Consulting)

Charitable institutions and non-profits

Educational Services (tutoring, testing)

Government

Medical and Dental Services and Labs

Research and Development

Studio (TV, Recording, etc.)

5. Craftsman Industrial.

A use involving small scale manufacturing, production, assembly, and/or repair with little to no noxious by-products that includes a showroom or small retail outlet. This use may also include associated facilities such as offices and small scale warehousing, but distribution is limited. The maximum overall gross floor area is limited to 10,000 square feet, unless otherwise noted.

6. Utility and Infrastructure.

A lot that is primarily utilized for the City's infrastructure needs. Utility and Infrastructure includes such uses as electric or gas services, sewage treatment, water treatment and storage, and energy conversion systems.

7. Open Space.

A use of land for active or passive, public or private, outdoor space, including such uses as parks, plazas, greens, playgrounds, or community gardens. Refer to Section 6.0 Parks, Landscaping, and Amenities for permitted forms of Open Space. Open Space uses may also be utilized to host temporary private or community events, such as a farmer's market or art fair. In the subdistricts where open space is permitted, the following apply:

- (1) Parking. Parking lots are not permitted as Open Space in any subdistrict unless otherwise specified as an accessory use by the Open Space Type.
- (2) Stormwater Accommodations. Open Space that incorporates stormwater management on a site scale is required.
 - (a) Stormwater facilities shall be designed to accommodate additional uses, such as an amphitheater, a sports field, or a playground.
 - (b) Stormwater facilities shall be designed not to be fenced and shall not impede use of the land they occupy.
 - (c) Low impact design (LID) shall be incorporated per 10-20-3 (c) 9 and Title 8 Chapter 5.
- (3) Structures. This use may involve small scale food and beverage service, no more than 200 square feet in space, located in a kiosk or mobile structure, with no service access.
- (4) Adjacent Building Frontages. Buildings located directly adjacent to or within an Open Space use shall treat facades facing this use with street facade requirements.

8. Accessory Uses.

A category of uses that are not permitted to serve as the principal use on a zoning lot.

- (1) Home Occupation. For home occupation regulation, please reference North Salt Lake Home Occupation Standards. Live/work dwellings shall not be considered home occupations.
- (2) Parking Lot. Parking lot locations are regulated by Building Type. Refer to Section 5.0 Building Types. Additionally, the following standards apply:
 - (a) Single Family. Parking lot cannot be associated with a single family use.
 - (b) Distance. Parking lot shall be within 300 feet of the principal entrance to the associated use.
 - (c) Pedestrian Access. Shall be connected to associated use by a dedicated, pedestrian pathway.
 - (d) Commercial Vehicles. Parking lots for commercial vehicles are not permitted in these subdistricts.
 - (e) Parking lot design shall conform to 10-6.

- (3) Parking Structure. Parking Structures within the buildings are regulated per Building Type. Refer to 5.0 Building Type.
 - (a) Distance. Parking structures shall be within 300 feet of the principal entrance to the associated use
 - (b) Pedestrian Access. Shall be connected to associated use by a dedicated, pedestrian pathway.
 - (c) Commercial Vehicles. Parking structures for commercial vehicles are not permitted in these subdistricts.
- (4) Outdoor Display of Goods. Permanent outdoor storage of goods not typically housed or sold indoors, such as large scale materials and building and landscape supplies, is not permitted within the Town Center. In the subdistricts where outdoor display of goods is permitted, the display of goods shall not block the entry way, pedestrianway, or public right-of-way, shall be movable, and shall be pertinent to the use in front of which it is located.
- (5) Drive-through Facilities. Drive-through facilities are only permitted as a use in the North 89 Subdistrict. Drive-through structures or canopies shall be located on the rear facade of the building or in the rear of the lot behind the building, where permitted by use.

9. Prohibited Uses.

A specific use that is prohibited throughout the entire Town Center, despite similarity or fitness within overall categories of permitted use.

Table 4.2 (4) Uses Explicitly Prohibited Within the Town Center

Auto-oriented uses such as body shops and auto repair facilities, vehicle service such as oil change and lubrication shops, vehicle sales, gas stations, towing services, car wash facilities
Bowling alleys
Manufacturing, large scale
Mining
Non-store retailers
Shooting Range
Pawnshops
Title loan, quick loan or other payday loan or check cashing services
Pipeline transportation
RV (recreational vehicle) parks and campgrounds, RV sales
Self-serve laundromats
Self-storage
Sexually oriented businesses
Support activities for transportation
Tobacco stores
Truck transportation
Uses requiring outside storage
Warehousing and storage facilities
Waste management and remediation services

DRAFT

Section 5.0 Buildings

5.0 Buildings

5.1 General Requirements.

1. Intent.

The following section establishes permitted building types within the North Salt Lake Town Center subdistricts, and provides the requirements for site design and layout. The regulations within this section are integral to the built environment to ensure that building form relates appropriately to the street to create a viable and walkable Town Center.

2. General Requirements.

The Building Types detailed in Section 5.0 Building Types outline the required building forms for new construction within the subdistricts defined in Section 3.0. Existing structures shall be required to comply when renovations exceed that of normal regular maintenance. The Planning Commission may waive specific requirements for renovated buildings, where structural or physical conditions exist that render compliance unfeasible.

All Building Types shall meet the following requirements.

- (1) Subdistricts. Each Building Type shall be constructed only within its designated subdistricts. Refer to Table 5.1 (1) Permitted Building Types by Subdistricts.
- (2) Uses. Each Building Type can house a variety of uses depending on the subdistrict in which it is located. Refer to Section 4.0 Uses for uses permitted per subdistrict. Some Building Types have additional limitations on permitted uses.
- (3) No Other Building Types. All buildings constructed shall meet the requirements of one of the Building Types permitted within the subdistrict of the lot.
- (4) Permanent Structures. All buildings constructed shall be permanent construction without a chassis, hitch, or wheels, or other features that would make the structure mobile, unless otherwise noted.
- (5) Frontage. All principle buildings shall be built with street frontage. Public Right-of-ways such as trails shall be treated the same as streets, however buildings shall front onto at least one street.
- (6) Accessory Structures.
 - (a) Detached accessory structures are permitted per each Building Type and shall comply with all setbacks that apply to the primary structure.
 - (b) Accessory structures shall be constructed or finished in the same architectural style, colors, and materials as the primary structure.
 - (c) Detached accessory structures are not permitted in the front yard.
 - (d) Detached accessory structures shall be located behind the principal structure in the rear yard. The distance between the buildings shall comply with building and fire codes.
 - (e) Detached accessory structures shall not exceed the height of the principal structure.
- (7) Building Length. Buildings shall not exceed 400' in maximum length along any frontage. For row buildings, units must be at least

18' wide.

- (8) Visible Basements. The visible basement shall be a maximum of one-half the height of the tallest story.

Table 5.1 (1). Permitted Building Types by Subdistrict

Building Types by Subdistrict		Subdistricts					
Building Types		Core	Arts/Park	Center&Orchard	Boulevard	North89	Edge
		Storefront	P	P	P	P	P
Stacked Flats	P	P	P	P	P	N	
Limited Bay	P ₂	P	P	P	P ₂	N	
Row Building	P ₁	P	P ₁	P	P ₂	P	
Yard Building	N	N	N	N	P _{1,2}	P	
Civic Building	P	P	P	P	P	P	

P = Permitted
N = Not Permitted

1: Not permitted fronting US 89.

2: Not permitted within 200' of the intersection of Center Street and US 89, or within 200' of the intersection of 350 N and US 89.

5.2 Building Type Elements, Measurement, and Design Requirements.

1. General Requirements.

The following provides additional requirements for line items in the Building Type Tables (refer to 5.3 through 5.8). Refer to Section 4.0 Uses for uses permitted within each subdistrict; a permitted use must utilize permitted building types within each subdistrict.

- (1) Front Property Line Coverage. Refer to Figure 5.2 (1). Measurement defining the minimum percentage of frontage wall or building facade required along the street. The Front Property Line Coverage shall be measured by dividing the width of the principal structure(s) by the maximum width of the front property line of the parcel, and multiplying by 100 to make a percentage.
 - (a) Certain buildings have this number set to also allow the development of a courtyard along the front property line.
 - (b) Sideyard Parking. Side yard parking is permitted on lots with 200 feet of street frontage or greater are permitted one double-loaded aisle of parking with a maximum paved width of 60 feet, located perpendicular to the front property line and not on a corner. Front property line coverage requirement is reduced by the width of the parking area up to 60 feet. See Figure 5.2 (2).

Figure 5.2 (1). Measuring Front Property Line Coverage.

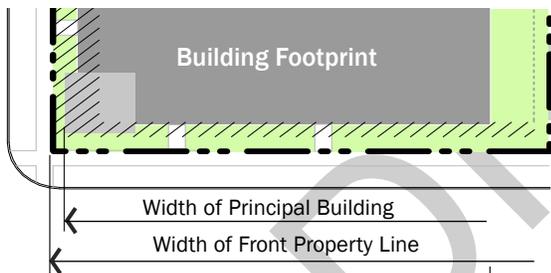


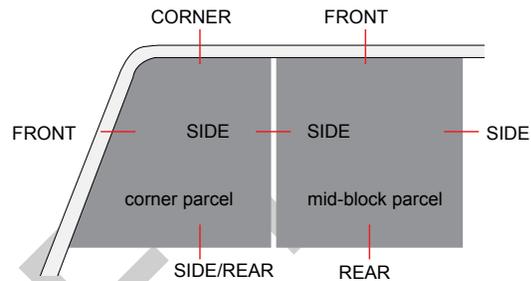
Figure 5.2 (2). Side Yard Parking Cross Section.



- (2) Setbacks. See Figure 5.2 (3) for applicable setbacks.
 - (a) All setback areas not covered by building shall contain either landscape, patio space, or sidewalk space.
 - (b) For lots that are not square, the Planning Commission may grant variances in the Corner Setback Minimum and Maximum where necessary.
 - (c) Occupation of Corner. For lots at the intersection of two streets, the corner must be occupied for all building types excluding Civic Buildings.

- (d) ADA Compliance. The Planning Commission may grant a reasonable variance for additional public space to accommodate ADA access if necessary.
- (d) Topographic or Utility Constraints. The Planning Commission may grant a reasonable variance in the even that topographic challenges or utility infrastructure significantly impact the ability to meet setback requirements.

Figure 5.2 (3). Setback Application.



- (3) Maximum Impervious Coverage. Maximum impervious coverage shall be governed by Table Maximum Impervious Coverage by Subdistrict and Building Type by sq.ft. of lot.

Table 5.2 (1) Maximum Impervious Coverage by Subdistrict and Building Type by sq.ft. of lot

	Subdistricts					
	Core	Arts/Park	Center&Orchard	Boulevard	North89	Edge
Storefront	90%	90%	90%	90%	85%	NA
Stacked Flats	80%	80%	80%	80%	80%	NA
Limited Bay	90%	85%	85%	85%	85%	NA
Row Building	80%	75%	75%	75%	75%	70%
Yard Building	NA	NA	NA	NA	60%	60%
Civic Building	80%	80%	80%	80%	80%	80%

NA = Not Permitted per Table 5.1 (1)

- (3) Vehicular Access. The permitted means of vehicular ingress and egress to the lot.
- (a) Alleys, when present, shall always be the primary means of access.
 - (b) When alleys are not present, a driveway may be permitted per Building Type and, if an alternative is available, shall not be located off a Primary Street.
 - (c) All vehicular access from highway 89 shall conform with the UDOT Access Plan.
 - (d) Driveway width. Refer to Title 10 Chapter 6 of the North Salt Lake Code.
- (4) Maximum Overall Height. The sum of a building's total number of stories.
- (a) Half stories are located either completely within the roof structure with street-facing windows or in a visible basement exposed a maximum of one half story above grade.
 - (b) A building incorporating both a half story within the roof and a visible basement shall count the height of the two half stories as one full story.
 - (c) Building Height and Elevation Change. Height is measured in number of stories. See Section 5.2 (7). Maximum height of a structure on a slope shall be measured at the following width increments. See See Figure 5.2 (4) Elevation Change Measurement Requirements and Diagram.

HEIGHT MEASUREMENT ON LATERAL SLOPES > Five Percent	
Average Slope of Lot	Maximum Width for Portion of Building that May Be Measured from a Single Point
5 to 15 Percent	70 Feet
>15 Percent to 20 Percent	55 Feet
>20 Percent	40 Feet

Figure 5.2 (4). Elevation Change Measurement Requirements and Diagram.

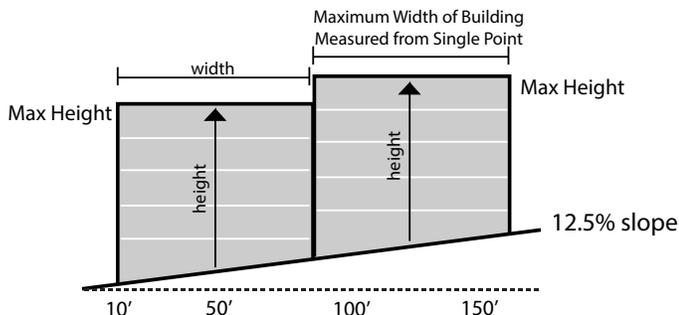
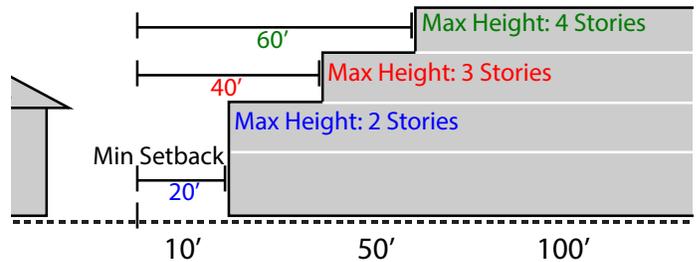


Figure 5.2 (5). Single Family Home Transition Diagram.



- (d) Single Family Home Transitions. To transition from residential neighborhoods into the Town Center, a graduated setback is required from shared property lines with existing single family homes in the Edge subdistrict and outside the Town Center boundary. The minimum setback from the shared property line is 20'. Beyond 20' of the shared property line of an existing single family home in the applicable areas, a building may be a maximum of 2 stories or 35'. Beyond 40' of the shared property line of an existing single family home in the applicable areas, a building may be a maximum of 3 stories or 45'. Beyond 60' of the shared property line of an existing single family home in the applicable areas, a building may be a maximum of 4 stories or 55'. See Figure 5.2 (5).
- (5) Ground Story and Upper Story, Minimum and Maximum Height. (Refer to Figure 5.2 (6). Measuring Height). Each frontage type includes a permitted range of height in feet for each story. Additional information is as follows:
 - (a) Story height is measured in feet between the floor of a story to the floor of the story above it.
 - (b) Story height requirements apply only to street facing facades.
 - (c) For single story buildings and the uppermost story of a multiple story building, story height shall be measured from the floor of the story to the tallest point of the roof.
- (6) Street Facade Requirements. Street Facade Requirements apply only to facades facing an existing or proposed public or private right-of-way. The rear or interior side yard facades are not required to meet these standards unless otherwise stated.
- (7) Minimum Ground Story and Upper Floor Transparency. (Refer to Figure 5.2 (7), Measuring Transparency per Facade). The minimum amount of transparency required on street facades with street frontage, measured by the ratio of the area of the total windows on a story to the area of the story total.
 - (a) Transparency is any glass in windows and/or doors, including any mullions, that is highly transparent with low reflectance.
 - (b) Blank Wall Limitation. Required for all building types except for Civic building types.
 - (i) No rectangular area greater than 30% of a story's facade, as measured from floor to floor, may be windowless; and
 - (ii) No horizontal segment of a story's facade greater than 15 feet in width may be windowless.
- (8) Horizontal Facade Divisions. The use of a vertically oriented expression line or form to divide the facade into increments no

Figure 5.2 (6). Measuring Height.

