

Planning Commission

1.27.26



Unified Development Code




Code Archive



Current Organization

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 SOUTH JORDAN

Municipal Code

0 results

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 - CHAPTER 17.108 WIND ENERGY CONVERSION SYSTEMS
 - CHAPTER 17.112 WIRELESS COMMUNICATIONS FACILITIES
 - CHAPTER 17.124 HISTORIC SITE AND LANDMARK PRESERVATION
 - CHAPTER 17.130 OVERLAY AND FLOATING ZONES

CHAPTER 16.04 GENERAL DEVELOPMENT PROVISIONS

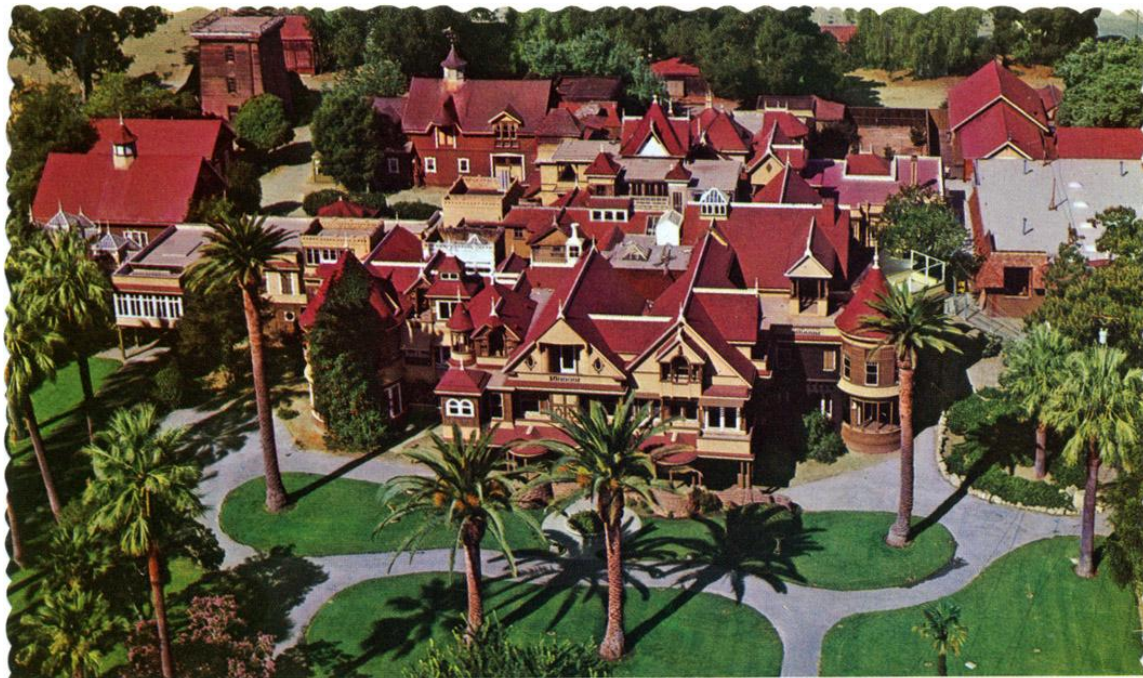
- [16.04.010: SHORT TITLE](#)
- [16.04.020: PURPOSE](#)
- [16.04.030: DEFINITIONS](#)
- [16.04.040: CONFLICTING PROVISIONS](#)
- [16.04.050: INTERPRETATION AND CLARIFICATION](#)
- [16.04.060: PUBLIC NOTICES](#)
- [16.04.070: EFFECT OF REVISION OR AMENDMENT](#)
- [16.04.080: SEVERABILITY OF PARTS](#)
- [16.04.090: PENALTIES](#)
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- [16.04.200: FENCING](#)
- [16.04.210: UTILITIES AND OTHER IMPROVEMENTS](#)
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- [16.04.360: INSPECTION](#)
- [16.04.370: APPEALS](#)
- [16.04.380: HOURS OF OPERATION](#)
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16.04.010: SHORT TITLE
This title may be cited as the *SUBDIVISION AND DEVELOPMENT CODE*. The chapters and sections of this title may be cited as chapters and sections of said Code.

