

LEGISLATIVE DRAFT

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SALT LAKE CITY ORDINANCE
No. _____ of 2024

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

An ordinance amending various sections of Title 21A of the *Salt Lake City Code* pursuant
to Petition No. PLNPCM2023-00169 to create the MU-8 Form Based Mixed Use 8 Subdistrict.

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

WHEREAS, at its October 25, 2023 meeting, the Planning Commission voted in favor of
transmitting a positive recommendation to the Salt Lake City Council (“City Council”) on said
petition; and

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

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

SECTION 1. Amending the text of *Salt Lake City Code* Section 21A.22.010. That Section
21A.22.010 of the *Salt Lake City Code* (Specific District Regulations: Zoning Districts, Map and
Boundaries) shall be and hereby is amended to add a new chapter titled “21A.25 Form Based Mixed

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

28 **21A.22.010 ZONING DISTRICTS:**

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

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

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

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

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

CHAPTER 21A.25
FORM BASED MIXED USE DISTRICT

21A.25.010: GENERAL PROVISIONS

- 41
 42 A. Intent: The intent of this chapter is to create a scale of form based, mixed use
 43 districts that can be used in different areas of the city based on the land use policies identified in
 44 the general plan. The regulations are intended to provide places for small and large businesses,
 45 increase the supply of a variety of housing types in the city, and promote the public health by
 46 increasing the opportunity for people to access daily needs by walking or biking. The
 47 regulations focus on the form of development, the manner in which buildings are oriented toward
 48 public spaces, the scale of development, and the interaction of uses within the city.
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 50 B. Allowed Uses: Land uses shall be allowed as a permitted or conditional use based
 51 on the land use tables for each listed district in Chapter 21A.33.

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

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

21A.25.020: Reserved

21A.25.030: Reserved

21A.25.040: Reserved

21A.25.050: Reserved

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

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

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

- 1. Row House Building Form Standards:
 - a. Prohibitions: This use is prohibited on the following streets:
 - (i). 1300 South
 - (ii). West Temple
 - (iii). Main Street

TABLE 21A.25.060.B.1

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

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<u>S</u>	<u>Interior Side Yard</u>	<u>Minimum of 5’ between row house building form and side property line, except when an interior side yard is abutting a zoning district that has a maximum permitted building height of 30’ or less, then the minimum shall be 10’. For the purpose of this regulation, an alley that is a minimum of 10’ in width that separates a subject property from a different zoning district shall not be considered abutting. No setback required for common walls.</u>
<u>R</u>	<u>Rear Yard</u>	<u>Minimum of 20’</u>
<u>U</u>	<u>Uses Per Story</u>	<u>Residential on all stories; live/work units permitted on ground level.</u>
<u>E</u>	<u>Entry Feature</u>	<u>Each dwelling unit must include an allowed entry feature. See 21A.37.050.P for allowed entry features. Dwelling units abutting a street must include an entry feature on street facing façade. Pedestrian connections, as per Subsection 21A.37.050.P with minimum 5’ width are required for each required entry feature.</u>
<u>U</u>	<u>Upper Level Stepback</u>	<u>When abutting a lot in a zoning district with a maximum building height of 30’ or less, the first full floor of the building above 30’ shall step back 10’ from the building façade at finished grade along any side and rear yard that is abutting the lot in the applicable zoning district. This regulation does not apply when a lot in a different zoning district is separated from the subject parcel by a street or alley.</u>
<u>OS</u>	<u>Open Space Area</u>	<u>Each dwelling unit shall include a minimum open space area that is equal to at least 25% of the footprint of the individual unit, subject to all other open space area requirements of Subsection 21A.25.060.C “Open Space Area.” A minimum of 20% of the required open space area shall include vegetation.</u>
<u>BF</u>	<u>Building Forms Per Lot</u>	<u>Multiple buildings may be built on a single lot provided all of the buildings have frontage on a street. All buildings shall comply with all applicable standards.</u>
<u>SO</u>	<u>Side/Interior Orientation</u>	<u>Dwelling units not located directly abutting a street are permitted, provided the design standards for glass are complied with on the façade with the required entry feature. Lots for individual row house dwelling units without public street frontage are allowed subject to recording a final subdivision plat that:</u> <u>1. Documents that new lots have adequate access to a public street by way of easements or a shared driveway; and</u> <u>2. Includes a disclosure of private infrastructure costs for any shared infrastructure associated with the new lot(s) per Section 21A.55.110 of this title.</u>
<u>MW</u>	<u>Midblock Walkway</u>	<u>If a midblock walkway is shown in an adopted city plan on the subject property, a midblock walkway shall be provided. The midblock walkway must be a minimum of 10’ wide and include a minimum 6’ wide unobstructed path.</u>
<u>DS</u>	<u>Design Standards</u>	<u>See Chapter 21A.37 for other applicable building configuration and design standards.</u>