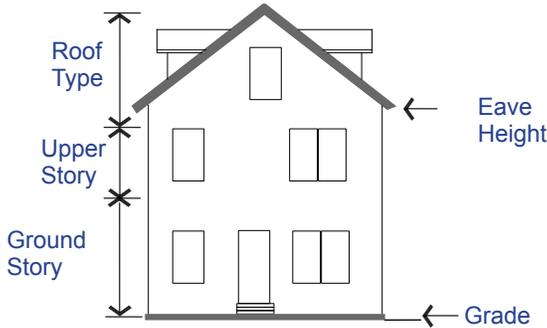
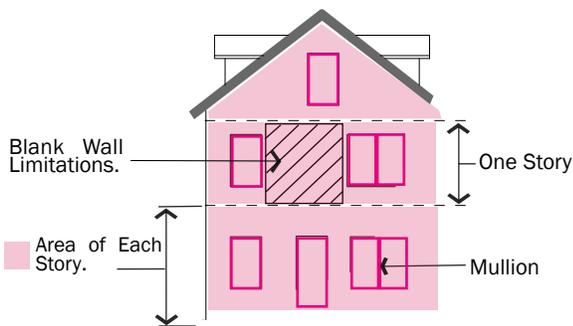


Figure 5.2 (7). Measuring Transparency on each story.



greater than the dimension shown, as measured along the base of the facade. Elements may include a column, pilaster, or other continuous vertical ornamentation a minimum of one and a half inch depth.

- (9) Vertical Facade Divisions. The use of a horizontally oriented expression line or form to divide portions of the facade into horizontal divisions. Elements may include a cornice, belt course, molding, string courses, or other continuous horizontal ornamentation a minimum of one and a half inch depth.

2. Entrance Requirements.

The following provisions apply to all entrances.

- (1) Intent. To guide the design of the ground story of all buildings to relate appropriately to pedestrians on the street and have a clearly defined entrance. Treatment of other portions of the building facades is detailed in each Building Type standard (refer to Building Types 5.3 through 5.9).
- (2) Applicability. The Primary Building Entrances of all buildings, required per Building Type, shall meet these requirements.
- (3) Entrance Recession or Covering. Any Primary Entrance shall either be recessed or provide an awning, porch, covered or arcade walkway, or balcony. The depth of the recession or covering must be at least 5', and must be 1' wider than the entrance on both sides measured in line with the building facade. See also requirements for Awnings and Balconies, Sections 5.2.5 and 5.2.6. Porches and

arcade walkways must be at least 5' deep and may not be deeper than 10'.

3. Roof Requirements.

The following provisions apply to all roofs.

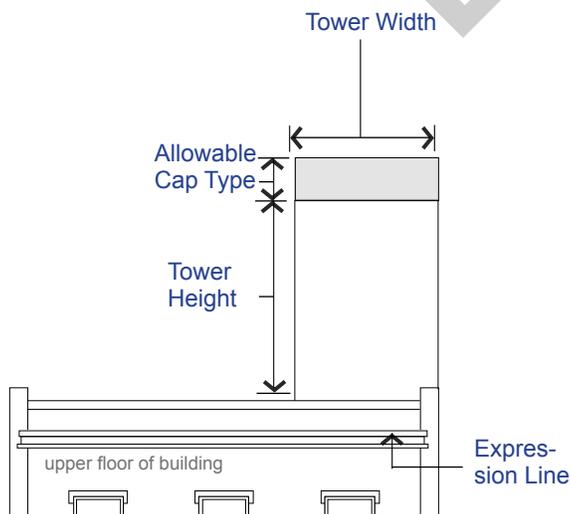
- (1) Intent. To guide the design of the cap of all buildings.
- (2) Applicability. All Town Center buildings shall meet the roof requirements.
- (3) Roof Height. Refer to Section 5.2 for information on measuring building height. Roofs without occupied space and/or dormers shall have a maximum height on street-facing facades equal to the maximum floor height permitted for the Building Type.
- (4) Roof Screening. Roof appurtenances must be screened from view of the street(s) using elements described in the requirements below.
- (5) Variation in Roof Line. Any facade visible from a public right-of-way, including pedestrian, transit, and bicycle corridors, shall include a parapet or other roof variation such as clerestories, dormers, gables, cupolas, or other architectural roof projections that vary in height by at least two feet (2') for each sixty (60) linear feet of facade length.
- (6) Parapet Height. Height is measured from the top of the upper story to the top of the parapet.
 - (a) Minimum height is two feet with a maximum height of six feet.
 - (b) The parapet shall be high enough to screen the roof and any roof appurtenances from view of the street(s).
- (7) Flat Roofs. Roofs with no visible slope are permitted. Eaves are required on all street facing facades.
 - (a) Eave Depth. Eave depth is measured from the building facade to the outside edge of the eave. Eaves shall have a depth of at least 14 inches.
 - (b) Eave Thickness. Eave thickness is measured at the outside edge of the eave, from the bottom of the eave to the top of the eave. Eaves shall be a minimum of eight inches thick.
 - (c) Interrupting Vertical Walls. Vertical walls may interrupt the eave and extend above the top of the eave with no discernible cap. Vertical walls shall extend no more than four feet above the top of the eave.
- (8) Towers. All Building Types, with the exception of the Civic Building, are limited to one tower per building. Refer to Figure 5.2 (9)

Figure 5.2 (8). Flat Roof Type



- (a) Tower Height. Maximum height, measured from the top of the parapet or eave to the top of the tower, is the equivalent of the height of one upper floor of the building to which the tower is applied.
 - (b) Tower Width. Maximum width along all facades is one-third the width of the front facade or 30 feet, whichever is less.
 - (c) Tower Cap. The tower may be capped by the parapet, pitched, low pitched, or flat roof types, or the spire may cap the tower.
- (9) Pitch Measure. The roof may not be sloped less than a 4:12 (rise:run) or more than 16:12.
- (a) Slopes less than 4:12 are permitted to occur on second story or higher roofs.
- (10) Butterfly Roofs. Butterfly roofs, or inverted gable roofs, are permitted only fronting US 89 in the Core and North 89 Districts, or anywhere in the Arts & Park and Edge Districts.
- (11) Not Permitted. Gambrel, mansard, and clay roof tiles are not permitted.
- (12) Roof Materials. Acceptable roof materials include asphalt composite shingles, metal tiles or standing seam, slate, and ceramic tile. "Engineered" wood or slate may be approved during the site plan process with an approved sample and examples of successful, high quality local installations.

Figure 5.2 (9). Tower



4. Materials and Color.

The following outlines the design guidelines that affect a building's appearance and cohesiveness. They improve the physical quality of buildings, enhance the pedestrian experience, and protect the character of the neighborhood.

- (1) Primary Facade Materials. 80% of each facade shall be constructed of primary materials. For facades over 100 square feet, more than one material shall be used to meet the 80% requirement.
 - (a) Permitted primary building materials include high quality, durable, natural materials, such as stone, brick; ship lap siding; fiber cement board lapped, shingled, or panel siding; glass. Other high quality synthetic materials may be approved during the site plan process with an approved sample and examples of successful, high quality local installations. Refer to Figure 5.2 (10).



Primary Materials: Brick



Primary Materials: Stone

Figure 5.2 (10). Primary and Secondary Materials.



Primary Materials: Painted Wood

- (2) Secondary Facade Materials. Secondary facade materials are not to exceed 20% of the building facade. Secondary materials are limited to details and accents and include gypsum reinforced fiber concrete for trim and cornice elements; metal for beams, lintels, trim, and ornamentation, and exterior architectural metal panels and cladding.
 - (a) Exterior Insulation and Finishing Systems (EIFS) is permitted for trim only or on upper floor facades only.
- (3) Color. Permitted colors are traditional historic colors such as that of brick or wood, earth tones (greens, tans, light browns, terracotta), grays, pale primary and secondary colors, and white and cream tones.
 - (a) Accent Colors. Other colors may be utilized or details and accents, not to exceed a total area larger than 10% of the facade surface area. No more than two accent colors may be used per building.
 - (b) No Permitted. Bright or fluorescent colors are not permitted except for on portions of the building required by a public code.
- (4) Appropriate Grade of Materials. Commercial quality doors, windows, and hardware shall be used on all Building Types with the exception of the Row Building and the Yard Building.

5. Windows, Awnings, and Shutters.

- (1) Windows. All upper story windows on all historic, residential, and mixed use buildings shall be recessed, double hung. Percent of transparency is required per Building Type.
- (2) Awnings. All awnings shall be canvas or metal. Plastic awnings are not permitted. Awning types and colors for each building face shall be coordinated.
- (3) Shutters. If installed, shutters, whether functional or not, shall be sized for the windows. If closed, the shutters shall not be too small for complete coverage of the window. Shutters shall be wood. "Engineered" wood may be approved during the site plan process with an approved sample and examples of successful, high quality local installations.

Figure 5.2 (11). Not Permitted: Residential Grade Doors & Windows. on Commercial Buildings.



Figure 5.2 (12). Metal Awning Example.

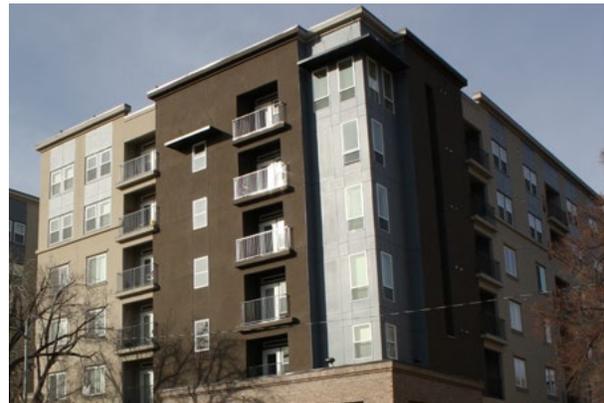


6. Balconies.

The following applies in all locations where balconies are incorporated into the facade design facing any street or parking lot.

- (1) Size. Balconies shall be a minimum of six feet deep and five feet wide.
- (2) Connection to Building. Balconies that are not integral to the facade shall be independently secured and unconnected to other balconies. Refer to Figure 5.2 (13).
- (3) Facade Coverage. A maximum of 50% of the front and corner side facades, as calculated separately, may be covered with balconies, including street-facing railing and balcony structure.
- (4) Projection Over Setback. Balconies may hang directly over setback. They may not be over UDOT right-of-way.
- (5) Clearance. Balconies shall have a minimum 10' clearance.

Figure 5.2 (13). Balconies Integral to Facade.



5.3 Storefront Building.

1. Description & Intent.

The Storefront Building is intended for use as a mixed use building located close to the front property line with parking typically in the rear or side of the lot.

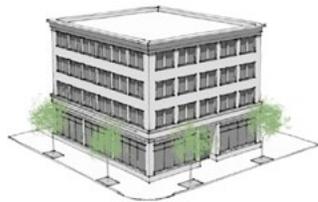
The key facade element of this Building Type is the storefront required on the ground floor front facade, with large amounts of glass and regularly spaced entrances.

This building is available in a variety of intensities, depending on the subdistrict within which it is located.

2. Regulations.

Regulations for the Storefront Building Type are defined in the adjacent table.

Storefront Building



	Permitted Subdistricts				
	Core	Arts & Park	C&O	Boulevard	North89

(1) Building Siting

Front Property Line Coverage	90%	80%	90%	70%	70%
Front Setback Minimum and Maximum	0' to 5' ⁴	0' to 5' ⁴	0' to 5' ⁴	5' to 10'	5' to 15'
Corner Setback Minimum and Maximum ⁵	0' to 5'	0' to 5'	0' to 5'	0' to 5'	0' to 5'
Minimum Side Yard Setback	5'	5'	5'	5'	10'
Minimum Rear Yard Setback	5'	5'	5'	10'	15'
Maximum Impervious Coverage	90%	80%	80%	70%	70%
Additional Semi-Pervious Coverage	10%	20%	20%	20%	20%
Parking & Loading Location	rear yard	rear yard	rear yard	rear & side yard ¹	rear & side yard ¹
Vehicular Access	Based on frontage Street Type. Refer to Section 2.				

(2) Height

Minimum Overall Height	3 stories	2 stories	2 stories	2 stories	2 stories
Maximum Overall Height	5.5 stories	3.5 stories	3.5 stories	5.5 stories	3.5 stories
Ground Story: Minimum Height	14'	14'	14'	14'	14'
Maximum Height	30' ³	24' ³	24' ³	18'	18'
Upper Stories: Minimum Height	9'	9'	9'	9'	9'
Maximum Height	14'	14'	14'	14'	14'

(3) Uses Refer to 4.0 Uses for permitted uses.

Ground Story	retail, service	retail, service	retail, service	Any permitted use	Any permitted use
Upper Story	any permitted use				
Parking within Building	permitted fully in any basement and in rear of upper floors not fronting primary and secondary streets				
Required Occupied Space	30' deep on all full floors from the front facade				

(4) Street Facade Requirements

Minimum Ground Story Transparency <small>Measured between 2' and 8' above grade</small>	65%	50%	50%	40%	40%
Minimum Transparency <small>per each Story</small>	25%	15%	15%	15%	15%
Principal Entrance Location	front facade	front facade	front facade	front facade	front facade
Required Number of Street Entrances	1 per each 75' of front facade	1 per each 75' of front facade	1 per each 75' of front facade	1 per each 100' of front facade	1 per each 75' of front facade
Horizontal Facade Divisions	every 30' of facade width	every 30' of facade width	every 30' of facade width	every 50' of facade width	every 30' of facade width
Vertical Facade Divisions	required within 3' of the top of any visible basement and of the ground story, and at every other floor above the ground floor				

(5) Roof Type Requirements Refer to Figure 5.3 (3).

Permitted Roof Types	parapet, pitched, flat				
Tower	permitted	permitted	permitted	permitted	permitted

Notes

¹ For side yard parking requirements, see 5.2.1 (11) (a)

² Above the third story, the upper stories of any building facade with street frontage shall have a step back from the lower stories that is a minimum of six feet.

³ If 18 feet or more in height, ground story shall count as two stories towards maximum building height.

⁴ A setback up to 20' is permitted for food and beverage service seating. Active use of space during weather-permitting seasons is required.

⁵ Shall meet clear-view requirements.

5.4 Stacked Flat Building.

1. Description & Intent.

The Stacked Flats Building Type is limited in terms of uses by the subdistrict within which it is located, generally housing office and/or residential uses. Similar to the Storefront Building, the Stacked Flats is intended to be built close to the front and corner property lines allowing easy access to passing pedestrians. The key difference with this building type is that the building is likely not mixed use. Stacked Flats buildings must be five or more units, if they contain a residential use.

