

April 14, 2022

**ADMINISTRATIVE INTERPRETATION
DECISION AND FINDINGS
PLNZAD2020-00230**



REQUEST:

Simon Rucinski, who represents the property owner, is requesting an administrative interpretation regarding the glass requirement for Form Based Districts in section 21A.27.030.C.4.c of the Salt Lake City zoning ordinance, which requires a minimum of 15% glass on all floors above the ground floor on street facing facades. The subject property is located at 829 South 200 West and is within the FB-UN2 (Form Based Urban Neighborhood 2 Subdistrict) zoning district.

The applicant intends to develop the subject property and posits that the 15% glass standard would be met with a balcony structure and decorative metal screening as shown in Exhibit A. The balcony, which would front along 200 West, is designed to have a façade comprising of fabricated metal screening. This metal screening will have perforations ranging in a variety of sizes. The larger perforations will be placed in front of windows to allow for accessible visibility to and from the balcony space. A significant portion of the required glass area would be screened from the public right-of-way as a result of the placement of the decorative metal screen.

DECISION:

The Zoning Administrator finds that the 15% glass standard on all floors above the ground floor on the street facing façades in section 21A.27.030.C.4.c of the zoning ordinance can be met with an application of a decorative fabricated metal screen on the front of the building. The decorative fabricated metal screen must allow for clear visibility of the required 15% glass on the front wall of the building, through a complete void in the decorative metal screen so as to allow complete visibility of the entire window. Exhibit A is a visual illustration of the decorative metal screening that was provided by the applicant; please note, the screening shown in Exhibit A would need to be amended to allow for complete visibility of the entire required window area to comply with the 15% glass standard.

FINDINGS:

The subject property is located within the FB-UN2 (Form Based Urban Neighborhood 2 Subdistrict). Pursuant to the FB-UN2 section of the Salt Lake City zoning code (21A.27), the purpose of the FB-UN2 district is to, "...create urban neighborhoods that provide the following:

1. *People oriented places;*
2. *Options for housing types;*
3. *Options in terms of shopping, dining, and fulfilling daily needs within walking distance or conveniently located near mass transit;*
4. *Transportation options;*
5. *Access to employment opportunities within walking distance or close to mass transit;*
6. *Appropriately scaled buildings that respect the existing character of the neighborhood;*
7. *Safe, accessible, and interconnected networks for people to move around in; and*

8. *Increased desirability as a place to work, live, play, and invest through higher quality form and design.”*

The design standards required in the FB-UN2 district, which encompasses the requirement that all floors or levels above the ground floor provide a minimum of 15% glass on street facing facades, furthers the purpose of the district by ensuring the façade of the structure is oriented to public spaces with structures that are appropriately scaled.

The proposed application of the fabricated metal screen will not alter the efficacy of the 15% glass standard on a street facing façade if the complete voids in the screen are placed in front of the required glass area. With the placement of the screen voids in front of the required glass area the proposed decorative metal screen will meet the intent of the FB-UN2 district and will not alter the applicability of the 15% glass design standard.

If you have any questions regarding this interpretation, please contact Nannette Larsen at (801) 535-7645 or by email at nannette.larsen@slcgov.com.

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 <https://www.slc.gov/planning/applications/> along with information about the applicable fee. Appeals may be filed 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.



Nannette Larsen, Senior Planner

cc: Nick Norris, Planning Director
Mayara Lima, Zoning Administrator
Casey Stewart, Development Review Supervisor
Posted to Web
Applicable Recognized Organizations

