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lights are encouraged in the internal retail “village streets” where they do not project into adjoining residential areas.

11. **General Maintenance.** An overall maintenance schedule shall be implemented by property owners in maintaining all buildings, landscaping, fences, walls, drives, parking lots (including surfacing & striping, signs, or other structures. The above shall be maintained in good and sufficient repair in a safe and aesthetically pleasing manner. Roads and pavements shall be kept true to line and grade and in good repair. Drainage ditches shall be kept clean and free of any obstacles.
12. **Walkways, Courtyards, Plazas.** Materials for walks, courtyards, and plazas shall be related to the materials of adjacent buildings and shall be a non-skid finish. Untreated areas composed of a mixture of water, cement, gravel, sand, lime and coloring that has been mixed in proper proportions and allowed to set and cure must have an anti-skid design or additional treatment. Design shall encourage comfortable and safe pedestrian use, including landscaping, seating areas, and lighting as appropriate.

15A-19-22 SD PO/R - Library - 10200 S. 1300 E.

- A. **Purpose.** The purpose of the zone is to provide an area for single family residential and another area for professional and business offices, non-retail services and other uses not including merchandising, warehousing, and manufacturing with business hours consistent with those of contiguous property. Developments adjacent to residential areas shall have a residential look to enhance compatibility. Developments adjacent to commercial zones shall act to buffer less dense residential developments or districts. Developments shall be reviewed by the Planning Commission as a part of site plan review.

B. Uses Allowed

1. Permitted Uses.

Area 1 Professional Office (Library)

- a. Library
- b. Business and Financial Offices
- c. Medical and Health Care Offices

Area 2 Residential (R-1-8, R-1-9, R5.7)

- a. Single Family Residential
- b. Home Occupation Category I

2. Conditional Uses.

- a. Day Care Group.
- b. Dwelling, Residential Facility for Elderly Persons.
- c. Dwelling, Residential Facility for the Handicapped .
- d. Nursing Care Facilities.
- e. Public Service.
- f. Religious or Cultural Activity.
- g. School, Private or Quasi-Public.
- h. School, Public.
- i. Home Occupation Category II

C. Development Standards.

1. Non-Residential

- a. **Building Height.** Buildings shall be erected to a height no greater than 12 feet to the roof line (where the roof meets the wall) measured horizontally from the curb height along the west side of Petunia as it extends between Buttercup and Segó Lily extending west to a point 80 feet from the property line at 1300 East. Those buildings which abut 1300 East shall be erected to a height no greater than 12 feet to the roof line (where the roof meets the wall) measured from the curb height along the east side of 1300 East at the 30 foot setback. The overall height of a building abutting from the intersecting points at the 30 foot setback and 12 foot roof line height to the intersecting points at the 80 foot setback line from 1300 East and overall building height of 35 feet, as measured from the curb at 1300 East. (See diagram.)
- b. **Setback Requirements.** All buildings shall be set back at least 30 feet from all property lines. Uses may be developed conjoining at the side yards with shared party walls. If buildings are not joined, there shall be at least a 10-foot setback from each side and 30 foot rear setback. Where non-residential districts abut residential uses or districts, non-residential buildings shall be set back at least 30 feet from the property line and the side yard shall be developed and landscaped as described in the Commercial/Industrial Development Standards.
- c. **Building height for the SD Professional Office property** located directly east of the existing commercial development will conform to a 35-foot maximum ridge height and 12-foot roof line height measured from the Segó Lily curb height at the eastern edge of the property line where it meets Segó Lily.
- d. **Developments adjacent to residential districts** shall have a residential look to enhance compatibility.

2. Residential Standards.

- a. **Lot and Yard Regulations.** As per “Residential District R-1-9” for the area zoned R-1-9 and “Residential District R-1-8” for the area zoned R-1-8.
- b. **Size of Buildings.** All dwellings regardless of the underlying zoning shall comprise of the minimum square footage: One-story, 1300 square feet with a double garage required; two-story, 1625 square feet with a double garage required. On multi-level homes, the upper two levels shall equal 1300 square feet.
- c. **“(R5.7)” Subdistrict - special standards.** The “R5.7” residential subdistrict shall comply with the following development standards for all development:

Setbacks			
	Front	(to porch or other occupied space)	20 ft min to back of curb
	Front	(to garage)	18 ft min
	Side		5 ft min