2. Regulations.

Regulations for the Stacked Flats Type are defined in the adjacent table.

Stacked Flats 3 Stories



Permitted Subdistricts					
	Core ⁴	Arts & Park	C&O ⁴	Boulevard	North89
(1) Building Siting Refer to Figure 5.4 (1).					
Front Property Line Coverage	90%	80% ¹	90% ¹	70% ^{1&2}	70% ^{1&2}
Front Setback Minimum and Maximum ⁶	0' to 5' ⁵	0' to 5' ⁵	0' to 5' ⁵	5' to 10'	5' to 10'
Corner Setback Minimum and Maximum ⁶	0' to 5'	0' to 5'	0' to 5'	0' to 10'	0' to 10'
Minimum Side Yard Setback	5'	5'	5'	5'	10'
Minimum Rear Yard Setback	5'	5'	5'	10'	15'
Maximum Impervious Coverage	90%	75%	60%	80%	80%
Additional Semi-Pervious Coverage	10%	25%	20%	10%	10%
Parking & Loading Location	rear yard	rear yard	rear	rear & side yard ²	rear & side yard ²
Vehicular Access	Based on frontage Street Type. Refer to Section 2.				
(2) Height Refer to Figure 5.4 (2).					
Minimum Overall Height	3 story	2 stories	2 stories	2 stories	2 stories
Maximum Overall Height	5.5 stories	3.5 stories	3.5 stories	5.5 stories	3.5 stories
All Stories: Minimum Height	9'	9'	9'	9'	9'
Maximum Height	14'	14'	14'	14'	14'
(3) Uses Refer to Figure 5.4 (2). Refer to 4.0 Uses for permitted uses.					
Ground Story	Any permitted use				
Upper Stories	Any permitted use				
Parking within Building	permitted fully in basement and in rear of upper floors				
Required Occupied Space	30' deep on all full floors from the front facade				
(4) Street Facade Requirements Refer to Figure 5.4 (3).					
Minimum Ground Story Transparency Measured between 2' and 8' above grade	25%	15%	15%	15%	15%
Minimum Transparency per each Story	15%	15%	15%	15%	15%
Principal Entrance Location	front or corner facade				
Required Number of Street Entrances	1 per each 100' of front facade				
Horizontal Facade Divisions	every 40' of facade width				
Vertical Facade Divisions	required within 3' of the top of any visible basement and of the ground story, and at every other floor above the ground floor				
(5) Roof Type Requirements Refer to Figure 5.4 (3).					
Permitted Roof Types	parapet, pitched, flat				
Tower	permitted	permitted	permitted	permitted	permitted

Notes

¹ A courtyard covering up to 35% of the front facade is permitted and may contribute to the Front Lot Line Coverage requirement.

² For side yard parking requirements, see 5.2.1 (11) (a).

³ Upper stories above the third story on any building facade with street frontage shall have a step back from the lower stories that is a minimum of six feet.

⁴ Not permitted fronting US 89 or Center Street.

⁵ A setback up to 20' is permitted for food and beverage service seating. Active use of space during weather-permitting seasons is required.

⁶ Shall meet clear-view requirements.

5.5 Limited Bay Building.

1. Description & Intent.

The Limited Bay Building Type permits a lower level of ground floor storefront facade and a single vehicle bay with garage door access on the Primary Street. A wider range of uses can also be accommodated within this Building Type, including craftsman industrial uses. This Building Type is still intended to be built close to the front and corner property lines allowing easy access to passing pedestrians and transit riders, and continuing the fabric of the Storefront Building Type.

2. Regulations.

Regulations for the Limited Bay Building Type are defined in the adjacent table.

Limited Bay Building



	Permitted Subdistricts				
	Core	Arts & Park	C&O	Boulevard	North89
(1) Building Siting Refer to Figure 5.5 (1).					
Front Property Line Coverage	75%	95% ¹	95% ¹	95% ¹	95% ¹
Front Setback Minimum and Maximum	0' to 15' ⁴	0' to 10' ⁴	0' to 10' ⁴	0' to 10'	0' to 10'
Corner Setback Minimum and Maximum	0' to 10'	0' to 5'	0' to 5'	0' to 5'	0' to 5'
Minimum Side Yard Setback	5'	5'	5'	5'	5'
Minimum Rear Yard Setback	5'	5'	5'	5'	5'
Maximum Impervious Coverage Additional Semi-Pervious Coverage	70% 20%	75% 25%	75% 25%	75% 25%	75% 25%
Parking & Loading	rear	rear	rear	rear & side yard ¹	rear & side yard ¹
Street Facade Service Bay Entrance	limited to one per street facade, maximum width 18'				
Vehicular Access	Based on frontage Street Type. Refer to Section 2.				
(2) Height Refer to Figure 5.5 (2).					
Minimum Overall Height	3 stories	1 story	2 stories	2 stories	1 story
Maximum Overall Height	5.5 stories	3.5 stories	3.5 stories	5.5 stories	3.5 stories
Ground Story: Minimum Height Maximum Height	14' 24' ³	14' 24' ³	14' 24' ³	14' 24' ³	14' 24' ³
Upper Stories: Minimum Height Maximum Height	9' 14'	9' 14'	9' 14'	9' 14'	9' 14'
(3) Uses Refer to Figure 5.5 (2). Refer to 4.0 Uses for permitted uses.					
Ground Story	retail, service, office, craftsman industrial				any permitted use
Upper Story	any permitted use				any permitted use
Parking within Building	permitted fully in basement and in rear of upper floors plus one service bay width at ground floor				
Required Occupied Space	30' deep on all full floors from the front facade				
(4) Street Facade Requirements Refer to Figure 5.5 (3).					
Minimum Ground Story Transparency Measured between 2' and 8' above grade	40% , Service Bay door shall be transparent				
Minimum Transparency per each Story	15%	15%	15%	15%	15%
Principal Entrance Location	front or corner facade	front or corner facade	front or corner facade	front or corner facade	front or corner facade
Required Number of Street Entrances	1 per 100' of facade; service bay door not included				
Horizontal Facade Divisions	every 50' of facade width	every 25' of facade width	every 25' of facade width	every 25' of facade width	every 25' of facade width
Vertical Facade Divisions	required within 3' of the top of the ground story for all buildings over 2 stories				
(5) Roof Type Requirements Refer to Figure 5.5 (3).					
Permitted Roof Types	parapet, pitched, flat	parapet, pitched, flat	parapet, pitched, flat	parapet, pitched, flat	parapet, pitched, flat
Tower	permitted	permitted	permitted	permitted	permitted

Notes

¹ For side yard parking requirements, see 5.2.1 (11) (a)

² Upper stories above the third story on any building facade with street frontage shall have a step back from the lower stories that is a minimum of six feet.

³ If 18 feet or more in height, ground story shall count as two stories towards maximum building height.

⁴ A setback up to 20' is permitted for food and beverage service seating. Active use of space during weather-permitting seasons is required.

5.6 Row Building.

1. Description & Intent.

The Row Building is a building typically comprised of multiple vertical units, each with its own entrance to the street. This Building Type may be organized as townhouses or rowhouses, or it could also incorporate live/work units where uses are permitted. Each individual Row Building must be three or more units, except in the Edge subdistrict.

2. Regulations.

Regulations for the Row Building type are defined in the adjacent table.

Row Building Flat Roof



Row Building Pitched



Notes

¹ For the purposes of the Row Building, a building consists of a series of units. When permitted, multiple buildings may be located on a lot with the minimum required space between them. However, each building shall meet all requirements of the Building Type unless otherwise noted.

² Each building shall meet the front property line coverage requirement, except one of every five units may front a courtyard with a minimum width of 30 feet. The courtyard shall be defined on three sides by units.

³ Rear yard setback on alleys is five feet.

⁴ Not permitted fronting US 89 or Center Street.

⁵ Not permitted within 200' of the intersection of Center Street and US 89, or within 200' of the intersection of 350 N and US 89.

	Permitted Subdistricts					
	Core ^{4,5}	A & P	C&O ⁴	Boulevard	North89 ⁵	Edge
(1) Building Siting Refer to Figure 5.6 (1).						
Front Property Line Coverage	65% ²	65% ²	65% ²	65% ²	65% ²	65% ²
Corner Setback Minimum and Maximum	0' to 10'	5' to 10'	5' to 15'	5' to 15'	5' to 15'	10' to 15'
Front Setback Minimum and Maximum for Development Overall	0' to 10'	5' to 15'	10' to 20'	10' to 20'	10' to 20'	15' to 20'
Front Setback Minimum and Maximum Internal to Development Between Buildings	30' to 40'	30' to 50'	30' to 50'	30' to 50'	30' to 60'	30' to 60'
Minimum Side Yard Setback for Development Overall	5'	5'	5'	5'	10'	10'
Minimum Side Yard Setback Internal to Development between Buildings	15'	15'	15'	15'	15'	15'
Minimum Rear Yard Setback for Development Overall	5'	10' ³	15' ³	15' ³	15' ³	15' ³
Minimum and Maximum Rear Yard Internal to Development Between Buildings	30' to 40'	30' to 50'	30' to 50'	30' to 50'	30' to 60'	30' to 60'
Maximum Impervious Coverage Additional Semi-Pervious Coverage	85% 15%	70% 20%	65% 20%	65% 20%	65% 20%	65% 20%
Parking	rear yard	rear yard	rear yard	rear yard	rear yard	rear yard
Vehicular Access	Based on frontage Street Type. Refer to Section 2.					
(2) Height Refer to Figure 5.6 (2).						
Minimum Overall Height	2 stories	2 stories	2 stories	2 stories	2 stories	2 stories
Maximum Overall Height	4 stories	3 stories	3 stories	4 stories	3 stories	3 stories
All Stories: Minimum Height Maximum Height	9' 14'	9' 14'	9' 14'	9' 14'	9' 14'	9' 14'
(3) Uses Refer to Figure 5.6 (2). Refer to 4.0 Uses for permitted uses.						
Ground Story	residential, service, office, limited craftsman industrial	residential only	residential only	residential only	residential only	residential only
Upper Story	residential only					
Parking within Building	permitted fully in basement and in rear of all floors					
Required Occupied Space	30' deep on all full floors from the front facade					
(4) Street Facade Requirements Refer to Figure 5.6 (3).						
Minimum Transparency per each Story	15%	15%	15%	15%	15%	15%
Principal Entrance Location per Unit	front or corner side facade					
Horizontal Facade Divisions	not required					
Vertical Facade Divisions	for buildings over 3 stories, required within 3' of the top of any visible basement or ground story					
(5) Roof Type Requirements Refer to Figure 5.6 (3).						
Permitted Roof Types	flat	pitched, flat	flat	flat	pitched, flat	pitched
Tower	permitted	permitted	permitted	permitted	permitted	permitted

5.7 Yard Building.

1. Description & Intent.

The Yard Building is a mainly residential building, incorporating a landscaped yard surrounding all sides of the building.

The Yard Building can be utilized in newly developing locations to create somewhat denser traditional neighborhoods, or as a buffer to existing neighborhoods.

2. Regulations.

Regulations for the Yard Building Type are defined in the adjacent table.

Yard Buildings



Notes

¹ Each building shall meet all requirements of the Building Type.

² When multiple buildings are located on a single lot, each building shall meet the front property line coverage requirement, except one of every three buildings may front a courtyard with a minimum width of 30 feet. The courtyard shall be defined on three sides by units.

³ Rear yard setback for detached garages on alleys is five feet.

⁴ Not permitted fronting US 89 or Center Street.

Permitted Subdistricts

North89⁴

Edge

(1) Building Siting Refer to Figure 5.7 (1).		
Front Property Line Coverage	65% ²	65% ²
Front Setback	10'	20'
Corner Setback	7.5'	15'
Minimum Side Yard Setback	5'	5'
Minimum Rear Yard Setback	15' ³	15' ³
Maximum Impervious Coverage	70%	60%
Additional Semi-Pervious Coverage	25%	25%
Parking	rear yard/facade	rear yard/facade
Vehicular Access	Based on frontage Street Type. Refer to Chapter 2.	
(2) Height Refer to Figure 5.7 (2).		
Minimum Overall Height	1 story	1 story
Maximum Overall Height	3 stories	3 stories
All Stories: Minimum Height	9'	9'
Maximum Height	14'	14'
(3) Uses Refer to Figure 5.7 (2). Refer to 4.0 Uses for permitted uses.		
All Stories	residential, office, retail	residential only
Parking within Building	permitted fully in basement and in rear of all floors	
Required Occupied Space	30' deep on all full floors from the front facade	
(4) Street Facade Requirements Refer to Figure 5.7 (3).		
Minimum Transparency per each Story	15%	
Principal Entrance Location per Unit	front, corner, or corner side facade	
Required Number of Street Entrances	not required	
Horizontal Facade Divisions	not required	
Vertical Facade Divisions	not required	
(5) Roof Type Requirements Refer to Figure 5.7 (3).		
Permitted Roof Types	pitched, flat	
Tower	not permitted	

5.8 Civic Building.

1. Description & Intent.

The Civic Building is the most flexible Building Type intended only for civic and institutional types of uses. These buildings are distinctive within the urban fabric created by the other Building Types and could be designed as iconic structures. In contrast to most of the other Building Types, a minimum setback line is required instead of a Setback Minimum and Maximum, though this setback is required to be landscaped.

2. Regulations.

Regulations for the Civic Building type are defined in the adjacent table.

Civic Building



Permitted Subdistricts						
Core	Arts & Park	C&O	Boulevard	North89	Edge	

(1) Building Siting Refer to Figure 5.8 (1).

Front Property Line Coverage	not required					
Front Setback	5'	10'	15'	5'	5'	5'
Corner Setback	0'	5'	5'	5'	5'	5'
Minimum Side Yard Setback	5'	5'	5'	5'	5'	5'
Minimum Rear Yard Setback	5'	5'	5'	5'	5'	5'
Maximum Impervious Coverage	75%	75%	75%	75%	75%	75%
Additional Semi-Pervious Coverage	20%	15%	15%	20%	20%	20%
Parking & Loading	rear	rear	rear	rear	rear & interior side yard ¹	rear & interior side yard ¹
Vehicular Access	Based on frontage Street Type. Refer to Section 2.					

(2) Height Refer to Figure 5.8 (2).

Minimum Overall Height	3 story	1 story	2 stories	2 stories	1 story	1 story
Maximum Overall Height	6 stories	3 stories	3 stories	5 stories	4 stories	3 stories
All Stories: Minimum Height	9'	9'	9'	9'	9'	9'
Maximum Height	20' ²					

(3) Uses Refer to Figure 5.8 (2). Refer to 4.0 Uses for permitted uses.

All Stories	limited to civic & institutional uses only
Parking within Building	permitted fully in basement and in rear of upper floors
Required Occupied Space	30' deep on all full floors from the front facade

(4) Street Facade Requirements Refer to Figure 5.8 (3).

Minimum Transparency per each Story	10%					
Principal Entrance Location	front or corner facade					
Required Number of Primary Street Entrances	1 per 100' of facade	1 per 150' of facade				
Horizontal Facade Divisions	not required					
Vertical Facade Divisions	not required					

(5) Roof Type Requirements Refer to Figure 5.8 (3).

