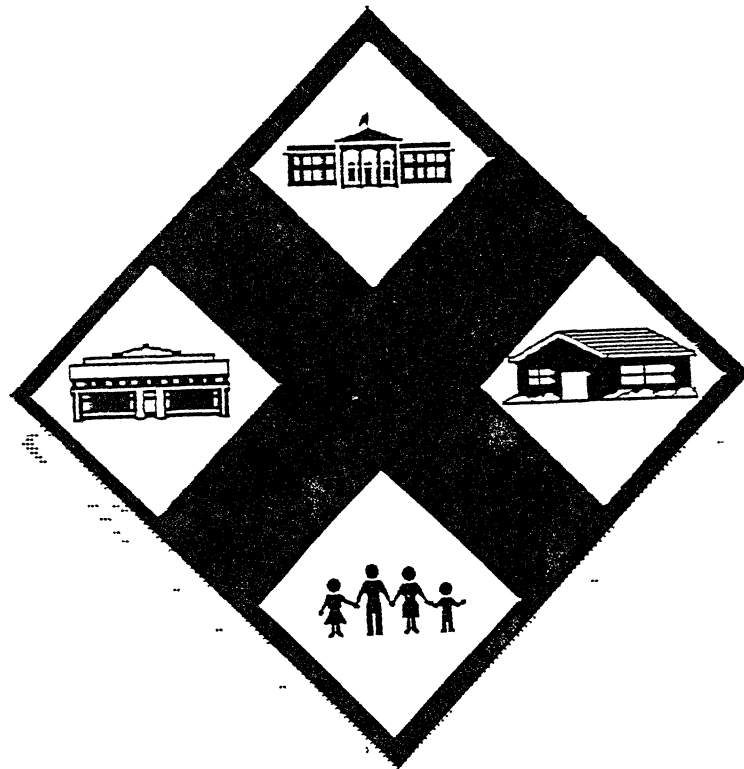

1300 EAST

UNIVERSITY DISTRICT AREA PLAN



SALT LAKE CITY PLANNING COMMISSION

1300 EAST/UNIVERSITY DISTRICT AREA PLAN

ADOPTED BY THE PLANNING COMMISSION,
OCTOBER 18, 1990

ADOPTED BY THE CITY COUNCIL, MARCH 28, 1991
(ORDINANCE NO 16 OF 1991)

1300 EAST / UNIVERSITY DISTRICT AREA PLAN

INTRODUCTION

THE PURPOSE OF THIS PLAN IS TO ADDRESS THE UNIQUE AND SPECIAL NEEDS OF THIS SECTION OF THE EAST CENTRAL NEIGHBORHOOD. THIS PLAN SEEKS A DYNAMIC AND EXCITING ENVIRONMENT FOR THIS AREA BOUNDED BY SOUTH TEMPLE TO 400 SOUTH AND FROM 1200 EAST TO UNIVERSITY STREET (1340 EAST). THIS PLAN REFINES AND EXPANDS THE DIRECTION OF THE EAST CENTRAL NEIGHBORHOOD PLAN (1984) FOR THE 1300 EAST/UNIVERSITY DISTRICT AREA. THE EMPHASIS OF THIS PLAN IS LAND USE, PARKING AND CIRCULATION NEEDS, HISTORIC CONSERVATION, AND URBAN DESIGN FOR FUTURE GROWTH. THE PLAN CONCLUDES BY RECOMMENDING A NUMBER OF IMPLEMENTATION STRATEGIES NECESSARY TO MEET THE IMMEDIATE AND FUTURE NEEDS OF THIS AREA.

PRESENT CHARACTER

THE 1300 EAST, UNIVERSITY DISTRICT, CONSISTS OF A LOW TO MEDIUM SCALE BUILT FORM THAT IS PRIMARILY RESIDENTIAL. LIKE THE REST OF SALT LAKE CITY'S EAST SIDE IT HAS AN ABUNDANCE OF LARGE, MATURE STREET TREES AND HISTORIC RESIDENTIAL STRUCTURES GIVING THE AREA A PLEASANT AND "COMFORTABLE" ATMOSPHERE. THIS AREA HAS A PANORAMIC VIEW OF THE VALLEY AND READY ACCESS TO THE UNIVERSITY OF UTAH. THE MAJOR THOROUGHFARE OF THE AREA IS 1300 EAST, WHICH IS HIGHLY ACCESSIBLE TO VEHICLES AND CARRIES BOTH LOCAL AND THROUGH TRAFFIC. THE NEIGHBORING UNIVERSITY OF UTAH IS A MAJOR ACTIVITY CENTER, AND THE 1300 EAST COMMERCIAL DISTRICT IS A CONVENIENT, ATTRACTIVE, AND VIBRANT LOCAL FOCUS.

