

ORDINANCE NO. 2021-19

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING SECTION 17.54.170.A.3. (REDWOOD ROAD MIXED USE ZONES - ARCHITECTURAL STANDARDS) OF THE SOUTH JORDAN CITY MUNICIPAL CODE, TO AMEND THE ARCHITECTURAL STANDARDS FOR COMMERCIAL BUILDINGS THAT ARE UNDER 5,000 SQ. FT. IN SIZE.

WHEREAS, Utah Code Section 10-9a-102 grants the City Council of the City of South Jordan (the “City Council”) authority to enact ordinances that it considers necessary or appropriate for the use and development of land in the City of South Jordan (the “City”), including the City’s aesthetics; and

WHEREAS, the City Council has adopted Title 17 (Planning and Zoning Code) of the City of South Jordan Municipal Code (“City Code”); and

WHEREAS, the City Council desires to amend City Code Sections 17.54.170.A.3. (Architectural Standards) of Title 17, to amend the architectural standards for commercial buildings that are under 5,000 sq. ft. in size; and

WHEREAS, the South Jordan Planning Commission held a public hearing, and reviewed and made a recommendation concerning the subject text amendments; and

WHEREAS, the City Council held a public hearing and reviewed the subject text amendments; and

WHEREAS, the City Council finds that the subject text amendments will enhance the public health, safety and welfare, and will promote the goals of the General Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. Amendment. City Code Sections 17.54.170.A.3. (Architectural Standards) are amended as shown in Exhibit A to this Ordinance.

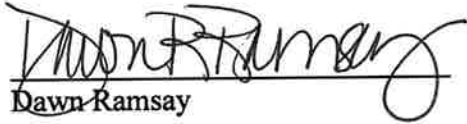
SECTION 2. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

SECTION 3. Effective Date. This Ordinance shall become effective immediately upon publication and posting as required by law.

[SIGNATURE PAGE FOLLOWS]

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS 5 DAY OF October, 2021 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	<u>X</u>	___	___	___
Bradley Marlor	<u>X</u>	___	___	___
Donald Shelton	<u>X</u>	___	___	___
Tamara Zander	<u>X</u>	___	___	___
Jason McGuire	<u>X</u>	___	___	___

Mayor: 
Dawn Ramsay

Attest: 
City Recorder

Approved as to form:


Gregory Simonsen (Sep 29, 2021 09:30 MDT)
Office of the City Attorney



EXHIBIT A

(Deletions in ~~strikethrough~~ new language in **bold underline**)

CHAPTER 17.54 REDWOOD ROAD MIXED USE (MU) ZONES

17.54.170: ARCHITECTURAL STANDARDS:

A. The following architectural standards are required for the respective uses listed in the MU zones:

3. Small office, plant, institution or retail business (less than 5,000 square foot building): Minimum of fifty percent (50%) brick or stone; balance of exterior wall area shall consist of brick, stone, glass, decorative integrally colored block and/or no more than fifteen percent (15%) stucco or tile. Decorative accents and trim of other materials are permitted with planning commission approval. Roofs ~~shall~~ be hipped or gabled with minimum six to twelve (6:12) pitch. **This subsection shall not apply if the small office, plant, institution or retail business (less than 5,000 square foot building) is part of a larger development containing other commercial buildings over 5,000 square feet and is designed to have similar architectural elements as the larger commercial buildings in the development, including a similar roof pitch and exterior finish building elements.**