



Midvale City
7505 South Holden Street
Midvale, UT 84047
801-567-7200
www.midvalecity.org

MIDVALE CITY COUNCIL WORKSHOP MEETING AGENDA September 11, 2018

PUBLIC NOTICE IS HEREBY GIVEN that the Midvale City Council will hold a workshop meeting on the **11th day of September 2018** at Midvale City Hall, 7505 South Holden Street, Midvale, Utah as follows:

6:30 p.m.

I. DISCUSSION ITEMS

- A.** Discuss Midvale/United Way Promise Partnership Program [*Mayor Robert Hale*]
- B.** Discuss Citizens Climate Lobby [*Mayor Robert Hale*]
- C.** Discuss Arts Council Facility Lease Agreement [*Kane Loader, City Manager/Laurie Harvey, Assistant City Manager/Admin Services Director*]
- D.** Discuss Jordan Bluffs Proposed Zoning [*Brian Berndt, Assistant City Manager/Community Development Director*]
- E.** Discuss Small Area Master Plan [*Brian Berndt, Assistant City Manager/Community Development Director*]
- F.** Discuss Proposed Amendments to the FY2019 Budgets for the General Fund and other funds as necessary [*Laurie Harvey, Assistant City Manager/Admin Services Director*]

II. ADJOURN

In accordance with the Americans with Disabilities Act, Midvale City will make reasonable accommodations for participation in the meeting. Request assistance by contacting the City Recorder at 801-567-7207, providing at least three working day notice of the meeting. TTY 711

A copy of the foregoing agenda was provided to the news media by email and/or fax. The agenda was also posted at the following locations on the date and time as posted above: City Hall Lobby, on the City's website at www.midvalecity.org and the State Public Notice Website at <http://pmn.utah.gov>. Council Members may participate in the meeting via electronic communications. Council Members' participation via electronic communication will be broadcast and amplified so other council Members and all other persons present in the Council Chambers will be able to hear or see the communication.

PLEASE MAKE SURE ALL CELL PHONES ARE TURNED OFF DURING THE MEETING

DATE POSTED: SEPTEMBER 7, 2018

**RORI L. ANDREASON, MMC
H.R. DIRECTOR/CITY RECORDER**



Community Development

Date: September 6, 2018
To: City Council Members
From: Lesley Burns, City Planner
Subject: For Discussion on September 11, 2018 Workshop Meeting - Planning Commission's Recommendation on Proposed Jordan Bluffs Subareas 1-3 Ordinance

Attached is a copy of the zoning ordinance for Subareas 1-3 of Jordan Bluffs that was recommended to you by the Planning Commission for your consideration. It includes what would become the second subchapter of the existing Jordan Bluffs Zone District chapter (Chapter 17-7-10 of the Midvale Municipal Code), as well as some new and amended definitions to be included in Chapter 17-2 of the Code. This subchapter, along with the ordinance adopted in November 2017 for Subarea 4 of Jordan Bluffs, will replace the intent statements in Chapter 17-7-10 of the Code. The Planning Commission held a public hearing on this proposed ordinance on August 8th and 22nd and made its recommendation to you on August 22nd.

This is the same document you received a hard copy of at your last meeting.

Chapter 17-7-10.12

Jordan Bluffs Subareas 1-3 Development

Sections:

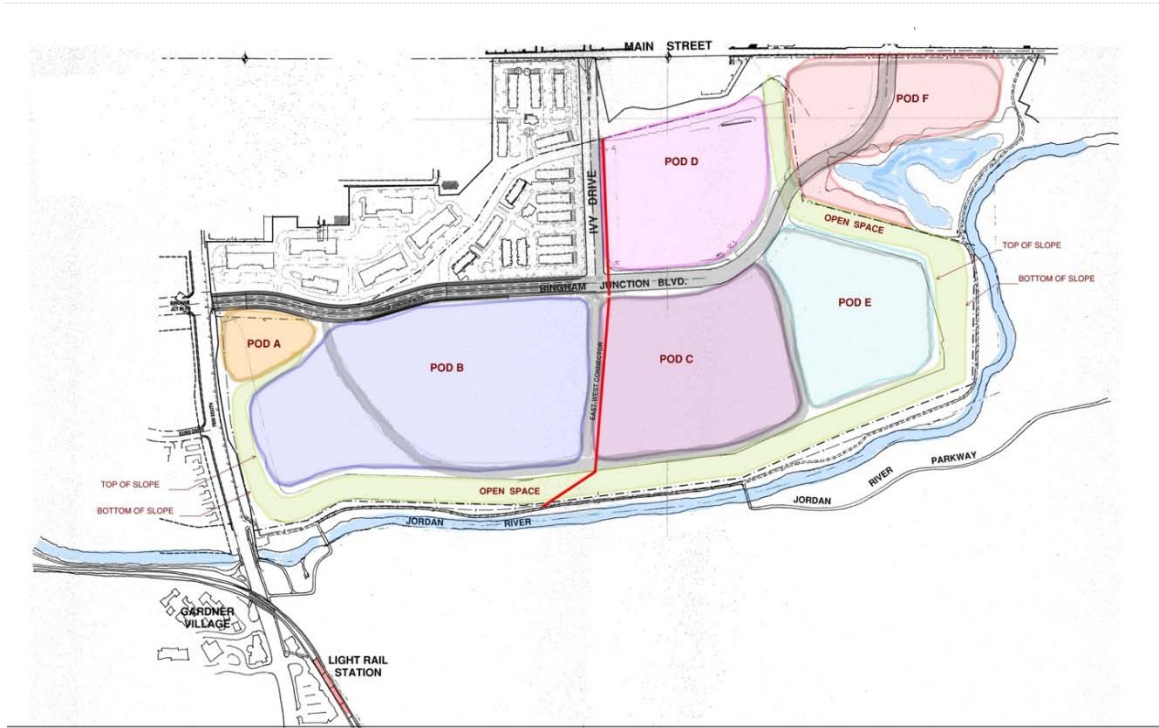
- 17-7-10.12.1 Purpose.
- 17-7-10.12.2 Review Process.
- 17-7-10.12.3 Uses.
- 17-7-10.12.4 Large Scale Master Planned Development Submittal
- 17-7-10.12.5 Development Requirements.
- 17-7-10.12.6 Parking and Access Standards.
- 17-7-10.12.7 Landscaping and Irrigation Standards.
- 17-7-10.12.8 Fencing and Screening Standards.
- 17-7-10.12.9 Outdoor Lighting Standards.
- 17-7-10.12.10 Residential Development Standards.
- 17-7-10.12.11 Commercial Development Standards.
- 17-7-10.12.12 Additional Standards for Specific Uses.
- 17-7-10.12.13 Signage.

17-7-10.12.1 Purpose.

The purpose of this Chapter is to create the zoning plan required in Chapter 17-7-10 and the specific development review process for development in Subareas 1-3 of the Jordan Bluffs Zone. This chapter applies to all residential and commercial development in the area depicted as Subareas 1-3 in the Jordan Bluffs Zone and described as Lot 2 in the Jordan Bluffs Subdivision. Provisions of Title 17 of the Midvale Municipal Code shall apply to all development in Subareas 1-3. To the extent that a provision conflicts or is inconsistent with the provisions set forth in this Chapter, the provision of this Chapter shall apply. Figure 1 represents the concept plan for Subareas 1-3 created for the purpose of identifying six (6) pods. This concept plan is designed to guide the main infrastructure and master planning of the site in a manner consistent with the zoning plan and environmental conditions

associated with the site. A large scale master planned development application shall be submitted for each pod area based on the specific development standards contained herein.

Figure 1
Subarea 1-3 Project Areas



 VIEW 78 - MASTER PLAN DIAGRAM
GARDNER | MIDVALE, UTAH
344 West 10th Street, Suite 100, Midvale, UT 84046 | Phone: 801-973-1100 | Email: info@submittal.com | Website: www.submittal.com

SCALE: 1" = 200' 31 MAY 2018

17-7-10.12.2 Development Review Process

The following development review process applies to all new development in Jordan Bluffs Subareas 1-3.

- A. Initial Contact. The applicant shall confer with the community development director to discuss the proposal and applicable development review and approval procedures.
- B. Initial Staff and Development Review Committee Review. The applicant shall provide the planning and zoning staff with a concept plan to allow for an initial review of the proposal. The concept plan shall show the location of all proposed streets, alleys, drives, pedestrian and bicycle elements, buildings, parking areas, landscaped areas, screening, uses of land and

buildings, building heights, building elevation sketches showing typical exteriors and architecture, integration with the surrounding area, phasing plan, and other features. This concept plan shall be construed to be an illustration of the development concepts only and not and not an exact representation of the specific development proposed. After staff determines a complete concept plan proposal has been submitted, staff shall schedule a review by the development review committee. The applicant shall appear before the development review committee to address its concerns and to field input.

- C. Planning Commission Work Session. The applicant shall present the concept plan to the planning commission in a work session at least once before submitting a formal application. The work session shall be for discussion and informal feedback purposes only, and no action shall be taken concerning the concept plan.
- D. Large Scale Master Plan. The applicant may submit an application for a large scale master planned development following completion of the procedural steps above. A large scale master planned development application and approval is required for each pod shown on the concept plan in Figure 1 of this Chapter prior to any specific development applications, i.e. subdivision plats, site plans, and building permits. A subdivision plat recorded for purposes of identifying and dedicating roadways may be recorded before submission of a large scale master planned development application. A large scale master plan shall comply with the provisions of Section 17-7-10.12.4.

- E. Development Agreement. A development agreement, in a form satisfactory to the city attorney and city council, and consistent with law, shall be required in conjunction with each large scale master plan to ensure the property owner complies with the provisions applying to Subareas 1-3 of the zoning district the Amended and Restated Master Development Agreement for Jordan Bluffs; and the large scale master plan, including specific approved plans and elements establishing the character and design of the project area; and allowing the property owner the right to develop in accordance with the approved plan for a period up to, but not exceeding, the term of the Amended and Restated Master Development Agreement for Jordan Bluffs.
- F. Subdivision Plats, Site Plans and Building Permits. Prior to any development occurring in a pod, the applicant shall obtain all applicable development permits as required in Chapter 17-3 and Title 16 of the Midvale Municipal Code. The review processes for these permits shall be as set forth in Chapter 17-3 and Title 16. These development permits shall be consistent with the approved large scale master plan, development agreement, this chapter and current

building code. Preliminary subdivision plats and preliminary site plans may be reviewed concurrently with the large scale master plan.

17-7-10.12.3 Uses.