FUTURE CHARACTER

THE 1300 EAST, UNIVERSITY DISTRICT'S UNIQUE AND COHESIVE CHARACTER AND INTIMATE BUILT SCALE SHOULD BE COMPLEMENTED BY THE REFURBISHMENT OF ITS MANY NINETEENTH AND EARLY TWENTIETH CENTURY BUILDINGS AND BY SENSITIVE REDEVELOPMENT. CONTINUED UPGRADING OF ALL PUBLIC IMPROVEMENTS IS NECESSARY TO PRESERVE THE AMENITIES OF THIS LOCATION. THE AREA SHOULD RETAIN ITS PREDOMINANTLY RESIDENTIAL USE AND SCALE WITH THE EXCEPTION OF A FEW APPROPRIATE LOCATIONS, THE CONVERSION OF PROPERTIES AWAY FROM RESIDENTIAL USES SHOULD BE MINIMIZED. THE AREA DESIGNATED FOR BUSINESSES SHOULD CONTINUE TO BE THE FOCUS FOR NEIGHBORHOOD RETAIL, LEISURE AND COMMUNITY FACILITIES. BUSINESSES SHOULD BE DESIGNED IN A MANNER WHICH SUGGEST THEIR PROXIMITY AND COMPATIBILITY WITH NEARBY RESIDENTIAL USES. ALTHOUGH THE AREA SHOULD REMAIN ACCESSIBLE FOR BOTH LOCAL AND THROUGH TRAFFIC, A HIGH LEVEL OF PEDESTRIAN ACCESSIBILITY, SAFETY AND AMENITY MUST BE ENCOURAGED.

USE OF LAND

THE AREA IS TO BE PRIMARILY RESIDENTIAL WITH NEIGHBORHOOD BUSINESS ACTIVITY DIRECTED TO THE AREA BETWEEN 200 SOUTH AND 300 SOUTH; AND BETWEEN UNIVERSITY STREET AND THE ALLEY (1275 EAST). THE LOCATION OF BUSINESS ACTIVITIES OUTSIDE THESE BOUNDARIES IS PROHIBITED. TO PRESERVE THE INTEGRITY OF THIS NEIGHBORHOOD, DESIRED LAND USES SHOULD CONSIST OF RESIDENTIAL ACTIVITIES AND NEIGHBORHOOD SCALE BUSINESSES SUCH AS:

- BED AND BREAKFAST ACCOMMODATIONS
- CAFES, RESTAURANTS
- NEIGHBORHOOD RETAIL
- COMMUNITY CENTERS, CHILD CARE, CULTURAL CENTERS, AND
- GENERAL OFFICES (IN EXISTING STRUCTURES).

URBAN DESIGN AND BUILT FORM

URBAN DESIGN IS A VITAL ELEMENT TO PRESERVING AND ENHANCING THE CHARACTER OF THIS AREA. IF NEW DEVELOPMENTS, OR EXPANSION OF CURRENT ACTIVITIES DO NOT RESPECT THE EXISTING SURROUNDINGS IT OFTEN CREATES A DISRUPTIVE INFLUENCE ON THE PRESENT CHARACTER AND DETRACTS FROM THE DESIRED FUTURE ATMOSPHERE. FOR THE 1300 EAST/UNIVERSITY DISTRICT PLAN A SENSITIVE MIX OF USES, BUILT FORM AND DEVELOPMENT INTENSITY IS SUGGESTED. IN ORDER TO PRESERVE THE RESIDENTIAL AMENITY, AND TO PROMOTE AN ATTRACTIVE BUSINESS ENVIRONMENT, IT IS NECESSARY TO RETAIN AND ENHANCE THE CONSISTENT TOWNSCAPE AND PREVAILING ARCHITECTURAL FORMS OF THE AREA. DESIGN ELEMENTS SUCH AS TOWNSCAPE CONTEXT, BUILDING STYLE, DENSITY, HEIGHT AND SCALE, AND HERITAGE CHARACTER ARE IMPORTANT TO CONSIDER.

