

**THE CITY OF WEST JORDAN, UTAH
ORDINANCE NO. 25-10**

**AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE;
SPECIFICALLY, ENACTING ARTICLE 13-50, CORRIDOR ZONE (CZ), AND
AMENDING SUBSECTION 13-8-23B REGARDING BALANCED HOUSING**

WHEREAS, the City of West Jordan (“City”) adopted West Jordan City Code (“City Code”) in 2009; and the City Council of the City (“Council” or “City Council”) desires to enact Article 13-50 (Corridor Zone), a form-based code for implementation along Redwood Road, and to amend Subsection 13-8-23B regarding Balanced Housing in the City Code (“**proposed City Code amendments**”); and

WHEREAS, the Planning Commission of the City (“**Planning Commission**”) held a public hearing and provided a recommendation on February 18, 2025, regarding the proposed City Code amendments, which are all land use regulations in the land use titles; and determined the following, pursuant to City Code Section 13-7D-6B:

1. The proposed City Code amendments conform to the General Plan and are consistent with the adopted goals, objectives and policies described therein;
2. The proposed City Code amendments are appropriate given the context of the request and there is sufficient justification for a modification to the land use titles;
3. The proposed City Code amendments will not create a conflict with any other section or part of the land use titles or the General Plan; and
4. The proposed City Code amendments do not relieve a particular hardship, nor do they confer any special privileges to a single property owner or cause, and they are only necessary to make a modification to the land use titles in light of corrections or changes in public policy; and

WHEREAS, the City Council held a public hearing on March 11, 2025, regarding the proposed City Code amendments, and finds it to be in the best interest of the public health, safety, and welfare of the residents of the City to adopt the proposed City Code amendments.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH AS FOLLOWS:

Section 1. Amendment of City Code Provisions. With regards to the City Code, Article 13-50 (Corridor Zone) is enacted and Subsection 13-8-23B (Balanced Housing) is amended, as shown in Attachments A, B-1, and B-2 to this Ordinance.


Section 2. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 3. Effective Date. This Ordinance shall become effective immediately upon posting or publication as provided by law and upon (i) the Mayor signing the Ordinance, (ii) the City Council duly overriding the veto of the Mayor as provided by law, or (iii) the Mayor failing to sign or veto the Ordinance within fifteen (15) days after the City Council presents the Ordinance to the Mayor.

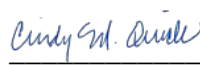
[See next page.]

PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS 11TH DAY OF MARCH 2025.

CITY OF WEST JORDAN

By:  (Mar 13, 2025 10:18 MDT)
Chad Lamb
Council Chair

ATTEST:


 
Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council

	"YES"	"NO"
Chair Chad Lamb	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vice Chair Kayleen Whitelock	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Council Member Bob Bedore	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Pamela Bloom	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Council Member Kelvin Green	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Council Member Zach Jacob	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Kent Shelton	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON MARCH 12, 2025

Mayor's Action: X Approve _____ Veto

By:  Mar 13, 2025
Mayor Dirk Burton _____
Date

ATTEST:

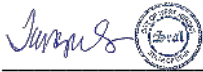
 
Tangee Sloan, CMC
City Recorder

STATEMENT OF APPROVAL/PASSAGE (check one)

 X The Mayor approved and signed Ordinance No. 25-10.

 The Mayor vetoed Ordinance No. 25-10 on _____ and the
City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

 Ordinance No. 25-10 became effective by operation of law without the
Mayor's approval or disapproval.



Tangee Sloan, CMC
City Recorder

CERTIFICATE OF PUBLICATION

I, Tangee Sloan, certify that I am the City Recorder of the City of West Jordan, Utah, and that a short summary of the foregoing ordinance was published on the Utah Public Notice Website on the 17th day of March 2025. The fully executed copy of the ordinance is retained in the Office of the City Recorder pursuant to Utah Code Annotated, 10-3-711.



Tangee Sloan, CMC
City Recorder

(Attachment on the following pages.)