Use Table. The following uses are allowed with the applicable development permit(s) in Jordan Bluffs Subareas 1-3. If a use is not specifically designated, then it is prohibited. Uses designated with asterisk (*) require specific additional standards included in Section 17-7-10-12.12 herein. Unless otherwise specified, all buildings and uses shall comply with all city development requirements. The size, location, appearance, and method of operation shall be specified to the extent necessary to insure compliance with the requirements in this title.

**Table 17-7-10.12.2
Uses**

Use Type
Accessory Structure
Animal Clinic/Hospital
Assembly Hall
Assisted Living
Child Care
Data Center/Data Storage Facility
Disabled Care Facility
Dwellings: Townhomes Multi-Family
Entertainment Center
Financial Institution: W/o drive-up window

Use Type
W/drive-up window*
Food Truck Court*
Home Occupation*
Hotel
Manufacturing
Mortuary/Funeral Home
Municipal Facilities
Office
Outdoor Dining*
Outdoor Storage*
Parking Lot/Structure
Quasi-Public Facility
Recreation Facility, Commercial
Religious/Educational Institution
Research and Development
Residential Facility for Elderly Persons*
Residential Facility for Persons with a Disability*
Restaurant: W/o drive-up window W/drive-up window*
Retail and Service Commercial W/o drive-up window W/drive-up window*
Telecommunications Facility*, including wireless

Use Type
Warehouse/Distribution/Flex

17-7-10.12.4 Large Scale Master Planned Development Submittal.

The purpose of the large scale master planned development for each pod shown on the concept plan in Figure 1 of this Chapter is to provide an overview of the infrastructure and development layout for the site to ensure it provides physical and functional integration of the site components to each other, to the other Jordan Bluffs pod areas, and to the greater Midvale neighborhood areas, including design features to assure appropriate transition of uses, building heights and schematics, multi-modal transportation connection points, characteristics that encourage public pedestrian activity, convenience and safety in and around the development. In lieu of the large scale master planned development submittal requirements in Chapter 17-3 of the Midvale Municipal Code, the large scale master plan submittal shall consist of the following:

- A. A written narrative and graphic exhibits explaining and showing the nature and character of the development. This information shall include: total acreage broken down into the approximate acreage of any phases, parcels, and specific land uses; scale/intensity of each land use expressed in numbers (i.e. residential units/density, square footage of commercial uses).
- B. A map of the existing site showing approximate site boundaries and dimensions, topography, roads, public utilities, and other major infrastructure improvements, as well as existing adjacent land uses and development.
- C. A proposed site plan showing general location and size of all buildings, setbacks, streets, walkways, parking areas, general landscaping plans, plazas, gathering areas, and recreational amenities.
- D. A preliminary utilities master plan (including general location, size, capacity), grading, and drainage plan.
- E. A transportation plan showing road, bicycle and pedestrian networks to include a project circulation system and connections to adjacent developments and larger circulation networks in the city and region (including transit); and descriptions of internal streets, roads, alleys, and pedestrian and bicycle facilities.
- F. An analysis of the traffic impact of the project on existing and proposed streets (including projected traffic counts).

- G. A master parking plan for each pod. If the developer chooses to use parking from other pods to offset the parking requirement on a subject pod, then the parking plan will include each pod in its overall calculation(s). The master parking plan shall be based on the minimum parking requirements found in Table 17-7-10.12.6 and may allow for reductions based on the developer's ability to show shared parking opportunities for uses and between pods.
 - H. Architectural elevations showing architectural theming for each type of building including building materials and architectural design precedents.
 - I. Thematic site design elements to be utilized. These elements include street trees, street lighting, pedestrian scaled lighting, parking lot lighting, public furniture (including benches, trash receptacles, bike racks, etc.), pedestrian crossings, and wayfinding signage.
 - J. A master sign plan with proposed project sign locations, sign designs, building sign envelopes and other related features. The master sign plan may include wayfinding signs that provide direction to points of interest within Jordan Bluffs and adjacent areas. These signs shall be designed to reflect the thematic site and architectural design of the area with the specific sign details and locations approved by the community development director.
 - K. A preliminary development schedule and proposed phasing plan.
 - L. Such other information as the community development director deems necessary to determine whether the application complies with the standards adopted in this chapter.
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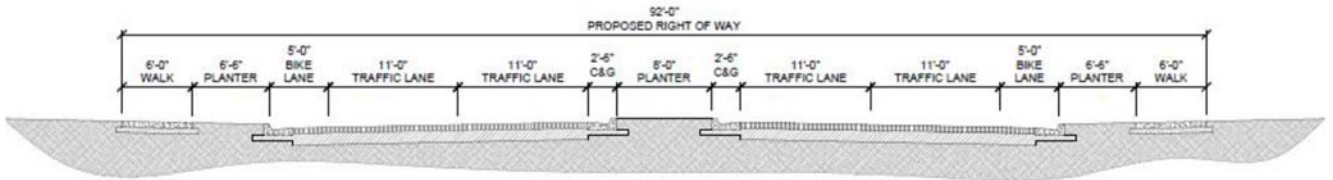
17-7-10.12.5 Development Requirements.

- A. Development requirements for Jordan Bluffs Subareas 1-3 shall include, without limitation, the standards set forth in this title, Midvale Municipal Code Title 16 (Subdivisions), Midvale City Construction Specifications, APWA Standard Plans and Standard Specifications, Fire Code, Building Code, Institutional Controls set forth in Chapter 8.10 of the Midvale Municipal Code, the adopted 2017 Site Management Plan for the Former Sharon Steel Superfund Site, and the 2004 Jordan Bluffs Site Modification Plan.
- B. Protection and Enhancement of Wetlands. The applicant shall protect and enhance the wetland/drainage area near the southeast corner of Subarea 3. Development surrounding the wetland/drainage area shall be designed to use this area as an amenity.
- C. Slopes Off Cap Area. Except for areas designated for solar energy production on the large scale master plan, sloped areas along 7800 South and the Jordan River shall be planted or

hydroseeded with vegetation from the approved Sharon Steel Plant List in the Site Management Plan.

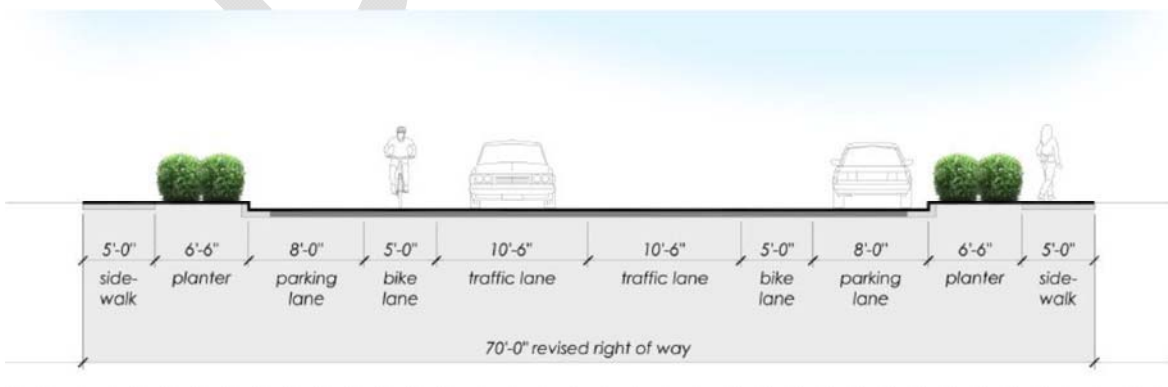
D. Public Road Improvements. The applicant shall provide the following public road improvements. All public roads shall be constructed to the City Construction Specifications.

1. Bingham Junction Boulevard from 7800 South to the intersection of the extension of Ivy Drive as depicted on the Jordan Bluffs Subarea Plan. Bingham Junction Boulevard shall include a public right-of-way of ninety-two (92) feet to include a center raised planter/left turn lane with two traffic lanes, a bike lane, planter area and sidewalk on each side as shown by the cross section below.



1 PROPOSED BINGHAM JUNCTION CROSS-SECTION

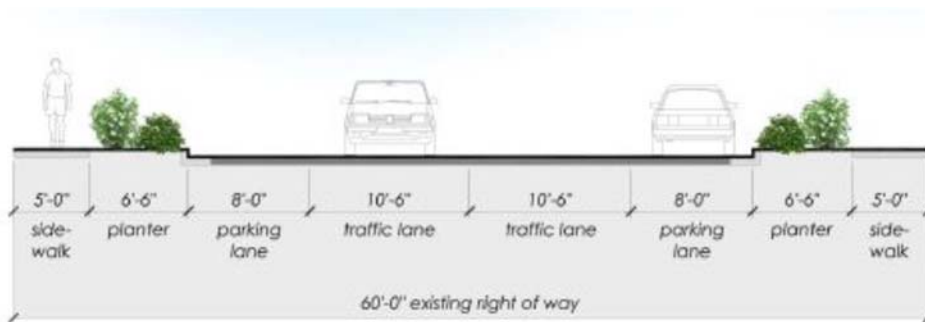
2. Extension of Ivy Drive from Main Street to the intersection of Bingham Junction Boulevard as depicted on the Jordan Bluffs Subarea Plan. The extension of Ivy Drive shall include a public right-of-way of seventy (70) feet to include sidewalk, planter area, parking lane, bike lane and traffic lane on each side as shown by the cross section below.



3. Interior Collector Roads. Interior collector roads shall be designed and constructed to accommodate the development for which it serves as determined by the city engineer. Roads shall be aligned to create four-way intersections or offset in accordance with engineering standards and based on expected traffic volumes as determined by the city engineer. All turning radii, circulation and pavement cross sections are subject to approval by the city engineer and fire marshal.

a. Roads providing access for commercial areas shall be constructed with a seventy (70) foot right-of-way as illustrated by the road cross section for the extension of Ivy Drive in subsection 2 above if on-street parking is to be provided. Variations to the pavement section may be allowed by the city engineer to eliminate parking lanes to accommodate a center turn lane where appropriate based on the traffic use. A sixty (60) foot right-of-way may be utilized if no on-street parking is provided and a center turn lane is not required based on a traffic study.

b. Roads providing access for residential areas shall be constructed with a sixty (60) foot right-of-way as illustrated by the road cross section below. Variations to the pavement section may be allowed by the city engineer to accommodate bike lanes and parking lanes. Bike lanes may be installed in lieu of one or more parking lanes.