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

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

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(i). 1300 South

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(ii). West Temple

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(iii). Main Street

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TABLE 21A.25.060.B.2

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

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

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

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

TABLE 21A.25.060.D

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

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

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

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

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 142 F. Uses Not Associated with Building Form: Allowed uses that do not involve
 143 construction of a building, such as parks and open space, are not required to comply with any
 144 specific building form regulation.
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146 G. Additional Regulations: The following regulations apply to properties located in
 147 this subdistrict.
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149 1. 21A.33 Land Use Tables

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- 150 2. 21A.36 General Provisions
- 151 3. 21A.37 Design Standards
- 152 4. 21A.38 Nonconforming Uses and Noncomplying Structures
- 153 5. 21A.40 Accessory Uses, Buildings, and Structures
- 154 6. 21A.42 Temporary Uses
- 155 7. 21A.44 Off Street Parking, Mobility, and Loading
- 156 8. 21A.46 Signs
- 157 9. 21A.48 Landscaping and Buffers
- 158

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

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

162 A. Permitted Uses: The uses specified as permitted uses in sections 21A.33.020,
163 21A.33.025, 21A.33.030, 21A.33.035, 21A.33.040, 21A.33.050, 21A.33.060, 21A.33.070, and
164 21A.33.080 of this chapter, tables of permitted and conditional uses, are permitted provided that
165 they comply with the general standards set forth in part IV of this title and all other applicable
166 requirements of this title.

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

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

172 B. Conditional Uses: The uses specified as conditional uses in sections 21A.33.020,
173 21A.33.025, 21A.33.030, 21A.33.035, 21A.33.040, 21A.33.050, 21A.33.060, 21A.33.070, and
174 21A.33.080 of this chapter, tables of permitted and conditional uses, shall be allowed provided they
175 are approved pursuant to the standards and procedures for conditional uses set forth in chapter
176 21A.54 of this title, and comply with all other applicable requirements of this title.

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

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

182 **21A.33.025: TABLE OF PERMITTED AND CONDITIONAL USES FOR FORM BASED**
183 **MIXED USE DISTRICTS**

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

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	<u>center, adult</u>	<u>P</u>
	<u>center, child</u>	<u>P</u>
	<u>nonregistered home daycare</u>	<u>P⁶</u>
	<u>registered home daycare or preschool</u>	<u>P⁶</u>
<u>Dwelling:</u>		
	<u>Accessory Unit</u>	<u>P</u>
	<u>Artists' loft/studio</u>	<u>P</u>
	<u>Assisted living facility (large)</u>	<u>P</u>
	<u>Assisted living facility (limited capacity)</u>	<u>P</u>
	<u>Assisted living facility (small)</u>	<u>P</u>
	<u>Congregate care facility (large)</u>	<u>P</u>
	<u>Congregate care facility (small)</u>	<u>P</u>
	<u>Group home (large)</u>	<u>P</u>
	<u>Group home (small)</u>	<u>P</u>
	<u>Multi-family</u>	<u>P</u>
	<u>Residential support (large)</u>	<u>P</u>
	<u>Residential support (small)</u>	<u>P</u>
	<u>Shared Housing</u>	<u>P</u>
<u>Exhibition hall</u>		
	<u>Farmers' market</u>	<u>P</u>
	<u>Financial institution</u>	<u>P</u>
	<u>Funeral home</u>	<u>P</u>
<u>Gas station</u>		
	<u>Government facility</u>	<u>C</u>
	<u>Government facility requiring special design features for security purposes</u>	<u>P⁵</u>
	<u>Health and fitness facility</u>	<u>P</u>
<u>Heliport, accessory</u>		
	<u>Home occupation</u>	<u>P⁷</u>
	<u>Hotel/motel</u>	<u>P</u>
	<u>Industrial assembly</u>	<u>C³</u>
	<u>Laboratory, medical related</u>	<u>P³</u>
	<u>Library</u>	<u>P</u>
	<u>Mixed use development</u>	<u>P</u>

