

ORDINANCE NO. 1071

AN ORDINANCE OF DRAPER CITY AMENDING THE TEXT OF SECTION 9-18-030(D) OF THE DRAPER CITY MUNICIPAL CODE RELATING TO BANNER SIGNS IN THE SOUTHWESTERN FURNITURE COMMERCIAL SPECIAL DISTRICT.

WHEREAS, Utah State law grants to Draper City the authority to regulate uses of property by zoning districts; and

WHEREAS, it is necessary from time to time to revise certain terms of the Draper City Municipal Code to address provisions that become diminished in appropriateness, applicability, or clarity; and

WHEREAS, Chapter 9-18 of the Draper City Municipal Code has been established to provide for the ability to create zone classifications to regulate specific properties based on the uniqueness of the developments on those properties; and

WHEREAS, the City Council of Draper City adopted Subsection 9-18-030 entitled Southwestern Furniture Commercial Special District to set forth development regulations for Ashley Furniture; and

WHEREAS, the City Council of Draper City finds good cause to revise the terms and provisions of Section 9-18-030(D) regarding the Southwestern Furniture Commercial Special District zone classification; and

WHEREAS, notice has been issued according to the requirements of the Utah Code Annotated and Draper City Municipal Code for public hearings before the Planning Commission and City Council to receive public input regarding the revision of Section 9-18-030(D); and

WHEREAS, the Planning Commission and City Council have each held a public hearing to receive public input regarding the revision of Section 9-18-030(D).

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Findings. The City Council of Draper City has made the findings that the proposed text amendment regarding the Southwestern Furniture Commercial Special District zone classification: 1) The proposed text amendment would permit a banner sign in a similar nature to what is already allowed within the vicinity of the CSD-SWF zone and will be harmonious in character; 2) There are no foreseeable adverse affects to the neighborhood; and 3) The text is legal and content neutral.

Section 2. Revision. Section 9-18-030(D) of the Draper City Municipal Code is hereby revised to read as set forth in Exhibit A.

Section 3. 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 and provisions of this Ordinance shall be severable.


Section 4. Effective Date. This Ordinance shall become effective 20 days after publication or posting, or 30 days after final passage, whichever is closer to the date of final passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH,
THIS 15th DAY OF october, 2013.

ATTEST:


City Recorder

DRAPER CITY:

By: 
Mayor



Affidavit of Posting

SALT LAKE/UTAH COUNTY, STATE OF UTAH

I, the City Recorder of Draper City, by my signature below, certify that copies of **Ordinance No. 1071** for the **City of Draper**, which **Passed and Adopted by the City Council of Draper City, State of Utah on the 15th day of October, 2013** were posted at the following places: Draper City Bulletin Board, Salt Lake County Library, Draper Crescent Senior Citizens Center, within the municipality.

Posted: October 16, 2013, through November 4, 2013

City Seal



A handwritten signature in blue ink, appearing to read "Rachelle Conner", written over a horizontal line.

Rachelle Conner, MMC
City Recorder
Draper City, State of Utah

EXHIBIT A
COMPLETE PROPOSED TEXT AMENDMENT

Chapter 9-18-030 Southwestern Furniture Commercial Special District.

A. Purpose. The Southwestern Furniture Commercial Special District (CSD) is hereby created to facilitate commercial development in the West Bangerter Area. The area is characterized by large vacant parcels near the freeway with the potential for visibility and ample access to frontage roads. It is approximately 3.3 acres in size. Given the site's location, the City anticipates a substantial retail presence within the CSD that forwards the community's economic development goals.

B. Permitted Uses. The following uses are permitted in the Southwestern Furniture CSD:

1. office, general;
2. printing and photocopying, limited;
3. retail, general;
4. department store;
5. health and fitness facility; and
6. furniture store.

C. Development Standards. The following development standards are applicable in the Southwestern Furniture CSD:

1. Maximum building height is 45 feet.
2. For buildings in excess of 50,000 square feet, preference will be given to corporate-determined architectural schemes; for exterior finishes Section 9-22-040(f) of this Title will apply with the exception of the percentage stated in Subsection (3) of that Section being modified to 40% of all surface materials, not including glass or roofing materials.
3. Dumpsters shall be enclosed within a decorative masonry enclosure designed to be compatible with overall project architecture.
4. Outdoor storage and display is prohibited.

D. Signage. Signage is very important to the success of the Southwestern Furniture CSD.

1. **Freeway Sign.** Visibility of the business presence and signage from the freeway is a key consideration. For this reason, the district shall be allowed one freeway visible sign integrated into the overall building architecture, not to exceed 58 feet in height as typically measured for pitched roofs. This freeway-visible sign may have up to 1,500 square feet in area, and be multi-sided.
2. **Banner Sign.** A banner is also an important component of Southwestern Furniture CSD and will contribute to freeway visibility in Draper City. For the Principal Building, a total of one building-mounted banner shall be allowed. The building-mounted banner shall not exceed 14 feet wide by 20 feet high and may be externally illuminated by spotlights or similar lights. The banner shall not be counted as monument or building signage.

E. Other Regulations. All development within the Southwestern Furniture CSD shall be subject to all City regulations except as otherwise provided for in this Chapter.