HISTORY
Amended by Ord. 2017-01 on 1/3/2017

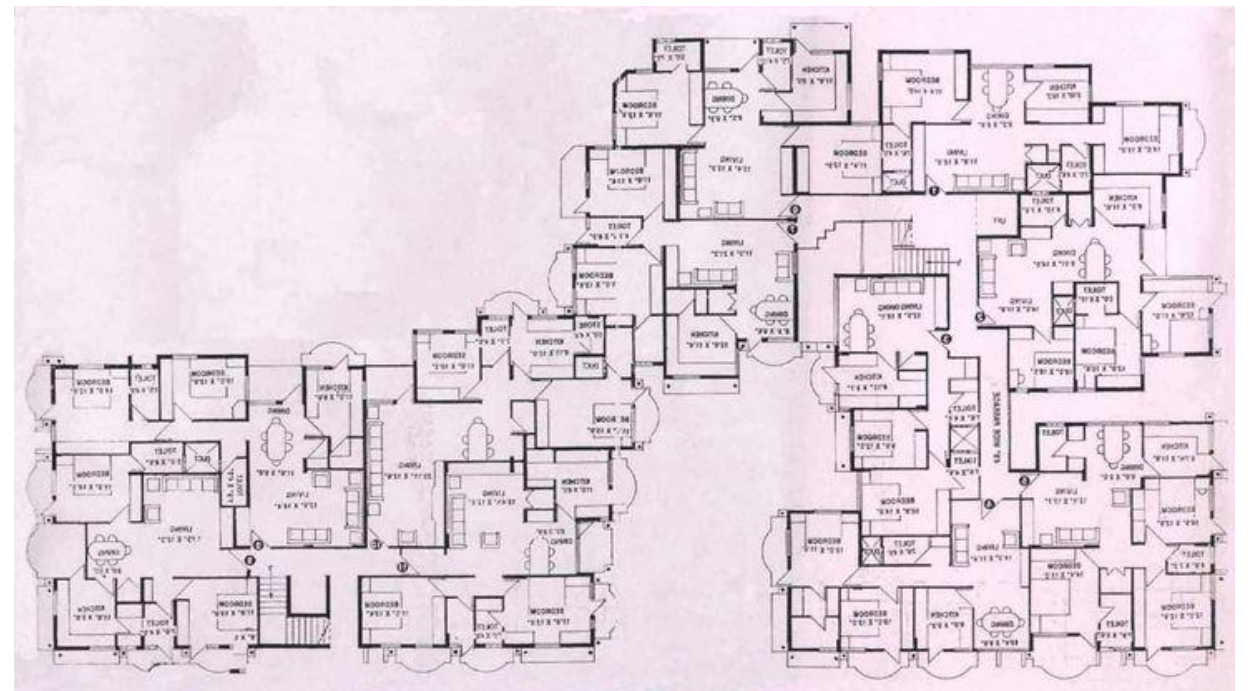
16.04.020: PURPOSE
This title is adopted for the following purposes:

- To promote and protect the public health, safety and welfare.
- To promote cohesive, orderly and efficient growth and development.
- To implement the goals and policies of the general plan.
- To provide standards and procedures for review and construction of subdivisions and other developments.



Winchester Mystery House

San Jose, California



Example Sections

Municipal Code



16.04.030: DEFINITIONS

Except for the definitions included in this section, and other specific definitions included throughout this title, the meaning of **certain terms used in this title are defined in title 17 of this Code.** Definitions of pertinent terms provided in the State Municipal Land Use Development and Management Act, as set forth in Utah Code Annotated title 10, chapter 9a, are hereby adopted and incorporated herein by reference.

CITY ENGINEER: The City Engineer of the City of South Jordan, or the person(s) engaged by the City and authorized to perform the duties assigned to the City Engineer, regardless of official job title, and shall include any deputies, assistants, representatives and designees.

PLANNING DEPARTMENT: The department, division or group, regardless of name, charged with the responsibility of directing all activities associated with the planning, implementation and review of all land use controls and zoning in the City.

PLANNING DIRECTOR: That person charged with the responsibility of directing all activities and responsibilities of the Planning Department, regardless of official job title, and shall include any deputies, assistants, representatives and designees, including but not limited to the City Planner.