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<u>Mobile food business (operation in the public right of way)</u>	<u>P</u>
<u>Mobile food business (operation on private property)</u>	<u>P</u>
<u>Mobile food court</u>	<u>P</u>
<u>Municipal services uses including city utility uses and police and fire stations</u>	<u>P</u>
<u>Museum</u>	<u>P</u>
<u>Office</u>	<u>P</u>
<u>Office, publishing company</u>	<u>P</u>
<u>Open space on lots less than 4 acres in size</u>	<u>P⁵</u>
<u>Park</u>	<u>P</u>
<u>Parking</u>	
<u>Commercial</u>	<u>C⁸</u>
<u>Off site</u>	<u>P⁸</u>
<u>Performing arts production facility</u>	<u>P</u>
<u>Place of worship</u>	<u>P⁹</u>
<u>Plaza</u>	<u>P</u>
<u>Radio, television station</u>	<u>P</u>
<u>Railroad, passenger station</u>	<u>P</u>
<u>Reception center</u>	<u>P</u>
<u>Recreation (indoor)</u>	<u>P</u>
<u>Recreation (outdoor)</u>	<u>P</u>
<u>Research and development facility</u>	<u>P³</u>
<u>Restaurant</u>	<u>P</u>
<u>Restaurant with drive-through facility</u>	
<u>Retail goods establishment</u>	<u>P</u>
<u>Retail service establishment</u>	<u>P</u>
<u>Retail service establishment, upholstery shop</u>	<u>P</u>
<u>Sales and display (outdoor)</u>	<u>P</u>
<u>School:</u>	
<u>College or university</u>	<u>P</u>
<u>K - 12 private</u>	<u>P</u>
<u>K - 12 public</u>	<u>P</u>
<u>Music conservatory</u>	<u>P</u>
<u>Professional and vocational</u>	<u>P</u>
<u>Seminary and religious institute</u>	<u>P</u>

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<u>Small brewery</u>	<u>P</u>
<u>Social service mission and charity dining hall</u>	<u>C</u>
<u>Stadium</u>	<u>P</u>
<u>Storage, self</u>	
<u>Studio, art</u>	<u>P</u>
<u>Technology facility</u>	<u>P³</u>
<u>Theater, live performance</u>	<u>P</u>
<u>Theater, movie</u>	<u>P</u>
<u>Utility, buildings or structure</u>	<u>P¹⁰</u>
<u>Utility, transmission wire, line, pipe or pole</u>	<u>P¹⁰</u>
<u>Vending cart, private property</u>	<u>P</u>
<u>Vending cart, public property</u>	<u>P</u>
<u>Warehouse</u>	-
<u>Warehouse, accessory</u>	<u>P</u>
<u>Wireless telecommunications facility (see Section 21A.40.090, Table 21A.40.090.E of this title)</u>	

- 186
187 **Qualifying provisions:**
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1. Subject to conformance with the provisions of section 21A.36.300, "Alcohol Related Establishments", of this title.
 2. Must contain retail component for on-site food sales.
 3. Consult the water use and/or consumption limitations of Subsection 21A.33.010.D.1.
 4. Prohibited within 1/2 mile of a residential use if the facility produces hazardous or radioactive waste as defined by the Utah Department of Environmental Quality administrative rules.
 5. Subject to conformance with the provisions of chapter 21A.59, "Design Review", of this title.
 6. Subject to Section 21A.36.130 of this title.
 7. Subject to Section 21A.36.030 of this title.
 8. Parking lots, garages or parking structures, proposed as the only principal use on a property that has frontage on a public street that would result in a building demolition are prohibited subject to the provisions of Subsection 21A.30.010.F.3.
 9. If a place of worship is proposed to be located within 600 feet of a tavern, bar establishment, or brewpub, the place of worship must submit a written waiver of spacing requirement as a condition of approval.
 10. Subject to conformance to the provisions in subsection 21A.02.050B of this title.

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208 SECTION 6. Amending the text of Salt Lake City Code Section 21A.34.090. That
 209 Section 21A.34.090 of the *Salt Lake City Code* (Specific District Regulations: Overlay Districts:
 210 SSSC South State Street Corridor Overlay District) shall be, and hereby is amended to include a
 211 new subsection G while retaining all other subparts, tables and notes in said section:

212 G. Exemptions: The MU-8 Form Based Mixed Use 8 Subdistrict, and FB-UN2 Form
 213 Based Urban Neighborhood 2 Subdistrict are exempt from the requirements in this Section.
 214

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

219 C. Height Exceptions: Exceptions to the maximum building height in all zoning
 220 districts are allowed as indicated in Table 21A.36.020_C of this subsection.
 221

