



PLANNING COMMISSION STAFF REPORT

MEETING DATE: December 3, 2020

REQUEST: **OA-20-004** – AN ORDINANCE OF THE SOUTH SALT LAKE CITY COUNCIL REPEALING CHAPTER 4 OF THE DOWNTOWN SOUTH SALT LAKE CITY ZONING ORDINANCE & DESIGN STANDARDS; REPEALING CHAPTER 4 OF THE EAST STREETCAR NEIGHBORHOOD FORM BASED CODE; AMENDING CHAPTER 17.03 OF THE SOUTH SALT LAKE CITY CODE TO INTERGRATE THE LAND USE MATRICES FROM CHAPTER 4 OF BOTH THE DOWNTOWN SOUTH SALT LAKE CITY ZONING ORDINANCE AND THE EAST STREETCAR NEIGHBORHOOD FORM BASED CODE; AMENDING CHAPTERS 17.04 PERMITTED USE REVIEW AND 17.05 CONDITIONAL USE REVIEW OF THE SOUTH SALT LAKE CITY LAND USE AND DEVELOPMENT REGULATIONS; ALL AS A PART OF A COMPREHENSIVE EFFORT TO UPDATE AND CONSOLIDATE SOUTH SALT LAKE CITY LAND USE REGULATIONS.

APPLICANT: South Salt Lake City

MEMO:

The proposed ordinance amendments are part of a comprehensive effort to remove errant and conflicting provisions, reorganize regulations, codify standards, codify plain language and conform to recent mandates of state law. The list below provides a highlight summary of proposed amendments:

CODE SECTIONS	HIGHLIGHT OF CHANGES
<p>Amending Title 17.03 Land-use Districts and Matrix</p>	<ul style="list-style-type: none"> ○ Only 1 new land use category was added to the matrix for clarification: <ul style="list-style-type: none"> ○ Hair Salon (Previously combined with another category) ○ No definitions were changed or modified for any defined terms ○ Added the Downtown District Land Use Matrix as columns to the general Land Use Matrix ○ Added the East Streetcar Neighborhood Land Use Matrix as columns to the general Land Use Matrix ○ Conformance to State Law
<p>Amending Title 17.04 Permitted Use Review</p>	<ul style="list-style-type: none"> ○ Added above permitted uses to the Permitted Use Review Section ○ No changes or modification to this process
<p>Amending Title 17.05 Conditional Use Review</p>	<ul style="list-style-type: none"> ○ Added above conditional uses to the Conditional Use Review Section ○ No changes or modifications to this process
<p>Repeal Chapter 9 – Downtown SSL Ordinance Downtown District Sign Ordinance</p>	<ul style="list-style-type: none"> ○ Move and consolidate existing Downtown District Land Use Matrix to the general Land Use Matrix in Title 17.03
<p>Repeal Chapter 9 – East Streetcar Ordinance East Streetcar Neighborhood Sign Ordinance</p>	<ul style="list-style-type: none"> ○ Move and consolidate existing East Streetcar Land Use Matrix to the general Land Use Matrix in Title 17.03

Land Use Categories	Commercial Corridor	Commercial Neighborhood	Commercial General	TOD and TOD-Core	Mixed Use	Business Park	Professional Office	Flex	Historic and Landmark	Jordan River	School	City Facility	Open Space	R1	Residential Multiple	Crossing MPMU - Anchor Tenant	Crossing MPMU - 2100 S / State St.	Crossing MPMU- Transit District	Riverfront MPMU - Flex/Office	Riverfront MPMU - RM1	Riverfront MPMU - School	Riverfront MPMU - R1	Granite MPMU - Townhome	Granite MPMU - Library	Granite Lofts Townhome	Nature Center Pilot Project	SSLCC-PD	TIBU	Downtown - Station	Downtown - Greenway	Downtown - Mixed-Use	Downtown - Retail	East Streetcar Nibhd. - State Street Gateway	East Streetcar Nibhd. - North Haven	East Streetcar Nibhd. - 500 East Gateway		
Commercial Repair Services	P	P	P	P		P		P																					P	P	P	P	P	P	P		
Convenience Store with Fuel Pumps	C	C	C	C	C			C																										C			
Crematory / Embalming Facility								C																													
Day Spa	C																C															C	C	C			
Day Treatment Center			C																																		
Drive-Up Window	P	P	P	P	P	P		P									P																				
Dry Cleaning / Laundromat	P	P	P	P	P			P									P													P	P	P	P	P	P	P	
Dwelling, Live / Work			C	C	C																																
Dwelling, Multi-Family	C			C	C										C		C	C		C										C	C	C	C	C	C	C	
Dwelling, Single-Family										P					P	P							P														
Dwelling, Townhome		C		C	C										C		C	C					P		P					C	C	C		C	C	C	
Education, After School (Children)	C	C	C	C	C		C		C		C	P			C	C						C								C	C	C	C	C	C	C	
Education, Elementary or Secondary											C																										
Education, Higher (Public)											C																										
Education, Preschool	C	C	C	C	C		C		C		C	P			C	C														C	C	C	C	C	C	C	C
Education, Technical											C																										
Employment Agency / Temporary Staffing	P		P	P				P																						P	P	P	P	P	P	P	P
Equestrian Facility										C																											
Equipment Sales, Service, and Rental (Heavy and Farm)																																					
Escort Service																																					
Farmers Market	C	C	C	C	C				P			P	C																		C	C	C	C	C	C	C
Financial Institution	P		P	P	P	P		P									P														P	P	P	P	P	P	P
Fitness Center	P	P	P	P	P			P	P			P					P		P												P	P	P	P	P	P	P
Food Truck / Food Trailer	P	P	P	P	P	P	P	P	P			P																		P	P	P	P	P	P	P	P
Food Processing (Large-Scale)								P																													
Food Processing (Small Scale)	P	P	P	P		P		P																							P	P	P	P			
Food Truck Park	P	P	P	P	P	P	P	P	P																						P	P	P	P	P	P	P
Funeral / Mortuary Home			C																																		
Grooming Services (Pets)	P	P	P	P	P			P																							P	P	P	P	P	P	P
Hair Salon	P	P	P	P	P																										P	P	P	P	P	P	P

Upholstery Shop / Tailoring Shop	
Land Use Categories	
	Commercial Corridor
P	
	Commercial Neighborhood
P	
	Commercial General
P	
	TOD and TOD-Core
P	
	Mixed Use
P	
	Business Park
	Professional Office
	Flex
P	
	Historic and Landmark
	Jordan River
	School
	City Facility
	Open Space
	R1
	Residential Multiple
	Crossing MPMU - Anchor Tenant
	Crossing MPMU - 2100 S / State St.
	Crossing MPMU- Transit District
	Riverfront MPMU - Flex/Office
	Riverfront MPMU - RM1
	Riverfront MPMU - School
	Riverfront MPMU - R1
	Granite MPMU - Townhome
	Granite MPMU - Library
	Granite Lofts Townhome
	Nature Center Pilot Project
	SSLCC-PD
	TIBU
	Downtown - Station
P	
	Downtown - Greenway
P	
	Downtown - Mixed-Use
P	
	Downtown - Retail
P	
	East Streetcar Nibhd. - State Street Gateway
P	
	East Streetcar Nibhd. - North Haven
P	
	East Streetcar Nibhd. - 500 East Gateway
P	