



G R E A T E R S A L T L A K E

Municipal Services District

Greater Salt Lake Municipal Services District - Planning & Development Services
2001 S. State Street #N3-600 • Salt Lake City, UT 84190 • (385) 468-6700

File # REZ2023-000840

REZONE SUMMARY AND RECOMMENDATION

Public Body: Copperton Metro Township Council

Meeting Date: July 19, 2023

Parcel ID: 26-08-376-001-0000

Acreage: 0.92 Acres

Current Zone: C-2 (Commercial Zone)

Proposed Zone: NMU (Neighborhood Mixed-Use)

Property Address: 8580 West State Highway

Request: Rezone from C-2 (Commercial Zone) to NMU (Neighborhood Mixed-Use).

Planner: Jeff Miller

Applicant Name: Charles Adderley

PROJECT DESCRIPTION

Charles Adderley is requesting a recommendation of approval for a proposed rezone from the C-2 (Commercial Zone) to the NMU (Neighborhood Mixed-Use) Zone for a parcel 0.92 acres in size.

Currently, the subject parcel has not been used for commercial purposes and is mostly vacant other than two existing storage sheds on the property.

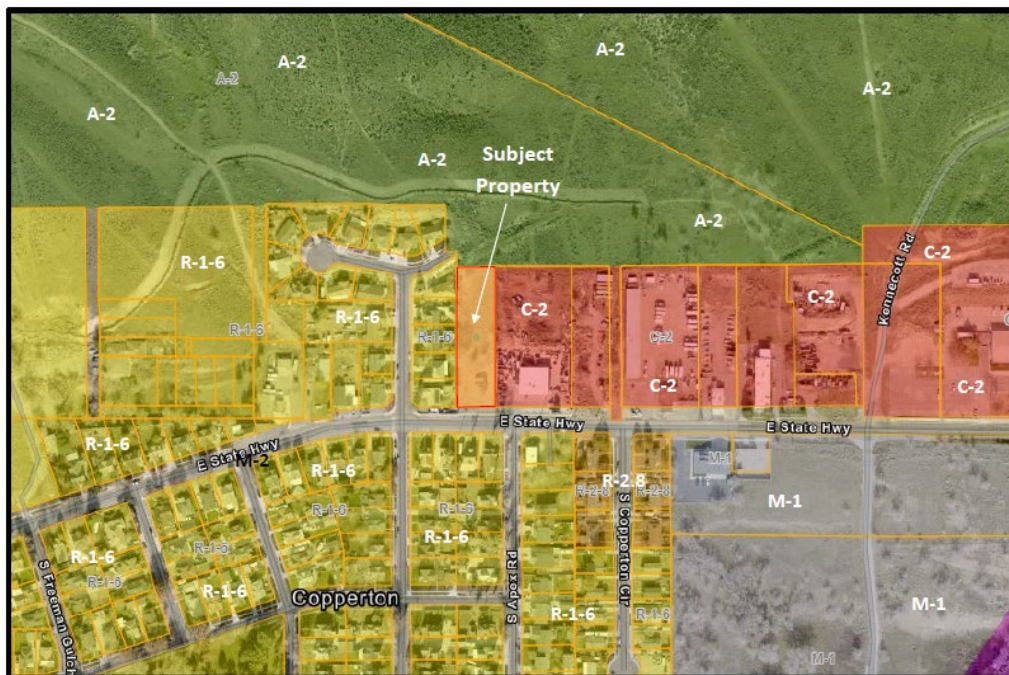
If the property is successfully rezoned to the NMU Zone, the property owner anticipates continuing to use the existing storage sheds, with repairs and upgrades as necessary until such time as they are ready to construct a single-family residential home on the property. With the NMU Zone, there is the potential that the property could also be used for small-scale...“commercial uses to serve the daily needs of area residents”.

The NMU Zone was adopted by the Copperton Metro Township Council on Tuesday, June 6, 2023, as part of the comprehensive updates to Title 18 (Subdivisions) and Title 19 (Zoning).

***Continued on the next page.**

Request: Rezone from C-2 (Commercial Zone) to NMU (Neighborhood Mixed-Use).