222 TABLE 21A.36.020_C
 223 HEIGHT EXCEPTIONS

Type	Extent Above Maximum Building Height Allowed By the District	Applicable Districts
Chimney	As required by local, State or Federal regulations	All zoning districts
Church steeples or spires	No limit	All zoning districts
Elevator/stairway tower or bulkhead	16 feet	All Commercial, Manufacturing, Downtown, FB-UN2, FB-MU11, MU-8, RO, R-MU, RMF-45, RMF-75, RP, BP, I, UI, A, PL and PL-2 Districts
Flagpole	Maximum height of the zoning district in which the flagpole is located or 60 feet, whichever is less. Conditional use approval is required for additional height	All zoning districts

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Type	Extent Above Maximum Building Height Allowed By the District	Applicable Districts
Light poles for sport fields such as ballparks, stadiums, soccer fields, golf driving ranges, and similar uses ¹	Maximum height of the zoning district or 90 feet whichever is greater. Special exception approval is required for any further additional height or if the lights are located closer than 30 feet from adjacent residential structures	All zoning districts that allow sport field activities and stadiums excluding parks less than 4 acres in size
Mechanical equipment parapet wall	5 feet	All zoning districts, other than the FP, FR-1, FR-2, FR-3, and Open Space Districts

224 Note:
 225 1. Lighting shall be shielded to eliminate excessive glare or light into adjacent properties
 226 and have cutoffs to protect the view of the night sky.
 227
 228

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

233 b. The MU-8 (Form Based Mixed Use 8 Subdistrict), TSA (Transit Station Area), R-MU-35
 234 (Residential Mixed-Use), R-MU-45 (Residential Mixed-Use), FB-UN2 (Form Based Urban
 235 Neighborhood), ~~FB-MU11UN3~~ (Form Based ~~Urban Neighborhood~~ Mixed Use 11
 236 Subdistrict), FBUN-SC (Form Based Urban Neighborhood Special Corridor Core), FBUN-
 237 SE (Form Based Urban Neighborhood Special Corridor Edge), CSHBD (Sugar House
 238 Business District) are not subject to the 16' minimum floor to ceiling height required by this
 239 section. A zoning district that has a similar requirement, that requirement shall apply.
 240

241 SECTION 9. Amending the text of Salt Lake City Code Table 21A.37.060. That Table
 242 21A.37.060 of the *Salt Lake City Code* (Design Standards: Design Standards Required in Each
 243 Zoning District: Table 21A.37.060), shall be and hereby is amended to include a new subpart H
 244 while retaining all other subparts, tables and notes in said table:

245 H. Form Based Mixed Use Districts
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<u>Standard (Code Section)</u>	<u>District</u>
	<u>MU-8</u>
<u>Ground floor use (%) (21A.37.050.A.1)</u>	<u>80³</u>
<u>Ground floor use + visual interest (%) (21A.37.050.A.2)</u>	
<u>Building materials: ground floor (%) (21A.37.050.B.3)</u>	<u>70</u>
<u>Building materials: upper floors (%) (21A.37.050.B.4)</u>	<u>50</u>
<u>Glass: ground floor (%) (21A.37.050.C.1)</u>	<u>60¹</u>
<u>Glass: upper floors (%) (21A.37.050.C.2)</u>	<u>15</u>
<u>Reflective Glass: ground floor (%) (21A.37.050.C.1)</u>	<u>0</u>
<u>Reflective Glass: upper floors (%) (21A.37.050.C.2)</u>	<u>0</u>
<u>Building entrances (feet) (21A.37.050.D)</u>	<u>40</u>
<u>Blank wall: maximum length (feet) (21A.37.050.E)</u>	<u>30</u>
<u>Street facing facade: maximum length (feet) (21A.37.050.F)</u>	<u>200</u>
<u>Upper floor stepback (feet) (21A.37.050.G.4)</u>	
<u>Lighting: exterior (21A.37.050.H)</u>	<u>X</u>
<u>Lighting: parking lot (21A.37.050.I)</u>	<u>X</u>
<u>Screening of mechanical equipment (21A.37.050.J)</u>	<u>X</u>
<u>Screening of service areas (21A.37.050.K.1)</u>	<u>X²</u>