TOWNSCAPE CONTEXT

THE DESIGN OF NEW BUILDINGS MUST HAVE REGARD TO THE OVERALL TOWNSCAPE AND PROVIDE VISUAL LINKAGES BETWEEN THE EXISTING BUILDINGS AND NEW DEVELOPMENT. FOR THE 1300 EAST UNIVERSITY AREA, BUILDINGS SHOULD BE OF A HIGH STANDARD OF ARCHITECTURAL DESIGN AND CONTRIBUTE TO THE CREATION OF A VISUALLY COHESIVE DISTRICT. HIGH PROFILE COMMERCIAL BUILDINGS AS INDIVIDUAL DESIGN STATEMENTS ARE INAPPROPRIATE. NEW DEVELOPMENT SHOULD CONSOLIDATE THE ESTABLISHED BUILT ENVIRONMENT AND PRODUCE A COHESIVE URBAN SETTING WHICH UPGRADES THE AMENITY AND SENSE OF PLACE.

BUILDING FACADES

BUILDING FACADES PRODUCE VISUAL INTEREST AND DIVERSITY. IN THE 1300 EAST, UNIVERSITY DISTRICT, BUILDING FACADES SHOULD BE MODELED AND ARTICULATED TO STRENGTHEN AND CREATE VISUAL INTEREST AND DIVERSITY.

MATERIALS, COLORS AND FINISHES

NEW BUILDINGS ARE NOT EXPECTED TO IMITATE THE MATERIALS AND COLORS OF AN EXISTING STREETScape. HOWEVER THE EMPHASIS IS RATHER ON THE BLENDING OF NEW BUILDINGS WITH THEIR ENVIRONMENT. MATERIALS AND COLORS SHOULD COMPLEMENT EACH OTHER, SOMETIMES ACHIEVED MORE EFFECTIVELY THROUGH CONTRAST THAN THROUGH IMITATION. HOWEVER NEW BUILDINGS SHOULD AVOID DRAMATIC CONFLICTS OF MATERIALS. ANY DEVELOPMENT MAY UTILIZE A VARIETY OF HIGH QUALITY BUILDING MATERIALS AND COLORS, PROVIDED A RELATIVELY UNIFORM AND COHESIVE TOWNScape IS ACHIEVED.

SITING

CORNERS

CORNERS IN THE 1300 EAST, UNIVERSITY DISTRICT ARE VISUALLY PROMINENT AND THE DESIGN OF CORNER BUILDINGS HAS GREAT IMPACT ON THE CHARACTER OF THE STREET AND SURROUNDING AREA. APPROPRIATE DEVELOPMENT CONTRIBUTES GREATLY TO THE STRONG DEFINITION OF INTERSECTION AND STREET ENTRANCES. DEVELOPMENT ON CORNER SITES IS ESPECIALLY IMPORTANT AND SHOULD EMPHASIZE THE TOWNScape. THIS CAN BE RECOGNIZED BY THEIR SITING, SCALE AND SHAPE.

ALIGNMENT AND ORIENTATION

BOTH COMMERCIAL AND RESIDENTIAL BUILDINGS ARE ENCOURAGED TO BE CONSISTENT WITH THE EXISTING PATTERN OF DEVELOPMENT. A NEW BUILDING CAN DISRUPT THIS PATTERN, WHEN IT IS SETBACK OR PLACED AT AN ANGLE TO THE STREET. BUILDINGS SHOULD BE SITED ON THE EXISTING STREET ALIGNMENT. THIS DISTRICT SHOULD BE CHARACTERIZED BY WELL DESIGNED BUILDINGS WITH AN ORIENTATION TO, AND FRONTING ON MAJOR STREETS.

DENSITY

THE 1300 EAST, UNIVERSITY DISTRICT SHOULD CONTINUE TO BE CHARACTERIZED BY PREDOMINATELY LOW TO MEDIUM DENSITY RESIDENTIAL DEVELOPMENT. ADJOINING BUSINESSES SHOULD BE SENSITIVE TO THE SURROUNDING AREA AND CONFORM ACCORDINGLY WITH LANDSCAPING AND SENSITIVE BUFFER TREATMENTS.