	Rear		15 ft min (irregular lots may be averaged, provided no point is closer than 10')
Lot Width			
	Single Family		50 ft minimum at front setback line
	Twin Home		42 ft minimum at front setback line
Lot Size			
	Single Family		4,700 square feet
	Twin Home		3,950 square feet
Building Height Maximum			
	All Home Styles	Measured to the mid-point of the roof line	30 feet
Home Size Minimum			
	All Home Styles	Excluding the garage	1,400 square feet
Enclosed Parking Minimum			
	All Home Styles	Attached Garage Required	2-car garage, minimum dimensions of 20 ft x 20 ft
Placement of Units			
	Twin Homes	All Units shall be placed within 300 feet of Segó Lily Drive	The number of twin homes shall not exceed 20.
	Single Family	No limit on location of units - may be interspersed among the twin homes	No limit on the maximum of single family units.
Maximum Density			
	The maximum density shall not exceed 5.7 units per acre. The density calculation shall not include land dedicated or used for Segó Lily Drive. The Planning Commission is not required to approve 5.7 units per acre. They may approve up to that maximum limit. Actual number of units that are approved will be based upon the design and layout of the subdivision, amenities that may be required by the Planning Commission, required street system, existing easements for utilities, trails and slope protection.		

(Ord 10-26, Amended 7-30-2010)

D. Supplementary Regulations

1. All zoning designations and their acreages shall be developed as shown in Exhibit A. (The Master Plan for the site).
2. All proposed residential zoning shall show a proposed layout approved prior to the approval of

the overall zoning. The proposed layout or the lot yield shall be determined only after the proposal has been reviewed in accordance with the City's subdivision regulations.

3. A three-dimensional scale model topographically accurate must be submitted for approval prior to any project development and required site approval, not to include individual homes.
4. All zoning and use requirements in the specific zones will be developed and improved according to the requirements of the Sandy City Development Code including dedication and improvement of roadways.
5. All developments will proceed through Site Plan Review or Subdivision Review as required by City Ordinance.
6. The Alta Quadrant Community Council is to be notified by the Owner/Developer and Sandy City of any pending Site Plan Development at the time of the Pre-Application Conference for full Site Plan Review.
7. Developments adjacent to residential districts will have a residential look to be as compatible as possible with existing adjoining residential development. This residential treatment will be of similar building material, landscaping, height and other requirements that might be required by any site plan review process to provide the desired compatibility.
8. Prior to zoning being granted, the developer will submit proposed draft layouts of subdivisions for all proposed residential zoning districts to show that the property can be developed residentially. This does not constitute approval of the subdivision by the City which must be obtained by the submission of formal subdivision plats and processing them through the City's subdivision approval process at the appropriate time.
9. Lots directly abutting Buttercup Drive may be developed and built first. If only these lots are built upon, they shall not be considered a part of any phasing requiring further improvements to the entire site.
10. Improvements
 - a. All streets shall be developed to the City's standards including width, dedication of curb, gutter and sidewalk.
 - (1) Streets shall be developed and dedicated to the following widths.
 - (a) Sego Lily -- 80 feet.
 - (b) Petunia -- 60 feet.
 - (c) Buttercup -- 60 feet.
 - (d) 1300 East -- 106 feet.
 - (e) Any other streets necessary, and their widths shall be determined by the City's Traffic Engineer.
 - b. The developer shall complete improvements including: curb, gutter and sidewalk. Landscaping shall be placed along Buttercup between Peach Blossom and 1300 East. The completion of this street shall take place immediately upon zoning.