SITE & VICINITY DESCRIPTION (see attached map)



The subject property is located at the western end of a large group of commercially zoned parcels within Copperton in the C-2 Zone. This commercial area is located on the north side of State Highway (which is the main road that goes through Copperton). To the north of the subject property is a large area of parcels owned by Kennecott Copper in either the A-2 (Agricultural) or M-2 (Industrial) Zones. To the southeast and south is a large area of parcels also owned by Kennecott Copper in either the M-1 or M-2 (Industrial) Zones. To the southwest is the rest of Copperton located within the R-1-6, R-1-8, R-2-8 or R-2-6.5 (Residential) Zones.

large area of parcels also owned by Kennecott Copper in either the M-1 or M-2 (Industrial) Zones. To the southwest is the rest of Copperton located within the R-1-6, R-1-8, R-2-8 or R-2-6.5 (Residential) Zones.

GENERAL PLAN CONSIDERATIONS

The Copperton General Plan was adopted in 2020. In this plan, small-scale, neighborhood commercial uses were envisioned as an opportunity within Copperton. It is anticipated that the commercial area where the subject property is located will “continue to be Copperton’s commercial hub”, and “in addition to the current commercial properties...(future) development can provide amenities in a quiet, family-friendly, small-scale, mixed-use area”.

The general plan anticipates that the current commercial area within Copperton could be rezoned to a Mixed-Use Zone, in order, “to support commercial, neighborhood commercial, live-work spaces, complete streets and community spaces”. The general plan envisions that “Small-scale, family-friendly Neighborhood Commercial”, could include commercial uses, “such as: arts and crafting shops and studios, bakeries, smoothie places, ice cream parlors, insurance offices, bicycle repair shops, & book and hobby shops”.

ZONE CONSIDERATIONS

Requirement	Existing Zone (C-2)	Proposed Zone (NMU)
Height	75-feet, no more than six stories.	Minimum: 15 feet, Maximum: 35 feet.
Front Yard Setback	15-20 feet (depends).	10 feet.
Side Yard Setback	Multiple and/or Group Dwellings: Minimum of 8, no less than 18 feet combined. Structures over 35 feet in height, shall have one additional foot of side yard, for each two feet	5 feet.

Request: Rezone from C-2 (Commercial Zone) to NMU (Neighborhood Mixed-Use).

	in building height. No setback for other buildings and structures.	
Rear Yard Setback	Multiple and/or Group Dwellings: 30 feet for main dwellings, one foot for accessory buildings. When lot rears upon the side yard of a corner lot, minimum rear yard of 10 feet for other buildings and structures.	20 feet.
Lot Width	Multiple and/or Group Dwellings: 50 feet, at a distance 25 feet from the front lot line. No minimum for other buildings and structures.	N/A
Lot Area	Multiple and/or Group Dwellings: minimum of 5,000 square feet for first dwelling structure, with 3,000 square feet for each additional separate dwelling structure, and 750 additional square feet for each additional dwelling unit in excess of one dwelling unit in each separate dwelling structure. No minimum for other buildings and structures.	N/A
Maximum Lot Coverage	No building or group of buildings, with their accessory structures, shall cover more than 60% of the area of the lot.	No minimum lot coverage. Maximum building size of 5,000 square feet for non-grocery and 15,000 square feet for grocery-anchored.

Compatibility with existing nearby development in terms of size, scale and height.	Yes
Compliance with the General Plan.	Yes

ISSUES OF CONCERN/PROPOSED MITIGATION

Planning Staff has not identified any issues of concern with the proposed rezone request.

PLANNING COMMISSION RECOMMENDATION

The Copperton Metro Township Planning Commission heard this rezone request on June 13, 2023. They gave a unanimous recommendation of approval for the proposed rezone request.

STAFF ANALYSIS

19.36.020 (1) – Neighborhood Mixed-Use Zone (NMU): *The NMU Zone is a residential zone that allows a small-scale, horizontal or vertical mixture of neighborhood commercial uses to serve the daily needs of area residents. This zone is intended only for small-scale, low-impact uses, to promote a better mixture of uses close to home and within a walkable environment.*

***Please see the attached C-2 zoning code (current zone) & the proposed NMU zoning code.**

Request: Rezone from C-2 (Commercial Zone) to NMU (Neighborhood Mixed-Use).

If rezoned to the NMU Zone, the subject property could be seen as a transitional property between the residential uses to the immediate west, and the commercial properties to the immediate east. Additionally, planning staff recommended the NMU Zone, since it allows for residential uses, but preserves the possibility of small-scale neighborhood appropriate commercial uses.

NEIGHBORHOOD RESPONSE

Planning Staff has not received any comments from the surrounding neighbors or general public as of the completion of this staff report. Any comments that are received will be forwarded to the planning commission for review and will be summarized on June 13, 2023.