Permitted Roof Types	parapet, pitched, flat; other roof types are permitted by Conditional Use
Tower	permitted

Notes

¹ For side yard parking requirements, see 5.2.1 (11) (a)

² If 18 feet or more in height, ground story shall count as two stories towards maximum building height.

5.9 Adaptive Reuse Building.

1. Description & Intent.

Many of the existing buildings within the Town Center have the potential to be reworked into a new use. The warehouses and other buildings have value and could change to residential, office or other uses. Adaptive reuse is encouraged with the following general requirements:

- (1) Reconstruction shall attempt to retain much of the character of the existing building.
- (2) Lighting shall reflect the historic nature of the building.
- (3) Windows shall emphasize the adjacent street. All street-facing facades shall have windows.
- (4) Parking shall be located to the rear of the building.
- (5) Planning Commission may waive certain requirements for buildings that existed prior to the adoption of this code.

The maximum height of an adaptive reuse building is five stories¹ in the Town Center. Additional stories are allowed on top of existing buildings to reach maximum height. Heights adjacent to single family residential zones shall be regulated by the same formula used in previous building types. If 18 feet or more in height, ground story shall count as two stories towards maximum building height.

Figure 5.9 (1). Examples of Adaptive Reuse.



Section 6.0 Parks, Landscaping, and Amenities

DRAFT

6.0 Amenities, Landscaping, and Parks

6.1 General Requirements.

1. Intent.

To provide open space as an amenity that promotes physical and environmental health within the community and to provide each household with access to a variety of active and passive open space types. To provide for healthy, long-lived street trees within all public corridors to improve the appearance of streets and to create a buffer between pedestrian and vehicular travel lanes. Finally, to promote the prudent use of water and energy resources by achieving and maintaining sustainable, functional landscapes.

2. Explanation of Open Space and Landscaping Types.

The standards in this section regulate open space and landscaping required per developments or where significant improvements are being made within the North Salt Lake Town Center boundary (refer to 1.0). Significant improvements include new driveways, new parking spaces, new medians, new loading facilities, or complete reorganization of the parking and aisles. All open space and landscaping provided within any Town Center development shall comply with the standards within this Section.

- (1) Private Open Space Amenities (6.2).
- (2) Privately Owned Public Space (6.3).
 - (a) Requirements at Corner Plazas.
 - (b) Requirements adjacent to trails.
- (3) Landscaping and Adjacency to Public Right-of-way. (6.4 through 6.9)
- (4) Civic Open Space. Defined In Map 6.3 (1), owned and maintained by City of North Salt Lake. These areas serve as the community space and network within the Town Center. Development shall orient to these spaces where possible, and provide both pedestrian access and viewshed to Civic Open Space whenever feasible.

6.2 Private Open Space Amenities.

1. Intent.

The purpose of this section is to require and ensure a high quality of open space for Town Center residential, commercial, and office tenants per each development. Private Open Space shall be usable for most of the year. Private Open Space may include rooftop or interior courtyard common space, dog walks, play grounds, etc. This space shall include amenities such as greenspace, community gardens, plaza space, swimming pools, seating, etc.

2. General Requirements.

All open space and landscaping shall meet the following requirements.

- (1) Measurement. Table 6.2 (1) Open Space Requirements by Subdistrict and Building Types identifies the minimum percentage of the development required to be tenant open space for each Town Center Development, measured as a percentage of the total square footage of the lot.

For developments with multiple building types, the following standard shall be used to identify the percentage of open space required for the development:

- (a) Multiple Principle Building Types. The open space requirement that is the highest of the applicable building types applies to the site.
- (2) Setbacks. If required setbacks contain usable amenities, the usable area of the setback can count toward the 6.5 Open Space Requirement. Setback area used solely for landscaping cannot count toward the Open Space Requirement.

Table 6.2 (1) Open Space Requirements by Sub-district and Building Type by sq.ft. of lot

		Subdistricts					
		Core	Arts/Park	Center&Orchard	Boulevard	North89	Edge
Building Types	Storefront	10%	10%	10%	10%	15%	NA
	Stacked Flats	20%	20%	20%	20%	20%	NA
	Limited Bay	10%	15%	15%	15%	15%	NA
	Row Building	20%	25%	25%	25%	25%	30%
	Yard Building	NA	NA	NA	NA	40%	40%
	Civic Building	20%	20%	20%	20%	20%	20%

NA = Not Permitted per Table 5.1 (1)

-
- (3) Access. A portion of tenant amenities shall be accessible year round to all tenants.
 - (4) Quality of Eligible Amenities. In order to count toward the Open Space Requirement, area shall include a mix of amenities that are useful to tenants for the entire calendar year. If seasonal amenities are included, they shall be offset by amenities that are usable during the seasons these amenities are unavailable. For example, an outdoor pool could be accompanied by a patio with furniture and fire pits, or an indoor gym. Areas with only landscaping and no usable features do not count toward the amenity requirement.
 - (a) Pedestrian and Bicycle Corridors. The square footage dedicated to Pedestrian and Bicycle Corridors required by Section 2.4 count toward the Open Space Requirement square footage.
 - (b) Privately Owned Public Open Space. The square footage dedicated to Requirements at Corner Plazas or Requirements for Development Along Trail Alignments in Section 6.3 count toward the Open Space Requirement square footage.
 - (5) Fencing. Open Space may incorporate fencing provided that the following requirements are met.
 - (a) Level of Opacity. Fence shall be no more than 60% opaque, unless adjacent to the rear or side of single family residential lots.
 - (b) Spacing of Openings. Openings or gates shall be provided on every street face at a minimum of every 200 feet.
 - (c) Materials. High quality, sturdy fencing materials are required. Preferred fencing materials include decorative metal rods and brick. Chain-link fencing is not permitted.
 - (6) Parking Requirements. Additional parking shall not be required for any Open Space Type.
 - (7) Open Water Body. All open water bodies, such as lakes, ponds, pools, creeks, and streams, within an open space type shall be located at least 20 feet from a property line to allow for pedestrian and bicycle access as well as a landscape area surrounding the water body.
 - (8) Stormwater in Open Space. Stormwater management practices, such as storage and retention facilities, may be integrated into open space and utilized to meet stormwater requirements for surrounding parcels.
 - (a) Stormwater Features. Stormwater features in civic open space may be designed as formal or natural amenities with additional uses other than stormwater management, such as an amphitheater, sports field, or a pond or pool as part of the landscape design. Stormwater features shall not be fenced and shall not impede public use of the land they occupy.
 - (b) Qualified Professional. A qualified landscape design professional, such as a landscape architect or certified landscape designer, shall be utilized to incorporate stormwater features into the design of the civic open spaces.
 - (9) Maximum Impervious and Semi-Pervious Surface Permitted. Private Open Space shall be a maximum of 80 percent impervious including, but not limited to, driveways, sidewalks, paths, and structures as permitted.

Figure 6.3 (1) North Salt Lake Town Center Open Space and Amenities Map.



6.3 Privately Owned Public Open Space.

1. Intent.

The space that transitions the private realm to the public realm is some of the most important in creating a Town Center that draws activity, welcomes visitors, and becomes the beloved home of people and businesses.

2. General Requirements.

This section governs privately owned public space for Town Center developments.

Map 6.3 (1) designates those parcels with requirements to include a Corner Plaza, or contribute to space along existing and future community trails. Section 1.3 requires an Pedestrian and Bicycle Corridor for blocks over 500 feet in length., per the requirements of Section 2.4. For parcels requiring a Corner Plaza, trail treatments, or Pedestrian and Bicycle Corridors, the City will require that these parcels dedicate some portion for public use through a easement.

The setback requirements within this section, where different from those in Section 5, supersede the setback requirements within Section 5 building types for those parcels to which it applies.

3. Requirements at Corner Plaza.

To enhance the downtown pedestrian experience, and establish a focal point, Corner Plazas are required at BRT stations, at the intersections of US 89 and Center Street, and at US 89 and 350 N. Required for areas designated as Corner Plaza areas by Map 6.3 (1).

All areas designated as Corner Plaza parcels by Map 6.3 (1) shall meet the following requirements:

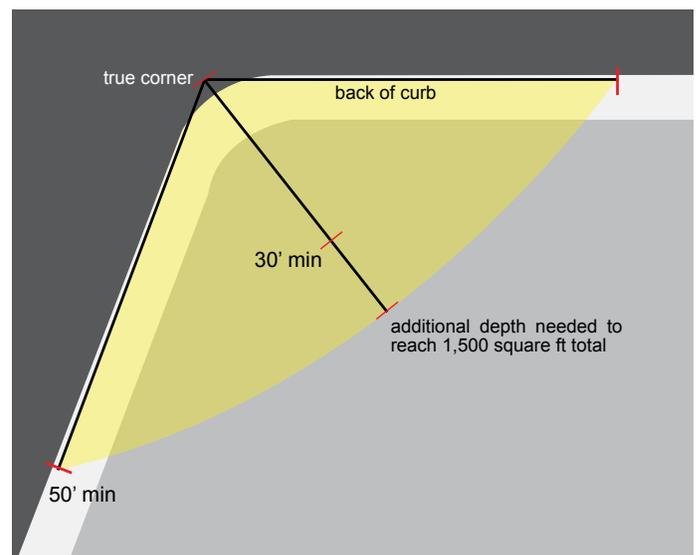
- (1) Setback. The setback will be determined by the dimensions of the plaza. The requirements of this section override the requirements for Occupation of the Corner in Section 5 Building Types for designated parcels. Front and Side setbacks apply beyond the dimensions of the plaza.
- (2) Building Adjacency to Corner Plaza. The building shall have a 0' setback from the corner plaza.
- (3) Building Entrance. Principle building entrance shall front onto Corner Plaza. Secondary entrances are permitted.
- (4) Dimensions. The Corner Plaza shall be 30' deep as measured perpendicular from the back of curb of each street frontage and extend a minimum of 50' from the true corner on either side of the building. A minimum 1,500 sq ft of total Corner Plaza area from back of curb to building face is required within 100' from the true corner on either side of the building. See Figure 6.3 (2) Corner Plaza Diagram for illustration.
- (5) Ground Materials. Landscaping within the plaza may only be within tree grates and planter boxes. Plazas shall include two or more paving material variations. Asphalt is not permitted.
- (6) Furnishings. Corner Plaza furnishings shall include all of the following: seating, bollards, raised planters/large potted plants,

wayfinding signage, and Town Center themed lights. Additionally, desired furnishings include: public art, shade structures, bike parking, and water features such as a fountain. Furnishings shall comply with the City Design Standards and Specifications.

Figure 6.3 (1). Corner Plaza Example. Google Streetview.



Figure 6.3 (2). Corner Plaza Diagram.



4. Requirements for Development Along Trail Alignments.

To provide informal, primarily natural linear open spaces that serve to enhance connectivity and usability of the trail system. Greenways are linear open spaces running parallel to the trails. Required for areas designated as Bamberger Greenway areas by Map 6.2 (1).

Planning Commission may approve alternative dimensions and alignments given demonstrated site constraints.

All areas designated as Trail Adjacent parcels by Map 6.2 (1) shall meet the following requirements:

- (1) Applicability. Trails identified by North Salt Lake include the following: Bamberger Trail, ULGT Stairs, City Hall Stairs, 200 N. Catwalk, I - 15 Corridor Trail.
- (2) Dimensions and Alignment.
 - (a) Bamberger Trail. The greenway along the trail areas shall be a minimum of 30' wide, with a 10' paved trail that may slightly meander through. Trail alignment shall be within the middle 20' of the 30' Greenway.
 - (b) All Other Trails. The Greenway along the trail areas shall be a minimum of 10', with an 8' paved trail running through the center. City Council may permit a reduction in minimum trail width where circumstances pose constraints.
- (3) Furnishings. Furnishings within the Greenway shall include: themed seating every 150', wayfinding, lighting, and trash recepticals. Desired furnishings include: educational signage, public art, and exercise facilities. Furnishings shall comply with the City Design Standards and Specifications.
- (4) Landscaping. Landscaping along either side of the trail shall be improved and require minimal water usage. Greenway shall be a maximum of 40 percent impervious including the 10' wide trail.
- (5) Fencing. Fences adjacent to Trail Greenways shall not be chain link and may not be over 6' in height. See North Salt Lake's fencing code, Section 10-1-33.

Figure 6.3 (3). Example of Greenway along trail.



6.4 Landscaping and Adjacency to the Public Right-of-way.

1. Intent.

The landscape standards outlined in this section are designed to meet the following set of goals.

- (1) To provide for healthy, long-lived street trees within all public ways to improve the appearance of streets and to create a buffer between pedestrian and vehicular travel lanes.
- (2) To increase the compatibility of adjacent uses and minimize the adverse impacts created by adjoining or neighboring uses.
- (3) To promote the prudent use of water and energy resources by achieving and maintaining sustainable, functional landscapes.
- (4) To shade large expanses of pavement and reduce the urban heat island effect.

2. Applicability.

Landscaping shall be installed as detailed in this section.

- (1) General Compliance. Application of this section to existing uses shall occur with the following developments.
 - (a) Any development of new significant improvements to existing parking lots, loading facilities, and driveways. Significant improvements include new driveways, new parking spaces, new medians, new loading facilities, or complete reorganization of the parking and aisles.
 - (b) Alteration to an existing principal or accessory structure that results in a change of 15% or more in the structure's gross floor area.
 - (c) When compliance is triggered for existing parking lots, landscape improvements shall take precedence over parking requirements.
- (2) Street Trees. The following standards apply to the installation of street trees. Additionally, refer to the North Salt Lake Community Forestry Code Title 7 Section 9.
 - (a) Clear Branch Height. Minimum clear branch height is 8' over the sidewalk, and 14' over the street.
 - (b) Street Tree Type. Medium and large shade trees are permitted to be installed as street trees.
 - (c) Tree Grates. Where the sidewalk extends from the back of curb to the property line, tree grates shall be utilized.
 - (d) Street Tree Spacing. Each lot is required to have one tree for every 40 feet of street frontage with a minimum of one street tree per street frontage.
- (3) Buffers. Landscape buffers are required according to the provisions in this section with the following exceptions.
 - (a) Shared Driveways. Buffers are not required along a property line where a curb cut or aisle is shared between adjoining lots.
 - (b) Points of Access. Buffering is not required at driveways or other points of access to a lot.
- (4) Temporary Uses. These provisions do not apply to temporary uses, unless determined otherwise by the Planning Commission.

6.5 Installation of Landscape.

1. Intent.

The following provisions aid in ensuring that all required landscaping is installed and maintained properly.

2. Applicability.

These provisions apply to landscape installation required by this section.

3. General Installation Requirements.

The installation of landscaping shall adhere to the following standards.