Attachments A, B-1, and B-2 to

ORDINANCE NO. 25-10

**AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE;
SPECIFICALLY, ENACTING ARTICLE 13-50, CORRIDOR ZONE (CZ), AND
AMENDING SUBSECTION 13-8-23B REGARDING BALANCED HOUSING**

Attachment A – Clean Version of New Article 13-50

Attachment B-1 - Legislative Version of Subsection 13-8-23B

Attachment B-2 - Clean Version of Subsection 13-8-23B

(See the following pages for the attachments.)

Attachment A

Article O. Corridor Zone (CZ)

SECTIONS:

- 13-50-1. Purpose and Intent
- 13-50-2. Establishment
- 13-50-3. Lot and Bulk Standards
- 13-50-4. Corridor Zone District
- 13-50-5. Permitted, Conditional, and Prohibited Uses
- 13-50-6. Use Tables
- 13-50-7. Site Development Standards
- 13-50-8. Building Types / Guidelines
- 13-50-9. Open Space Requirements / Alternatives

13-50-1. Purpose and Intent

The purpose of the Corridor Zone (“CZ”) is to prioritize redevelopment along Redwood Road. The CZ is intended to allow for well-designed form-based developments redeveloping underutilized properties and improving the built character of the public realm allowing for and prioritizing medium and high-density multi-family, and mixed-use development.

13-50-2. Establishment

- A. Any parcel proposed for the CZ designation shall be located no more than 300 feet from the Redwood Road ROW line and shall also incorporate a parcel located directly adjacent to Redwood Road.
- B. Development within the zone shall be governed by a common, recorded, master development agreement (“MDA”), that runs with the land for a term determined by the city council.
- C. The maximum floor-to-area ratio (“FAR”) in the CZ shall be determined in the master development plan (“MDP”) and MDA.
- D. The maximum building height in the CZ shall be determined in the MDP and MDA.
- E. Prior to receiving the CZ zoning designation on the zoning map, the petitioner, and the property owner(s) must negotiate a mutually acceptable MDP and MDA with the city. All parties must execute and record the MDP and the MDA.
- F. At a minimum a petition for CZ shall Submit an MDP illustrating:
 - 1. Building(s) setbacks, height, and bulk standards;
 - 2. Floor-to-Area ratios;
 - 3. Number of Dwelling Units;
 - 4. Non-residential areas (if any);
 - 5. A Concept Map showing ingress, egress, building locations, and parking;
 - 6. Conceptual Lotting Plan;
 - 7. Building elevations in compliance with established design guidelines;
 - 8. Phasing plans for project amenities, system amenities, and improvements proposed for public dedication and/or a proposal to pay a Fee-in-Lieu for amenities; and

9. Integration plan (blending development with established development/communities not adjacent to Redwood Road).

13-50-3. Lot and Bulk Standards

The maximum lot and bulk development standards in CZ are approved on a case-by-case basis by the city council through an MDA. The following represents the minimum lot and bulk standards that shall be met to be considered for the CZ Zone:

- A. Ground Floor Height: 12' (Minimum).
- B. Stories: Two.
- C. Building Setbacks:
 1. Front Setback: 5' (Maximum).
 2. Side Setback: 5' (Maximum).
 3. Rear Setback: 25' (or equal to the height of the building at the closest point when adjacent to single-family residential).
- D. Building Frontage: 75% of lot frontage.
 1. Building frontage requirement does not apply for "flag lots" that only have a stem along Redwood Road.
 2. Driveways and parking lot access points may not exceed thirty feet in width.
- E. Floor-to-Area Ratio (not including structured parking if provided): 1.5 (minimum).

13-50-4. Corridor Zone District

- A. Corridor Zone (CZ): The CZ may generally be applied to property located on or within 300' of Redwood Road, excluding the areas located within the City Center Trax Station, CC-C, CC-F, and CC-R Zones. This zone is envisioned with high intensity uses, and a focus on buildings massing along the right-of-way line, with parking located to the rear of buildings. Buildings will step down in intensity as they move away from Redwood Road transitioning to be compatible with existing neighborhoods to the East and West of Redwood Road. Residential uses are encouraged to be integrated into mixed-use developments. Stand-alone residential, and stand-alone commercial/office uses are permitted in this district

13-50-5. Permitted, Conditional, and Prohibited Uses

- A. General Provisions:
 1. Individual buildings may contain more than one use.
 2. Individual developments may contain more than one building.
 3. Uses may vary between the ground and upper floors of a building, and/or horizontally through the same level.
 4. Uses are either permitted by right or are not permitted.
 5. Each use may have both indoor and outdoor facilities unless otherwise specified.
- B. Not exempt from other development standards:
 1. All developments in the CZ are subject to parking requirements of Chapter 12 Off Street Parking.
 2. All developments in the CZ are subject to landscaping requirements of Chapter 13 Landscaping Requirements.