PLANNING COMMISSION MOTION

The Planning Commission has three options with respect to this application for the requested Rezone Request:

- Option 1: Recommend approval of the rezone request as proposed; or
- Option 2: Recommend approval of the rezone request with proposed zoning conditions.
- Option 3: Recommend denial of the rezone request.

CONCLUSION AND RECOMMENDATION

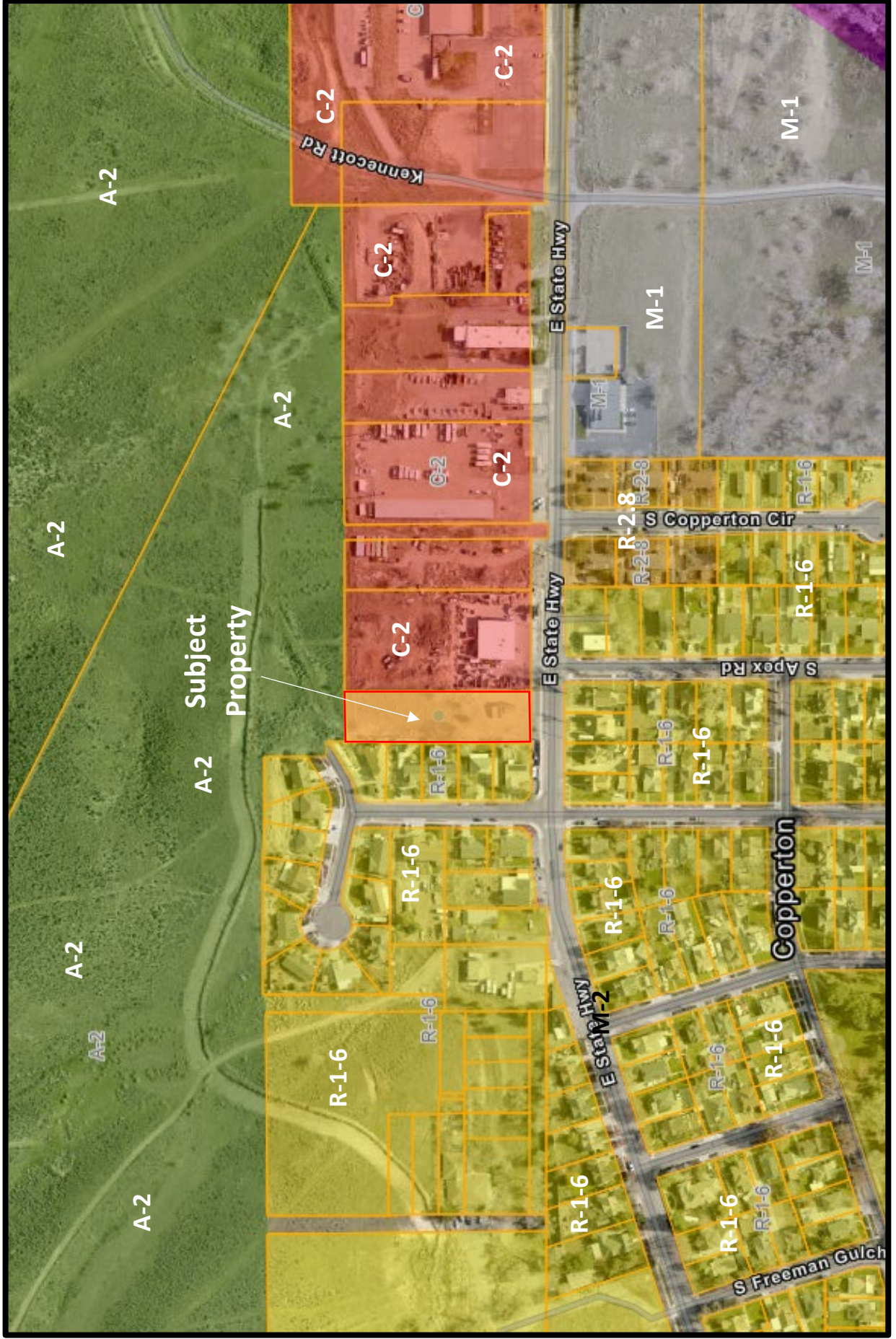
Planning Staff recommended that the Copperton Metro Township Planning Commission analyzes the information contained in this report, prior to making a recommendation to the Copperton Metro Township Council on the proposed rezone request from C-2 (Commercial) to the NMU (Neighborhood Mixed-Use) Zone.