4. 7800 South Right-of-Way Improvements. Curb, gutter, sidewalk and landscape improvements along the south side of 7800 South are required. The applicant shall construct and install these improvements as part of the adjacent development project.
5. Main Street/700 West Right-of-Way Improvements. Curb, gutter, and sidewalk improvements along the Main Street property frontage are required. The applicant shall construct and install these improvements as part of the adjacent development project. These improvements shall match and tie into the right-of-way improvements

to the north with the necessary right-of-way property dedicated to Midvale City for these improvements.

- E. Private Road Improvements. Projects may have interior private roads. The minimum right-of-way width must accommodate the pavement width required by the Fire Code and curb, gutter and five (5) foot wide sidewalks on both sides. Additional right-of-way width is required for on-street parking or bike lanes.
- F. Street Frontage Tree Requirements. At least one (1) street tree shall be planted for each forty lineal (40) feet of frontage along all public and private roads. Street frontage trees may be clustered or spaced linearly in the planter between the sidewalk and curb or within ten (10) feet of the inside edge of the sidewalk if there is not a planter area. Street tree species shall comply with the thematic site design plan.
- G. Pedestrian Connections. Walkways of at least five (5) feet in width shall be incorporated within and between developments. Where walkways cross roads, driveways, or drive aisles, stamped concrete or asphalt, or other distinguishable material, shall be used to construct crosswalks. The applicant shall provide pedestrian connections to the Jordan River Parkway Trail, 7800 South, Main Street/700 West, and other public amenity areas.
- H. Landscaped Setback from Roads. The following landscaped setbacks are required along all roads. No buildings, structures, fencing, or parking shall be allowed within these landscaped setbacks unless specifically noted. Building overhangs, cantilevers, pop-outs and other above ground architectural features attached to a building may project into a landscape setback up to three (3) feet. At grade patios may extend into a thirty (30) foot landscaped setback up to eight (8) feet. Setbacks shall be measured from the edge of the public or private road or right-of-way:

Road	Landscaped Setback
Bingham Junction Boulevard	30' minimum
7800 South	30' minimum
Ivy Drive (from Main Street to west edge of Jordan Bluffs Zone District)	30' minimum
Main Street/700 West	15' minimum
All other public and private roads	15' minimum

- I. **Building Height.** For purposes of defining the maximum structure height, refer to Figure 1 of this Chapter. The maximum building height allowed for structures in “Pod B”, “Pod C”, and “Pod E” is eleven (11) stories, not to exceed one hundred-eighty (180) feet measured to the highest parapet or the midpoint of a sloped roof. The maximum building height allowed for structures in “Pod A”, “Pod D”, and “Pod F”, is five (5) stories, not to exceed eighty (80) feet measured to the highest parapet or the midpoint of a sloped roof.
- J. **Utilities.** All utilities within the proposed development shall be buried. An exception may be made for power lines serving a data center use.
- K. **Institutional Controls.** Due to the environmental history of the Jordan Bluffs area and the limitations of the capped portions of the Jordan Bluffs site, all new development, including wet utilities and landscaped areas, shall be installed as regulated by this title, the Institutional Controls set forth in Chapter 8.10 of the Midvale Municipal Code, and the adopted Site Management Plan (2017) and Site Modification Plan (2004). All development shall continue to be maintained in accordance with these standards.

17-7-10.12.6 Parking and Access Standards.

Off-street parking, on-street parking and development access shall meet the following standards:

- A. Parking Ratio Requirements. Required parking shall meet the following minimum standards or shall be consistent with the approved master parking plan included in the associated large scale master plan. Required parking stalls shall be calculated based on the total required for the square footage of each use within a structure. If the required parking ratio for a particular use is unclear, the most current edition of the ITE manual of parking generation rates shall be used.

**Table 17-7-10.12.6
Parking**

Uses	Parking Requirement (Minimum)
Assembly Hall/Auditorium	1 per 5 seats or 3 per 100 s.f. of assembly area
Assisted Living/Disabled Care	1 per 2 bedrooms plus 1 per employee per shift, or 2 per 3 employees per shift, whichever is greater

Data Center Storage	0.25 stalls per 1,000 s.f. of floor area
Dwellings:	
Multi-Family*	
Studio and 1 Bedroom units	1.5 stalls per unit plus guest parking
2 Bedroom units	1.75 stalls per unit plus guest parking
3+ Bedroom units	2.0 stalls per unit plus guest parking
Townhomes	2.0 stalls per unit plus guest parking
Senior (age restricted) affordable housing	0.5 per unit
Guest parking**	1.0 stall per 4 units
Entertainment Center	1 per 4 seats or 5 per 1,000 s.f. of floor area depending on type of facility
Financial Institution	3 per 1,000 s.f. of net leasable building area
Hotel	0.8 per suite
Manufacturing/Assembly/Warehouse/Distribution	1 per 1,000 s.f. of net leasable building area
Municipal Facilities	Based on type of use
Office:	
General	3 per 1,000 s.f. of net leasable building area
Intense	5 per 1,000 s.f. of net leasable building area
Recreation Facility, Commercial	Greater of: 1 per 4 seats; 5 per 1,000 s.f. of floor area; or 1 per 3 persons rated capacity
Religious/Educational Institution	Greater of: 1 per 5 seats, 2 per 3 employees, or 1 per 1,000 s.f. of floor area
Residential Facility for Elderly Persons/ Persons with a Disability	Greater of: 1 per 2 bedrooms plus 1 per employee per shift or 2 per 3 employees per shift
Restaurant	5 per 1,000 s.f. of net leasable floor area

Retail and Service Commercial	3 per 1,000 s.f. of net leasable building area
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* The parking requirement for affordable units shall be reduced by twenty (20) percent. Units eligible for this reduction must be units restricted to households making sixty (60) percent of the area median income (AMI) or less and must be rent restricted at that level for not less than fifty (50) years. This reduction does not apply to required guest parking. The applicant shall provide documentation assuring the affordable units.

** In residential developments, private driveways can be counted towards the required guest parking if the driveways have a minimum depth of eighteen (18) feet. Guest parking shall be distributed across each residential site based on the required guest parking ratio.

B. Driveway Widths and Parking Standards. The following driveway width dimensions and parking standards apply to all new development. The city engineer may approve minor variations (equal to or less than ten (10) percent) in driveway width and spacing.

1. Parking Area Landscaping. No parking is allowed within required landscape setbacks. Parking areas with more than twenty (20) stalls shall provide at least fifteen (15) percent interior landscaping. The location of the landscaping is flexible, but shall be designed and located to facilitate safe vehicular and pedestrian circulation through the parking area to destinations, and efficient storm water detention. Paved walkways may be provided through landscape areas and will count towards the required percentage.

2. Driveway Standards. For all new development, driveways shall comply with the following standards:

a. All driveways shall be of sufficient width to accommodate the expected traffic utilizing the driveway, not to exceed thirty (30) feet in width at the lot frontage. In locations where uses include large truck traffic, the city engineer may allow the driveway width to exceed thirty (30) feet provided the applicant shows that it is not adequate to accommodate the expected traffic and the minimum width required to do so.

- b. Driveways providing access to parking facilities and private residences shall have the following dimensions (unless otherwise required by the fire code):
 - i. Nonresidential Uses: When fire apparatus access is required, the minimum driveway width shall be twenty (20) feet for one-way traffic and twenty-six (26) feet for two-way traffic. Otherwise the minimum driveway width for a one-way driveway shall be fourteen (14) feet and twenty-four (24) feet for two-way traffic. Where one-way drives exist, directional signs and arrows shall be provided.
 - ii. Residential Uses (accessing multiple units): The minimum driveway width shall be twenty (20) feet of drivable surface. Where the length of a dead-end drive exceeds one-hundred fifty (150) feet, an approved fire apparatus turn-around shall be provided. Where alley loaded garages are to be constructed the driveway aprons accessing the private garages shall be a maximum of five (5) feet; if parking is allowed the driveway length shall be a minimum of eighteen (18) feet.

3. Spacing. New development shall provide the following:

- a. Along Bingham Junction Boulevard, a minimum of three hundred (300) feet of spacing between driveways is required; if a driveway is limited to right-in and right-out turns, the spacing may be reduced to two hundred (200) feet. A minimum of one hundred-fifty (150) feet of spacing between driveways is required on all other roads. Shared use of driveways is strongly recommended.
- b. Centerline. The centerline of intersections of the driveways entering from opposite sides of the roadway must be aligned.

4. Surfacing. Parking areas and driveways must be hard-surfaced, maintained in good condition, and clear of obstructions at all times.

5. Parking Space Dimensions. All new development shall provide parking spaces of the following minimum dimensions. The city engineer may approve minor (equal to or less than ten (10) percent) variations in parking space dimensions.
 - a. Parking spaces must be nine (9) feet wide by eighteen (18) feet long;
 - b. Accessible parking space width requirements vary and shall be consistent with current building code standards;
 - c. Compact spaces with dimensions of eight (8) feet wide by sixteen (16) feet long may be provided and these spaces may be counted towards satisfying up to ten (10) percent of the overall parking requirement for a project; and
 - d. Tandem spaces count as two (2) parking spaces and may only occur in residential garages or residential parking structures.
6. Grading and Drainage. Parking shall be graded and constructed as follows:
 - a. Parking areas must be graded for proper drainage with surface water diverted to keep the parking area free of accumulated water and ice;
 - b. Adequate control curbs must be installed to control drainage and direct vehicle movement; and
 - c. Parking area drainage must be detained on-site and otherwise approved by the city engineer per current storm water pollution prevention standards.
 - d. Driveways shall not exceed a ten (10) percent slope.
7. Off-Street Parking. Off-street parking areas must have unobstructed access to a street or alley. With the exception of permitted tandem parking, parking spaces shall be independently accessible and unobstructed.

C. Parking Structures. Parking structures shall meet the following standards:

1. Pedestrian System. Parking structures shall include a layout that considers safe walking routes to elevators, stairways, doors, and to the sidewalk system.
2. Parking Configuration. Parking structures shall be designed with the following standards:

- a. Parking stall dimensions shall be a minimum of nine (9) feet by eighteen (18) feet, provided that up to ten (10) percent of parking stalls may be compact stalls of eight (8) feet by sixteen (16) feet.
- b. The minimum aisle width is twenty-four (24) feet.
- c. The parking structure must be designed to ensure that each required parking space is readily accessible, usable and safe for automobiles and pedestrians.
- d. Parking stalls located adjacent to walls or columns shall be one (1) foot wider than the minimum required width to accommodate door opening clearance and vehicle maneuverability.