- C. Organization: Uses are grouped into general categories and subcategories see Table 13-50-7(1).

13-50-6. Use Tables

Table 13-50-6 A outlines the uses in the district as permitted by one of the following two (2) designations:

Permitted These uses are permitted by right and indicated with a “**P**” in the Table

Not Permitted These uses are not permitted and are indicated by an “**N**” in the Table.

Unlisted Uses:

1. If a use is not listed, but is determined by the Zoning Administrator, to be similar in nature and impact to a use permitted within the form district, the Zoning Administrator may interpret the use as permitted.
 - a. The unlisted use will be subject to any development standards applicable to the similar permitted use.
2. If a use is not listed and cannot be interpreted as similar in nature and impact to a use within the form district, then the use is not permitted and may only be approved through an amendment to this code.

A. Use Categories

Table 13-50-7 A - Corridor Zone: Use by Form District	
Use Category	CZ
Residential & Lodging	
Single-Family Residential	N
Single-Family Residential Attached	P
Multifamily Residential	P
Hotel	P
Residential Care	P
Civic & Institutional	
Assembly	P
Bank	P
Church / Religious	P
Gasoline Service Station	N
Massage Therapy	P
Medical / Dental Clinic	P
Library/Museum	P
Office	P
Tattoo & Body Engraving Services	P
Public Safety	P
Educational	P
Daycare	P
Retail	
General Retail*	P
Neighborhood Retail**	P

Drive-Through	N
Sit Down Restaurant	P
Itinerant Merchant / Food Trucks / Food Carts	P
Services	
General Services	P
Neighborhood Services	P
Accessory Uses	
Home Occupation	P
Attached Parking Structure	P
Storage Building	N
ADU	N
*See Table 13-50-6 B	
** See Table 13-50-6 C	

B. General Service Uses

Table 13-50-7B General Service Uses
Aquatic Facilities
Repair of small goods and electronics
Skating Rink
Performance Theatre
Animal Boarding and Grooming (interior only)
Concert Hall
Indoor Recreation
Movie Theater
Medical, dental, orthodontal clinic

C. Neighborhood Service Uses

Table 13-50-7C Neighborhood Service Uses
Arcade
Bank or other financial institution (excluding payday loan)
Barbershop, Beauty Salon, & Spa
Dance Studio
Daycare (adult or child)
Dry cleaning and laundry
Emergency Care Clinic
Fitness Center
Framing
Gym
Home Furniture, appliances, and equipment
Locksmith
Mailing Services
Microbrewery
Photocopying & Printing

Photography (Studios)
Photography (Supplies)
Repair
Shoe Repair
Tailor and Seamstress
Tanning Salon
Training Center
Veterinarian

13-50-7. Site Development Standards

A. Parking location:

1. All off-street surface parking shall be located behind the building.



Figure 1 Parking Behind Buildings

2. Where possible rear parking lots shall be interconnected to minimize multiple exits and re-entries.



Figure 2 Interconnected Rear Parking Lots

3. Structured parking must be wrapped or screened so as to be visually interesting and attractive from Redwood Road.



Figure 3 Two examples of Wrapped/Screened Parking Structures

- B. Building Massing: Buildings should have a visually distinctive base and top. A base can be emphasized by a different masonry pattern with more architectural detail, accented with storefront windows, canopies, or a combination of both. The ground level of the building should have the appearance of having more mass and bulk to be clearly delineated from the other levels of the building.