HISTORY

Amended by Ord. [2018-07](#) on 5/15/2018

Related Zoning Code Links

General Fencing Requirements [§16.04.200](#)

Agricultural Zones [§17.30](#)

Residential Zones [§17.40](#)

Definitions [§17.08](#)

16.24.050: PLANNING COMMISSION REVIEW

Once all application requirements have been met, redline corrections made, revised plans submitted and City Engineer's approval given, the site plan will be scheduled on the Planning Commission agenda for a public hearing at which public comment will be taken. Notice of the public hearing shall be provided in accordance with chapter 16.04 of this title. The Planning Commission shall receive public comment regarding the site plan and shall approve, approve with conditions or deny the site plan.

HISTORY

Amended by Ord. [2007-01](#) on 1/16/2007

16.24.060: CONDITIONAL USE/SITE PLAN

Any site plan for which a conditional use permit is required shall be processed according to procedures of this chapter and title 17, chapter 17.84 of this Code.

HISTORY

Amended by Ord. [2007-01](#) on 1/16/2007

16.24.070: TIMELY COMMENCEMENT AND PHASING OF CONSTRUCTION

A site plan approval shall remain valid for one year from the date of approval. A site plan approval shall remain valid after one year has expired if a building permit is obtained, impact fees are paid and the foundation of the main building is installed within one year of the date of site plan approval. The development shall be constructed in accordance with the site phasing plan.

HISTORY

Amended by Ord. [2007-01](#) on 1/16/2007

16.24.080: APPEAL OF A SITE PLAN EXPIRATION

Applicants may apply for one extension of time for a site plan approval prior to the expiration of the approval. The City Engineer may grant one extension for up to one year from the date of expiration upon the applicant's showing of good cause (a reason rationally related to the development) and in the best interest of the City. Site plans are required to conform to current standards, ordinances and policies. An applicant may appeal the decision of the City Engineer to the Planning Commission in writing, within fourteen (14) days if denied.

Unified Development Code

A single title with
subdivisions, zoning,
and development
standards

Eliminates possible
conflicts

Consolidates
procedures

Consistently
organized

What *is* included

- Reorganization of current regulations
- Clarification of existing procedures
- Elimination of outdated requirements or conflicting information
- Consolidation of parallel standards
- Ensuring language consistency
- Enhancing user experience
- State statute compliance

What is *not* included

- New processes or procedures
- Substantive changes to current development standards
- New development standards
- Elimination or creation of zones

Strategic Priority Alignment

BRE-1. Develops effective, well-balanced, and consistently applied ordinances and policies

BRE-2. Implements ordinances and policies that encourage quality community growth and development

BRE-3. Educates and engages the members of the community, developing a sense of shared responsibility and community pride

BRE-4. Enforces ordinances and policies with adequate staffing to maintain a clean, orderly, and sustainable community

ED-4. Establishes a predictable and efficient development process that fosters a high degree of collaboration and coordination within the community and with diverse stakeholders

SG-1. Implements effective policies and programs to ensure the accomplishment of the General Plan and its related goals and objectives while using a variety of financial tools (e.g. RDA housing funds) to ensure diverse and affordable housing types

FRG-3. Resource Alignment: projects, manages, optimizes, and invests in its human, financial, physical, and technological resources to ensure alignment with planning and budget

FRG-4. Regulatory Compliance: assures regulatory and policy compliance to minimize and mitigate risk

Guiding Principles

Increase user
friendliness

Unite
fragmented
information

Eliminate
conflicts and
duplications

Use consistent,
defined, and
clear language

Establish a clear
organizational
framework

TABLE 2.2-1: SUMMARY TABLE OF PROCEDURES

R = Review (Responsible for Review and/or Recommendation) H = Hearing (Public Hearing Required)

D = Decision (Responsible for Final Decision) A = Appeal (Authority to Hear/Decide Appeals)

Procedure	Section	Town Council	Planning Commsn.	Board of Adjustment	Design Review Board	Historic Pres. Board	Planning Director
PLANNING AND ZONING							
Comprehensive Plan Amendments	2.4.1.	D-H	R-H				R
Rezone, General	2.4.2.C.	D-H	R-H				R
Rezone to the PD	2.4.2.D.	D-H	R-H				R
SUBDIVISION							
Minor Subdivision	2.4.3.B.		A-H				D
Major Subdivision: Sketch Plan	2.4.3.C.3.	A-H	D-H				R
Major Subdivision: Preliminary Plat	2.4.3.C.4.	D-H	R-H				R
Major Subdivision: Final Plat	2.4.3.C.6.		A-H				D
Vacation of Right-of-Way and Other Public Easements	2.4.3.D.	D-H	R-H				R