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<u>Ground floor residential entrances for dwellings with individual unit entries (21A.37.050.L)</u>	<u>X</u>
<u>Parking garages or structures (21A.37.050.M)</u>	<u>X</u>
<u>Tree canopy coverage (%) (21A.37.050.P.1)</u>	<u>66%</u>
<u>Minimum vegetation standards (21A.37.050.P.2)</u>	<u>X</u>
<u>Street trees (21A.37.050.P.3)</u>	<u>X</u>
<u>Soil volume (21A.37.050.P.4)</u>	
<u>Minimize curb cuts (21A.37.050.P.5)</u>	<u>X</u> ²⁵⁸
<u>Overhead cover (21A.37.050.P.6)</u>	<u>X</u> ²⁵⁹
<u>Streetscape landscaping (21A.37.050.P.7)</u>	<u>X</u> ²⁶⁰ ²⁶¹
<u>Height transitions: angular plane for adjacent zone districts (21A.37.050.Q)</u>	<u>X</u> ²⁶² ²⁶³
<u>Horizontal articulation (21A.37.050.R)</u>	²⁶⁴

Notes:

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

274

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

275

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

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

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

281 a. Allowed Materials: Fences and walls shall be made of high quality, durable
282 materials that require minimal maintenance. Acceptable materials for fencing
283 in nonresidential districts include, but are not limited to, chainlink, prewoven
284 chainlink with slats, wood, brick, tilt-up concrete, masonry block, stone,
285 metal, composite/recycled materials or other manufactured materials or
286 combination of materials commonly used for fencing. Other materials of
287 similar quality and durability, but not listed herein, may be used upon
288 approval by the ~~z~~Zoning ~~a~~Administrator through an administrative
289 interpretation application.

290 b. Prohibited Materials: Fences or walls in nonresidential districts shall not be
291 constructed of or contain:

292 (1) Scrap materials such as scrap lumber and scrap metal.

293 (2) Materials not typically used or designated/manufactured for fencing
294 such as metal roofing panels, corrugated or sheet metal, tarps or
295 plywood.

296
297 SECTION 11. Amending the text of Salt Lake City Code Table 21A.44.040-A. That

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

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

300 amended to read and appear as follows:

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TABLE 21A.44.040-A: MINIMUM AND MAXIMUM OFF STREET PARKING:

DU= dwelling unit sq. ft.= square feet

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

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	2+ bedrooms 1.25 space per DU		1 bedroom: 0.5 space per Du 2+ bedrooms: 1 space per DU		bedrooms: 3 spaces per DU
Group Living					
Assisted living facility	1 space for every 6 infirmary or nursing home beds; plus 1 space for every 4 rooming units; plus 1 space for every 3 DU; See Table Note A		1 space for every 8 infirmary or nursing home beds; plus 1 space for every 6 rooming units; plus 1 space for every 4 DU; See Table Note A	No Minimum	No Maximum
Nursing care facility					
Congregate Care Facility (large)	1 space for each family, plus 1 space for every 4 individual bedrooms, plus 1 space for every 2 support staff present		No Minimum	All Contexts: 1 space per bedroom plus 1 space for each support staff present	
Congregate Care Facility (small)	3 spaces per facility and 1 space for every 2 support staff present		No Minimum		
Group home	1 space per 4 persons design capacity; See Table Note A	1 space per 6 persons design capacity; See Table Note A	1 space per 4 persons design capacity; See Table Note A	No Minimum	All Contexts: 1 space per 3 persons design capacity; See Table Note A
Residential support					
Dormitory, fraternity, sorority	1 space per 2 persons design capacity	1 space per 3 persons design capacity	1 space per 4 persons design capacity	No Minimum	All Contexts: 1 space per 1 persons design capacity
Rooming (boarding) house	1 space per 2 guest rooms	1 space per 3 guest rooms	1 space per 4 guest rooms	No Minimum	No Maximum
Shared housing	0.5 spaces per unit		0.25 spaces per unit	No Minimum	No Maximum
Table Notes:					

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A. Facilities that are (a) occupied by persons whose right to live together is protected by the federal Fair Housing Act, and that (b) occupy a building originally constructed for another residential use shall have the same parking requirements as the residential use for which the building was constructed.

B. Parking requirements to be determined by the transportation director based on considerations of factors such as estimated facility use, vehicle traffic to the facility, transit use to the facility, potential traffic congestion, and likelihood of overflow parking in surrounding neighborhoods.