- (1) National Standards. Best management practices and procedures according to the nationally accepted standards shall be practiced.
 - (a) Installation. All landscaping and trees shall be installed in conformance with the practices and procedures established by the most recent edition of the American Standard for Nursery Stock (ANSI Z60.1) as published by the American Association of Nurserymen.
 - (b) Maintenance and Protection. All landscaping and trees shall be maintained according to the most recent edition of the American National Standards Institute, including its provisions on pruning, fertilizing, support systems, lighting protection, and safety.
- (2) Installation. Landscaping shall be fully installed prior to the issuance of a certificate of occupancy.
- (3) Condition of Landscape Materials. The landscaping materials used shall be:
 - (a) Healthy and hardy with a good root system.
 - (b) Chosen for its form, texture, color, fruit, pattern of growth, and suitability to local conditions.
 - (c) Tolerant of the natural and man-made environment, including tolerant of drought, wind, salt, and pollution.
 - (d) Appropriate for the conditions of the site, including slope, water table, and soil type.
 - (e) Protected from damage by grates, pavers, or other measures.
 - (f) Plants that will not cause a nuisance or have negative impacts on an adjacent property.
 - (g) Species native or naturalized to the Wasatch Front, whenever possible.
- (4) Compost, Mulch, and Organic Matter. Compost, mulch, and organic matter may be utilized within the soil mix to reduce the need for fertilizers and increase water retention.
- (5) Establishment. All installed plant material shall be fully maintained until established, including watering, fertilization, and replacement as necessary.

4. Ground Plane Vegetation.

All unpaved areas shall be covered by one of the following.

- (1) Planting Beds.
 - (a) Planting beds may include shrubs, ornamental grasses,

ground cover, vines, annuals, or perennials.

- (b) Nonliving materials, such as pine straw, colored gravel, or mulch, are permitted for up to 35% of a bed area.
 - (c) Annual beds shall be maintained seasonally, replanting as necessary.
- (2) Grass. Seeded, plugged, or sodded grass may be planted throughout landscaped areas.
 - (a) Grass shall be established within 90 days of planting or the area shall be reseeded, replugged, or resodded.

5. Tree Installations.

Refer to the list of permitted tree types, available in the North Salt Lake Community Forestry Code Title 7 Section 9.

6. Irrigation Systems.

Permanent irrigation, beyond establishment, is required and shall adhere to the following standards. All landscaping within city street shall be provided by the property owner and maintained by the city unless otherwise agreed upon in a development agreement.

- (1) All irrigation systems shall be designed to minimize water use.
- (2) Non-residential landscape irrigation shall have an automatic clock-activated permanent system.
- (3) The irrigation system shall provide sufficient coverage to all landscape areas.
- (4) The irrigation system shall not spray or irrigate impervious surfaces, including sidewalks, driveways, streets, and parking and loading areas.
- (5) All systems shall be equipped with a back-flow prevention device.
- (6) All mechanical systems encouraged to be controllers and back-flow prevention devices shall be properly screened from public view with landscaping or other decorative elements.
- (7) A system shall be put in place to regularly water hanging baskets attached to street lamps.

7. Maintenance of Landscape.

All landscaping shall be maintained in good condition at all times to ensure a healthy and orderly appearance. Refer to Title 12 for violations.

- (1) All required landscape shall be maintained to adhere to all requirements of this ordinance.
- (2) Replacing Unhealthy Landscaping. Unhealthy landscaping shall be replaced with healthy, live plants by the end of the next applicable growing season.
- (3) Maintenance Responsibility. The owner is responsible for the maintenance, repair, and replacement of all landscaping, screening, and curbing required herein.
- (4) Maintain Quality and Quantity. Maintenance shall preserve at least the same quantity, quality, and screening effectiveness as initially installed.

6.6 Frontage Buffer.

1. Intent & Applicability.

- (1) Intent. To lessen the visual impact of vehicular areas visible from the street.
- (2) General Applicability. Applies to properties in the Town Center where a vehicular area is located adjacent to a right-of-way.
- (3) Buffer. Either a fence or a hedge must be used. See below table 6.6 (1) for requirements.

Table 6.6 (1) Frontage Buffer Requirements

1. Buffer Depth & Location ¹	
Depth	8'
Location on the Site	Between street facing property line and parking area ²
2. Buffer Landscape Requirements	
Uses & Materials	Uses and materials other than those indicated are prohibited in the buffer
Shade Trees	Refer to North Salt Lake Community Forestry Code Title 7 Chapter 9 for size and spacing
Hedge	Required continuous hedge on street side of fence, between shade trees & in front of vehicular areas
Hedge Composition	Individual shrubs with a minimum width of 24", spaced no more than 36" on center, height maintained no more than 48"
3. Fence	
Location	2' from back of curb of off street vehicular area
Materials	Masonry columns (maximum width 2'6") and base (maximum 18" height) permitted, decorative metal, composite, masonry
Minimum Height	3'
Maximum Height	4'
Opacity	See Section 10-1-33
Gate/Opening	Where there is pedestrian access, opening width minimum 6'

Notes:

¹ This screening requirement does not prohibit the installation of or provision for openings necessary for allowable access drives and walkways connecting to the public sidewalk.

² Measurement of buffer starts at the building face. The area between the property line and the buffer shall be landscaped. See Figure 6.6 (1) Front Buffer Plan.

Front Buffer Plan.

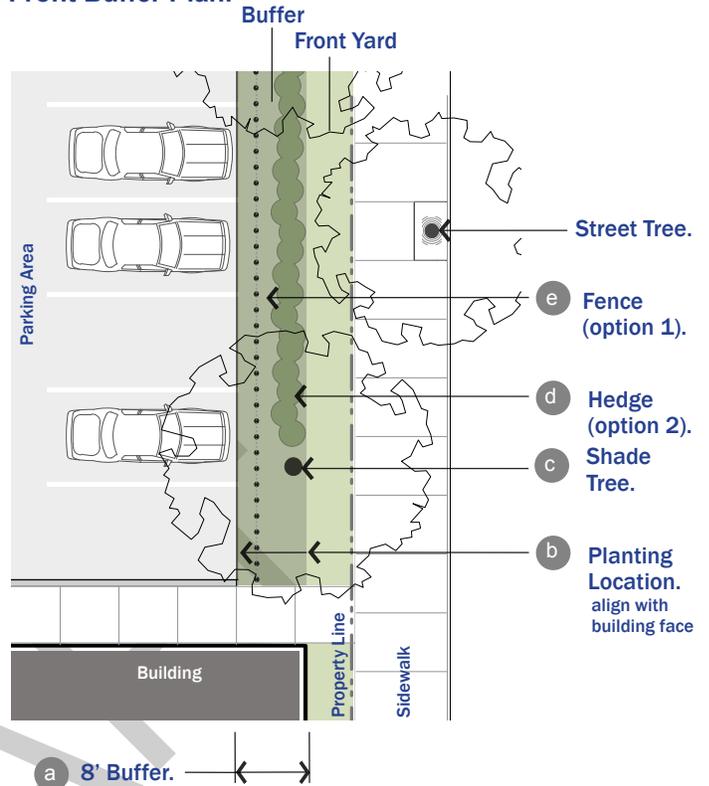
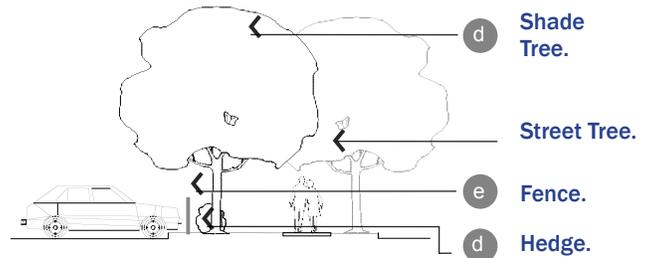


Figure 6.6 (1). Frontage Buffer Plan and Section. Front Buffer Section.



Active Frontage Plan.

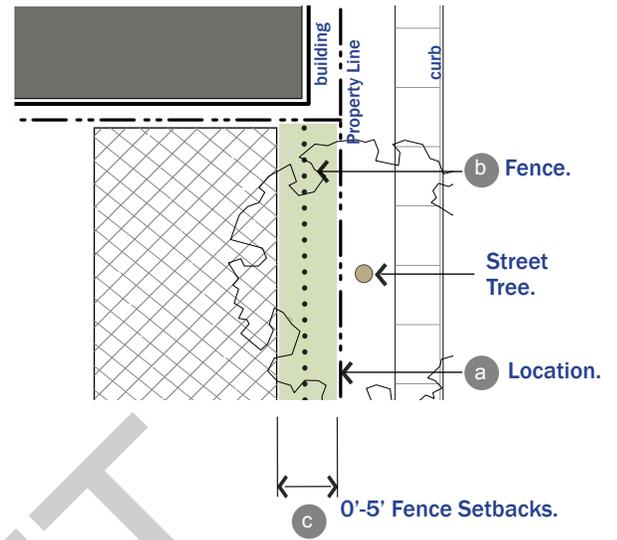
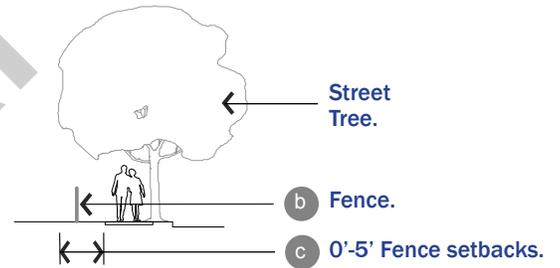


Figure 6.7 (1). Active Frontage. Active Frontage Section.



6.7 Active Frontage Buffer.

1. Intent & Applicability.

- (1) Intent. To continue the street wall of adjacent facades.
- (2) General Applicability. Applies to non-vehicular outdoor sites in the Town Center. For vehicular areas, refer to the 6.6 Frontage Buffer.

Table 6.7 (1) Active Frontage Requirements

1. Frontage Location

Location on the Site	Required adjacent to dining patio or display area
----------------------	---

2. Required Fence

Location	Between 0' and 5' from the front and corner side property lines; Only required in front of patio/display area	a
Materials	Decorative metal; Masonry base or columns permitted	b
Minimum Height	3'	c
Maximum Height	4'	
Opacity	Minimum 30%; Maximum 60% ¹	
Gate/Opening	One gate permitted per street frontage; Opening width maximum 6'	

Notes:

¹ Fence must meet Clear View standards, see 10-1-33 fencing ordinance.

6.8 Interior Parking Lot Landscape.

1. Intent & Applicability.

- (1) Intent. To provide shade, minimize paving & associated stormwater runoff, & improve the aesthetic look of parking lots.
- (2) General Applicability. All open-air, off-street parking lots in the Town Center.
- (3) Other Internal Parking Lot Areas. Internal areas not dedicated to parking or drives shall be landscaped with a minimum of one medium or large shade tree for the first 150 square feet and one medium or large shade tree for every 650 square feet thereafter.
- (4) Existing Vegetation. Existing vegetation may be credited toward these requirements.

Table 6.8 (1) Interior Parking Lot Landscape Requirements	
1. Landscape Island Requirements	
Required Island Locations	Terminal ends ² of free standing rows or bays of parking; After every tenth parking space for rows of parking greater than 8 spaces in length ³
Minimum Width	9'; Islands less than 15' shall utilize structural soil under any paved surface within a tree's critical root zone
Required Trees Within Islands	Minimum of 1 medium or large shade tree per island. Minimum of 1 tree per 10 parking spaces.
2. Landscape Median Requirements	
Required Median Location	Required in each free-standing bay of parking along the length of the bay
Minimum Width	9'; Medians less than 15' shall utilize structural soil under any paved surface within a tree's critical root zone
3. Tree Requirements	
Requirements per Parking Space⁴	Minimum of 1 shade tree shall be planted within parking lot interior or within 4' of parking lot's edge for every 3 parking spaces

¹ Parking lot interior is defined as the area dedicated to parking on a given parcel as measured from edge of pavement to edge of pavement.

² Freestanding rows or bays of parking are those not abutting the parking lot perimeter or building face, and may have a single or double row of parking.

³ There shall be no more than 8 continuous parking spaces in a row without a landscape island.

⁴ Trees within a designated buffer area may not be utilized to meet these requirements

Figure 6.8 (1). Interior Parking Lot Landscaping.

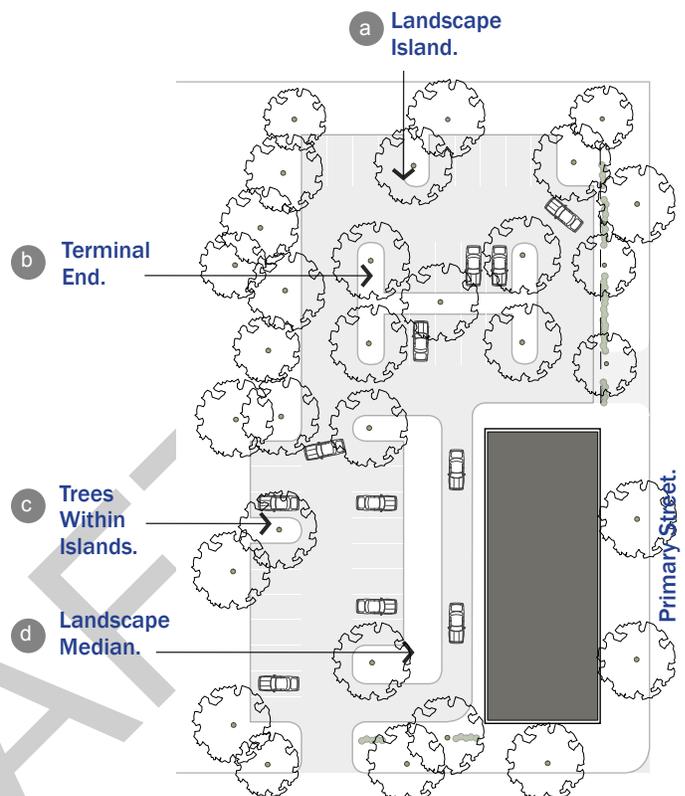


Table 6.8 (2). Estimated Canopy and Height at Maturity.

Tree Size	Estimated Canopy at Maturity (sq ft)	Estimated Height at Maturity (ft)
Very Small	150	under 15'
Small	400	15'-25'
Medium	900	25'-40'
Large	1600	40'+

6.9 Screening of Refuse Areas and Utility Appurtenances.

1. Intent & Applicability.

- (1) Intent. To reduce the visibility of refuse areas and utility appurtenances from public areas and adjacent properties.
- (2) General Applicability. All dumpsters, refuse areas, and utility appurtenances in the Town Center.

6.10 Civic Open Space.

1. Intent.

Civic Open Space is critical to the establishment of a successful North Salt Lake Town Center. The City of North Salt Lake has identified areas in Map 6.3 (1) where they are committed to the development and/or maintenance of crucial civic open space. These are activity hubs, connections between private uses, and sanctuaries within the Town Center.

Table 6.9 (1) Screening of Refuse Areas & Utility Appurtenances

1. Refuse Area Screening Requirements

Location on the Site	Not permitted in front or corner side yards a
Opaque Screen Wall ¹	Required around 3 sides of the dumpster and trash bin area
Screen Wall Height	Height shall be the higher of the following: 1. 6' minimum 2. 1' higher than use to be screened
Visible Openings	Openings visible from the public way or adjacent properties shall be furnished with opaque gates (not chainlink/slats) b
Landscape Requirement	If refuse area is located within larger paved area, such as a parking lot, landscape islands shall be located on 3 sides of the area, with at least 1 medium or large shade tree in at least 1 of the landscape areas ² c

2. Utility Appurtenance Screening Requirements

Large Private Mechanical Equipment ³	Shall be fenced with opaque wood, brick-faced masonry, or decorative concrete on all sides facing right-of-way
Small Private Mechanical Equipment ⁴	Shall have landscape screening and a shrub bed containing shrubs spaced no more than 36" on center

Notes:

¹ Vertical structured barrier to visibility at all times such as a fence or wall

² This tree, if located within 50' of a parking space, may be utilized to meet the minimum shade requirements

³ Large private mechanical equipment is equal to or greater than 4' in height

⁴ Small private mechanical equipment is smaller than 4' in height

Figure 6.9 (1). Screening of Refuse Areas.

