

Exhibit “A”

15A-19-13 SD(MDM) - Medical Device Manufacturing District – 9450 South State Street

- A. Purpose: The SD(MDM) Medical Device Manufacturing District is established to provide an area approved for professional and business offices, research and development, and medical device manufacturing.
- B. Uses Allowed:
1. Permitted Uses
 - a. Industry, Medium (limited to medical device and product manufacturing)
 - b. Professional Offices
 - c. Research and Development
 - d. Ancillary uses associated with the permitted uses (e. g. equipment and vehicle storage, parking structure/terrace, warehousing and distribution)
 2. Conditional Uses
 - a. Public Utility Station
- C. Development Standards: To ensure neighborhood compatibility, all developments shall be approved by the Planning Commission as a part of site plan review.
1. Building Height. Professional office buildings shall be no taller than one hundred fifty (150) feet in height along State Street or 9400 South. Other buildings on the Property shall be no taller than sixty-five (65) feet. Parking structures are limited to four (4) levels, unless screened from public view.
 2. Setback Requirements. All buildings shall be set back at least thirty (30) feet from residential property lines, at least twenty (20) feet from public rights-of-way, and at least ten (10) feet from all other exterior property lines. Parking structures shall be located at least one hundred (100) feet from residential property and arterial streets, and at least ten (10) feet from all other exterior property lines. Setbacks for a public utility station will be as determined by the Planning Commission.
 3. Signs. Signs will be in compliance with the Sandy City Sign Ordinance.
 4. Hours of Operation. Operations at the Property are conducted 24/7, including shipments and deliveries.
 5. Landscaping. Development shall be appropriately landscaped with ground cover, trees, and shrubs. A minimum of 15 feet of landscaping is required along public streets and at least ten (10) feet of landscaping where the Property abuts residential properties. At least five percent (5%) of the parking lot areas will be landscaped.
 6. Development Master Plan. The Planning Commission shall review and approve a development master plan, with phasing, prior to approval of a site plan.
 7. Parking. The number of parking spaces at the Property may be determined by the City Planning Commission based on a parking demand study.
 8. Shipping and Receiving. The Property must be able to accommodate at least thirty-five (35) truck trips per any 24 hour period.

9. General Development Standards. All general development standards found within this Title (Chapter 23, 24, and 25) shall be complied unless otherwise regulated in this SD District.
- D. Reversion: If BD Medical vacates the property, or if there is a significant change in the use of the land, the zoning classification may be reverted to the previous classification or that of an abutting district after consideration by the City Council.