

## 15-13-19 Regulation Of Half-Pipes In Residential Districts

- A. Every proposed half-pipe ramp shall be of a scale and design and constructed of materials which will minimize noise, vibration, and other nuisance factors commonly associated with half-pipe usage. Portions of the half-pipe may be located below ground level, but in no case shall any portion of the half-pipe exceed six feet in height above ground level, excluding handrails. Hours of operation shall be from 8:00 a.m. to 8:00 p.m. during standard time, and 8:00 a.m. to 9:00 p.m. during daylight savings time.
- B. Walls, fences, hedges, trees and other screen planting shall be installed sufficient to ensure harmony with adjacent properties and to conceal any unsightly development.
- C. Half-pipe lighting shall not be installed more than six feet above ground level and shall be directed in such a manner as to not cause disturbance to neighboring residents.
- D. No commercial or advertised use of the half-pipe shall be permitted and no donations or contributions shall be solicited or received for use or attendance at half-pipe activities.
- E. Written rules have been adopted by property owners to insure safe and reasonable use and operation of the half-pipe.
- F. Property owners have reviewed the laws, ordinances, and regulations related to half-pipe construction and use and have agreed to comply with such provisions.
- G. The proposed half-pipe shall comply with all pertinent sections of the Uniform Building Code and all zoning requirements, including side and rear yard setbacks and size regulations for accessory structures.
- H. It shall be a Class B misdemeanor for any owner of residential property upon which a skateboard half-pipe is located, to permit the half-pipe to be used in violation of any ordinance of Sandy City or any rule or regulation of the Salt Lake City-County Health Department, regardless of whether the property owner had knowledge of the actual violation.
- I. For purposes of the section, "half-pipe" means a smooth-surfaced outdoor structure shaped like a trough and used in gravity extreme sports such as snowboarding, skateboarding, freestyle BMX, or inline skating. The structure is usually wood, although sometimes the surface is made of another material. Appearance wise, it resembles a cross-section of a swimming pool, and in its most basic form, it consist of two concave ramps (or quarter pipes), topped by copings and decks, facing each other across a transition.
- J. Half-pipes are non-permitted uses in residential zones but may be allowed as special exceptions. The following is required for review prior to approval of a half-pipe as a special exception in any residential zone:
  - 1. Drawings showing the scale, design and materials of which the half-pipe is to be built. This is to evaluate the noise, vibration and nuisance impact of the half-pipe.
  - 2. A written description of the materials and location of all screening to evaluate the half-pipe's impact upon and harmony with adjacent properties.
  - 3. A written description of the scale, location and direction of all lighting.

4. A set of written rules which will govern the use and operation of the ramp.
  5. The names and addresses of all property owners within 300 feet of the proposed ramp, proof that all such owners have been notified of the proposed ramp, have had an opportunity to comment and a written statement indicating any comments received by you from them.
  6. A written statement that the owner has reviewed all laws, ordinances and regulations related to half-pipe construction and usage and a written agreement to comply therewith.
- K. After receipt of the submittals required by subsection J, the Community Development Director, or his designee, shall promptly review the proposal and may thereafter approve the proposed use as a special exception only if and so long as the proposal complies with all applicable building and zoning regulations and will not likely constitute or cause any of the following:
1. A public nuisance or other illegal use under state or local law or health department rules and regulations;
  2. A fundamental change in the character of a residential neighborhood; or
  3. Adverse impacts greater than typical of permitted residential uses in the zone.

The Community Development Director, or his designee, may hold a public hearing or meeting to consider the proposal prior to his/her decision. Any person aggrieved by the Community Development Director's decision may request review by the Board of Adjustment which decision shall be final.