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

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Homeless resource center					
Library					
Community correctional facility	3 spaces per 1,000 sq. ft.	2.5 spaces per 1,000 sq. ft.			
Community recreation center					
Jail					
Government facility	3 spaces per 1,000 sq. ft. of office area		1 space per 1,000 sq. ft. of office area	No Minimum	No Maximum
Social service mission and charity dining hall					
Municipal service use, including city utility use and police and fire station	2 spaces per 1,000 sq. ft. of office area, plus 1 space per service vehicle		1 space per 1,000 sq. ft. of office area, plus 1 space per service vehicle	No Minimum	No Maximum
Club/ lounge lodge	1 space per 6 seats in main assembly area	1 space per 8 seats in main assembly area	1 space per 10 seats in main assembly area	No Minimum	All Contexts: 1 space per 4 seats in main assembly area
Meeting hall of membership organization					
Convent/monastery	1 space per 4 persons design capacity	1 space per 6 persons design capacity	1 space per 8 persons design capacity	No Minimum	No Maximum
Funeral home	1 space per 4 seats in main assembly area	1 space per 5 seats in main assembly area	1 space per 6 seats in main assembly area	No Minimum	Urban Center and Transit Contexts: 2 spaces per 4 seats in main assembly areas Neighborhood Center and General Contexts: No maximum
Place of worship	1 space per 6 seats or 1 space	1 space per 8 seats or 1 space per 400	1 space per 10 seats or 1 space	No Minimum	All Contexts: 1 space per 3.5 seats or 1

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

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	High Schools: 1 space per 8 students design capacity			
Dance/music studio	3 spaces per 1,000 sq. ft.	2.5 spaces per 1,000 sq. ft.	1 space per 1,000 sq. ft.	
Music conservatory				
Professional and vocational				
Professional and vocational (with outdoor activities)				
Seminary and religious institute				
Healthcare Facilities				
Clinic (medical, dental)	4 spaces per 1,000 sq. ft.	1 space per 1,000 sq. ft.	No Minimum	All Contexts: 6 spaces per 1,000 sq. ft.
Blood donation center	3 spaces per 1,000 sq. ft.	1 space per 1,000 sq. ft.		Transit and Urban Center Contexts: 3 spaces per 1,000 sq. ft. Neighborhood Center and General Contexts: 6 spaces per 1,000 sq. ft.
Hospital	1 space per 3 patient beds design capacity	1 space per 2 patient beds design capacity		All Contexts: 1 space per 2 patient beds design capacity
Hospital, including accessory lodging facility				
<p>Table Notes:</p> <p>A. Facilities that are (a) occupied by persons whose right to live together is protected by the federal Fair Housing Act, and that (b) occupy a building originally constructed for another residential use shall have the same parking requirements as the residential use for which the building was constructed.</p>				

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B. Parking requirements to be determined by the transportation director based on considerations of factors such as estimated facility use, vehicle traffic to the facility, transit use to the facility, potential traffic congestion, and likelihood of overflow parking in surrounding neighborhoods.

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

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

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

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

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

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

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Equipment, heavy (rental, sales, service)			
Manufactured/mobile home sales and service			
Recreational vehicle (RV) sales and service			
Truck repair sales and rental (large)			
Car wash	No Minimum		Transit and Urban Center Contexts: 1 space per 1,000 sq. ft.
Car wash as accessory use to gas station or convenience store that sells gas			Neighborhood Center Context: 2 spaces per 1,000 sq. ft.
Gas station	2 spaces per 1,000 sq. ft.	No Minimum	General Context: 5 spaces per 1,000 sq. ft.
			Neighborhood Center Context: 3 spaces per 1,000 sq. ft.
			Urban Center and Transit Contexts: 1 space per 1,000 sq. ft.

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

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DU= dwelling unit sq. ft.= square feet					
Land Use	Minimum Parking Requirement				Maximum Parking Allowed
	General Context	Neighborhood Center Context	Urban Center Context	Transit Context	
	All zoning districts not	RB, SNB, CB, CN, R-MU-35, R-MU - 45, SR-3, FB-UN1,	D-2, MU, TSA-T, CSHBD1, CSHBD2	D-1, D-3, D-4, G-MU, TSA-C, UI, FB-UN2,	

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	listed in another context area	FB-SE, SSSC Overlay		FB-MU11, FB-SC, R-MU, <u>MU-8</u>	
TRANSPORTATION USES					
Airport	Determined by Airport Authority				No Maximum
Heliport					
Bus line station/terminal	No Minimum				Urban Center and Transit Contexts: 2 spaces per 1,000 sq. ft.
Intermodal transit passenger hub					
Railroad, passenger station					
Transportation terminal, including bus, rail and trucking					Neighborhood Center and General Contexts: 1 space per 150 average daily passenger boardings
Railroad, repair shop	1 space per 1,000 sq. ft., plus 1 space per fleet vehicle generally stored on-site		No Minimum	No Maximum	
Truck freight terminal					
Railroad, freight terminal facility	No Minimum				
INDUSTRIAL USES					
Manufacturing and Processing					
Artisan food production	1 space per 1000 sq. ft. of production area, plus 2 spaces per 1,000 sq. ft. of office/retail		0.5 spaces per 1,000 sq. ft. of production area, plus 1.5 spaces per 1,000 sq. ft. of office/retail	No Minimum	Transit and Urban Center Contexts: 1 space per 1,000 sq. ft. of production area, plus 2 spaces per 1,000 sq. ft. of office/retail
Bakery, commercial					