EXHIBITS

- A. Aerial Map.
- B. C-2 Zoning Code.
- C. NMU Zoning Code.

REZ2023-000840: Rezone from C-2 (Commercial) to NMU (Neighborhood Mixed-Use).

Parcel: 8580 West State Highway (26-08-376-001-0000)



Chapter 19.60 C-V COMMERCIAL ZONE

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[19.60.020 Permitted Uses](#)

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19.60.010 Purpose Of Provisions

The purpose of the C-V zone is to provide for areas in appropriate locations where commercial centers providing for the needs of tourists and travelers may be established, maintained and protected, subject to conditional use approval by the planning commission. The regulations of this zone are designed to encourage the provision of transient housing facilities, restaurants, service stations, and other commercial activities providing for the convenience, welfare or entertainment of the traveler.

(Prior code § 22-26A-1)

19.60.020 Permitted Uses

Permitted uses in the C-V zone include:

- A. Accessory uses customarily incidental to a conditional and permitted use;
- B. Agriculture.

(§ 1 (part) of Ord. passed 2/1/84; prior code § 22-26A-2)

19.60.030 Conditional Uses

Conditional uses in the C-V zone include:

- Antique shop without outside display;
- Any other establishment for the service of visitors, determined by the planning commission to be of the same general character as the above uses;
- Art gallery;
- Automobile service station, campground and travel trailer park;
- Bed and breakfast inn, which may include a restaurant and conference meeting rooms;
- Class A beer outlet;
- Class B beer outlet;
- Class C fireworks store;

- Handicraft shop;
- Mobile store provided it meets the following requirements:

- A. A location on improved property including a main building with paved parking, and landscaping, curb, gutter and sidewalk if required by the county.
- B. A maximum display area of one hundred square feet outside the portable structure, a minimum of ten feet behind the property line, not on landscaped areas, and not obstructing access to the property.
- C. Compliance with the sign ordinance.
- D. The structures comply with the yard requirements of the zone.
- E. The mobile store including display area shall not be located within the clear view of intersecting streets.
- F. Written approval from the property owner to locate on the site.

- Public or quasi-public use;
- Recreation, commercial;
- Restaurant; drive-in refreshment stand;
- Restaurant liquor license;
- Shared parking;
- State-approved liquor and/or beer outlet on state-owned property;
- Tourist court; motel; motor hotel.

(Ord. 1416 § 2 (part), 1998; Ord. 1256 § 3, 1993; Ord. 1198 § 7 (part), 1992; Ord. 1170 § 6 (part), 1991; Ord. 1042 § 3 (part), 1988; 1986 Recodification; (part) of Ord. passed 4/22/82; prior code § 22-26A-3)

19.60.040 Board Of Health Approval

Prior to issuance of a conditional use permit or site plan approval for all uses, regardless of size or number of units, the applicant shall receive the written approval of the board of health certifying that all health requirements have been satisfied and that the proposed construction will not damage the natural watershed. In addition, developments of more than nine lots or more than nine units shall receive the written approval of the State Division of Health certifying the culinary water system and the sewerage system. All approvals shall be in accordance with the regulations of the State Division of Health relating to culinary water supply and wastewater disposal.

(Ord. 1473 (part), 2001: Prior code § 22-26A-6(2))

19.60.050 Building Height

No building or structure in the C-V zone shall exceed three stories or thirty-five feet in height.

(Prior code § 22-26A-4)

19.60.060 Lot Area, Coverage And Yard Requirements

The following minimum requirements shall be observed in the C-V zone, except where increased for conditional uses:

Lot Area	Lot Coverage	Yard in Feet

(Sq. Ft.)	(Max Percent)	Front	Side	Rear
10,000	40	20	None except when abutting an R zone and then not less than 25 feet	10 feet except when abutting an R zone then not less than 25 feet

(Prior code § 22-26A-5)

19.60.070 Maximum Coverage

In the C-V zone, the maximum coverage for the aggregate of all buildings, paved surfaces and graded areas shall be twenty-five percent of the site area.

(Prior code § 22-26A-6 (part))

19.60.080 Natural Hazards

In the C-V zone, construction of permanent structures is not permitted in areas subject to hazards such as floods, landslides and avalanches.

