

February 3, 2020



**ADMINISTRATIVE INTERPRETATION
DECISION AND FINDINGS
PLNZAD2020-00037**

REQUEST:

This is a request for an administrative interpretation of section 21A.37.050.F of the Salt Lake City Zoning Ordinance regarding the intent of the ordinance language in reference to the maximum allowed length of a street facing facade. The purpose of this request is to determine if the proposed design of the north elevation of a building at 175 N 600 W exceeds the maximum length of a street facing facade. The subject property is located in a TSA: Transit Service Area Zoning District.

Section 21A.37.050.F of the Salt Lake City Zoning Ordinance states the following:

Maximum Length Of Street Facing Facades: No street facing building wall may be longer than specified along a street line according to section 21A.37.060, table 21A.37.060 of this chapter. A minimum of twenty feet (20') is required between separate buildings when multiple buildings are placed on a single parcel according to subsection 21A.36.010B, "One Principal Building Per Lot," of this title. The space between buildings shall include a pedestrian walkway at least five feet (5') wide.

Table 21A.37.060.B specifies that the maximum length of a street facing facade in a TSA: Transit Service Area shall be 200' (200 feet).

DECISION:

The Zoning Administrator finds that a street facing facade is the length of the building; therefore, the maximum building length shall be no more than 200 feet (200') as prescribed in the TSA Zoning District. The building length, as proposed, is 286 feet which exceeds the allowable length of a street facing facade.

FINDINGS:

1) Building Wall and Façade

No street facing building wall may be longer than specified along a street line according to section 21A.37.060, table 21A.37.060 of this chapter.

The Salt Lake City Zoning Ordinance does not specifically define wall or facade. Any word not defined in the Zoning Ordinance shall be defined in Webster's Collegiate Dictionary (see 21A.62.010). The Webster's Collegiate Dictionary includes the following definitions:

Façade : the front of a building.

Wall: one of the sides of a room or building connecting floor and ceiling or foundation and roof.

These definitions support Salt Lake City's interpretation that the facade is the entire length of the exterior walls of the building elevation. A wall is a component of the facade, whether projected or recessed. These definitions, in conjunction with the understood intent of the ordinance (described below), support the interpretation that the maximum length of a street facing facade is measured along the entire length of a buildings, from one end of the building to the other end.

2) Pedestrian Connectivity

The subject property is located within the TSA-UC-T Zoning District. The purpose statement for the TSA Zoning District reads:

The purpose of the TSA Transit Station Area District is to provide an environment for efficient and attractive transit and pedestrian oriented commercial, residential and mixed use development around transit stations. Redevelopment, infill development and increased development on underutilized parcels should include uses that allow them to function as part of a walkable, Mixed Use District.

The purpose of the transition area is to provide areas for a moderate level of land development intensity that incorporates the principles of sustainable transit oriented development. The transition area is intended to provide an important support base to the core area and transit ridership as well as buffer surrounding neighborhoods from the intensity of the core area. These areas reinforce the viability of the core area and provide opportunities for a range of housing types at different densities. Transition areas typically serve the surrounding neighborhood and include a broad range of building forms that house a mix of compatible land uses. Commercial uses may include office, retail, restaurant and other commercial land uses that are necessary to create mixed use neighborhoods.

As described above, the purpose of the TSA Zoning District is to facilitate an attractive transit and pedestrian-oriented environment. The regulations of the zone intend to facilitate a walkable environment and to create a scale of comfort that encourages people to take transit; this includes limiting the length of buildings and breaking up large expanses of blank walls. Additionally, as shown in 21A.37.50.F a minimum of 20 foot break including a 5 foot wide pedestrian walkway is required between buildings when multiple buildings are placed on the same parcel. Although the property in question is proposing to construct one building, the intent of ordinance still applies, which is to break up large buildings with pedestrian connections.

In summary, the Zoning Administrator finds that section 21A.37.060.F. shall be interpreted as stating that the length of a street facing façade is the maximum length of the building. Therefore, the proposed north elevation of the subject building is overlength at 286’.

APPEAL PROCESS:

An applicant or any other person or entity adversely affected by a decision administering or interpreting this Title may appeal to the Appeals Hearing Officer. Notice of appeal shall be filed within ten (10) days of the administrative decision. The appeal shall be filed with the Planning Division and shall specify the decision appealed and the reasons the appellant claims the decision to be in error. Applications for appeals are located on the Planning Division website at <http://www.slcgov.com/planning/planning-applications> along with information about the applicable fee. Appeals may be filed in person at the Planning Counter, 451 South State Street, Room 215 or by mail at Planning Counter PO BOX 145471, Salt Lake City, UT 84114-5471.

NOTICE:

Please be advised that a determination finding a particular use to be a permitted use or a conditional use shall not authorize the establishment of such use nor the development, construction, reconstruction, alteration, or moving of any building or structure. It shall merely authorize the preparation, filing, and processing of applications for any approvals and permits that may be required by the codes and ordinances of the City including, but not limited to, a zoning certificate, a building permit, and a certificate of occupancy, subdivision approval, and a site plan approval.

Kristina Gilmore

Kristina Gilmore
Principal Planner

CC:

Nick Norris, Planning Director

Joel Paterson, Zoning Administrator

Greg Mikolash, Development Review Supervisor

Applicable Recognized Organization – Fairpark Community Council

Posted to Web

File