Pre-Application

STEP 1: APPLICANT ATTENDS PRE-APP CONFERENCE

STEP 2: APPLICANT HOLDS NEIGH MEETING

KEY:

STEP IS APPLICABLE

STEP IS NOT APPLICABLE

Application

STEP 3: APPLICANT SUBMITS APPLICATION

STEP 4: COMPLETENESS DETERMINATION

STEP 5: DIRECTOR REVIEW & STAFF REPORT
See Text

STEP 6: NOTICE OF PUBLIC HEARING(S)
See Table 2.3-1 and Text

STEP 7: TOWN HOLDS PUBLIC HEARING(S)
See Text

STEP 8: TOWN ISSUES DECISION/FINDINGS
See Text

Post-Application

STEP 9: AMENDMENTS

STEP 10: LAPSE OF APPROVAL

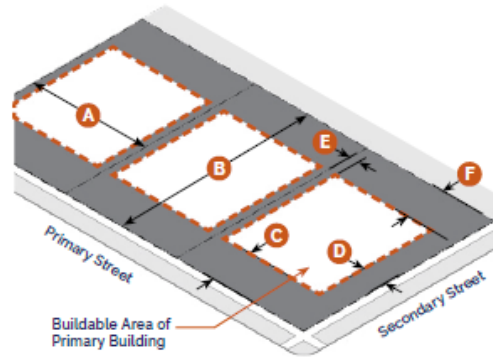
STEP 11: SUBSEQUENT APPLICATIONS

STANDARD DISTRICTS

S1 Suburban Neighborhood 1

21-03.01

Building Placement



--- Minimum Setback Line

(d) Building Placement				
Lot Size				
Lot Width	40' min.			(A)
Lot Depth	60' min.			(B)
Building Setbacks	Front ¹	Corner	Side	Rear
	(C)	(D)	(E)	(F)
Residential (min.)	25'	15'	5'	25'
Non-Residential (min.)	25'	15'	20'	25'
Building Coverage				
Building Coverage	40% max.			

¹ Where existing buildings on a block face are not consistent with the required setbacks, any new building may apply the contextual setback per [Section 21-02.03\(b\)](#).

Access & Parking



--- Minimum Parking Lot Setback

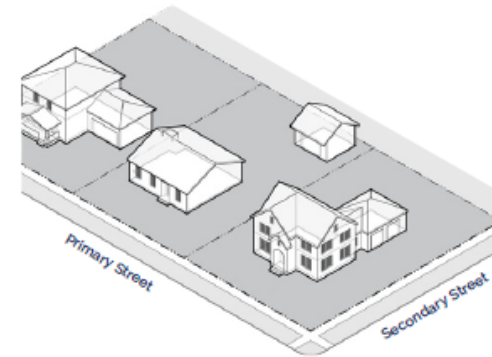
(e) Access & Parking	
Pedestrian Access	
A walkway shall connect the sidewalk or driveway to the main entrance.	
Bicycle Access	
See Section 21-07.02 for Bicycle Parking requirements.	
Parking Access	
If access is available from an alley which is open to traffic, there shall be no access allowed from the street.	
If allowed, a maximum of one street curb cut is permitted per street frontage.	
Parking Lot Location (Distance from Lot Line)	
Front Setback (min.)	25' (G)
Corner Setback (min.)	15' (H)
Side & Rear Setback	20' (I)
Side and rear setback shall be 0' when abutting an alley.	
Required Spaces	
Off-street parking areas are not required for any use. Any off-street parking areas provided, even though not required, shall be developed in compliance with the standards set forth in Section 21-07.03 .	
See Section 21-07 for full access and parking requirements.	