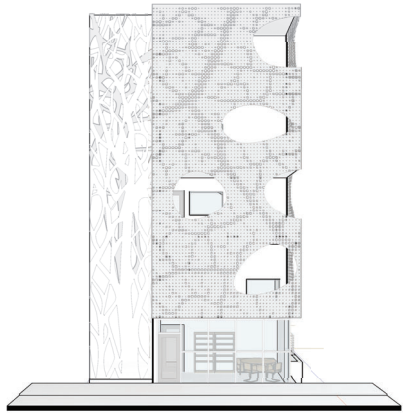
EXHIBIT A



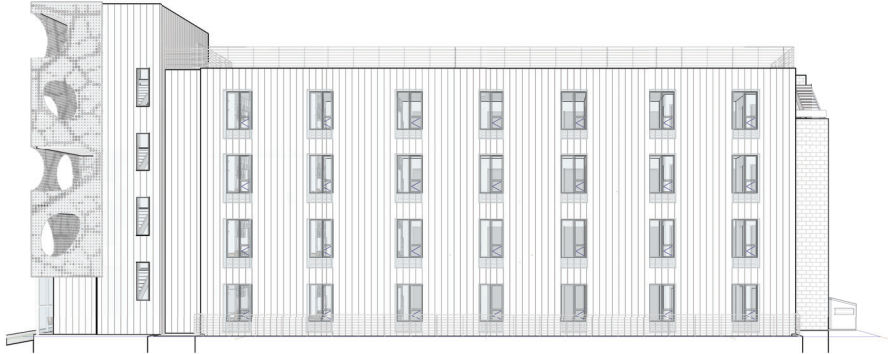
REVISIONS

MRK3 200 W MIDRISE
 029 S 200 W
 Salt Lake City, UT 84101

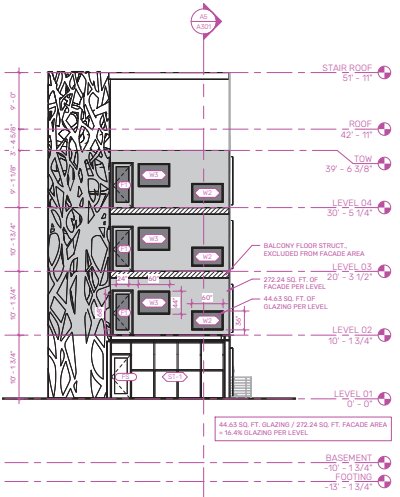
SD
 DATE: 02/14/2022
 NUMBER: 2002
 BUILDING ELEVATIONS
 SOUTH WEST
A201



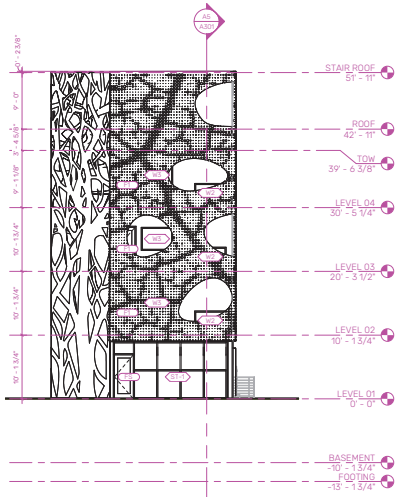
C3 3D WEST ELEVATION
 SCALE:



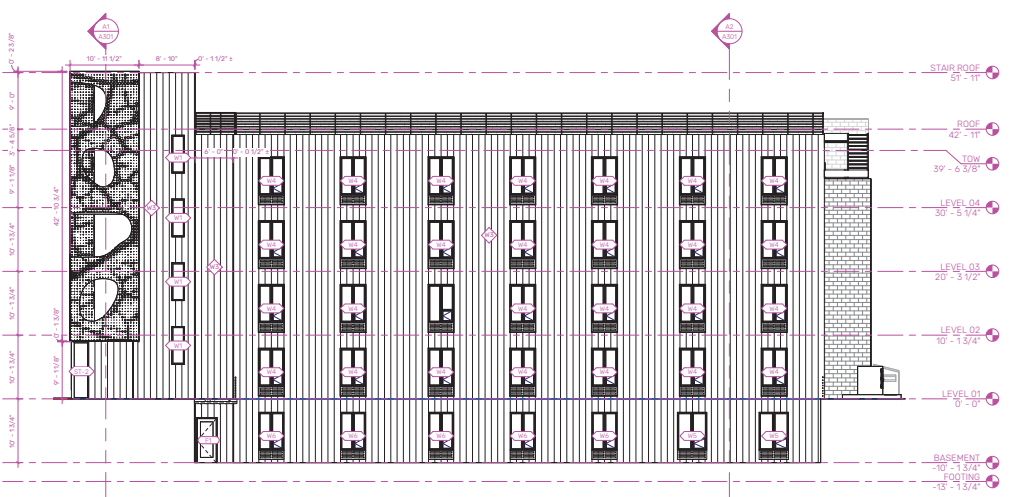
C5 3D SOUTH ELEVATION
 SCALE:



A1 WEST ELEVATION - BEHIND SCREEN
 SCALE: 1/8" = 1'-0"



A3 WEST ELEVATION
 SCALE: 1/8" = 1'-0"



A5 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"