D. Access Management. All new development shall comply with the following access management standards:

1. All driveways and curb cuts shall be installed according to the standards and specifications contained in the Midvale City Construction Specifications. Curb cuts for pedestrian access shall orient toward each street frontage.
2. New development shall not propose parking in such a way that users may be allowed to back onto public rights-of-way, parking strips, or roadways.
3. Along Bingham Junction Boulevard, a minimum of three hundred (300) feet of spacing between driveways is required; if a driveway is limited to right-in and right-out turns, the spacing may be reduced to two hundred (200) feet. A minimum of one hundred-fifty (150) feet of spacing between driveways is required on all other roads. Shared use of driveways is strongly recommended.
4. The centerline of intersections of the driveways entering from opposite sides of the roadway must be aligned.
5. All driveways shall be at least three hundred (300) feet from a roadway intersection. If a driveway is limited to right-in and right-out turns, the distance from a roadway intersection may be reduced to two hundred (200) feet.

17-7-10.12.7 Landscaping and Irrigation Standards.

All development must comply with the following landscaping and irrigation standards:

- A. Landscaping Standards. Landscape plans shall address the following standards and shall be designed with plant types found acceptable in the adopted 2017 Site Management Plan for the Former Sharon Steel Superfund Site. Following construction and prior to issuing the approval for occupancy, an inspection shall be scheduled with the planning department to verify compliance with the approved landscape plans. No required landscaping shall be removed from the project site after inspection without replacement of equal or better quality. This shall include the installation of healthy plant materials as well as a tree-for-tree replacement as governed by this chapter.
1. **Street Frontage Tree Requirements**. An applicant shall provide at least one (1) street tree for each forty lineal feet (40') of frontage along all roads. Street frontage trees may be clustered or spaced linearly in the planter between the sidewalk and curb or within ten (10) feet of the inside edge of the sidewalk in there is not a planter area.
 2. **Plant Materials**. Areas requiring landscaping shall be planted with substantial live plant material including: plants, shrubs, trees, sod, etc., for the purpose of buffering, screening, and improving the visual quality of the site. Plants selected for landscape areas shall consist of plants that are well suited to the microclimate and soil conditions at the project site. Plants with similar water needs shall be grouped together as much as possible. Landscaped areas less than four feet wide shall be landscaped with water conserving plants.
 - a. **Types of Vegetation**. At least fifteen (15) percent of the landscaping must be evergreen. Up to twenty-five (25) percent of the landscape area may include specialty paving, street furniture, and outdoor seating areas.
 - b. **Size of Trees**. The following standards apply to the use of plant and tree material:
 - i. **Deciduous Trees**. All deciduous, non-ornamental trees shall have a minimum caliper size two and one-half (2 ½) inches.
 - ii. **Ornamental Trees**. All ornamental trees shall have a minimum caliper size of one and one-half (1 ½) inches.
 - iii. **Evergreen Trees**. All evergreen trees shall have a minimum height of six (6) feet.

- c. Mulch. After completion of all planting, all irrigated non-turf areas shall be covered with a minimum four-inch layer of mulch to retain water, inhibit weed growth, and moderate soil temperature. Nonporous material shall not be placed under the mulch.
- d. Soil Preparation. Soil preparation will be suitable to provide healthy growing conditions for the plants and to encourage water infiltration and penetration. Soil preparation shall include scarifying the soil to a minimum depth of six inches and amending the soil with organic material as per specific recommendations of the landscape designer based on the soil conditions.
- e. Planting Plan. A detailed planting plan shall be drawn at a scale that clearly identifies the following:
 - i. Location of all plant materials and ground covers, a legend with botanical and common names, and size of plant materials;
 - ii. Property lines and street names;
 - iii. Existing and proposed buildings, walls, fences, utilities, paved areas and other site improvements; and
 - iv. Details and specification for tree staking (trees less than a two-inch caliper must be double-staked until the trees mature to two-inch caliper), soil preparation, and other planting work.

B. Irrigation Standards. All landscaped areas shall be irrigated. Irrigation plans shall be designed to accompany the landscape plan and shall address the following standards:

1. A pressure-regulating valve shall be installed and maintained by the consumer if the static service pressure exceeds eighty (80) pounds per square inch (psi). The pressure-regulating valve shall be located between the meter and the first point of water use, or first point of division in the pipe, and shall be set at the manufacturer's recommended pressure for the sprinklers.
2. All irrigation systems shall include an electric automatic controller with multiple program and multiple repeat cycle capabilities and a flexible calendar program. All controllers shall be equipped with an automatic rain shut-off device, and the ability to adjust run times based on a percentage of maximum ETO.
3. On slopes exceeding thirty-three (33) percent, the irrigation system shall consist of drip emitters, bubblers or sprinklers with a maximum precipitation rate of 0.85 inches per hour and adjusted sprinkler cycle times to eliminate runoff.

4. Each valve shall irrigate a landscape with similar site, slope and soil conditions and plant materials with similar watering needs. Turf and non-turf areas shall be irrigated on separate valve. Drip emitters and sprinklers shall be placed on separate valves.
5. Drip emitters or a bubbler shall be provided for each tree unless located in a turf area. Bubblers shall not exceed 1.5 gallons per minute per device. Bubblers for trees shall be placed on a separate valve unless specifically exempted by the city due to the limited number of trees on the project site.
6. Sprinklers shall have matched precipitation rates with each control valve circuit.
7. Check valves shall be required where elevation differences will cause low-head drainage. Pressure-compensating valves and sprinklers shall be required where a significant variation in water pressure will occur within the irrigation system due to elevation differences.
8. Filters and end flush valves shall be provided as necessary for drip irrigation lines.
9. Valves with spray, rotor, or stream sprinklers shall be scheduled to operate between six p.m. and ten a.m. to reduce water loss from wind and evaporation.
10. Program valves for multiple repeat cycles where necessary to reduce runoff, particularly on slopes and soils with slow infiltration rates.
11. Spacing of irrigation heads shall not exceed fifty-five percent of coverage diameter.
12. Backflow preventer device, gate valve or shut off valve is required and shall be located after the water meter and stop and waste valve.
13. Irrigation Plan. A detailed irrigation plan shall be drawn at the same scale as the planting plan and shall contain the following information:
 - a. Layout of the irrigation system and a legend summarizing the type and size of all components of the system;
 - b. Static water pressure in pounds per square inch (psi) at the point of connection to the public water supply;
 - c. Flow rate in gallons per minute and design operating pressure in psi for each valve and precipitation rate in inches per hour for each valve with sprinklers; and
 - d. Installation details for irrigation components.

17-7-10.12.8 Fencing and Screening Standards.

All development must comply with the following fencing and screening standards:

A. Fencing. Fencing shall be part of the landscape plan, shall be designed and constructed to be compatible with the project site architecture and character, and shall comply with the following:

1. Fences or walls shall not be located within the landscape setback along a public or private right-of-way.
2. Fences may be used for recreational amenities; private yard space for individual residential units; along project perimeters to separate uses; and to screen trash collection areas, service areas, and mechanical equipment.
3. Fences and walls shall not exceed seven (7) feet in height and shall be limited to four (4) feet in height in a front yard. An exception to the fence height is allowed for a fence up to eight (8) feet in height in a side or rear yard to provide a buffer between a residential use and a commercial use, or for a warehouse use provided the fence is in a side or rear yard and is not adjacent to a public or private road.
4. Athletic Facilities. Fencing around athletic facilities, including without limitation, tennis courts, may be fourteen (14) feet in height provided all portions of the fence above seven (7) feet in height are constructed with at least fifty (50) percent non-opaque materials and are not located within the landscape setback along a public or private right-of-way.
5. All fencing and screening walls shall be constructed to comply with sight distance and clear view requirements at road intersections and driveways.
6. All fences shall be constructed of quality materials that are specifically manufactured for fencing and shall not be constructed with any material that was originally made for other intentions. Fencing in a residential area shall not be constructed from any material that was manufactured for an agricultural use such as chicken wire, deer fencing, hog wire, wire strands, t-stakes grape stakes, barbed wire or other sharp, pointed, or electrically charged material.
7. All fences shall be maintained in a good condition by the property owner including compliance with the following standards:
 - a. The fence must be free of damage, breaks or missing components or parts.
 - b. Areas of the fence that are leaning more than twenty (20) degrees from vertical, buckling, sagging or deteriorating must be repaired or replaced with materials and color similar to its original construction.
 - c. All metal style fences shall be treated in a manner to prevent rust.

- d. Plant materials growing on fences within sight distance and clear view areas, shall be maintained at a maximum height of three (3) feet.
7. Conformance with This Section. No person shall construct, alter, or maintain a fence, hedge, wall, or any similar structure, any combination of such structures, or any portion of such structures except in conformance with all of the requirements of this section.
- B. Screening. Trash collection and recycling areas, service areas, loading docks, mechanical and electrical equipment, and other building operation devices shall be screened on all sides so that no portion of such areas is visible from public and private roads and adjacent properties. Solar energy systems are exempt from this screening requirement. Required screening may include new and existing plantings, walls, fences, screen panels, doors, topographic changes, buildings, horizontal separation, or any combination thereof.
1. Screening and retaining walls shall be of materials complementary to the building's materials.
 2. All building equipment shall be sited to minimize its visibility and impact, and screened and enclosed as to appear to be an integral part of the architectural design of the building. Measures shall be taken to mitigate noise impacts on adjacent properties.
 3. Refuse containers shall be screened from view on all sides. Required screening may include new and existing plantings, walls, fences, screen panels, doors, topographic changes, buildings, horizontal separation, or any combination thereof. Screening fences, walls and/or plantings shall be one foot higher than the object to be screened. An opaque gate shall be included where required to complete screening.
 4. Loading docks and/or service areas shall be located to the side or rear of buildings. Where they are directly visible from streets and nearby residential buildings, they shall be screened by walls at least eight feet high, or densely and continuously massed landscaping that maintains its screening capabilities in the winter. Raised planters, berms or other landforms may also be used in conjunction with landscaping or walls. A combination of dense, continuous landscaping and walls may allow the use of lower walls, but no lower than four feet high from finished grade.

17-7-10.12.9 Outdoor Lighting Standards.

All development must comply with the following outdoor lighting standards.