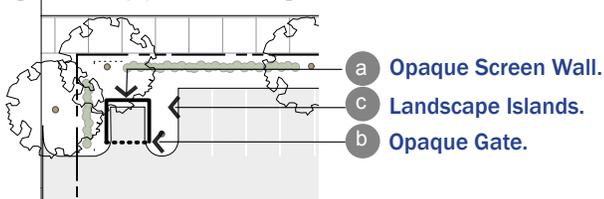


Figure 6.10 (1). Hatch Park.

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Section 7.0 Parking

7.0 Parking

7.1 General Requirements.

1. Intent.

The following section establishes parking requirements to ensure an appropriate level of vehicle parking to support land uses associated with the North Salt Lake Town Center.

2. Applicability.

This section shall apply to all new development and changes in use or intensity of use for existing development.

- (1) Compliance. Compliance with the standards outlined shall be attained in the following circumstances:
 - (a) Development of all new parking facilities, loading facilities, and driveways.
 - (b) Improvements to existing parking facilities, loading facilities, and driveways, including: reconfiguration, enlargement, or the addition of curbs, walkways, fencing, or landscape installation.
 - (c) Change in use requiring a change in the amount of parking.
- (2) Damage or Destruction. When a use that has been damaged or destroyed by fire, collapse, explosion, or other cause is reestablished, any associated off-street parking spaces or loading facilities shall be reestablished based on the requirements of this section.
- (3) Site Plan Approval Required. Parking quantities and parking design and layout shall be approved through the Site Plan Approval process.

7.2 Parking Requirements.

1. Required Vehicular Parking.

Table 7.2 (1) outlines the required vehicular parking requirements.

- (1) Organized by Use. The parking requirements are organized by use, in a similar fashion to Table 4.1 (1) Use Table in 4.0 Uses.
 - (a) Parking rates are provided for general use categories; these numbers are applicable for all of the uses within these categories.
- (2) Parking for Persons with Disabilities. In all subdistricts parking for persons with disabilities shall comply with section 10-6-4 of the City of North Salt Lake Code. Parking for persons with disabilities will be excluded from parking maximums.
- (3) Maximum Allowable Vehicular Spaces. In the Core, the parking maximum shall be equal to the parking minimum. In all other subdistricts, developments are not permitted to provide greater than 15% over the minimum parking requirement.
- (4) Fractions. When computation of the number of required off-street parking spaces results in a fractional number, any result of 0.5 or more shall be rounded up to the next consecutive whole number. Any fractional result of less than 0.5 may be rounded down to the previous consecutive whole number.

Table 7.2 (1). Required Off-Street Vehicular Parking.

Use	Required Vehicular Spaces					
	Subdistricts					
	Core	Arts	Center & Orchard	Boulevard	North 89	Edge
Residential						
Residential (Studio - 1 Bedroom)	1 stall per unit	1 stall per unit + .25 spaces per unit for guest parking				
Residential (2 Bedrooms)	1.5 stalls per unit	1.5 stalls per unit + .25 spaces per unit for guest parking				
Residential (3 or 3+ Bedrooms)	2 stalls per unit	2 stalls per unit + .25 spaces per unit for guest parking				
All residential units shall provide 1 covered stall per unit, in compliance with section 10-6-5 F of the City of North Salt Lake Code						
Commercial						
Retail	2 stalls per 1,000 sq ft gross floor area	3 stalls per 1,000 sq ft gross floor area				
Office	2 stalls per 1,000 sq ft gross floor area	3 stalls per 1,000 sq ft gross floor area				
Civic	2 stalls per 1,000 sq ft gross floor area	3 stalls per 1,000 sq ft gross floor area				
Restaurant / Cafe	1 space per 4 Seats	1 stall per 3 seats				
Lodging (Hotel, Motel, Inn)	1 stall per unit	1 stall per unit				

2. Multiple Use Reductions.

The following reductions may be taken for multiple non-residential uses.

- (1) Shared Vehicular Parking. An arrangement in which two or more non-residential uses with different peak parking demands use the same off-street parking spaces to meet their off-street parking requirements.
 - (a) General Provisions. Through review of the site plan the Planning Commission may permit up to 100% of the parking required for a daytime use to be supplied by the off-street parking spaces provided during a different time period or weekday/weekend use.
 - (b) Shared vehicular parking will be approved in accordance with the following. Refer to Table 7.2 (2).
 - (i) For each applicable land use category, calculate the number of spaces required as if it were the only use. Refer to Table 7.2 (1).
 - (ii) Use the figures for each individual land use to calculate the number of spaces required for that use for each time period specified in Table 7.2 (2). This table establishes six time periods per use.
 - (iii) For each time period, add the number of spaces required for all applicable land uses to obtain a grand total for each of the six time periods.
 - (iv) Select the time period with the highest total parking requirement and use that as the total number of parking spaces required and use that as the total number of parking spaces required for the site on a share parking basis.

3. Residential Parking Credits.

Vehicular parking standards in Table 7.2 (3) may be reduced by achieving one or all of the following credits. A maximum reduction of half a stall per unit may be achieved. Residential parking credits will be subject to a deed restriction recorded with Davis County.

- (1) Secure Bike Lockers / Indoor Storage.
- (2) Development Supplied Transit Passes (100% subsidized) and Development Discounted Transit Passes.
- (3) Senior Housing.
- (4) On-Street Parking Credit. For all non-residential uses, on-street parking spaces that meet the following shall be credited one for one against the parking requirement.
 - (a) Spaces shall be designated on-street parking available 24 hours of every day.
 - (b) On-street space shall be located adjacent to the property line of the lot.
- (5) Other Parking Reductions. Additional reductions may be approved by the Planning Commission with the submittal of a parking study illustrating justification for the reduction.

Table 7.2 (2). Shared Vehicular Parking.

Use Category	Weekdays			Weekends		
	Midnight-7:00 am	7:00 am-6:00 pm	6:00 pm-Midnight	Midnight-7:00 am	7:00 am-6:00 pm	6:00 pm-Midnight
Entertainment	5%	20%	100%	5%	50%	100%
Hotel	100%	65%	100%	100%	65%	100%
Office	5%	100%	5%	0%	5%	0%
Place of Worship	0%	30%	50%	0%	100%	75%
Restaurant	50%	70%	100%	70%	45%	100%
Retail	0%	100%	80%	0%	100%	60%

Table 7.2 (3). Residential Parking Rate Reductions in Stalls per Unit.

Amenity	Reduction to Stalls per Unit
Secure Bike Lockers / Indoor Storage	.15
Development Supplied Transit Passes	.5
Development Discounted Transit Passes	.25
Senior Housing	.5
Total Possible	.5

ADD EXAMPLE!

7.3 Electric Vehicle Parking Standards.

1. Electric Vehicle Parking Definitions.

- (1) Level 1 Charging: Level 1 equipment provides charging through a 120 volt (V), alternating-current (AC) plug and requires a dedicated circuit. Level 1 charging does not require the installation of specialized charging equipment. Level 1 charging generally takes 8 to 12 hours to completely charge a fully depleted battery.
- (2) Level 2 Charging: Level 2 equipment offers charging through a 240V, AC plug and requires installation of charging equipment. These units require a dedicated 40-amp circuit. Level 2 charging generally takes 4 to 6 hours to completely charge a fully depleted battery.
- (2) Level 3 Charging (CCS/CHAdeMO): Level 3 equipment, also commonly known as DC fast charging, charges through a 480V, direct-current (DC) plug. Most Level 3 chargers provide an 80% charge in 30 minutes. As Level 3 equipment/charging is not compatible with all vehicles, it is not recommended for use in North Salt Lake at this time.

2. Electric Vehicle Parking Requirements.

- (1) General electric vehicular parking requirements.
 - (a) Electric vehicle parking spaces shall count toward the required number of parking spaces.
 - (b) Electric vehicle parking spaces will be signed in a clear manner, such as special pavement marking or signage.
- (2) Multi-family residential electric vehicular parking requirements.
 - (a) Level 1 (outlet charging) access for each required covered parking space OR
 - (b) At least one Level 2 electric vehicle charging station providing two charging spaces shall be provided for every twenty parking spaces.
- (3) Electric vehicular parking requirements for non-residential uses.
 - (a) At least one Level 2 electric vehicle charging station providing two charging spaces shall be provided for every twenty parking spaces. For developments requiring less than twenty parking spaces no electric vehicle parking is required.
 - (b) Electric vehicular parking will be located in the same parking lot as parking for the principal use. If utilizing shared parking reductions, electric vehicle parking will be situated in a location accessible by both uses.

7.4 Parking Design Standards.

1. Standards.

- (1) Garages. The primary purpose of garages is parking. Garages shall not be used solely for storage.
- (2) Refer to Title 10 Chapter 6 of the City of North Salt Lake Code for Parking Design Elements, Location Requirements, and Off-Street Loading Spaces.

Section 8.0 Signs and Facade Lighting

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8.0 Signs and Facade Lighting

8.1 General Requirements.

1. Intent.

This section seeks to enhance the economic and aesthetic appeal of the City of North Salt Lake Town Center through the reasonable, orderly, safe, and effective display of signage.

2. Applicability.

These standards shall apply to signage in the Town Center for non-residential uses only.

3. General Compliance.

Compliance with the regulations outlined shall be attained under the following situations.

- (1) Newly Constructed or Reconstructed Signage. All new signs and structural improvements to existing signs.
- (2) Change in Use for Single Business Signage. For signage serving one business, whenever the existing use is changed to a new use resulting in a change in signage, including rewording.
- (3) Multiple-Business Signage. For signage serving multiple businesses, whenever 50% or more of the existing uses are changed to new uses resulting in a change in signage, including rewording.
- (4) Damage or Destruction. When a sign has been damaged or destroyed by fire, collapse, explosion or other cause and the cost of restoration is greater than 50% of the replacement value at the time of the destruction or damage, the replacement sign shall comply with the standards in this article.

4. Prohibited.

Sign types and sign practices explicitly prohibited within the Town Center are listed in Table 8.1 (1). Also refer to North Salt Lake Code 10-4-13 for signs not permitted city-wide.

Table 8.1 (1) Signs Explicitly Prohibited Within the Town Center

Pole-Mounted Sign
Electronic Message Signs
Flashing Signs
Bench Signs
Inflatable Signs
Off-premises Signs
Projection Signs
Temporary Signs in Public Places
Billboards
Teardrop Signs
Flag Signs
Banner Signs

5. Temporary and Exempt Signs.

Signs that are exempt or temporary are not subject to sign permitting and do not count toward the allowed quantity or total area coverage regulations within this section. These signs are listed in Table 8.1 (2).

Table 8.1 (2) Temporary or Exempt Signs

Hours of Operation Window Signs
Garage or Yard Sale Signs
City Signs/Wayfinding Signs
Historic Plaque
Real-Estate Sale Signs
Signs Internal to Privately Accessed Plazas
Temporary Special Sale Signs
Address Numbers
Political Signs

6. Sign Permit Process.

Refer to North Salt Lake Code 10-4-9 for information on the Sign Permit Process.

7. Sign Location.

Unless otherwise specified, signs shall only be located within the boundaries of the lot and not in the right-of-way or on public property.

- (1) Certain Sign types may extend beyond a property line into the right-of-way or public property with permission from the City and in accordance with the regulations outlined in this section.
- (2) No sign shall be attached to a utility pole, tree, standpipe, gutter, or drain.
- (3) Signs shall be erected so as to permit free ingress to or egress from any door, window, the roof, or any other exit-way required by the building code or by fire department regulations.
- (4) No sign shall be erected or maintained in such a manner as to obstruct free and clear vision of, interfere with, or be confused with any authorized traffic sign, signal, or device.

8. Illumination.

All signs shall be illuminated according to the following provisions unless otherwise stated.

- (1) Signs shall be illuminated only by steady, stationary light sources directed solely at the sign or internal to it, except as permitted for Electronic Message Boards. Sign lighting shall provide clear illumination of signs without causing potential hazards to pedestrians and vehicles.
- (2) Individual letters or logos may be internally illuminated as permitted per each sign type; no other portion of the sign shall be internally illuminated.
- (3) When an external artificial light source is used to illuminate a sign, the lamp (or bulb) shall be located, shielded, and directed so as to not be visible from any public street or private residence.

- (a) No receptacle or device housing a permitted light source which is attached to the sign itself shall extend more than 18 inches from the face of the sign.
 - (b) If ground lighting is used to illuminate a sign, the receptacle or device shall not extend more than 12 inches above ground and shall be fully screened and housed.
- (4) The illumination of any sign, resulting from any internal or external artificial light source, shall not exceed 250 nits at the sign face during the day and 125 nits at the sign face after sunset, with no light trespass onto adjacent property.
- (a) Signs located within the Core subdistrict are exempt from this standard.

9. Construction, Design, and Maintenance Standards.

All signs shall meet the construction and maintenance requirements of the City's Building Code.

10. Computation.

The following standards generally apply to computing the area of signs by type and by building lot. Refer to the Sign Types 8.3-8.11 for more information.

- (1) Exempt and temporary signs are not included in the maximum signage area calculations, unless otherwise specified.
- (2) Height for freestanding signs is measured from the average grade at the front property line to the top of the sign, sign cabinet, or cap, whichever is highest.
- (3) For the purposes of determining area, lot width or street frontage is measured along the front property line.
 - (a) If the lot is a corner lot, the width shall be measured along the front yard.
 - (b) Building frontage is the width of the front facade of a building.

8.2 Sign Types.

1. Sign Type Requirements.

The following pertain to specific sign types detailed in this section.

- (1) Permitted Quantity of Signage by Subdistrict. The maximum permitted amount of signage on a lot is 2 square feet per 1 linear foot of lot width with a maximum of 150 square feet. A building can have no more than 2 total signs in addition to Window Signs and A-frame Signs.
 - (a) Window Signs. Window Signs shall not count towards a lot's maximum permitted amount of signage. Refer to 8.9 Window Signs.
 - (b) Signs Located in Parking Lots. One sign is permitted in addition to the maximum signage quantities.
 - (i) Permitted Sign Types are a wall, projecting, or awning sign.
 - (ii) Maximum sign area is 30 square feet.
 - (iii) Permitted location is either the side or rear facade along a parking lot.
 - (c) Through Lots. In addition to the maximum amount of signage permitted per lot, through lots may incorporate an additional 30 square feet of signage permitted for the Lot located in either the rear yard or along the rear facade.
 - (d) All non-residential pedestrian entrances on the ground floor in the Core, Arts & Park, and Center & Orchard subdistricts shall have a Projectng Sign.
- (2) Exempt/Temporary Signs. Exempt and Temporary Signs shall not count towards a lot's maximum permitted amount of signage. See Table 8.1 (2) for Exempt and Temporary Signs.
- (3) Iconic Sign Elements. Iconic Sign Elements of three dimensional symbols or logos are permitted under the following conditions.
 - (a) Symbol or Logo Size. The symbol may not be larger than four feet in any direction, included in overall sign area and the surface area counts towards the Maximum Permitted Quantity of Signage per Lot.
 - (b) No moving parts or external illumination of the symbol may be provided.
 - (c) Text. The text component of the may not be more than 30% of the overall area of the sign.