(Prior code § 22-26A-6(1))

19.60.090 Grading--Permit Required

In C-V zones, to eliminate the possibility of erosion and unsightly scars on the mountain slopes, cut-and-fill shall be controlled by standards adopted by the planning commission, which are based on slope and grade analysis, for construction of access roads, private rights-of-way, and building sites. All cut-and-fill surfaces shall be replanted and maintained to negate the possibility of erosion and scarring. All grading shall also comply with the requirements of the Uniform Building Code as adopted in Chapter 15.08, Uniform Building Code.

(Ord. 1392 § 6, 1997: prior code § 22-26A-6(4))

19.60.100 Natural Vegetation

Natural vegetation shall not be removed in the C-V zone unless the site plan and the plan for vegetation clearing is approved by the planning commission for conditional uses, or the development services division director for permitted uses, subject to all the provisions of this chapter.

(Ord. 982 § 18, 1986: prior code § 22-26A-6(5))

19.60.110 Building Materials

In the C-V zone, buildings shall be designed to preserve the natural beauty of the canyon area. Only those building materials which will blend harmoniously into the natural environment shall be permitted. The use of wood, stone and other harmonious materials is encouraged, and the use of bland, unpainted concrete blocks and unpainted metal is prohibited on exterior surfaces.

(Prior code § 22-26A-6(3))

19.60.120 Canyon Areas--Special Provisions Applicable

Developments in the C-V zone located in canyon areas of the county shall be subject to the provisions of Sections 19.10.040 through 19.10.170 of this title, and as set out in Sections 19.60.130 through 19.60.180 of this chapter.

(Prior code § 22-26A-6 (part))

19.60.130 Canyon Areas--Lot Area, Width And Slope

In C-V zones, the minimum lot area shall be one-half acre. The minimum width of any lot shall be one hundred feet. Construction is not permitted where the slope exceeds thirty percent. Roads and other vehicular routes shall not cross property having a slope greater than thirty percent unless, after review by the planning commission, it is determined that:

- A. Appropriate engineering measures can be taken to minimize the impact of the cuts and fills, consistent with the purpose of this chapter; and
- B. The environment and aesthetics of the area will not be significantly affected.

(Ord. 980 § 1, 1986: prior code § 22-26A-6 (part))

19.60.140 Canyon Areas--Yards

In the C-V zone, because of the unique nature of the topography and climatic conditions of the canyon areas, the side, rear and front yard requirements will be determined on an individual basis by the planning commission for conditional uses, and by the development services division director for single-family dwellings.

(Ord. 982 § 17, 1986: prior code § 22-26A-6 (part))

19.60.150 Canyon Areas--Building Height

- A. In the C-V zone, the unique nature of the topography, vegetation, soils, climatic and aesthetic characteristics of the canyons defy uniform regulations, and require that the heights of structures be determined on an individual basis. Maximum and minimum heights of all conditional uses shall be determined by the planning commission based on a careful analysis of the following:
 1. Natural setting;
 2. Relationship to other structures and open spaces;
 3. Contour intervals and topographic features;
 4. Height, density and type of vegetation;
 5. Scenic vistas;
 6. Other elements deemed appropriate to ensure that the provisions of Section 19.10.010 are met.
- B. Except as otherwise specifically provided in this Title no single family dwelling shall exceed the following height:
 1. Thirty feet on property where the slope of the original ground surface exceeds fifteen percent or the property is located in the hillside protection zone. The slope shall be determined using a line drawn from the highest point of elevation to the lowest point of elevation on the perimeter of a box which encircles the foundation line of the single-family dwelling. Said box shall extend for a distance of fifteen feet or to the property line, whichever is less, around the foundation line of the single-family dwelling. The elevation shall be determined using a certified topographic survey with a maximum contour interval of two feet.
 2. Thirty-five feet on other properties;
 3. No single-family dwelling structure shall contain less than one story.

(Ord. 1237 § 4 (part), 1993; Ord. 1102 § 25, 1990; prior code § 22-26A-6 (part))

19.60.160 Canyon Areas--Maximum Density

In the C-V zone, the maximum density for residential dwelling units, except single-family dwellings, shall be as follows:

Zone	Maximum Density
FM-10	10 dwelling units or 20 guestrooms per net developable acre
FM-20	20 dwelling units or 40 guestrooms per net developable acre

(Prior code § 22-26A-6 (part))

19.60.170 Canyon Areas--Off-Street Parking

In the C-V zone, for conditional uses the planning commission shall determine the number of parking spaces required. For permitted uses, the planning and development services division director shall determine the number of parking spaces required. However, the minimum requirements of Chapter 19.80 shall be provided, except that for hotels and resort hotels, one-half parking space shall be provided for each guestroom. The planning commission may modify the requirements of Sections 19.80.060 through 19.80.120.