- A. LED Light Source. LED light sources are the only allowed light sources for outdoor lighting. Light levels should be designed with minimum light trespass off-site by using a cut-off luminaire that is fully or partially shielded with little or no light distributed above the horizontal plane of the luminaire or other best practices that are available. When adjacent to a residential use, the maximum foot candles allowed beyond the property line is 0.01. With all wall, canopy, and entrance lighting, light fixtures must shield light sources in such a way that there is visual cutoff of the light source when viewed from fifty (50) feet away.
- B. Parking Lot Lighting. Parking lot lighting shall be designed and constructed to comply with the following standards:
 - 1. Maximum Light Distribution. For uniformity in lighting and prevention of shadows, a four to one (4:1) uniformity ratio shall occur over the parking area(s), excluding main building entrances. The maximum allowed average horizontal luminance level and light source shall be as noted in the following table:

Use	Maximum Average Foot Candle
Building Entrance	5
Canopy	20
Parking Area	2

- 2. Pole Height/Design.
 - a. Luminaire mounting height is measured from the parking lot or driveway surface, and may range from ten (10) feet to thirty (30) feet, based on review of site plan, proposed land uses, surrounding land uses, parking area size, building mass, topography of site, and impacts on adjacent properties.
 - b. If metal fixtures or poles are used, they shall be black or dark brown.

- c. All attempts shall be made to place the base of light poles within landscape areas.
- d. Light poles in parking areas shall not exceed thirty (30) feet in height.

C. Other Outdoor Lighting Standards.

- 1. Wall-mounted lighting fixtures shall not be located above eighteen (18) feet in height unless being used as building accent lighting. Fixture styles and finishes shall compliment the building exterior.
- 2. Lighting located along pedestrian pathways or in areas primarily dedicated to human activity include bollard lighting or down-directed lighting not to exceed twelve (12) feet in height.
- 3. In order to avoid light pollution, backlit awnings, up light spotlights, and flood lights are prohibited.

D. Lighting Plan Submission Requirements. An application for development with outdoor lighting must contain the following:

- 1. Plans indicating the location on the premises, and the type of illumination devices, fixtures, lamps, supports, reflectors, installation and electrical details;
- 2. Description of illuminating devices, fixtures, lamps, supports, reflectors, and other devices that may include, but is not limited to, manufacturer catalog cuts and drawings, including section where required; and
- 3. Photometric data, such as that furnished by manufacturers, or similar showing the angle of the cut off or light emission. A point-by-point light plan may be required to determine the adequacy of the lighting over the site.

17-7-10.12.10 Residential Developments.

In addition to the development requirements contained in this Chapter, all new residential development shall comply with following development standards:

A. General.

- 1. Lot Size. No minimum lot size is required, but the lot size must be sufficient to accomplish the development standards of this chapter and the building code.
- 2. Setbacks. All setbacks are measured from the property line. There are no minimum setbacks except as required by the building code and required landscape setbacks.

3. Residential Density. The maximum residential density is thirty (30) units per acre averaged over Subareas 1-3 with the total number of residential units in the Jordan Bluffs Zone District not to exceed 2,500 units.

B. Landscaping and Recreational Amenities.

1. Recreational Amenities. The applicant shall improve a minimum of fifteen (15) percent of the project site as functional outdoor and indoor recreational amenity areas for residents of the development. These amenities include such improvements as elevated plazas designed for recreation purposes; outdoor recreation spaces such as pools, playgrounds, informal playing fields; and the square footage of buildings and interior spaces devoted to amenity and recreational use. Improved, common recreational amenities shall be located and designed to be accessible to all residential units due to proximity and via connecting walkways.
2. Required Landscaping and Recreational Amenities. Residential developments shall include a minimum of twenty-five (25) percent of the project site as landscaping and recreational amenity areas combined. The applicant shall professionally landscape the project property, in accordance with an approved landscape plan. The landscape plan shall include details for the landscaped and recreational amenity areas required in the approved large scale master plan for the development pod. Landscape plan approval is a condition precedent to issuance of a building permit for the project property. All landscaping shall be in place prior to issuance of a certificate of occupancy for a structure, unless seasonal conditions make installation unfeasible, in which case the applicant shall provide cash security or its approved alternative for all landscaping, which landscaping shall be installed by the following June 30th.

C. Architectural Standards. All new development must present an attractive streetscape, incorporate architectural and site design elements appropriate to a pedestrian scale, and provide for the safety and convenience of pedestrians. All new development shall comply with the following architectural standards:

1. Building Height. For purposes of defining the maximum structure height, refer to Figure 1 of this Chapter. The maximum height allowed for structures in "Pod B", "Pod C", and "Pod E" is eleven (11) stories, not to exceed one hundred-eighty (180) feet measured to the highest parapet or the midpoint of a sloped roof. The maximum height allowed for structures in "Pod A", "Pod D", and "Pod F", is five (5) stories, not

to exceed eighty (80) feet measured to the highest parapet or the midpoint of a sloped roof.

2. Building Orientation and Scale. Residential buildings shall be oriented and scaled as follows:
 - a. Buildings shall be serviced by a local street, an access drive or an alley, and shall not gain direct access from a collector or arterial street.
 - b. Ground floor pedestrian entrances shall be oriented toward adjacent streets, private roads, plazas, courtyards, sidewalks, or walkways.
 - c. Buildings shall be designed to minimize pedestrian and automobile conflict and provide pedestrians direct access to a sidewalk or walkway.
 - d. Building planes shall incorporate varying heights, shifts, textures, shapes and colors to provide visual interest from public vantage points. Building plane shifts include recessed entrances or windows, balconies, cornices, columns, and other similar architectural features. The architectural feature must be either recessed or project a minimum of twenty-four (24) inches.
 - e. Building design and orientation should consider exposure to sunlight to avoid energy inefficiencies.
3. Proximity. Minimum separation between all habitable structures shall be as follows provided all building code requirements are met: ten (10) feet between one, two and three-story structures; and twenty (20) feet between four-story structures and above. The building separation between structures of different heights shall be the distance required by the higher structure.
4. Residential Building Design and Exterior Materials. The following standards shall be applied to all residential buildings:
 - a. Exterior Materials. A minimum of seventy-five (75) percent of the exterior wall area, not to include window and door openings, shall be clad in durable materials. Durable materials include brick, masonry, stucco (not to include exterior insulation and finish system (EIFS)), cement siding textured or patterned concrete, cultured stone, and cut stone, or other material the community development director determines to be durable. Each building elevation shall include at least two types of durable materials. Other materials may be used as accent or trim provided they cover twenty-five (25) percent or less of the exterior wall.

- b. Prohibited Materials. Vinyl and aluminum siding products are prohibited as wall materials.
- c. Color Scheme. The use of a single-color scheme, minimal detailing, or blank (or largely blank) walls is not permitted. The use of exterior staircases is discouraged.
- d. Building Massing. Elevations of buildings that are uniformly three stories or more in direct public view must step the roof form or interrupt it with other roof elements. The building mass of the elevation can be reduced by off-setting dwelling units, and varying building setbacks and heights.
- e. Openings. Not less than twenty-five (25) percent of any building elevation that faces or can be seen from a public road shall be made up of window or door areas. Not less than fifteen (15) percent of all other building elevations shall be made up of windows or door areas unless an adjacent building within twenty (20) feet of that building elevation obscures the majority of that elevation from public view.
- f. Protruding Features. Except as prohibited above, bay windows and other architectural elements protruding from the facades may be clad in other materials.
- g. Roof Form. Roof forms for elevations of buildings in public view shall be designed in ways and/or used in combinations to break up large, continuous building forms, particularly for cluster and multiple-dwelling structures. Where flat roofs are used, other techniques to provide scale and interest shall be used to refine large, continuous building forms. Long unbroken ridge or parapet lines are prohibited.
- h. Entry Feature. All dwelling units or residential buildings shall have an exterior entry that is a prominent, architectural focal point directing people into the unit or building. This feature shall relate to the architecture of the structure and may include porches, stoops, roofs, etc.
- i. Garage Doors. Garage doors for individual dwelling units shall not face or directly access Bingham Junction Boulevard, Main Street, Ivy Drive or roadways serving more than one development.

- j. Podium Parking. Stand-alone parking structures for residential uses are prohibited. Podium style parking structures are allowed with the following standards:
 - i. No more than two levels of podium style parking above grade are allowed.
 - ii. Parking structures shall be designed with exterior wall treatments and architectural features similar to the residential portion of the building.
 - iii. Elevations that face or can be seen from a public or private road shall include openings of similar size and shape to those found on the residential building.
 - iv. Each level of podium parking is considered a story for purposes of calculating building height.
- k. Accessory Structures. The style, materials, colors and roofs used in the construction of accessory structures, including garages, carports, sheds and maintenance buildings, shall be architecturally compatible with the primary structures.

17-7-10.12.11 Commercial Developments.

For purposes of this section, commercial development shall include all uses with the exception of residential. In addition to the development requirements contained in this Chapter, all new commercial development shall comply with following development standards.

A. General.

- 1. Lot Size. No minimum lot size is required, but the lot size must be sufficient to accomplish the development standards of this chapter and the building code.
- 2. Setbacks. All setbacks are measured from the property line. There are no minimum setbacks except as required by the building code and required landscape setbacks.

B. Landscaping Standards.

- 1. Required Landscaping and Gathering Areas. Commercial developments shall include a minimum of ten (10) percent of the interior project site as landscaping, courtyards, plazas and walkways. The calculation for this area shall not include the

required landscaped setbacks from the edge of rights-of-way. The applicant shall professionally landscape the project property, in accordance with an approved landscape plan. The landscape plan shall include details for the landscaped and gathering areas required in the approved large scale master plan for the development pod. Landscape plan approval is a condition precedent to issuance of a building permit for the project property. All landscaping shall be in place prior to issuance of a certificate of occupancy for a structure, unless seasonal conditions make installation unfeasible, in which case the applicant shall provide cash security or its approved alternative for all landscaping, which landscaping shall be installed by the following June 30th.

2. Pedestrian Connections. Project sites shall have a system of pedestrian sidewalks and walkways that provide pedestrian connections between building entrances, neighboring building entrances, parking areas, and adjacent public trails.

C. Architectural Standards. All new commercial development must present an attractive, coordinated streetscape, incorporate architectural and site design elements appropriate to a pedestrian scale and provide for the safety and convenience of pedestrians. All new development shall comply with the following architectural standards:

1. Building Height. For purposes of defining the maximum structure height, refer to Figure 1 of this Chapter. The maximum height allowed for structures in "Pod B", "Pod C" and "Pod E" is eleven (11) stories, not to exceed one hundred-eighty (180) feet measured to the highest parapet or the midpoint of a sloped roof. The maximum height allowed for structures in "Pod A", "Pod D", and "Pod F", is five (5) stories, not to exceed eighty (80) feet measured to the highest parapet or the midpoint of a sloped roof.
2. Building Orientation and Scale. Commercial buildings shall be oriented and scaled as follows:
 - a. Buildings shall be serviced by a local street, an access road or drive, or an alley and shall not gain access from a collector or arterial street except as approved by the city engineer. Structures that front a courtyard, paseo, or common open space/recreation area are encouraged.
 - b. Buildings shall be arranged and situated to relate to surrounding properties, to improve the view from and of buildings.