HEIGHT AND SCALE

BUILDING SCALE, OR THE RELATIVE SIZE OR "MASS" OF A BUILDING IS AN IMPORTANT DETERMINANT OF SPATIAL CHARACTER. TO COMPLEMENT THE SCALE OF THE EXISTING STREETScape NEW BUILDINGS SHOULD BE DESIGNED TO BLEND HARMONIOUSLY WITH, RATHER THAN DOMINATE THAT SPACE. THE SPATIAL CHARACTER OF STREETS IN THIS AREA, ESTABLISHED BY THEIR WIDTH AND GENERALLY 2 AND 3 STORY BUILDING HEIGHT, SHOULD BE MAINTAINED. BUILDINGS SHOULD BE OF LOW TO MEDIUM SCALE AND MAINTAIN THE ESTABLISHED BUILDING PATTERN OF MASSING (AND SITING) IN THE AREA. DEVELOPMENT SHOULD COMPLEMENT THE PREDOMINANTLY NINETEENTH CENTURY CHARACTER OF THE AREA AND BE COMPATIBLE WITH THE PATTERN, SCALE, DESIGN AND SITING OF THE AREAS TRADITIONAL RESIDENTIAL ARCHITECTURE.

HERITAGE CHARACTER

BUILDINGS WHICH FORM PART OF THE CITY'S HISTORICAL FABRIC DESERVE SPECIAL ATTENTION. IT IS NECESSARY TO DEFINE, MAINTAIN, AND ENHANCE THOSE DISTINCTIVE ELEMENTS WHICH SET SALT LAKE CITY APART FROM OTHER AREAS. THE UNIVERSITY OF UTAH WAS FOUNDED IN 1850 AND LENDS A DISTINCT HISTORICAL PRESENCE TO THIS AREA . HISTORICAL RESIDENTIAL STRUCTURES REINFORCE THIS CHARACTER AND MUST BE PRESERVED. ANY NEW DEVELOPMENT SHOULD ACKNOWLEDGE AND RESPECT THE SIGNIFICANT BUILT FORM OF THE AREA'S HISTORIC RESIDENTIAL AND INSTITUTIONAL USES. THIS NEIGHBORHOOD SHOULD BE PART OF A DESIGNATED HISTORIC DISTRICT TO ENSURE ALL FUTURE DEVELOPMENTS ENHANCE THE HISTORIC INTEGRITY OF THE AREA.

ENVIRONMENT AND AMENITY

THE AREA'S ENVIRONMENTAL CHARACTER SHOULD BE DERIVED PRIMARILY FROM ITS CLOSE PROXIMITY TO THE WELL LANDSCAPED OPEN SPACES OF THE UNIVERSITY OF UTAH AND PICTURESQUE TREE-LINED STREETS. THE CHARACTER OF THE PUBLIC ENVIRONMENT SHOULD BE ENHANCED BY FURTHER STREETSCAPING AND TREE PLANTING PROGRAMS. SAFE AND ATTRACTIVE CONDITIONS FOR PEDESTRIANS, WITH CONVENIENT ACCESS, SHOULD BE A GOAL. THE 1300 EAST, UNIVERSITY DISTRICT AREA SHOULD BE A PLACE WHERE THE PEDESTRIAN FEELS WELCOMED AND COMFORTABLE.

LANDSCAPED OPEN SPACE

ATTRACTIVE OPEN SPACES ADD GREATLY TO THE ENVIRONMENTAL AMENITIES OF AN AREA. PLANT MATERIALS AND ASSOCIATED TREATMENTS CAN COMPLEMENT THE SITING AND SETBACK OF ANY DEVELOPMENT. WHERE FRONT OR SIDE SETBACKS ARE REQUIRED OR DESIRED, THE SETTING OF THE BUILDING MAY BE ENHANCED

WITH ATTRACTIVE LANDSCAPING. IN THE 1300 EAST, UNIVERSITY DISTRICT ATTRACTIVE LANDSCAPING IN THE FRONT, SIDE AND REAR YARDS CAN DO MUCH TO ENHANCE THE APPEARANCE OF BUILDINGS AND THEIR OVERALL SETTING. LANDSCAPING SHOULD BE PROVIDED TO SCREEN PARKING, STORAGE, SERVICE, AND OTHER AREAS THAT MAY DETRACT FROM THE AREAS BUILT FORM AND CHARACTER. THE PROVISION OF OPEN SPACE FOR OUTDOOR EATING AREAS, COURTYARDS, AND PEDESTRIAN LINKS WILL ALSO ENHANCE THE PUBLIC ENVIRONMENT. PRIVATE LANDSCAPING SHOULD COMPLEMENT THE EXISTING STREET PLANTING AND CREATE A LANDSCAPED INTERFACE BETWEEN THE STREET AND BUILT FORM EDGE.