(Ord. 1473 (part), 2001; Ord. 982 § 19, 1986; prior code § 22-26A-6(6))

19.60.180 Canyon Areas--Utilities

In the C-V zone, all utilities shall be placed underground.

(Prior code § 22-26A-6(7))

19.60.200 Lots Of Record

The planning commission for conditional uses and the development services director for permitted uses may waive the slope requirements of this chapter for legal lots of record and subdivisions in the C-V zone which were approved by the planning commission prior to the enactment of the ordinance from which this section derives if such waiver would not be injurious to health, safety and the general public welfare of the inhabitants of Salt Lake County and is consistent with the purpose of this title.

(Ord. 980 § 2, 1986; prior code § 22-26A-9)

CHAPTER 19.36: Mixed-Use Zone

19.36.010 – Purpose of Provisions.

The mixed-use zones are intended for areas within the community where a combination of residential, commercial, civic, and other uses is desirable to strengthen local tax base and employment opportunities, provide diverse housing types, create gathering places, and connect businesses with nearby customers.

19.36.020 – Establishment of Mixed-Use Zone.

1. Establishment of Mixed-Use Zone: To anticipate and respond to the changing needs of the municipality and implement mixed-use and livability concepts included in the adopted General Plan, Copperton establishes the following zone:
 1. Neighborhood Mixed Use Zone (NMU): The NMU Zone is a residential zone that allows a small-scale, horizontal or vertical mixture of neighborhood commercial uses to serve the daily needs of area residents. This zone is intended only for small-scale, low-impact uses, to promote a better mixture of uses close to home and within a walkable environment.

19.36.030 – Schedule of Permitted Uses.

- A. Schedule of Permitted Uses. The specific uses listed in the following schedule are permitted in the zones as indicated, subject to the general provisions, special conditions, additional restrictions, and exceptions set forth in this Title.
- B. Procedure for Multiple Uses (Combination of Uses). If a development proposal involves a combination of uses other than accessory uses as identified in Table 19.36.030, the more restrictive provisions of this Title shall apply. For example, if a portion of a development is subject to conditional use (“C”) approval and the other portion is subject only to permitted use (“P”) review, the entire development shall be reviewed and approved through the conditional use process.
- C. Abbreviations. The abbreviations used in the schedule mean:
 1. P = Permitted Use. This use is allowed in the zone but may be subject to additional restrictions and approval processes as provided in this Title.
 2. C = Conditional Use. This use is conditional because of the unique characteristics or potential impacts on the municipality, surrounding neighbors, or adjacent uses, incompatibility in some areas of the zone, or compatibility only if special provisions or conditions are required to mitigate the detrimental impacts of the use. The Planning Commission is the land use authority for uses with this designation.
 3. X = Prohibited Use. This use is prohibited in this zone. Any use not specifically identified in Table 19.36.030 is prohibited in this zone.

Table 19.36.030 – Uses allowed in the NMU Zone.	
Use Categories	NMU
Residential Uses:	
Accessory Dwelling Unit, Detached or Internal	P
Dwelling, Single Family	P
Dwelling, Single Family Attached	P
Dwelling, Three- and Four-Family	P
Dwelling, Two-Family (Duplex)	P
Retail and Service:	
Bank, Credit Union, or Other Financial Institution	P
Child or Adult Care Facility	P
Personal Care Services	P
Personal Instruction Services	P
Post Office	P
Retail Sales	P
Retail Shops or Galleries where Primary Product is Produced On-Site	P
Food and Drink:	
Bars and Clubs	X
Breweries and Distilleries, with or without restaurant	X
Food Truck, Mobile Restaurant, Food Cart	X
Restaurant, Fast Food	P
Restaurant, Sit Down with or without Alcohol	P
Lodging:	
Bed and Breakfast	P
Hotel/Motel	X
Office:	
Offices – General, Professional, and Trade Services	P
Recreational:	
Commercial Recreation and Entertainment, Indoor	X
Outdoor Recreation, Small Scale	X
Theatres and Concert Halls (Indoor)	X