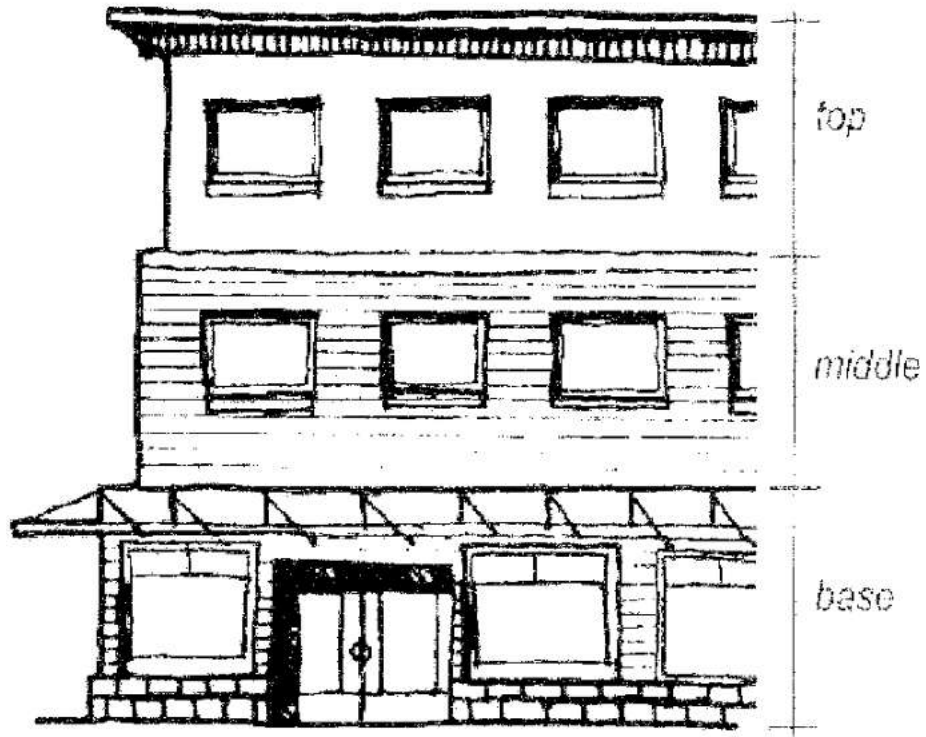


Figure 4 Buildings should convey a distinct base and top



Figure 5 Building with appropriate massing, and fenestration

C. Transparency (Fenestration)

1. Ground Floor Street Frontage: 60%.
2. Ground Floor (non-frontage): 40%.
3. Upper Floor frontage: 30%.
4. Upper Floor non-frontage: 20%.
5. Residential Ground Floor: 30%.
6. Residential Upper Floors: 20%.

D. Ground Level Details: To reinforce the character of the streetscape, all ground floor facades visible from Redwood Road and other public or private streets shall incorporate architectural details. The following is a non-inclusive list of architectural features that may be included in ground floor design:

1. Ornamental lighting.
2. Medallions.
3. Belt Courses.
4. Plinths for columns.
5. Kick plate for storefront windows.
6. Projecting sills.
7. Tile work.
8. Planter Boxes.
9. Cornices.
10. Pediment entries.
11. Columns or pillars.
12. Overhangs.
13. Window Moldings.
14. Recessed fenestration.
15. Blade signs.
16. Murals / public art.

E. Entrances

1. Entrances shall be given a visually distinct architectural expression by two (2) or more of the following elements:
 - a. High Bays.
 - b. Canopy (extending at least 4' from building).
 - c. Portico (extending at least 4' from building).
 - d. Recessed entry (recessed at least 2').
 - e. Protruding Façade (protruding at least 2').
2. Porches, roof overhangs, hooded front doors, or other architectural façade elements shall define the front entrance of all structures.

F. Rooftop Screening

1. Mechanical and communications equipment shall be screened by extended parapet walls or other roof forms that are integrated with the architecture of the building.
2. Cellphone transmission equipment shall blend in with the design of a roof, rather than merely attach to the roof deck.
3. Painting equipment, erecting fencing, and using mansard roof types are not acceptable methods of screening.

13-50-8. Building Types / Guidelines

This section regulates the aspects of buildings that contribute to the public realm of the CZ. This is intended to contribute to the orientation and definition of the public space of the street, including building location, and scale, and serve as a generic example of how to illustrate scale and bulk. Various architectural characters can meet these standards, and each project is allowed to determine its own building style and character.