STANDARD DISTRICTS

S1 Suburban Neighborhood 1

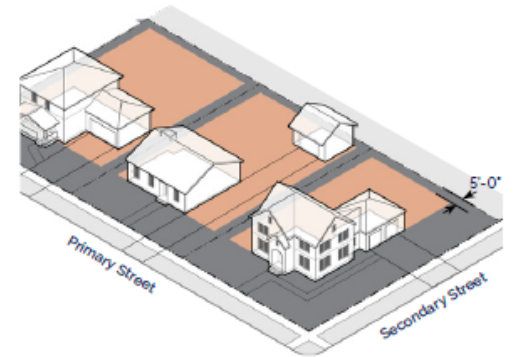
21-03.01

Building Standards



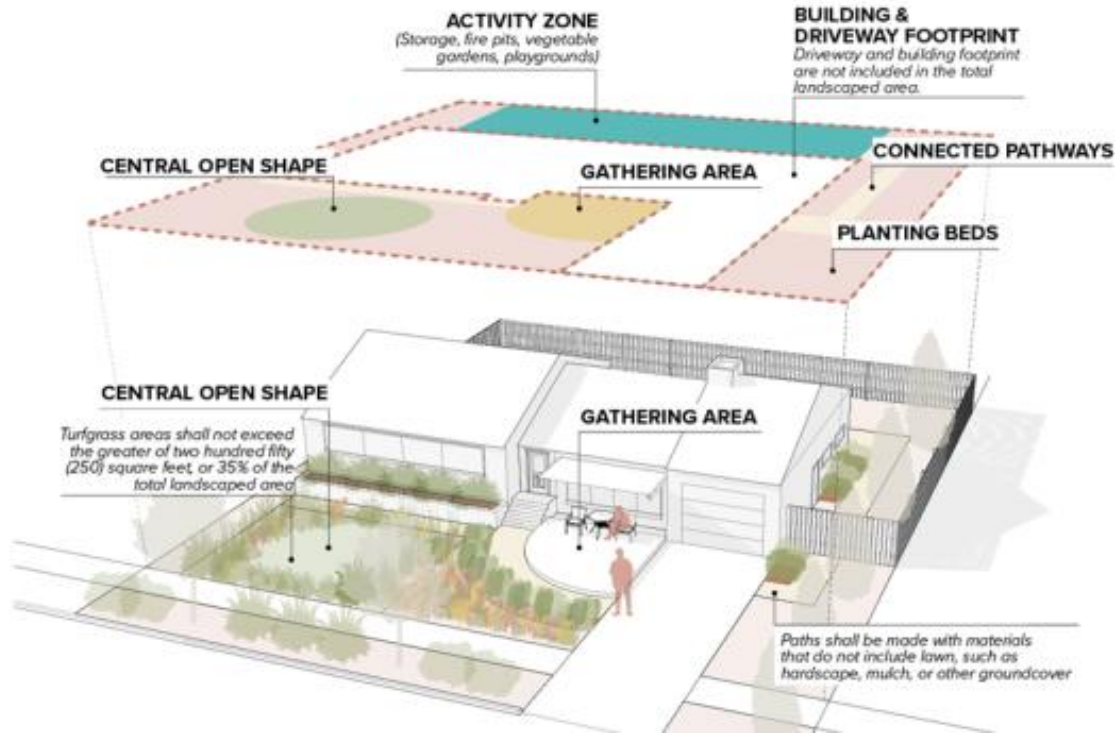
(h) Building Standards	
Building Materials	
There are no restrictions on building materials for residential buildings within the S1 district.	
See Section 21-08.01(e) for building material restrictions that shall apply to any non-residential building.	
See Section 21-08 for full building standards.	