8.3 Wall or Mural Sign.

1. Description.

Wall Signs, also known as flat or band signs, are mounted directly to the building face to which the sign is parallel. Refer to Figures 8.3 (1) and 8.3 (2).

2. General Requirements.

Wall Signs shall be developed according to the standards in Table 8.3 (1).

- (1) Building Openings. Wall Signs shall not cover windows or other building openings.
- (2) Architectural Features. Wall Signs shall not cover architectural building features.

3. Computation.

The area of a Wall Sign is calculated using the following information.

- (1) Wall Signs. Area is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements, as is illustrated in Figure 8.3 (2).
 - (a) Area Credit. All areas that utilize individual alphanumeric characters or logos (including only those using wood, wood substitute, metal, or masonry) may use a total area of 90% of the calculation as outlined above.
- (2) Mural Sign. Area is calculated by measuring the area of the smallest square or rectangle that can be drawn around all of the sign elements, including any painted background.

Figure 8.3 (1). Wall Sign.

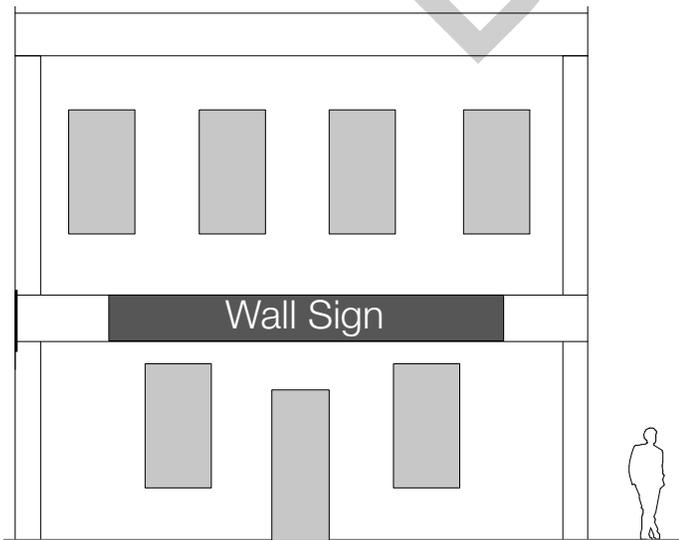


Table 8.3 (1) Wall Sign Requirements

Permitted Subdistricts	All subdistricts
Sign Area	No maximum area for sign type; Refer to Table 8.2 (1) for maximum per lot
Height	2' maximum letter or element height
Location on the Building or Site	Permitted on all facades
Placement on the Building or Site	1' maximum projection from building face
Quantity	1 per tenant per public right-of-way frontage; 1 per tenant per side or rear facade on a parking lot
Illumination	Internal illumination permitted for individual letters and logos; External illumination: hanging lights that illuminate the sign are permitted
Materials	Solid wood, metal, masonry, paint, and neon glass; Plastic & synthetics permitted only as separate alphanumeric characters or logos; Paint shall be permanent and durable.



Figure 8.3 (2). Measuring Wall Signs.



8.4 Projecting Sign.

1. Description.

A Projecting Sign is attached to and projects from a building face or hangs from a support structure attached to the building face. Sign faces are typically perpendicular to the building face, but may be at an angle greater than 45 degrees from the facade. The sign may be vertically or horizontally oriented. Refer to Figure 8.4 (1).

2. General Requirements.

Projecting Signs shall be developed according to the standards in Table 8.4 (1).

3. Computation.

The area of a Projecting Sign is equal to the area of one of the sign's faces.

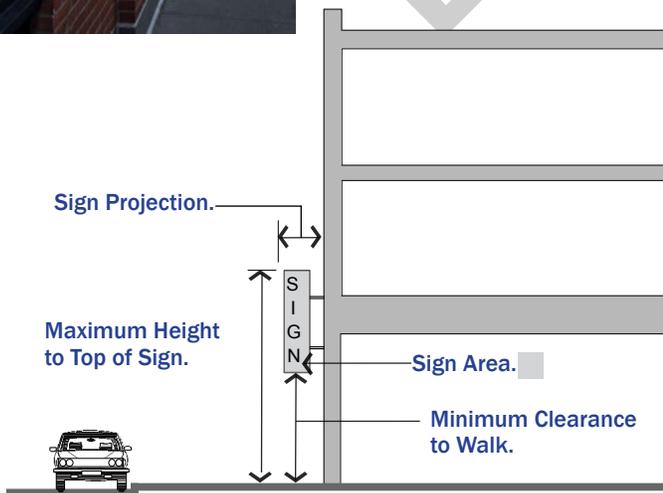


Table 8.4 (1) Projecting Sign Requirements

Permitted Subdistricts	All subdistricts
Sign Area	6 sq ft maximum sign area, Refer to Table 8.2 (1) for maximum per lot
Height	8' minimum clearance to walk required, 14' maximum height to the top of the sign
Location on the Building or Site	Permitted on all facades; Sign and structural supports shall not extend above the eave or parapet; Sign must be placed within 3' of the entrance
Placement on the Building or Site	Shall not project closer than 3' from back of curb
Quantity	1 per tenant per public right-of-way frontage; 1 per tenant per side or rear facade on a parking lot
Illumination	Internal illumination permitted for individual letters and logos; External illumination: hanging lights that illuminate the sign are permitted
Materials	Solid wood, metal, masonry & neon glass; Plastic & synthetics permitted only as separate alphanumeric characters or logos



Figure 8.4 (1). Projecting Sign.

8.5 Projecting Marquee Sign.

1. Description.

A Projecting Marquee Sign is a projecting sign designed to have manually changeable copy and two to three sign faces. Refer to Figure 8.5 (1).

2. General Requirements.

Projecting Marquee Signs shall be developed according to the standards in this section and Table 8.5 (1).

- (1) Manually Changeable Copy Boards. Manually Changeable Copy Boards are permitted on Projecting Marquee Signs in the Core subdistrict by right, provided the following conditions are met:
 - (a) The area of the boards cannot equal greater than 30% of the area of the sign face on which it is located or 32 square feet, whichever is less.
 - (b) One sign of any type containing a Manually Changeable Copy Board is permitted per lot.

3. Computation.

The sign area is calculated by combining the area of all exposed sign faces and the cabinet or structure surrounding them.

Table 8.5 (1) Projecting Marquee Sign Requirements

Permitted Subdistricts	All subdistricts except Edge
Sign Area	No maximum area for sign type; minimum two faces per sign. Refer to Table 8.2 (1) for maximum per lot
Height	10' minimum clearance to walk required; 14' maximum clearance
Location on the Building or Site	Front & corner side facades only
Placement on the Building or Site	Maximum projection from building is 6'; Shall not project closer than 1' from back of curb
Quantity	1 per lot
Illumination	Internal illumination permitted for individual letters and logos
Materials	Solid wood, metal, masonry & neon glass; Plastic & synthetics permitted only on Sign face; Manually Changeable Copy Boards permitted with conditions (see 8.5.2)

Figure 8.5 (1). Projecting Marquee Sign.

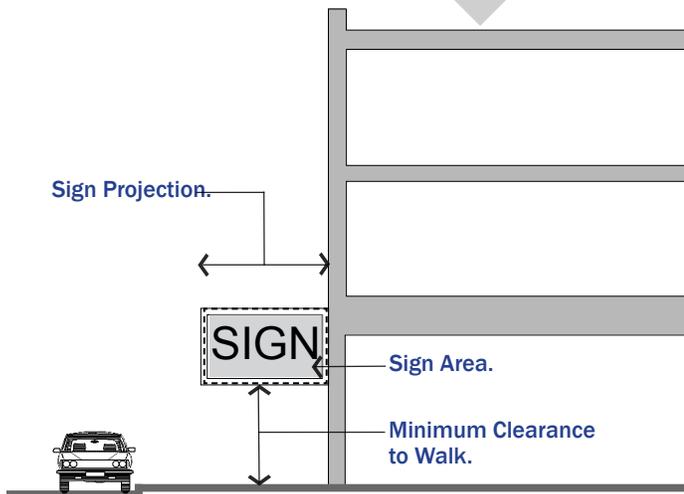
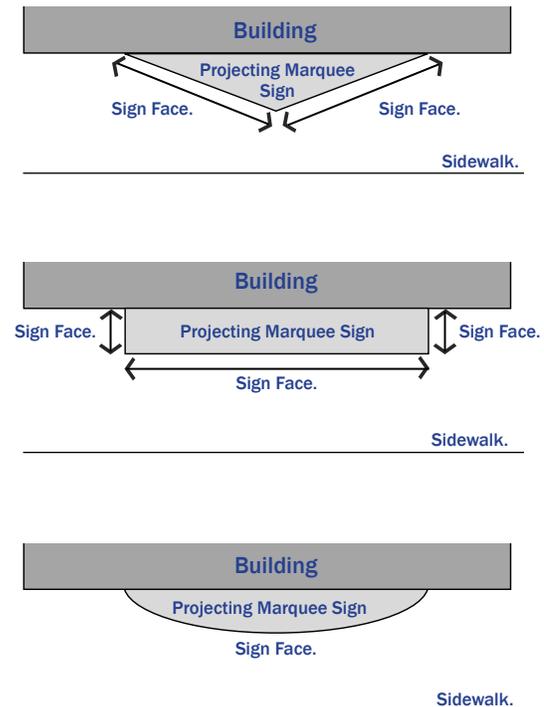


Figure 8.5 (2). Projecting Marquee Sign Plan.



8.6 Awning Sign.

1. Description.

A sign that is mounted, painted, or otherwise applied on or attached to an awning or canopy. Refer to Figures 8.6 (1) and 8.6 (2).

2. General Requirements.

Awning Signs shall be developed according to the standards in Table 8.6 (1).

3. Computation.

The area of an Awning Sign is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements of the sign portion of the awning, as is illustrated in Figure 8.6 (2).



Figure 8.6 (1). Awning Sign.

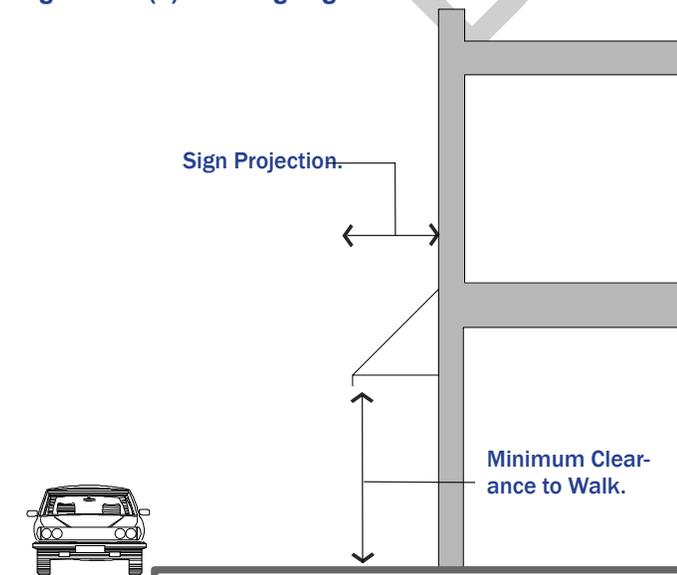
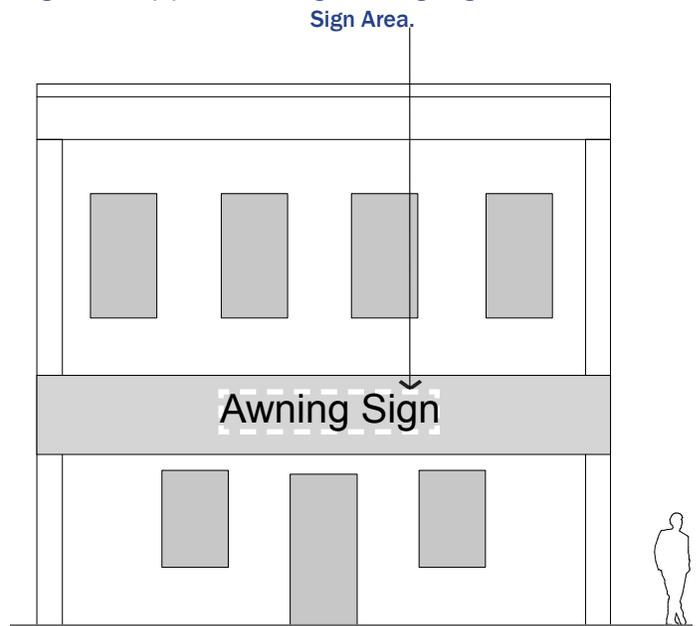


Table 8.6 (1) Awning Sign Requirements

Permitted Subdistricts	All subdistricts
Sign Area	Up to 50% of the awning may be used for Signage; Refer to Table 8.2 (1) for maximum per lot
Height	10' minimum clearance to walk required
Location on the Building or Site	Permitted on all facades
Placement on the Building or Site	Maximum projection from building is 6'; Shall not project closer than 2' from back of curb; Shall not block any window, door, or the building roof.
Quantity	1 per tenant per street frontage; 1 per tenant per side or rear facade on a parking lot
Illumination	Internal illumination not permitted; External illumination permitted below awning to light the pedestrian realm
Materials	Canvas, metal, or wood; All supports shall be made of metal or wood

Figure 8.6 (2). Measuring Awning Signs.



8.7 Canopy-Mounted Sign.

1. Description.

A sign with individual alphanumeric characters and/or logos that is mounted on top of a permanent canopy. Refer to Figures 8.7 (1) and 8.7 (2).

2. General Requirements.

Canopy-Mounted Signs shall be developed according to the standards in Table 8.7 (1).

3. Computation.

The area of a Canopy-Mounted Sign is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements of the sign portion of the Canopy-Mounted Roof Sign, as is illustrated in Figure 8.7 (2).

Table 8.7 (1) Canopy-Mounted Sign Requirements

Permitted Subdistricts	All subdistricts except Edge
Sign Area	No maximum area for sign type; Refer to Table 8.2 (1) for maximum per lot
Height	2' maximum letter or element height; Cannot project more than 2' above roof line of canopy
Location on the Building or Site	Permitted on all facades; not intended for the principal roof of the building
Placement on the Building or Site	Shall not project beyond the front edge of the canopy; Shall not block any window, door, or the building roof.
Quantity	1 per tenant per public right-of-way frontage; 1 per tenant per side or rear facade on a parking lot
Illumination	Internal illumination permitted for individual letters and logos
Materials	Solid wood, metal, & neon glass; Plastic & synthetics permitted only as separate alphanumeric characters or logos

Figure 8.7 (1). Canopy-Mounted Sign.