Industrial Uses:	
Light or Heavy Industry	X
Institutional Uses:	
Animal Hospital or Clinic	X
Church, Synagogue, Mosque, Temple, Cathedral, or other religious buildings	P
Community Garden	P
Educational Facility	P
Public or Quasi-Public Use	P
Public Park	P
Specialty:	
Medical, Urgent Care, and Dental Clinic	X
Mortuary or Funeral Home	X
Park and Ride	X
Parking Lot (not associated with other use)	X
Accessory Uses:	
Accessory Structures, Garages, Carports, and Structures subject to 19.46.	P
Drive-Thru and Drive-Up Facilities	P
Home Occupation, subject to 19.42.180.	P
Sidewalk Displays and Sidewalk Cafes	P
Nonconforming Uses:	
Pre-Existing Lot	P

- D. Residential Uses: In the NMU Zone, multi-family residential uses (including two-family, three-family, and four-family) are limited as follows.
1. Units above a business: Residential dwelling units on the second story or above are permitted.
 2. Units behind a business: Residential dwelling units on the first story that are separated from the front lot line by a non-residential use in the same story are permitted.
 3. Units attached to a business on a multiple frontage lot: In no case may first-story dwelling units face onto a front lot line.
 4. In the NMU Zone, no standalone multi-family residential uses shall occur. Any multi-family residential use shall be combined with a non-residential use. Single-family attached and detached uses are not subject to the above standards.

19.36.040 – Development Standards.

- A. Any development in the NMU Zone shall comply with the development standards shown in Table 19.36.040 and any other applicable standards in this Title.
- B. Single- and two-family residential development in the NMU Zone is exempt from the following requirements:
 - 1. Minimum and Maximum FAR;
 - 2. Minimum Transparency;
 - 3. Entry Spacing and Recess Requirements; and
 - 4. Articulation Requirements.
- C. Buildings in any Mixed-Use Zone shall be oriented so as to be front-facing on the public street.
- D. Exception for Historic District Contributing Buildings. A development standard in Table 19.36.050 may be waived by the Director or designee only if the Director or designee finds that complying with that standard would result in a building that currently contributes to a National Historic District or Landmark no longer contributing to the District or Landmark designation.

Table 19.36.050 – Mixed Use Zones Development Standards.	
Standard	NMU
Maximum Building Size, in square feet (sq. ft.)	
Non-Grocery	5,000
Grocery-Anchored	15,000
Height Limitations, in feet (ft)	
Minimum	15
Maximum	35
Ground Floor Height Minimum for Commercial / Mixed Use Buildings Only	12
Floor Area Ratio	
Maximum FAR	1.5:1
Minimum FAR	NA
Minimum Transparency Requirements ¹	
First Floor / Ground Story	50%
Additional Floors	25%
Entries	
Maximum distance between ground floor entries on the primary façade, in feet (ft). ²	35
Primary Façade Entries, Articulation.	NA
Non-primary Façade Entries	1 entry minimum at the ground floor is required on each non-primary façade, excluding those with a shared common wall.
Articulation	
Horizontal Articulation	Structural columns or variation in façade (depth/change in material) shall be

	articulated at the primary façade for the full height of the building to the cornice; minimum 50' spacing.
Vertical Articulation	Cornice/Frieze Banding is required between the second and third floors on buildings with three or more stories.
Roof	NA
Usable Outdoor Space, minimum requirement per unit in square feet (sq. ft) ³	
Single-Family Attached or Detached	150
Two-, Three-, or Four-Family	100

1. Transparency: Transparency means the use of materials that allow for persons from the street to see into the active uses of the building. Areas covered by menus, murals, or other signage that prevents visibility into the active use do not count toward the required transparency, unless the municipality has authorized a temporary advertisement or other festive decoration.
2. Entries on Corner Lots: Buildings on corner lots shall be oriented to the corner that faces on two public streets. Corner entries are required. Corner entries shall be angled toward the intersection of the two public streets in order to emphasize the corner.
3. Usable Outdoor Space: Means outdoor space provided for the enjoyment of the tenant. The required outdoor space may be provided through private outdoor balconies or patios attached to the unit or may be combined in an outdoor community space shared by all residents / units.
 - a. Balconies: If balconies are provided, they shall be recessed or incorporated into the horizontal setback.

19.36.050 – Required Yards and Setbacks.

- A. Purpose: The purpose of the standards in this section is to create and maintain street frontages that are attractive, promote a walkable environment, and create sense of safety and comfort through appropriate scale.
- B. The minimum yard requirements for buildings within the Mixed-Use Zones are presented in Table 19.36.050.
- C. Exception for Historic District Contributing Buildings. A lot width, yard, or setback standard in Table 19.36.050 may be waived by the Director or designee only if the Director or designee finds that complying with that standard would result in a building that currently contributes to a National Historic District Designation or National Historic Landmark no longer contributing to the District Designation or Landmark.