VIEWS

THE LOCATION OF A BUILDING ON ITS SITE CAN AFFECT VIEWS ALONG A STREET, AS WELL AS TO SURROUNDING MAN-MADE AND NATURAL FEATURES. VIEWS TO A BUILDING ARE ESPECIALLY IMPORTANT IF THE SITE IS VISIBLE FROM MAJOR CIRCULATION AREAS. ESPECIALLY IN THE 1300 EAST BUSINESS AREA, BUILDING DESIGNS SHOULD RECOGNIZE THEIR CONTRIBUTION TO VIEW AND THE VISUAL AMENITY OF THE AREA.

SIGNS

AS WITH ALL STRUCTURES, SIGNAGE SHOULD BE APPROPRIATE AND COMPLEMENTARY TO THE SURROUNDINGS. BUILDING AND MONUMENT-STYLE SIGNS ARE ENCOURAGED THAT ARE COMPATIBLE WITH, AND STRENGTHEN AREA QUALITY. NATURAL MATERIALS SHOULD BE USED WITH COLORS AND FINISHES BEING RESPECTFUL OF THE DESIRED TOWNSCAPE. ALL SIGNAGE SHOULD MAKE A DESIGN STATEMENT THAT CONTRIBUTES TO THE AREA'S AMENITY.

MOVEMENT/CIRCULATION

VEHICULAR ACCESS AND SERVICING

VEHICULAR CIRCULATION IS A CRUCIAL ELEMENT IN THIS AREA. CURB CONTROLS, DRAINAGE IMPROVEMENTS, AND "ONE-WAY" DESIGNATION (WITH ENFORCEMENT) OF THE ALLEY AT 1275 ~~SOUTH~~ ^{East} SOUTH BETWEEN 200 AND 300 SOUTH WILL IMPROVE VEHICULAR CIRCULATION FOR RESIDENTS AND BUSINESSES. THE CONTINUATION OF 1300 EAST AS A THROUGH STREET MUST BE MAINTAINED BUT WITH DUE CONSIDERATION OF PEDESTRIAN AMENITY. ADEQUATE SPACE MUST BE PROVIDED FOR DELIVERY VEHICLES WITHOUT DETRACTING FROM VEHICULAR AND PEDESTRIAN CIRCULATION. INTERSECTION CAPACITIES SHOULD BE MAINTAINED, PARTICULARLY AT THE FOLLOWING INTERSECTIONS: 1300 EAST AT 100, 200 AND 400 SOUTH; UNIVERSITY STREET AT 100, 200 AND 400 SOUTH.

PARKING

PARKING IS A MAJOR PROBLEM IN THE 1300 EAST, UNIVERSITY AREA AND IS THE MAIN ISSUE FOR CONFLICT BETWEEN RESIDENTIAL USES AND ADJOINING BUSINESS ACTIVITIES. PARKING FOR RESIDENTIAL USE MUST BE ENHANCED AND MAINTAINED THROUGH THE USE OF A RESIDENTIAL PERMIT PROGRAM. ADEQUATE OFF-STREET PARKING FOR BUSINESSES MUST BE PROVIDED BY THE PROVISION OF ADDITIONAL PARKING SPACES. ALTERNATIVES TO THE CURRENT SITUATION MUST BE EXAMINED SUCH AS: A PARKING STRUCTURE, RESTRUCTURING OF 1300 EAST FOR ANGLED PARKING AND SIMILAR OPTIONS. IMPACTS TO THE AREAS PARKING PROBLEMS BY FUTURE DEVELOPMENT MUST BE ADEQUATELY ADDRESSED.

SUMMATION

IT IS THE CLEAR INTENT OF THIS PLAN TO PROVIDE A DYNAMIC AND PROGRESSIVE DIRECTION FOR THE 1300 EAST, UNIVERSITY DISTRICT. CARE MUST BE TAKEN NOT TO ELIMINATE RESIDENTIAL OR BUSINESS INTERESTS BUT TO CREATE AN ENVIRONMENT THAT IS CONDUCIVE TO BOTH. AN ATTRACTIVE ENVIRONMENT IS SOUGHT THAT WILL ALLOW THESE ACTIVITIES TO COEXIST IN A COMPLEMENTARY FASHION. TO ACHIEVE THIS GOAL THE FOLLOWING IMPLEMENTATION STRATEGIES ARE SUGGESTED, NECESSARY TO ACHIEVE A VIBRANT, INVITING AND SUSTAINABLE AREA FOR SALT LAKE CITY.