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			Neighborhood Center and General Contexts: 2 spaces per 1,000 sq. ft. of production area, plus 3 spaces per 1,000 sq. ft. of office/retail	
Automobile salvage and recycling (outdoor)	1 space per 1,000 sq. ft. of office/ <u>retail</u>	±0.5 space per 1,000 sq. ft. of office/ <u>retail</u>	No Minimum	
Processing center (outdoor)				No Maximum All Contexts: 7 spaces per 1,000 sq. ft. of <u>office/retail</u>
Automobile salvage and recycling (indoor)	1 space per 1,000 sq. ft.		No Minimum	No Maximum
Blacksmith shop				
Bottling plant				
Brewery/Small Brewery				
Chemical manufacturing and/or storage				
Commercial food preparation				
Distillery				
Drop forge industry				
Explosive manufacturing and storage				
Food processing				
Heavy manufacturing				
Incinerator, medical waste/hazardous waste				
Industrial assembly				
Jewelry fabrication				

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Laundry, commercial	1 space per 1,000 sq. ft.		
Light manufacturing			
Manufacturing and processing, food			
Paint manufacturing			
Printing plant			
Processing center (indoor)			
Recycling			
Sign painting/fabrication			
Studio, motion picture			
Welding shop			
Winery			
Woodworking mill			
Collection station	No minimum		
Concrete and/or asphalt manufacturing			
Extractive industry			
Refinery, petroleum products			
Storage and Warehousing			
Air cargo terminals and package delivery facility	No minimum		No maximum
Building materials distribution			
Flammable liquids or gases, heating fuel distribution and storage	No minimum		No maximum
Package delivery facility			
Warehouse			

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Warehouse, accessory to retail and wholesale business (maximum 5,000 square foot floor plate)			
Wholesale distribution			
Storage, self	2 spaces per 1,000 sq. ft. of office area, plus 1 space per 30 storage units	2 spaces per 1,000 sq. ft. of office	All Contexts: 1 space for every 15 storage units
Contractor's yard/office	2 spaces per 1,000 sq. ft. of office area		All Contexts: 3 spaces per 1,000 sq. ft. of office area
Rock, sand and gravel storage and distribution	No Minimum		No Maximum
Storage (outdoor)			
Storage and display (outdoor)			
Storage, public (outdoor)			
PUBLIC AND SEMI-PUBLIC UTILITY USES			
Utility: Building or structure	No Minimum		No Maximum
Antenna, communication tower			
Antenna, communication tower, exceeding the maximum building height in the zone			
Large wind energy system			
Solar array			
Utility: Electric generation facility			

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

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the convenience of employees		Neighborhood Center Context: 3 spaces per 1,000 sq. ft. General Context: 4 spaces per 1,000 sq. ft.
Warehouse, accessory		No Maximum
Accessory use, except those that are otherwise specifically regulated elsewhere in this title		
Heliport, accessory		
Reverse vending machine		
Storage, accessory (outdoor)		
TEMPORARY USES		
Mobile food business (operation in public right-of-way)	No minimum, unless required by temporary use permit or as determined by the Zoning Administrator	No Maximum
Mobile food business (operation on private property)		
Mobile food court		
Vending cart, private property		
Vending cart, public property		
Farm stand, seasonal		
Table Notes:		

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A. Facilities that are (a) occupied by persons whose right to live together is protected by the federal Fair Housing Act, and that (b) occupy a building originally constructed for another residential use shall have the same parking requirements as the residential use for which the building was constructed.

B. Parking requirements to be determined by the transportation director based on considerations of factors such as estimated facility use, vehicle traffic to the facility, transit use to the facility, potential traffic congestion, and likelihood of overflow parking in surrounding neighborhoods.

