

Overview

The Performance Zoning Ordinance is intended to meet the challenge of creating a flexible zoning regulation-as applied to the issues of small-scale commercial and mixed-use settings. In addition, this document is intended to identify all the criteria that could reasonably be applied to quality controls for neighborhood centers (for both new construction and rehabilitation or improvements of existing properties.

2001 Planning Grant Summary

Grant Amount:	\$15,000
Matching Dollars:	\$7,500 (\$7,500 in-kind)
Match:	\$15,000
Project Cost:	\$30,000

Salt Lake City-Performance Zoning Ordinance

Local Responsibility

Salt Lake City solicited the services of Architecture and Planning to develop a Small Commercial Performance Zoning plan. The use of the Performance Chapter, which is a separate section of the city's land use regulations, is a form of "Planned Development" and is intended to provide flexibility to the application of existing zoning.

State Leadership

The Quality Growth Commission awarded Salt Lake City with a grant in the amount of \$15,000.

Economic Development

Economic development is not discussed in this plan. However, there are incentives to property owners/applicants as a result of the Performance Ordinance. This would include the reduction or elimination of city fee's, improved financing or insurance, changed in approved activities, setback requirements relaxed and off-street parking relaxed.

Infrastructure Development

This is not a component of this plan.

Housing Opportunity

This plan addresses commercial development.

Conservation Ethic

Section 7 of the Performance Ordinance lists zoning requirements for Landscape Elements. Ordinances dictate planting requirements for frontages, buffers for use and buffers for parking. In addition, species selection and design regarding trees, shrubs and groundcover, as well as irrigation are included.

"The process of working with the consultant to prepare the ordinance has educated staff as to a variety of tools and approaches available for developing performance zoning regulations.."

Brent Wilde-Deputy Planning Director

Implementation

We worked with a consultant to develop a draft "performance zoning" ordinance that is intended to be applied to small businesses in and around residential neighborhoods. A draft ordinance has been prepared. However, it has not been adopted or implemented.

Promoting Intelligent Growth

It has not been implemented.

Accomplishments

A draft ordinance has been prepared.

Benefits

The process of working with the consultant to prepare the ordinance has educated staff as to a variety of tools and approaches available for developing performance zoning regulations. We also intend to incorporate some of the various concepts and approaches developed through this project into our ongoing ordinance modifications.