- c. Ground floor pedestrian entrances must be oriented toward adjacent streets, plazas, courtyards, sidewalks or walkways.
- d. Buildings shall be designed to minimize pedestrian and automobile conflict while providing pedestrians direct access to a sidewalk or walkway.
- e. Building planes shall incorporate, textures, shapes or colors to mitigate the visual impact buildings have on the public realm.
- f. Building design and orientation should consider exposure to sunlight to avoid energy inefficiencies.
- g. Gathering areas in central areas and between buildings shall be required. These areas shall be designed, through landscaping, hardscape, outdoor furniture, and public art, among others, to create a conducive atmosphere for people to come together. These areas shall be calculated as part of the required interior landscaping requirement.

3. Building Design and Exterior Materials.

- a. Exterior Materials. Exterior finishes shall be of traditional, time- and weather-tested techniques. High standards for exterior materials, exterior building systems, and their application are required. A minimum of seventy-five (75) percent of each building face, not to include window and door openings, shall be clad in durable materials. Durable materials include brick, cultured brick, architectural pre-cast concrete, architecturally treated concrete masonry units, natural and cast stone, architectural metals, wood, synthetic wood products, cement siding, glazing or other material the community development director determines to be durable. Architectural site-cast concrete may be allowed if designed, articulated, and colored for a finished appearance.
- b. Stucco/EFIS. The use of stucco, synthetic stucco and EFIS shall be limited and shall not exceed twenty-five (25) percent of each building face, not to include window and door openings. The design and application of EIFS or synthetic stucco is expected to be of a high enough quality to allow for crisp detailing and substantial relief. The wall area from finished grade to where the use of EIFS begins shall be clad by a hard, durable material such as brick, stone, architectural pre-cast concrete, or architecturally treated

concrete masonry units. The community development director may determine, on a case-by-case basis, that the architectural detail and excellence of a structure is such that the use of stucco in excess of this standard is warranted.

- c. Prohibited Materials. Vinyl and aluminum siding products are prohibited as wall materials.
 - d. Color Scheme. Buildings shall use a cohesive palette of colors which tie to the antecedence of the development pod. The use of a single-color scheme is not permitted.
 - e. Design Consistency. All exposed sides of a building shall be designed with the same level of care, quality and integrity. Buildings shall be attractive and visually engaging on all sides visible from a public vantage point.
4. Roofs. Roof lines and shapes shall be consistent with the design and structure of the building. Roof forms shall reflect the facade articulation and building massing. Rooftop mechanical equipment shall be hidden from public vantage points with parapet walls or penthouses. Penthouses shall utilize materials, colors and form similar to the building.
 5. Openings. The following standards apply to all new commercial buildings:
 - a. Minimum Window and Opening Area. Not less than twenty-five (25) percent of any street-facing building façade or building façade that can be seen from a public road shall be made up of window, or door areas. Not less than fifteen (15) percent of any other building face on a third or higher story shall be made up of windows, balconies or other opening areas unless an adjacent building within twenty (20) feet of that side face obscures the majority of that side face from public view. The community development director may allow for a reduction to the minimum opening requirement if the applicant can demonstrate the building floor plan(s) required by the use cannot effectively accommodate the requirement and other architectural elements are used to (a) create visually interesting facades, (b) avoid large areas of blank facades, and (c) provide a human scale and details. Uses that may qualify for this reduction may include warehouses and uses which lend themselves to a more residential character, i.e., residential care facilities and hotels. This provision may also be applied to portions of

- buildings with three street frontages to accommodate kitchens, restrooms and other utility areas.
- b. Entry Feature. All commercial buildings shall have an exterior entry that is a prominent, architectural focal point directing people into the unit or building. This feature shall relate to the architecture of the structure and may include elements such as canopies, awnings, porticos, arcades, recesses/projections of wall surfaces, display windows, raised parapets over the door, entry plazas, integral planters or wing walls that incorporate landscaping.
 - c. Weather Protection. Weather protection features such as awnings, canopies, doors inset by at least three feet, or arcades shall be provided at all customer and employee entrances.
 - d. Garage/Loading Overhead Doors. Garage/loading overhead doors shall not face or directly access roadways.
6. Form Variations and Architectural Treatments. Buildings shall provide variation and architectural treatments in building facades that face roadways. Blank (or largely blank) building walls and screening walls are not permitted. These may include elements such as protruding bays or columns; recessed entries; upper level step-backs; arcades; off-sets, projections, and shifts in the general plane of the façade; changes in materials and exterior colors; balconies; exterior shading devices; ornamental architectural details; reveals; pilasters; architectural banding or belt courses. Special attention shall be given to corner buildings that are highly visible, that may serve as landmarks and provide a sense of enclosure at intersections. Special attention can be achieved by architecture, landscape, and public place.
7. Accessory Structures/Security Devices. Accessory structures shall be architecturally compatible with the primary development. Security devices shall have materials and colors that complement the building's architecture and building materials. Satellite dishes shall not be placed in view from public vantage points.
8. Parking Structures. The community development director may waive one or more of the following requirements if an architect can demonstrate the requirement in question is not feasible and when the architect has utilized other architectural methods to blend the structure with neighboring structures and screen the visual impacts of the structure from public vantage points.

- a. Parking structures shall contain ground level retail, office or display windows along all street-facing facades of the parking structure.
- b. Parking structures that are not located adjacent to or within clear sight of a public street or other major transportation thoroughfare shall utilize plant material as screening to minimize the visual impact of the parking structure.
- c. Parking structures shall be designed with an architectural theme similar to the adjoining structures. Openings that face and can be seen from vehicular and pedestrian thoroughfares shall be of similar size, and, whenever possible, shape to those found on adjacent buildings.
- d. Walls, materials, patterns, colors, roof forms, and front entryways shall generally conform to the standards for all buildings in the applicable project area and shall reflect those used for adjacent buildings.

17-7-10.12.12 Additional Standards for Specific Uses.

In addition to the standards and requirements contained in this Chapter and Title, the following development standards shall be satisfied for each specific use:

- A. Child Care. Each application for a child care facility or center must include:
 1. Proof of a state child care license;
 2. Compliance with state, federal and local law; and
 3. A delivery, traffic and parking plan which adequately mitigates the adverse impacts of increased traffic generation.
 4. Required parking spaces shall be one (1) per caregiver and one (1) per six (6) children.
- B. Drive-up window. Each application for a drive-up or drive through service window must include:
 1. Sufficient stacking space for vehicles waiting for service, to prevent vehicles from waiting in the right-of-way
 2. Drive-up windows shall be located at the side or rear of buildings.
 3. While not desirable, a drive aisle may be located between the building and the street so long as its width is minimized and a low wall, railing with landscaping, or

continuous hedge at least three feet high between stacked cars and the sidewalk.

Drive-up windows are prohibited on corner parcels.

4. Any pedestrian crossings of it are clearly delineated with special paving treatments.
5. No parking spaces shall occur off of a drive aisle.

C. Outdoor dining. Each application for an outdoor dining use shall comply with the following:

1. The outdoor dining area shall be located in conjunction with a restaurant or retail use on private property or leased public property and shall not diminish parking or landscaping.
2. The dining area shall not impede pedestrian circulation.
3. The dining area shall not impede emergency access or circulation.
4. The outdoor furnishings shall be compatible with the streetscape and associated building.
5. No music or noise shall be in excess of the city noise ordinance, Section [8.01.070](#). Outdoor music shall not be audible off premises.
6. No use after ten-thirty p.m. and before seven a.m. when directly adjacent to a residential use.
7. No part of the outdoor dining area shall be located within one hundred feet of any existing residential use (measured from the edge of the outdoor dining area to the closest property line of the residential use), unless the outdoor dining area is separated from the residential use by a commercial building.
8. Cooking facilities shall be located within the primary building. No cooking utilities, including grills, shall be permitted in the outdoor dining area.
9. The outdoor dining area shall be kept in a clean condition and free of litter and food items which constitute a nuisance to public health, safety and welfare.

D. Outdoor storage. Outdoor storage shall be a secondary use to a primary commercial structure and use. No roof premises storage is permitted. Storage yards shall be located behind the primary structure and screened as follows:

1. Fencing parallel to the street shall be made of CMU or decorative concrete painted to match the structure. The other fencing may be made of solid metal, CMU or decorative concrete. All fencing shall be a minimum of seven (7) feet in height.
2. Paving. The storage yard shall be surfaced with asphalt or concrete.
3. Height. Items stored within twenty feet of the fencing may not exceed the height of the fence.

E. Residential facility for elderly persons. A residential facility for elderly persons shall be regulated as follows

1. A “residential facility for elderly persons” shall not include any facility:
 - a. Operated as a business; provided, that such facility may not be considered to be operated as a business solely because a fee is charged for food or for actual and necessary costs of operation and maintenance of the facility;
 - b. Where persons being treated for alcoholism or drug abuse are placed;
 - c. Where placement is not on a strictly voluntary basis or where placement is part of, or in lieu of, confinement, rehabilitation, or treatment in a correctional institution;
 - d. Which is a health care facility as defined by Section [26-21-2](#) of the Utah Code Annotated; or
 - e. Which is a residential facility for persons with a disability.
2. A residential facility for elderly persons shall:
 - a. Be a permitted use in every zoning district which allows residential uses;

- b. Meet all applicable building, safety, land use, and health ordinances applicable to similar dwellings;
 - c. Be subject to the same minimum site development standards as those for a residential project in the zone; and
 - d. Be capable of use as such facility without structural or landscaping alterations that would change the structure's residential character.
 3. The use granted and permitted by this section is nontransferable and terminates if the structure is devoted to a use other than as a residential facility for the elderly, or if the structure fails to comply with the applicable health, safety, and building codes.
- F. Residential facility for persons with a disability. A residential facility for persons with a disability shall be a permitted use in any zoning district where a dwelling is allowed. Each facility shall conform to the following requirements:
 1. Shall be licensed or certified by the Department of Human Services under Title 62A, Chapter 2, Licensure of Programs and Facilities; or shall be licensed or certified by the Department of Health under Title [26](#), Chapter 21, Health Care Facility Licensing and Inspection Act.
 2. The facility shall comply with all building, safety, and health regulations applicable to similar structures. As part of this requirement the following site development standards and parking standards shall be applicable:
 - a. Each facility shall be subject to minimum site development standards applicable to a single-family dwelling or other similar dwelling in the zone in which the facility is located; and
 - b. The minimum number of parking spaces required for a residential facility for persons with a disability shall be the same as those for a single-family dwelling located in the same zoning district in which the facility is located.
 3. No facility shall be made available to an individual whose tenancy would:
 - a. Constitute a direct threat to the health or safety of other individuals, or
 - b. Result in substantial physical damage to the property of others. It is not the intention of this definition to establish any legal basis for tort liability on the part of the facility operator.