GOALS & IMPLEMENTATION STRATEGIES FOR THE 1300 EAST/UNIVERSITY DISTRICT AREA PLAN

GOAL-

TO PROVIDE ADEQUATE PARKING FOR RESIDENTS AND BUSINESSES WITHIN THE MASTER PLAN AREA.

STRATEGIES-

- A. FORMULATE AND ADOPT A COMPREHENSIVE PARKING PLAN, INCLUDING IMPLEMENTATION ACTIONS FOR, THE 1300 EAST - UNIVERSITY DISTRICT NEIGHBORHOOD. THIS PLAN WILL BE DEVELOPED BY THE PLANNING AND TRANSPORTATION DIVISIONS AND WILL SPECIFICALLY ADDRESS, IN DETAIL, THE ALLEY AT 1275 EAST AND THAT THE PLAN WILL BE PRESENTED TO THE PLANNING COMMISSION WITHIN ONE YEAR OF THE CITY COUNCIL ADOPTION OF THE NEIGHBORHOOD PLAN.
- B. ANY FURTHER DEVELOPMENT BY BUSINESS/PROPERTY OWNERS MUST PROVIDE THE REQUIRED PARKING , EITHER ON-SITE OR IN A CONVENIENT PARKING LOT.
- C. VARIANCES FOR REQUIRED OFF STREET PARKING MUST CONSIDER AND RECOGNIZE THE IMPACT TO THE SURROUNDING AREA AND OTHER VARIANCES THAT HAVE BEEN GRANTED (APPENDIX A). VARIANCES SHOULD BE CONSIDERED ONLY WITH THE PROVISION OF AN APPROVED PLAN TO MITIGATE PARKING IMPACTS OR PARTICIPATION IN AREA WIDE MITIGATION PLAN. CONDITIONS ESTABLISHED FOR PARKING VARIANCES MUST BE IMPLEMENTED.
- D. IMPLEMENT A NEIGHBORHOOD PARKING PERMIT PROGRAM.
- E. THE CITY WILL EVALUATE THE APPROPRIATENESS OF OTHER OFF-STREET PARKING ALTERNATIVES SUCH AS SPECIAL IMPROVEMENT DISTRICTS TO FINANCE IMPROVEMENTS.

GOAL-

TO PROMOTE SAFE, EFFICIENT PEDESTRIAN & VEHICULAR CIRCULATION THROUGHOUT THE AREA.

STRATEGIES-

- A. IMPROVE CONDITIONS OF THE ALLEY AT 1275 EAST BETWEEN 200 & 300 SOUTH.
 - 1. CURB MUST BE INSTALLED IN THE ALLEY.
 - 2. ADEQUATE DRAINAGE SYSTEM MUST BE PROVIDED.
 - 3. DESIGNATION AS "ONE WAY" GOING NORTH WITH APPROPRIATE SIGNAGE.
 - 4. THROUGH THE APPROPRIATE USE OF SIGNAGE BOTH RESIDENTS AND BUSINESS OWNERS WILL ENSURE THE ALLEY IS CLEAR AND FUNCTIONAL AT ALL TIMES. THE RIGHT-OF-WAY MUST BE PROTECTED FOR ONE-WAY THROUGH TRAFFIC.
 - 5. ALL UNLOADING AREAS FOR DELIVERIES SHOULD BE OUT OF THE ALLEY RIGHT-OF-WAY.
- B. INSTALL PEDESTRIAN BULB OUTS AT MAJOR STREET INTERSECTIONS.
- C. ROUTE UTA BUSES TO UNIVERSITY STREET FROM 200 - 400 SOUTH.
- D. EVALUATE CHANNELIZATION OF 200 SOUTH AND UNIVERSITY STREET.
- E. CONTINUE TO APPLY APPROPRIATE MEASURES FOR THE MANAGEMENT OF VEHICULAR AND PEDESTRIAN CIRCULATION IN AND THROUGHOUT THE AREA.