Site Development



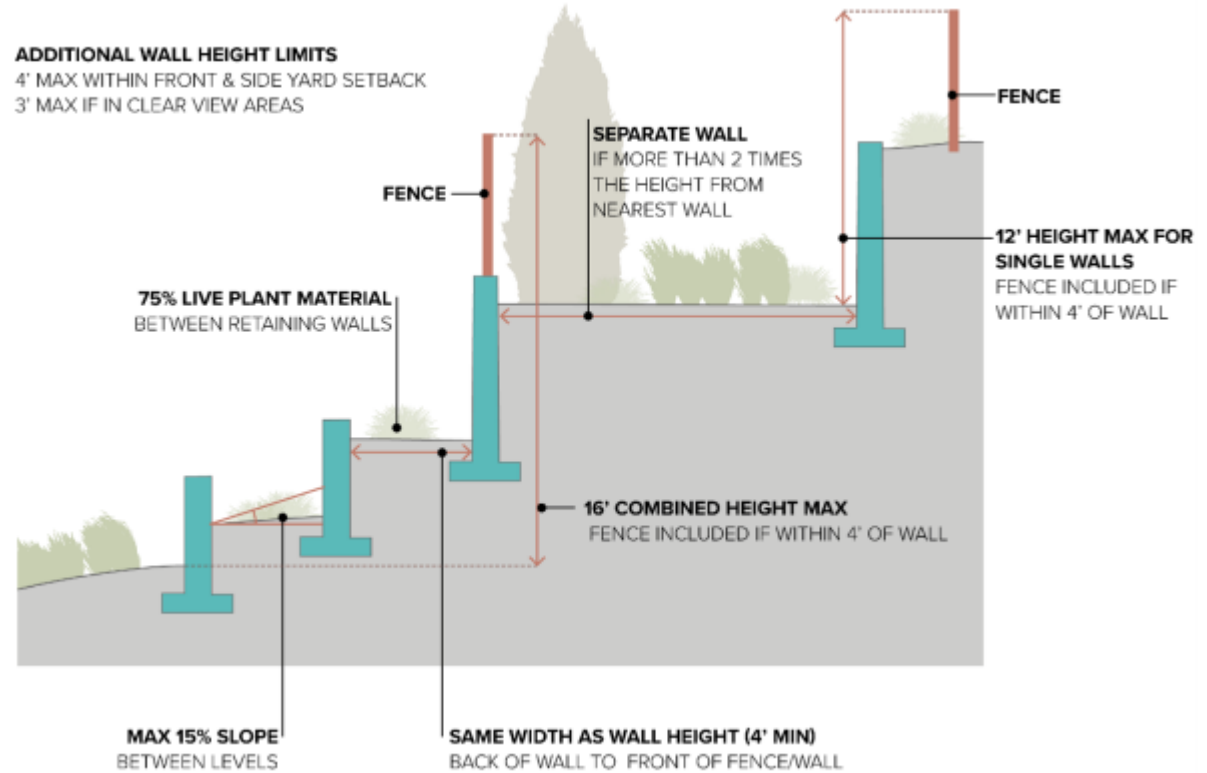
--- Accessory Structures Allowed

(i) Site Development	
Accessory Structures/Uses	
Accessory Structures	21-06.02(f)(1)
Mechanical/HVAC	21-06.02(f)(14)
Satellite Dish Antennas	21-06.02(f)(22)
Swimming Pool/Hot Tubs	21-06.02(f)(26)
Allowed Location in Established Yards	
Accessory structures shall not be located in any established front or corner yard.	
Accessory structures shall comply with all required setbacks but may encroach into a required rear setback up to 5' of the lot line.	
See Section 21-06.02 for full accessory use regulations.	
Fence/Freestanding Walls	
	Front Corner Side Rear
Height (max.)	3' 3' 6' 6'
A fence up to 4' is allowed in an established front or corner yard if fence is greater than 50% open.	
See Section 21-09 for full site development requirements.	