4. Prior to the occupancy of any facility, the person or entity licensed or certified by the department of human services or the department of health to establish and operate the facility shall provide to the zoning administrator:
 - a. A copy of such license or certification; and
 - b. A sworn affidavit that no person will reside or remain in the facility whose tenancy would likely:
 - i. Constitute a direct threat to the health or safety of other individuals, or
 - ii. Result in substantial physical damage to the property of others.
5. The use permitted by this section is nontransferable and shall terminate if:
 - a. The facility is devoted to a use other than a residential facility for persons with a disability;
 - b. The license or certification issued by the department of human services or the department of health terminates or is revoked; or
 - c. The facility fails to comply with this section.
- I. Home Occupations. Home occupations are allowed in all residential units subject to the following standards. Each application for a business license for a home occupation shall include the business owner's covenant that the proposed use complies with these standards.
 1. Shall not include outdoor storage, outdoor display of merchandise, nor parking/storage of any vehicle in excess of twelve thousand pounds gross vehicle weight;
 2. Shall not include identifying signage in excess of a two (2) square foot name plate attached to the dwelling;
 3. Is limited to the on-site employment of immediate family who occupy the dwelling (this criterion is not intended to limit the number of employees who are engaged in business for the home occupation but work off-premises);
 4. Shall not alter the residential character or appearance of the dwelling or neighborhood;
 5. Shall not occupy more than twenty-five percent of the main floor of the dwelling nor more than fifty percent of the floor area of any garage or outbuilding in which the use is conducted;
 6. Shall not generate business-related vehicular traffic in excess of three (3) vehicles per hour;

7. Shall not cause a demand for municipal services in excess of that associated with normal residential use;
 8. Shall be enclosed within a structure in complete conformity with current building, fire, electrical and plumbing codes;
 9. Shall not include a mortuary, animal hospital, kennel, clinic, hospital, RV storage yard, junkyard, auto repair service, commercial stable or sexually oriented business.
- J. Food Truck Court. A food truck court is allowed in non-residential areas subject to the following standards:
1. No more than ten (10) individual food truck vendor pads or other authorized vendors are allowed on a parcel.
 2. No participating food truck business or other authorized vendor shall continue in operation at the food truck court unless the holder thereof has paid an annual business regulatory fee as set forth in [Title 5](#) of this code.
 3. All landscaping requirements of the zone shall be met prior to the issuance of a site plan approval.
 4. Food truck courts are for the sale of food products only, except for the sale of nonfood, promotional items directly related to the food truck business.
 5. A master sign plan for the food truck court shall be submitted for review and approved as part of the site plan approval. The plan shall provide information relating to permanent signs for the court and shall comply with the requirements of this title.
 6. All the proposed activities will be conducted on private property owned or otherwise controlled by the applicant and none of the activities will occur on any portion of a public right of way including sidewalks or landscaped park strips.
 7. The proposed food truck court will not impede pedestrian or vehicular traffic in the public way.
 8. All activities associated with a food truck court must comply with all health department requirements.
 9. A detailed site plan demonstrating the following is required:
 - a. The location and orientation of each vendor pad.
 - b. The location of paving, trash enclosures, landscaping, planters, fencing, canopies, umbrellas or other table covers, barriers or any other site requirement by the international building code, or health department.

- c. The location of all utility hookups provided by the property owner for use by the mobile food trucks.
 - d. The location of all existing and proposed activities on the site.
 - e. The circulation of all pedestrian and vehicle traffic on the site.
 - f. The food truck court shall not occupy required parking stalls of any primary use of the site.
10. Playing of music in the food truck court area must be within the decibel levels allowed in the Midvale City noise control ordinance, Section 8.01A of this code.
11. Parking for a food truck court is required at a ratio of one stall per mobile food business. This requirement may be waived by the community development director provided shared or off-site parking is available. Hard surface paving at the vehicular entrance to the mobile food court, and for each individual mobile food business is required. Alternatives to asphalt and cement may be approved as part of the review process.
- K. Telecommunications Facility. This subsection applies to both commercial and private low-power radio services and facilities, such as “cellular” or “PCS” (personal communications system) communications and paging systems. Each application for a telecommunications facility shall comply with the following:
- 1. Wall-Mounted Antenna. Two types of wall-mounted antennas are allowed: stealth-mounted and non-stealth-mounted. Antennas mounted directly on existing parapet walls, penthouses, or mechanical equipment rooms are considered a wall-mounted antenna if no portion of the antenna extends above the roofline of the building or extends no more than four feet horizontally from the face of the building. Whip antennas are not allowed on a wall-mounted antenna structure. Antennas, equipment, and the supporting structures shall be selected to achieve the architectural compatibility with the host structure to which they are attached.
 - a. Stealth facilities shall be designed to substantially conceal and camouflage the antennas and associated equipment.

- i. The planning commission shall review and may grant approval for any new antenna(s) that require construction of a new screening wall. New screening wall(s) shall be in harmony with the structure's mass, architectural features, and overall aesthetics. Architectural and structural renderings, three-dimensional representation, line-of-sight diagrams, photo simulations, and/or building elevations of the proposed modifications may be required to effectively demonstrate the requested changes meeting the intent of this chapter.
 - ii. Area Limitations for Stealth Wall-Mounted Antennas. The total area for all stealth wall-mounted antennas and supporting structures combined shall not exceed five percent of any exterior wall of the building. Stealth wall-mounted antennas may occupy a maximum of four walls. The total calculated area is the sum of each individual antenna and the visible portion of the supporting structure as viewed when looking directly at the face of the building.
- b. Non-stealth facilities shall only be considered in locations in which adverse visual impacts are not a substantial concern due to the location of the facility, the nature of the surrounding land uses, and is not visible from public vantage points.
- i. Area Limitations for Non-Stealth Wall-Mounted Antennas. The total area for all non-stealth wall-mounted antennas and supporting structures combined shall not exceed forty square feet for each exterior wall of the building or a total of one hundred sixty square feet per building. The total calculated area is the sum of each individual antenna and the visible portion of the supporting structure as viewed when looking directly at the face of the building.

2. Roof-Mounted Antenna. Two types of roof-mounted antennas are allowed: stealth-mounted and non-stealth-mounted. Antennas, equipment, and the supporting structures shall be selected to achieve the architectural compatibility with the host structure to which they are attached. Roof-mounted antennas are an allowed use only on a flat roof and shall be screened, constructed and painted to match the structure to which they are attached. The planning commission shall review and may grant approval to place roof-mounted stealth antennas on a pitched roof if the antenna(s) are compatible with the existing structure. Roof-mounted antennas may be mounted on existing penthouses or mechanical equipment rooms if the antennas and antenna support structures are enclosed or visually screened from view.
- a. Stealth facilities shall be designed to substantially conceal and camouflage the antennas and associated equipment.
 - i. Antennas shall be mounted at least five feet behind any parapet wall or from the exterior wall of the building. The maximum height of an antenna mounted between five and ten feet behind a parapet or exterior wall shall be directly proportional to the setback distance, and may not exceed a height of ten feet above the top of the parapet wall or roof line of the building.
 - ii. The planning commission shall review and may grant approval for any new antenna(s) that require construction of a new screening wall. New screening wall(s) shall be in harmony with the structure's mass, architectural features, and overall aesthetics. Architectural and structural renderings, three-dimensional representation, line-of-sight diagrams, photo simulations, and/or building elevations of the proposed modifications may be required to effectively demonstrate the requested changes meeting the intent of this chapter.
 - b. Non-stealth facilities shall only be considered in locations in which adverse visual impacts are not a substantial concern due to the location of the facility and the nature of the surrounding land uses.

3. Monopole with Antennas and Antenna Support Structure Less Than Two Feet in Width. The entire antenna structure mounted on a monopole may not exceed two feet in width.
 - a. The maximum height of this antenna may not exceed ten feet in height.
 - b. A monopole described in this subsection may not be located in or within five hundred feet of a residential zone district.
 - c. No pole shall be allowed in any front yard setback.
 - d. The monopole antenna must not exceed thirty-five feet in height.
4. Monopole with Antennas and Antenna Support Structure Greater Than Two Feet in Width.
 - a. The maximum visible width of antennas and antenna mounting structures on a monopole may not exceed either eight feet in height or fifteen feet in width as viewed looking directly at the monopole at the same elevation as the antennas and antenna mounting structure.
 - b. A monopole classified under this subsection may not be located in or within seven hundred fifty feet of a residential zone district.
 - c. No pole shall be allowed in any front yard setback.
 - d. The monopole antenna must not exceed thirty-five feet in height.
5. Lattice Towers. Except as provided for below, lattice towers may not be located within seven hundred fifty feet of a residential zone district.
 - a. A lattice tower may be located less than seven hundred fifty feet from a residential zone district if the planning commission finds that the tower's height would not exceed the height of any public utility pole, wire, cable, or similar structures located in the same vicinity as the proposed tower.

- b. A lattice tower may be located less than seven hundred fifty feet from a residential zone and reach up to eighty-five-foot height if required for the bona fide public services of a public transit district as defined in U.C.A. Section [17A-2-1001](#) et seq. and as certified by the public transit district.
 - c. No pole shall be allowed in any front yard setback.
 - d. The lattice tower must not exceed thirty-five feet in height.
6. Power Lines. All power lines on the lot leading to the accessory building and antenna structure of the telecommunications facility shall be installed underground.
7. Review Criteria. Each applicant for a telecommunications facility must demonstrate:
- a. Compatibility of the proposed structure with the height and mass of existing adjacent buildings and utility structures;
 - b. Whether co-location of the antenna on other existing structures in the same vicinity such as other towers, buildings, utility poles and similar structures is possible without significantly affecting antenna transmission or reception;
 - c. Antenna transmissions will not interfere with public safety communications;
 - d. The location of the antenna in relation to existing vegetation, topography and buildings to optimize visual screening;
 - e. Whether the spacing between monopoles creates detrimental impact upon adjacent properties;
 - f. The location of the pole in relation to noteworthy structures, landmarks and pedestrian or automotive transportation view corridors;
 - g. Location and zoning compliance of accessory buildings associated with the telecommunications facility.
8. Co-Location. Co-location is both permitted and encouraged if all setbacks, design and landscape requirements are met for each telecommunications facility. The

application shall include any existing or approved, but unbuilt, telecommunications facility within the telecommunications area that may meet the needs of the applicant. The documentation supplied shall evaluate the following factors:

- a. Structural capacity of the antenna towers;
 - b. Geographic telecommunications area requirements;
 - c. Mechanical or electrical incompatibilities;
 - d. Inability or ability to locate equipment on existing antenna towers; and
 - e. Any restriction or limitation of the Federal Communications Commission that would preclude the shared use of the antenna tower.
9. Classification/Installation. Low-power radio services facilities are characterized by the type or location of the antenna structure.
10. Temporary Antenna for Use During Drive Tests. Telecommunications companies wishing to perform drive tests shall submit notice to the planning department stating the location and the date of the proposed test. Antennas in use for a drive test shall not be left standing for a period of greater than two days. Drive tests shall be limited to testing functions only and shall not be used for telecommunication services to customers. Drive tests on city property require planning department approval and execution of the city's test-drive agreement.