A. Storefront

1. The storefront building is intended for use as a mixed-use building located close to the property line, with street parking, and off-street parking located to the rear.

The Key façade element of this building type is a large amount of glass and regularly spaced entrances on the ground level.



Source 1 Google Earth



Source 2 Google Earth

B. Limited Bay

1. Limited Bay Buildings permit a lower level ground floor storefront facade and a single vehicle bay with garage door access on the primary street. This building type is intended to be built close to the front property line.



Source 3 LoopNet.com

C. General Stoop

1. General Stoop Buildings generally provide residential and office uses. These buildings are intended to be built close to front and corner property lines allowing for easy access by pedestrians.

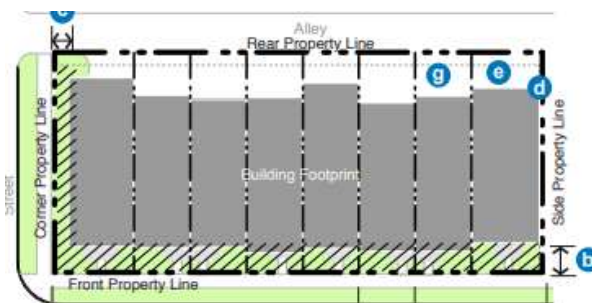




Source 4 Lehi Free Press

D. Row

1. Row buildings are typically comprised of multiple vertical units, each with its own entrance to the street. Typical uses include townhomes or rowhomes. They also support live/work units.



Source 5 Zillow.com



Source 6 mashvisor.com



Source 7 Google Earth

13-50-9. Open Space Requirements / Alternatives

The intent of public open spaces in the city is to provide pleasant places for people to gather and recreate both individually and collectively. Open Space requirements are intended to be flexible to best meet the needs of the neighborhood and development.

- A. All improved open spaces shall meet the following requirements
 1. All developments in the CZ shall be required to provide:
 - a. 600 SF of Improved Open Space / Studio/1 Bedroom Unit
 - b. 800 SF of Improved Open Space / 2 Bedroom Unit
 - c. 1,000 SF of Improved Open Space / 3+ Bedroom Unit
 2. In addition to providing Improved Open Space as defined in 13-50-9A(1), developers are required to provide 100 amenity points per acre of required improved open space, calculated on a pro-rata basis.
 3. Developers are encouraged whenever possible to consolidate improved open space in a manner that improves the built environment of the public realm
 - a. Developers can choose to provide all or a portion of open space/amenity improvements to existing parks to be spent as the city council deems appropriate through a **Fee-in-Lieu**.
 - b. In cases where required open spaces are under ½ acre in size the city council may require a **Fee-In-Lieu** of required amenities.
 - c. Open Space Amenity Table

Open Space Feature	Provided Amenity Points
Bench	2
Bike Rack (4 Bikes)	2
Bike Repair Station	4
Covered Bus Shelters	15-30
Drinking Fountain/Water Bottle Refill Station	5
Garbage can	2
Parklet	20
Planter	2
Public Art (approved by City Council)	Varies
Shade Structure	4
Other (as approved by City Council)	Varies

* Street Furniture must chosen from approved city design booklet,
or specifically approved by the council through the MDP

4. Open spaces shall be integrated as key features in the design of the streetscape.
 5. Open Space must have access along a public right-of-way and may not contain “hidden” areas that are not clearly visible.
- B. Fee-In-Lieu: An applicant may request, or the city may require the applicant pay a fee-in-lieu of construction of open space, to be paid with the site plan approval.
1. The fee in lieu shall be calculated per square foot of required improved open space according to the consolidated fee schedule, plus the appraised value of open space, and the value of amenity points that are not being provided in the development.

Attachment B-1

Subsection 13-8-23B Balanced Housing (Legislative)

13-8-23: BALANCED HOUSING:

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B. Exemptions: The following types of two-family and multi-family housing are not subject to the balanced housing procedure or to the timing requirements of this section:

1. Residential housing developments in compliance with the general plan that are:

a. Multi-family housing (~~2~~ two or more housing units) in a Transit Station Overlay District (TSOD).

b. Senior housing for age ~~fifty five (55)~~ and older.

c. Multi-family housing for disabled persons.

d. Low and moderate income housing owned by a nonprofit or a local housing authority.

e. Multi-family housing (two or more housing units) and single family attached housing (townhomes) within the Corridor Zone (CZ).