- D. Unless they share a common wall, where two or more primary buildings exist on a site, the minimum distance between primary buildings shall be twenty feet (20’).
- E. Exception for Setbacks for Common Walls. The side setback is zero feet (0’) for any building which shares a side common wall.

Table 19.36.060 – Lot Width, Yard, and Setback Requirements.	
	NMU
Minimum Lot Frontage Along Public Street, in feet (ft.)	25
Minimum Setbacks, in feet (ft.)	
Front Yard	10
Side Yard, Interior	5
Side Yard, Corner Lot	5
Rear Yard	20
Maximum Setbacks, in feet (ft.)	
Front Yard	20
Side Yard, Interior	10
Side Yard, Corner Lot	10
Rear Yard	60
Minimum Distance Between Main and Accessory Buildings, in feet (ft.)	6

19.36.060 – Height Exceptions.

Exceptions to the building heights specified in Table 19.36.050 apply, in accordance with Subsection 19.46.130.H.

19.36.070 – Off Street Parking Standards.

All provisions of Chapter 19.48 shall apply to development in the NMU Zone. For developments that combine multiple uses, parking requirements shall be calculated for each specific use according to the criteria in Section 19.48.070. The Director or designee may authorize shared parking for combined uses if those uses are found to operate at distinct hours of the day or night.

19.36.080 – Additional Standards.

It is the responsibility of the applicant to comply with all other standards of Title 19 and all other municipal ordinances, including, without limitation:

- A. 19.04: Definitions
- B. 19.18: Planned Unit Developments
- C. 19.42: Specific Use Standards

ORDINANCE 2023-_____

Ordinance No. _____

Date: _____

**AN ORDINANCE OF THE COPPERTON METRO TOWNSHIP COUNCIL
AMENDING THE ZONING MAP TO CHANGE THE ZONING OF THE
PROPERTY AT 8580 WEST STATE HIGHWAY FROM C-2 (COMMERCIAL)
ZONE TO THE NMU (NEIGHBORHOOD MIXED-USE) ZONE.**

RECITALS

WHEREAS, the Greater Salt Lake Municipal Services District provides services to the five Metro Townships in the Salt Lake Valley, unincorporated areas, and the Town of Brighton; and

WHEREAS, the Copperton Metro Township is a municipality and has authority to regulate Zoning in general pursuant to Utah Code Ann. Subsection 10-3c-103 (2); and

WHEREAS, Copperton Metro Township has authority to adopt zoning ordinances, including a zoning map pursuant to Utah Code Ann. § 10-9a-501 in accordance with the Municipal Land Use, Development, and Management Act, (“MLUDMA”), Title 10, Section 9a, Utah Code, to establish zones within the metro township; and

WHEREAS, the Council deems it necessary to amend its zoning map in order to accommodate the rezone of the property located at: 8580 West State Highway; and for the protection and preservation of the public health, safety and general welfare.

BE IT ORDAINED BY THE COPPERTON METRO TOWNSHIP COUNCIL as follows:

1. Section 19.14.020, The Zoning Map of Copperton Metro Township is hereby amended as follows:

The property described in Application #_REZ2023-000840 filed by Charles Adderley, and located at 8580 West State Highway, within the Copperton Metro Township, is hereby reclassified from the C-2 (Commercial) zone to the NMU (Neighborhood Mixed-Use) zone, said property being described as follows:

PARCEL #: 26-08-376-001-0000

LEGAL DESCRIPTION: Commencing 1396 feet east from the southwest corner of Section 8, Township 3 South, Range 2 West, Salt Lake Basin Meridian; then proceeding

east 100 feet, north 400 feet, west 100 feet, and south 400 feet to the point of beginning. The property is measured to be approximately 0.92 acres.

2. The official zoning map kept on file with the Planning and Development Services Division of the Municipal Services District of Greater Salt Lake shall be changed to reflect this ordinance.

3. Effective Date. This Ordinance will take effect immediately upon posting and publication as required by law.

PASSED AND ADOPTED this ____ day of _____, 2023.

COPPERTON METRO TOWNSHIP COUNCIL

By: _____, Mayor

Voting:

Council Member Stitzer voting ____
Council Member Olsen voting ____
Council Member Clayton voting ____
Council Member Severson voting ____
Council Member Bailey voting ____

ATTEST

Lannie Chapman, Clerk

APPROVED AS TO FORM: _____ METRO TOWNSHIP ATTORNEY
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