17-7-10.12.13 Signage.

All signage is subject to Section 17-3-7 of the Midvale Municipal Code, the master sign plan for the development pod, and the following standards:

- A. Residential Projects. Residential projects are allowed the sign types in Table 17-7-10.12.13 A and shall comply with the following sign standards:

Table 17-7-10.12.13 A

Signs

Sign type	Sign Area Max.	Sign Height Max.
Monument*	32 s.f.	6 feet (total)
Wall	40 s.f.	n/a
Blade	40 s.f.	≥ 7 feet above pavement or ground level

1. Sign Standards.

- a. Monument Signs. Each residential project is allowed one (1) monument sign for each street frontage. A monument sign shall not exceed thirty-two (32) square feet or six (6) feet in height with a minimum one (1) foot pedestal and shall be located in a landscaped area associated with a project entry or focal point. The applicant may forgo the one (1) foot pedestal if the landscaped area is improved with something other than turf. The sign may be located on a berm provided the top of the sign does not exceed nine (9) feet in height above finished grade at the base of the berm. Monument signs shall not be constructed within the clear view area and shall be set back at least three (3) feet from a public sidewalk and property lines. Monument signs shall be constructed with a design and materials similar to those of the surrounding building(s).
- b. Wall Signs. Each residential project is allowed one wall sign on one building. The maximum sign area shall be forty (40) square feet. External illumination of the sign may be allowed; internal illumination of the sign is prohibited. A wall sign cannot be utilized with a blade sign in the same development project.
- c. Blade Signs. Each residential project is allowed one blade sign on one building. The maximum sign area shall be forty (40) square feet. The blade sign shall be mounted at least seven (7) feet above the pavement or ground level and may project up to three (3) feet from the building wall. External illumination of the sign may be allowed; internal illumination of the sign is prohibited. A blade sign cannot be utilized with a wall sign in the same area.

- B. Commercial Projects. Commercial projects are allowed the sign types in Table 17-7-10.12.13 B and shall comply with the following sign standards:

Table 17-7-10.12.13 B

Signs

Sign type	Sign Area Max.	Sign Height Max.	General Requirements
Above-Canopy Sign	80% of width; part of allowed wall sign percentage	1-1/2 times fascia height or 4', whichever is less	Constructed of individual letters; one line of copy. Canopy cannot have sloped roof.
Awning/Canopy	5% of wall surface; 80% of width	80% of vertical drip	Constructed of canvas-like materials or architectural metal. Design and color to relate to storefront. May extend 5' from facade at least 8' above sidewalk.
Directional –	4 s.f.	3'	Located at drive entrances and on-site only.
Wall – Building Signage	15% of wall surface	n/a	Must be attached to main building. All signs attached to facade, including awning signs, window signs and wall signs, determine sign area.
Projecting Wall	12 s.f.	n/a	May extend four feet from facade perpendicular to facade. Must be 8' above sidewalk. One per ground level tenant.
Name Plate (R)	3 s.f.	n/a	Must be attached to main structure adjacent to building entrance.
Single Tenant Monument Sign	45 s.f.	6' total	One monument sign for each street frontage allowed per single tenant development. May not be located within 150' of any other monument sign.
Multi-Tenant Monument Sign	96 s.f.	9' total	One sign per identified multi-tenant development. Forty-eight square feet plus one square foot per foot of street frontage

Sign type	Sign Area Max.	Sign Height Max.	General Requirements
			up to 96 square feet maximum. May not be located within 150' of any other monument sign.
Jordan Bluffs Project Area Monument Sign	150 s.f.	9' total	May be located at project boundaries: 7800 South and BJ Blvd.; BJ Blvd. and 700 West; Ivy Dr. and Main St. (not for tenant identification)
Pole Banners	2 ft. x 5 ft.	n/a	Must be attached to on-site light poles at top and bottom corners. Must hang vertically. One sign per pole.
Temporary Signs	(see text)		
Window	Max 25% of window area		

1. Sign Standards.

a. Wall Signs. The maximum sign area shall be fifteen (15) percent of the largest wall surface of the building. The following four (4) types of wall signs are allowed; all others are prohibited:

- i. An externally illuminated metal sign panel with cut out and/or channel letters illuminated by a specified cut-off floodlight fixture mounted to the building.
- ii. An internally illuminated metal sign panel with cut out and/or reverse channel letters illuminated by neon tubes or fluorescent lamps behind the sign panel and/or letters.
- iii. An externally illuminated individually fabricated channel letter form using a specified cut-off floodlight fixture mounted to the building.
- iv. An internally illuminated channel letter mounted to the building.

- b. Awning/Canopy Signs. All awnings and canopies shall be constructed of a canvas-like material or architectural metal. The design and color shall relate to the storefront design. No awning or canopy sign may extend more than five (5) feet over the sidewalk and shall be at least eight (8) feet above the sidewalk. Awnings and canopies that are utilized for signage shall use contrasting letters that are painted, applied or sewn onto the vertical drip or panel of the awning or canopy. The maximum sign area of an awning/canopy sign is the greater of sixteen (16) square feet or five (5) percent of the area of the wall to which it is attached. Letters shall not occupy more than eighty (80) percent of the width or the height of the vertical drip or panel. The sign area used for a canopy sign shall be included in any calculation of wall sign area.
- c. Projecting Signs. One projecting sign may be attached to the building perpendicular to the facade facing the sidewalk per ground level tenant space. A projecting sign shall be made of a rigid material with the bracket and sign panel relating to the storefront design. Projecting signs may not exceed twelve (12) square feet in size, project more than four (4) feet from the facade and must be at least eight (8) feet above the sidewalk.
- d. Window Signs. Window signs are permitted on ground level windows provided they cover less than twenty-five (25) percent of the window area. Lettering and logos may be applied directly onto storefront windows. Retail, service and restaurant establishments are permitted to use window-mounted signs advertising current sales or specials, subject to applicable sign area restrictions.
- e. Monument Signs. One (1) monument sign may be allowed per building per street frontage, but may not be located within one hundred-fifty (150) feet of another monument sign. A monument sign shall not exceed the sign area and height indicated in the sign table above and may be located on a berm of up to three (3) feet in height. Monument signs shall not be constructed within the clear view area and shall be set back at least three (3) feet from a public sidewalk and property lines. Monument signs shall be constructed with materials similar to that of the main building.

- f. Pole Banners. One pole banner sign per privately owned, on-site light pole may be used. Such signs shall be a maximum size of two (2) feet by five (5) feet, shall hang vertically, and shall be securely attached to the light pole at the top and bottom corners of the banner. Banners must be kept in good condition at all times; i.e., tattered, torn, or faded banners must be removed. A sign permit is required.
- g. Temporary Signs. The following provisions regulate the use of temporary signs. If a temporary sign type is not specifically designated, it is prohibited. Temporary signs may not be permanently attached to the ground, buildings or other structures.
 - i. Banner Signs. One banner sign attached in a temporary manner is allowed per primary building wall or on-site fence/wall. Banners may not exceed forty-eight (48) square feet, and must be mounted flush on the wall or fence with all corners securely fastened to the wall or fence. Banners must be kept in good condition at all times; i.e., tattered, torn, or faded banners must be removed. A temporary sign permit is not required. A banner may not be used as primary signage for a business for more than three (3) months from the business opening.
 - ii. Grand Opening Events Signs. Promotional signage, such as pennants, streamers, banners, balloon signs, and inflated sign displays, may be used for grand opening events for new businesses. Such promotional signage must be initiated within the first three (3) months of a new business receiving a certificate of occupancy, and may be used for a maximum of thirty (30) consecutive days. Said signs shall be used in such a manner so as not to constitute a safety hazard. A temporary sign permit shall be required. Promotional signage shall not include illuminated signs or devices.
- h. Above-Canopy Signs. Above-canopy signs are permitted as follows:
 - i. The canopy shall be a horizontal element on the building and shall not include a sloped roof. The canopy design and color shall relate to the building entrance, shall not extend more than

five (5) feet over the sidewalk, and shall be at least eight (8) feet above the sidewalk;

- ii. The sign height shall not exceed one and one-half (1.5) times the fascia height or four (4) feet, whichever is less. In no instances shall the sign project above the building roofline;
- iii. The sign width shall not exceed eighty (80) percent of the canopy width;
- iv. The sign shall only be located above the front fascia of the canopy;
- v. The sign shall project no farther from the building than the associated canopy;
- vi. The sign shall be constructed of individual letters only and shall include only one line of lettering;
- vii. The sign may be externally or internally illuminated; and
- viii. The sign area used for the above-canopy sign shall be included in any calculation of wall sign area.

Proposed Amendments to 17-2 Definitions

Text Additions

~~Text Deletions~~

“Animal ~~clinic/hospital~~” means a place where animals are given medical care and the boarding of animals is limited to short-term care incidental to hospital use. ~~Use does not include outside boarding of animals.~~

“Data center/data storage” means a place where a large group of networked computer servers typically used by organizations for the remote storage, processing, or distribution of large amounts of data.

“Food truck court” means an improved lot or parcel where food trucks and vending carts can operate.

“Manufacturing use” means an establishment primarily engaged in the production, fabrication, or processing ~~or assembly~~ of goods and materials using processes that ordinarily do not create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building or lot where such activities take place and are located entirely within a building. ~~Such uses include research and development facilities and testing laboratories.~~ These uses do not include refineries, rock crushers, incinerators, and similar uses.

“Research and development use” means a use that includes light and high technological industries, such as biotechnology, nonpolluting light manufacturing, computer technology and communications equipment establishments. This does not include uses with any significantly adverse impacts (such as excessive noise levels, or emitting significant quantities of dirt, dust, odor, radiation, glare or other pollutants).