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LEGISLATIVE DRAFT

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

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TABLE 21A.44.040-C: MINIMUM BICYCLE PARKING REQUIREMENTS*: (Calculation of Bicycle Parking Spaces to be Provided per Residential Unit or Based on Usable Floor Area)				
Use	General Context	Neighborhood Center Context	Urban Center Context	Transit Context
	All zoning districts not listed in another context area	RB, SNB, CB, CN, R-MU-35, R-MU-45, SR-3, FB-UN1, FB-SE, SSSC Overlay	D-2, MU, TSA-T, CSHBD1, CSHBD2	D-1, D-3, D-4, G-MU, TSA-C, UI, FB-UN2, FB-UN3, <u>MU11</u>, FB-SC, R-MU, <u>MU-8</u>
Residential Uses	1 per 5 units	1 per 4 units	1 per 3 units	1 per 2 units
Public, Institutional, and Civic Uses	1 per 10,000 sq. ft.	1 per 5,000 sq. ft.	1 per 5,000 sq. ft.	1 per 3,000 sq. ft.
Commercial Uses	1 per 10,000 sq. ft.	1 per 5,000 sq. ft.	1 per 4,000 sq. ft.	1 per 2,000 sq. ft.
Industrial Uses	1 per 15,000 sq. ft.	1 per 8,000 sq. ft.	1 per 5,000 sq. ft.	1 per 3,000 sq. ft.
*For all uses: In determining the minimum number of bicycle parking spaces required, fractional spaces are rounded to the nearest whole number, with one-half counted as an additional space				

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

LEGISLATIVE DRAFT

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TABLE 21A.44.060-A: PARKING LOCATION AND SETBACK REQUIREMENTS:				
N = parking prohibited between lot line and front line of the principal building				
Zoning District	Front Lot Line	Corner Side Lot Line	Interior Side Lot Line	Rear Lot Line
GENERAL CONTEXT				
Residential (FR Districts, RB, RMF, RO)				
FR	N		6 ft.	0 ft.
R-1, R-2, SR-1, SR-2	Parking in driveways that comply with all applicable city standards is exempt from this restriction.		0 ft.	
RMF-30	N		0 ft.; or 10 ft. when abutting any 1-2 family residential district	
RMF-35, RMF-45, RMF-75, RO			0 ft.; or 10 ft. when abutting any 1-2 family residential district. Limited to 1 side yard except for single-family attached lots.	
Commercial and Manufacturing (CC, CS, CG, M-1, M-2, SNB)				
CC	15 ft.		0 ft.; or 7 ft. when abutting any residential district	
CS			0 ft.; or 15 ft. when abutting any residential district	
CG	N. See also Subsection 21A.26.070 .I			
M-1	15 ft.			
M-2			0 ft.; or 50 ft. when abutting any residential district	
Special Purpose Districts				
A	0 ft.		0 ft.	
AG, AG-2, AG-5, AG-20	N			
BP			8 ft.; or 30 ft. when abutting any residential district	
EI	10 ft.	30 ft.	30 ft.	20 ft.
FP	20 ft.		6 ft.	0 ft.

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

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

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

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

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

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336 SECTION 15. Amending the text of Salt Lake City Code Subsection 21A.52.050.G.4.b.

337 That Subsection 21A.52.050.G.4.b of the *Salt Lake City Code* (Zoning: Zoning Incentives:
338 Affordable Housing Incentives: Incentives) shall be, and hereby is amended to include a new
339 subpart (2) “Form Based Mixed Use Districts” as shown below and renumber the existing
340 subparts as follows with no changes to the associated tables:

341 (2) Form Based Mixed Use Districts:

<u>Zoning District</u>	<u>Permitted Maximum Height with Incentive</u>
<u>MU-8</u>	<u>Two additional stories with administrative Design Review.</u>

342
343 (~~23~~) Commercial Districts
344 [*codifier: no change to the associated table*]

345 (~~34~~) Form-based districts:
346 [*codifier: no change to the associated table*]

347 (~~45~~) Downtown districts:
348 [*codifier: no change to the associated table*]

349 (~~56~~) Other districts:
350 [*codifier: no change to the associated table*]

351 SECTION 16. Effective Date. This Ordinance shall become effective on the date of its
352 first publication.

353
354 Passed by the City Council of Salt Lake City, Utah this _____ day of _____, 2024.

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358 _____
359 CHAIRPERSON

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360 ATTEST:

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CITY RECORDER

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Transmitted to Mayor on _____.

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Mayor's Action: _____ Approved. _____ Vetoed.

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MAYOR

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CITY RECORDER

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(SEAL)

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Bill No. _____ of 2024.

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Published: _____.

381

Ordinance adopting MU8 (legislative)v5

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