~~ef.~~ Multi-family housing as part of a master planned community that meet the following provisions:

(1) Master plan shall be a minimum of ~~seventy five (75)~~ undeveloped acres and be zoned PC or PRD.

(2) Two-family and multi-family housing not exempt by the provisions listed in subsections B1a through B1d of this section, shall comprise no greater than ~~seventeen percent (17%)~~ of the total number of dwelling units in the approved master development plan.

(3) Two-family and multi-family housing units not exempt by the provisions listed in subsections B1a through B1d of this section, shall be individually owned as either condominiums or townhomes.

~~fg.~~ Twin homes on a vacant parcel(s) or lot(s) in an existing R-2 Zone, as long as all of the following criteria are met:

(1) The R-2 zoning has continuously existed since October 22, 2014; and

(2) The parcel(s) or lot(s) has/have been continuously "vacant" (no dwelling unit(s) constructed thereon) since October 22, 2014.

~~gh.~~ Multi-family housing (~~2~~ two or more units) in an Interchange Overlay Zone (IOZ).

~~hi.~~ Multi-family housing (~~2~~ two or more units) in a Residential Overlay District (ROD).

~~ij.~~ Multi-family housing (~~2~~ two or more units) in an Integrated Housing-Limited Density (IH-L) or Integrated Housing Development (IH-D) Zone.

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Attachment B-2

Subsection 13-8-23B Balanced Housing (Clean)

13-8-23: BALANCED HOUSING:

....

B. Exemptions: The following types of two-family and multi-family housing are not subject to the balanced housing procedure or to the timing requirements of this section:

1. Residential housing developments in compliance with the general plan that are:

a. Multi-family housing (two or more housing units) in a Transit Station Overlay District (TSOD).

b. Senior housing for age 55 and older.

c. Multi-family housing for disabled persons.

d. Low and moderate income housing owned by a nonprofit or a local housing authority.

e. Multi-family housing (two or more housing units) and single family attached housing (townhomes) within the Corridor Zone (CZ).

f. Multi-family housing as part of a master planned community that meet the following provisions:

(1) Master plan shall be a minimum of 75 undeveloped acres and be zoned PC or PRD.

(2) Two-family and multi-family housing not exempt by the provisions listed in subsections B1a through B1d of this section, shall comprise no greater than 17% of the total number of dwelling units in the approved master development plan.

(3) Two-family and multi-family housing units not exempt by the provisions listed in subsections B1a through B1d of this section, shall be individually owned as either condominiums or townhomes.

g. Twin homes on a vacant parcel(s) or lot(s) in an existing R-2 Zone, as long as all of the following criteria are met:

(1) The R-2 zoning has continuously existed since October 22, 2014; and

(2) The parcel(s) or lot(s) has/have been continuously "vacant" (no dwelling unit(s) constructed thereon) since October 22, 2014.

h. Multi-family housing (two or more units) in an Interchange Overlay Zone (IOZ).

i. Multi-family housing (two or more units) in a Residential Overlay District (ROD).

j. Multi-family housing (two or more units) in an Integrated Housing-Limited Density (IH-L) or Integrated Housing Development (IH-D) Zone.

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Ordinance No. 25-10 Article 13-5O Corridor Zone & amd 13-8-23B

Final Audit Report

2025-03-17


Created:	2025-03-12
By:	Cindy Quick (Cindy.quick@westjordan.utah.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAL6J0uPLXmXUiTHlhZNgQGihYn8f4jIRY

"Ordinance No. 25-10 Article 13-5O Corridor Zone & amd 13-8-23B" History


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2025-03-12 - 10:57:17 PM GMT
-  Email viewed by chad.lamb@westjordan.utah.gov
2025-03-13 - 4:18:32 PM GMT
-  Signer chad.lamb@westjordan.utah.gov entered name at signing as Chad R Lamb
2025-03-13 - 4:18:50 PM GMT
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 Agreement completed.

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