- c. All new water hookups, lines and hydrants must comply with Fire and Water Department pressure requirements.
- d. All perimeter work; i.e., landscaping, walkways, common areas and fencing, will be completed prior to any occupancy excluding the library which may be occupied prior to all perimeter work being completed.
- e. All public improvements shall be guaranteed for 24 months after installation and acceptance by the City by the posting of a bond acceptable to the City.
- f. All back-facing lots will include curb, gutter and sidewalk, fencing and street landscaping including irrigation (automatic sprinklers) and these areas will be placed in a Special Improvement District to maintain street landscaping, fencing, etc. Tree caliper will be 2" in size.
- g. The office development will be fully landscaped front, side and rear, with the parking lot dividers (planter area) a minimum of 5 feet wide to support shrubs, trees and grass. Tree caliper will be 2" in diameter with all shrubs of at least a five-gallon size. All landscaped areas will include automated sprinkler systems with sufficient coverage to supply 2" of water per square inch per week to all landscaped areas.
- h. All perimeter work, landscaping including automatic sprinkler systems, walkways, common areas and fencing will be completed prior to any occupancy of that particular phase of the development. A development phase will be defined as any development on a piece of property that has a common zone, boundaries such as a dedicated roadway and/or property lines encircling a piece of the property or as shown as a development phase on the rezoning plat.
- j. The Library property developer will be responsible for the finished street treatment; i.e., curb, gutter, and sidewalk along the south side of Buttercup between 1300 East and Petunia, as well as the Library frontage on both 1300 East and Petunia.
- k. The following streets will be developed on or before September 30, 1989 according to City standards regarding the road base, cut and fill, asphalt and gravel specifications to the following widths: Segoe Lily- 60 feet, Petunia - 40 feet. Others shown on the zoning maps will be developed at the time of the development of that phase and will take place as required by the Sandy City Traffic Engineer.

The final development, curb, gutter, sidewalk and street lighting of Segoe Lily and Petunia could take place in two phases. At the time of development of any of the residential property north of Segoe Lily, the north side of Segoe from the existing residential development through to 1300 East and the west side of Petunia from the Library property to Segoe Lily will be completed. Should the south side of Segoe Lily be developed before the north side, then curb, gutter, sidewalk and street lighting on the south side of Segoe Lily will be completed from the existing residential development through to 1300 East. Whenever the Office property on the south side of Segoe Lily is developed, the curb, gutter, sidewalk, street lighting and street landscaping of Segoe Lily west to 1300 East will be completed.

11. Access

- a. In order to provide a very workable development between the Library and the Office zone to the south an open flow of traffic will be permitted with two 40-foot openings to be provided between the adjoining parking lots. This open access will allow for a common complex design and sharing of landscaping, screening, common areas and shared parking for both the Library and Office Complex. The open park like atmosphere will enhance the desirability of the Office development by including the Library and all landscaping as part of the overall complex.
- b. There shall be no access between the office and vacant commercially zoned property on the southeast corner of this site.
- c. There shall be no access from 1300 East except for Segó Lily Drive and Buttercup Drive. There shall be no left turn permitted from 1300 East onto Buttercup Drive.
- d. There shall be access to the Library parking lot from the parking south of the Library site.
- e. There will be no access between the Professional Office zone and the presently vacant commercially zoned property on the southeast corner of this site. However, should the commercially zoned property be rezoned Professional Office or developed as a Professional Office complex, access between two similarly zoned properties would be permitted. Likewise, if a road were dedicated between Segó Lily and the Commercial property to the south then access could be accomplished by the dedication of this roadway.
- f. Dedicated access in the form of an 8-foot walkway will be provided to the LDS church from the street just west of Countrywood Drive. Dedication of the property and location on zoning plats is all that is expected from the landowner with all improvements and maintenance handled at the time of the residential development by the developer. Walkway will be included in the special improvement district created to take care of the back facing lot treatment for this residential development.

12. Fencing

- a. All rezoned residential property which abuts existing residentially zoned property will be separated from such property by 6-foot wall constructed of cedar or redwood fencing material to provide a treatment that will maintain a consistent wall or fence along the common property line. Where non-residentially property abuts residential property there will be a 6-foot masonry wall of approved building material of light earth tones.
- b. All back-facing lot fencing will be constructed similar to fencing facing treatment of the Summer Meadows development on the west side of Highland Drive on Newcastle. Fences being 6 feet high with brick pillars 2 feet square and a maximum of 64 feet apart capped with appropriate concrete cap. This fence treatment, curb, gutter, sidewalks, landscaping and sprinkler system will be completed prior to the occupancy of any of the residential property east of Petunia and north of Segó Lily.

15A-19-23 SD(R-2-A) Fluckiger - 1770 E. 11400 S.

- A. **Purpose.** The Residential SD(R-2-A) District is established to provide a residential environment within Sandy City that is characterized by low densities, large single family homes, a minimum of vehicular traffic and quiet residential neighborhoods favorable for family life. Agriculture, including