ADDITIONAL WALL HEIGHT LIMITS

4' MAX WITHIN FRONT & SIDE YARD SETBACK
3' MAX IF IN CLEAR VIEW AREAS



Organizational Framework

General Provisions

Procedures

Subdivision Standards

Development & Use Standards

Zoning Districts

Title 16 Subdivision and Development Code

16.04 General Development Provisions

16.04.010: Short Title

16.04.020: Purpose

16.04.030: Definitions

16.04.040: Conflicting Provisions

16.04.050: Interpretation and Clarification

16.04.060: Public Notices

16.04.070: Effect of Revision or Amendment

16.04.080: Severability of Parts

16.04.090: Penalties

16.04.100: Review Authority

16.04.110: Rounding

16.04.120: Orderly Development Required

16.04.130: Compliance Required

16.04.140: Time Computation

16.04.150: Preservation of Natural Features

16.04.160: Lots and Parcels

16.04.170: Effect of Transportation Plan

16.04.180: Streets

16.04.190: Parks, Park Strips, Walkways, Trails, and Open Space

16.04.200: Fencing

16.04.210: Utilities and Other Improvements

16.04.220: Stormwater Drainage

16.04.230: Design Standards

16.04.240: Construction Plans

16.04.250: Standards for Construction Plans

16.04.255: Electronic Plan Files Required

16.04.260: Public Improvements and Fees Required

General Provisions

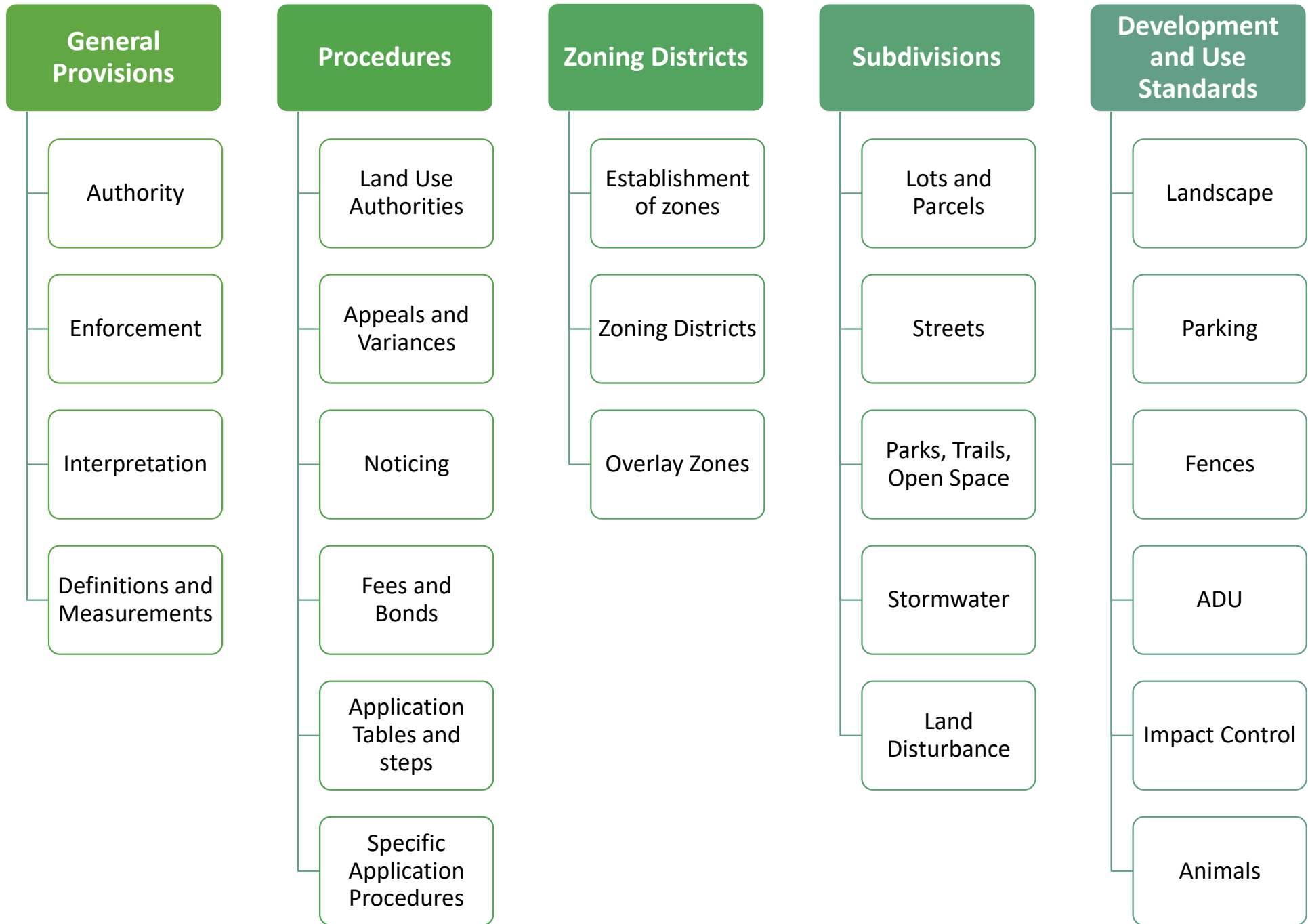
Procedures

Subdivisions

Zoning Districts

Development and Use Standards

Organization



Core Team

- Planning
- Engineering
- Public Works
- Building Inspections (Code Enforcement)

Advisory and Review

- City Attorney
- City Recorder

Timeline

January 2026

June 2026

Module
1
Drafting

Module
1 Review

Module
2
Drafting

Module
3 Review

Final
Review

Adoption

Questions