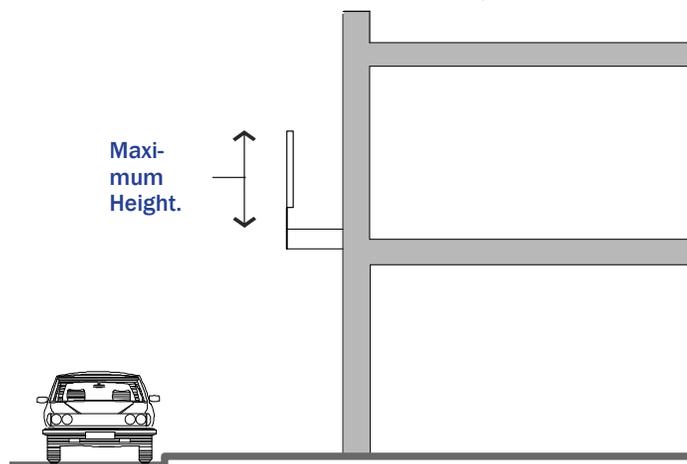
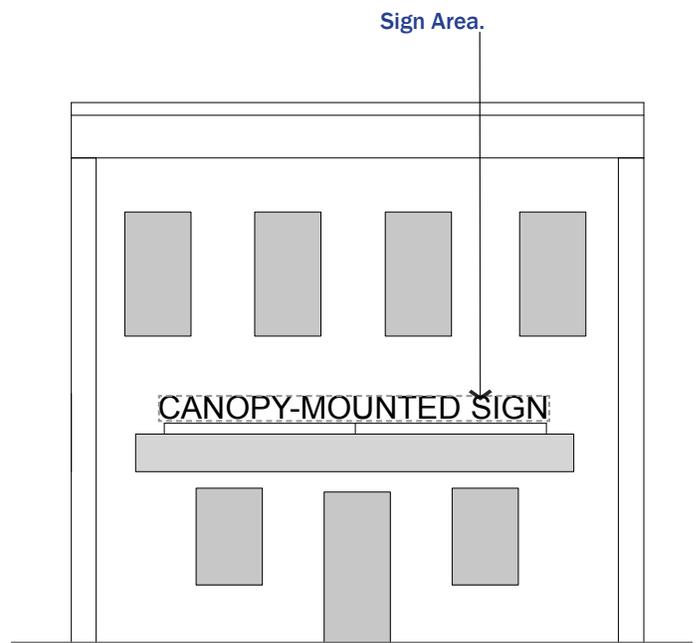


Figure 8.7 (2). Measuring Canopy-Mounted Signs.



8.8 Roof Sign.

1. Description.

A Roof Sign consists of individual letters or elements. It is erected on the roof of a building and projects above the highest point of the roof line or parapet of the building. It is typically situated parallel to the adjacent street and does not project beyond the front facade of the building. Refer to Figures 8.8 (1) and 8.8 (2).

2. General Requirements.

Roof Signs shall be developed according to the standards in Table 8.8 (1).

3. Computation.

The area of a Roof Sign is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements as is illustrated in Figure 8.8 (2).

Table 8.8 (1) Roof Sign Requirements

Permitted Subdistricts	All subdistricts except Edge
Sign Area	1.5 sq ft per 1' building frontage, 100 sq ft maximum
Height	3'-6" maximum height of letters & elements; Cannot project more than 4' above roof line or top of parapet
Location on the Building or Site	Above parapet or eave of roof type on any building
Placement on the Building or Site	Shall not project beyond the front facade of the building
Quantity	1 per lot
Illumination	Internal illumination permitted for individual letters and logos; External illumination is not permitted.
Materials	Solid wood, metal, masonry; Plastic & synthetics permitted only as separate alphanumeric characters or logos Neon glass is permitted provided the neon is not visible from the rear of the sign.



Figure 8.8 (1). Roof Sign.

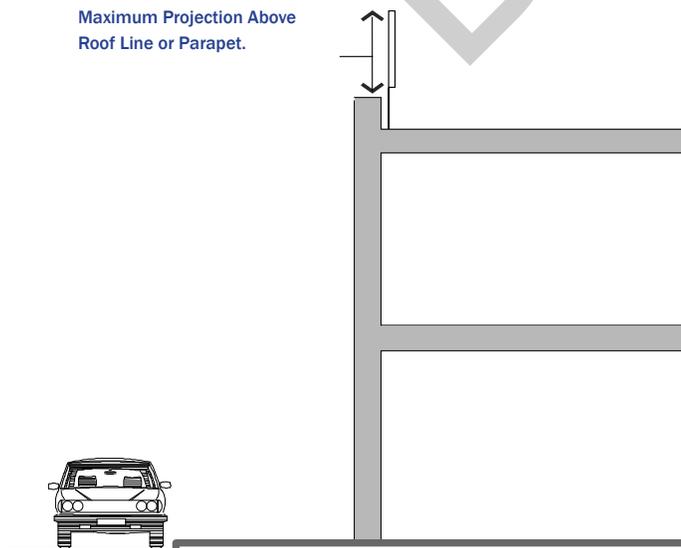
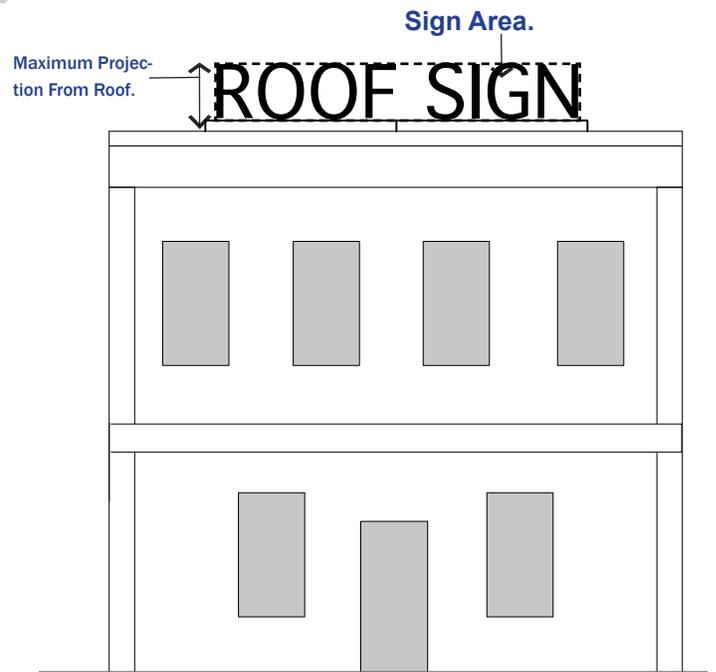


Figure 8.8 (2). Measuring Roof Signs.



8.9 Window Sign.

1. Description.

A Window Sign is posted, painted, placed, or affixed in or on a window exposed for public view or is a sign hung inside the building facing the window for public view. Refer to Figure 8.9 (1).

2. General Requirements.

Window Signs shall be developed according to the standards in Table 8.9 (1).

- (1) Exempt Signs. Address and hours of operation are considered exempt signs and are not counted in the Window Sign area calculation. Refer to 8.2.1 (2) Exempt Signs.
- (2) Temporary Window Signs. Temporary Window Signs shall be included in the total percentage of signage per window calculation. Refer to 8.2.1 (2) Temporary Signs.

3. Computation.

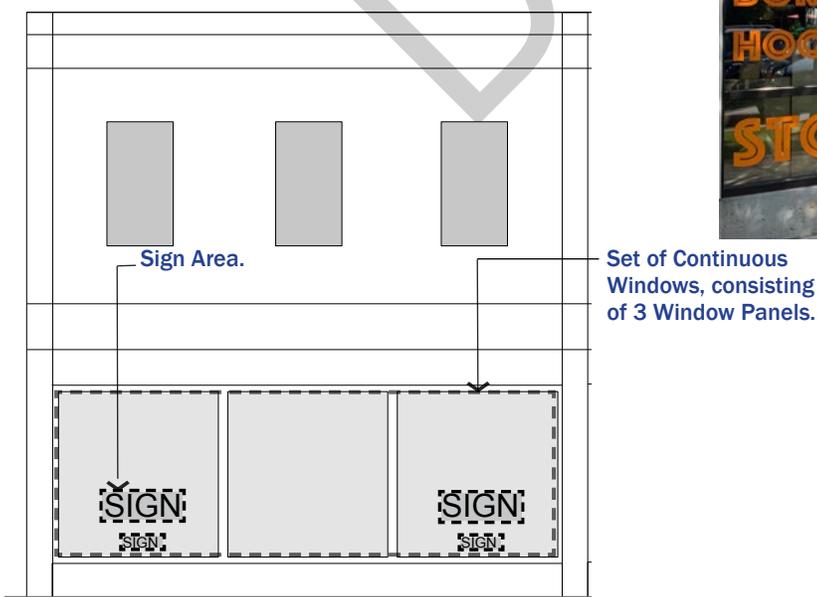
A series of windows that are separated by frames or supporting material of less than six inches in width shall be considered a single window for the purposes of computation.

- (1) Measurement. To measure sign area percentage, divide the total sign area by the total window area, as illustrated in Figure 8.9 (1).
- (2) Maximum Allowance. Window Signs are not counted toward a site's maximum signage allowance.

Table 8.9 (1) Window Sign Requirements

Permitted Subdistricts	All subdistricts except edge
Sign Area	Up to 30% of a set of continuous windows may be covered with signage; No more than 50% of any one window panel may be covered with signage
Height	No maximum
Location on the Building or Site	Permitted on all facades
Placement on the Building or Site	Ground or upper story windows; May be affixed to window or hung/mounted behind glass
Quantity	No maximum quantity, based on window Sign area for ground story; 1 per tenant per floor for upper stories
Illumination	Internal illumination not permitted, except for neon signs or similarly illuminated window signs
Materials	Drawn, painted, or affixed on the glass; Wood, metal, neon glass, plastic, or other similar materials also permitted

Figure 8.9 (1). Measuring Window Signs.



8.10 Monument Sign.

1. Description.

A Monument Sign is freestanding; it is located in a front or side yard of a lot. Refer to Figures 8.10 (1) and 8.10 (2).

2. General Requirements.

Monument Signs shall be developed according to the standards in Table 8.10 (1).

- (1) Multiple Tenants. Multiple tenant buildings on a lot with a width of greater than 300 feet, measured across the front property line, may have signage with the following parameters:
 - (a) Up to two Monument Signs on one frontage.
 - (b) Signs shall be at least 150 feet apart.
- (2) Pole-Mounted Signs. Monument Signs may not be pole-mounted.
- (3) Manually Changeable Copy. Manually Changeable Copy s not permitted on signs within the Town Center.

3. Computation.

The area of a two-sided Monument Sign is equal to the area of one Sign face. The area of a three- or four-sided Monument Sign is equal to the total area of each sign face. This measurement includes the sign, any cabinet in which it is enclosed and the electronic message center, but excludes the base of the sign.

- (1) Measuring Height. Height shall include the sign face, base, cabinet, and ornamental cap.

Table 8.10 (1) Monument Sign Requirements

Permitted Subdistricts	All subdistricts except edge
Sign Area	Maximum 70 sq ft per Sign face
Height	Maximum height 6'
Location on the Building or Site	Front or Corner Yards
Placement on the Building or Site	10' Setback from driveways & side property line; 3' Setback ¹ from front & corner property lines
Quantity	1 per public right-of-way frontage
Illumination	Internal illumination permitted for individual letters and logos
Materials	Materials and architectural style shall match that of the primary use. Monument signs may not be electronic or digital.

¹ If placed closer than five feet from the front and corner side property lines, sign shall not be located in a sight triangle extending 10 feet from either side of an intersection of a driveway and a vehicular right-of-way or two vehicular rights-of-way.

Figure 8.10 (1). Monument Sign.

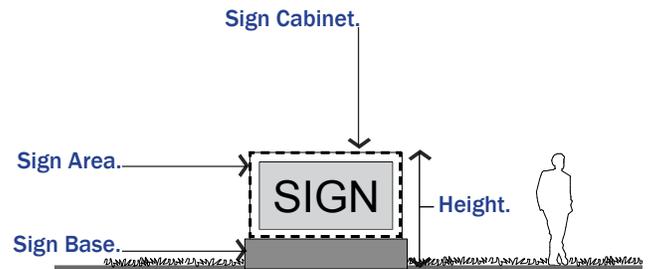
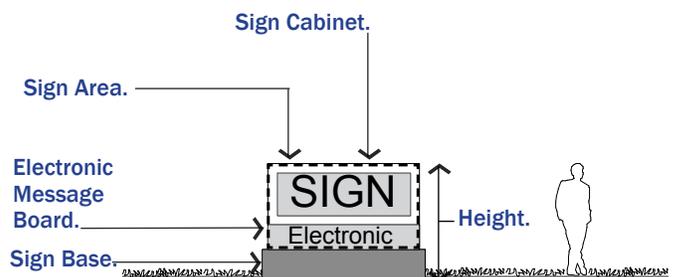


Figure 8.10 (2). Monument Sign with EMB.



8.11 A-frame Sign.

1. Description.

An A-frame Sign is freestanding sign, also referred to as a sandwich board. The purpose of the sign is to let passers by know about sales, specials, or changes to a business rather than generally advertise the business. Refer to Figures 8.11 (1).

2. General Requirements.

A-frame Signs shall be developed according to the standards in Table 8.11 (1).

- (2) Maximum Allowance. An individual business shall be limited to one A-frame sign fronting their building.
- (3) Placement. A-frame signs must be adjacent to the entrance of the building to which the sign has information for. A-frames cannot be placed within 5' of a corner clear zone or fire hydrant. A-frames must be placed to within 1' of the building, and cannot block the central 5' of the pedestrian path.
- (4) Removal. A-frames must be removed from the sidewalk outside business hours.

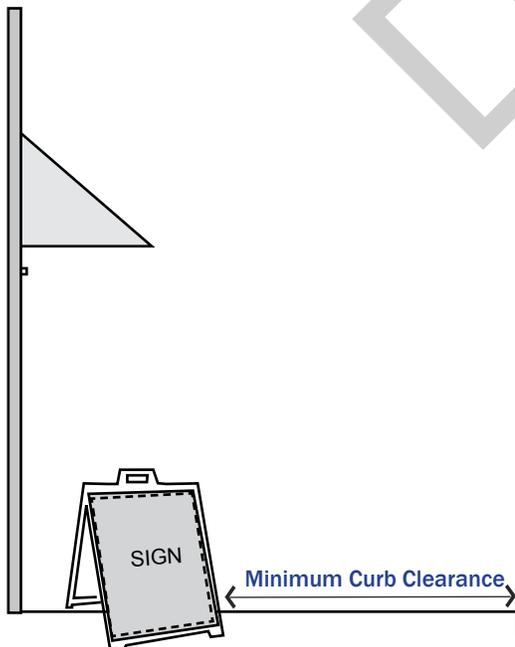
3. Computation.

- (1) Measurement. A-frame Signs may be no more than 2'6" wide and 3'6" tall

Table 8.11 (1) A-frame Sign Requirements

Permitted Subdistricts	All subdistricts except edge
Sign Area	Maximum 8.5 sq ft per Sign face
Height	Maximum height 3'6"
Location on the Building or Site	Adjacent to building facade in a public right-of-way
Placement on the Building or Site	Within 1' of the building, and cannot block the outside 5' of the pedestrian right-of-way
Quantity	1 per business
Illumination	Not permitted
Materials	Black wrought iron or metal permitted; chalk boards permitted
¹ If placed closer than five feet from the front and corner side property lines, sign shall not be located in a sight triangle extending 10 feet from either side of an intersection of a driveway and a vehicular right-of-way or two vehicular rights-of-way.	

Figure 8.11 (1). A-frame Sign Diagram.



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