GOAL-

PROVIDE INCREASED AMENITY FOR BOTH RESIDENTIAL AND BUSINESS ACTIVITIES.

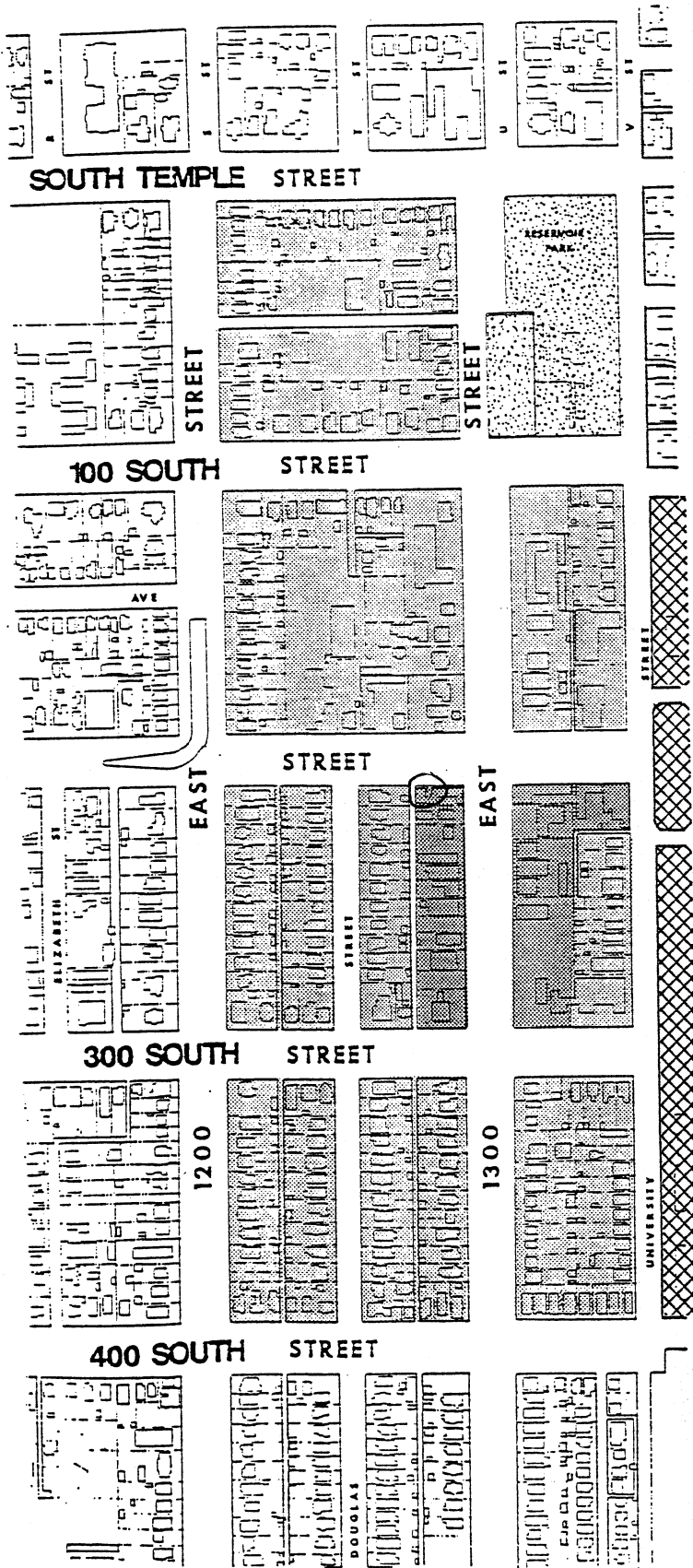
STRATEGIES-





- A. CREATE A PEDESTRIAN USE DISTRICT:
 - 1. RECOGNIZE AND STRENGTHEN THE PEDESTRIAN ENVIRONMENT TO AND FROM THE UNIVERSITY OF UTAH.

2. THE PEDESTRIAN SCALE OF THE AREA SHOULD BE ENSURED WITH THE INTRODUCTION OF HEIGHT LIMITATIONS FOR BUILDINGS TO 35 FEET
- B. PRESERVE THE HISTORIC AMENITY OF THE AREA
1. ESTABLISH THE UNIVERSITY AREA HISTORIC DISTRICT AND UPPER FIRST SOUTH CONSERVATION DISTRICT.
- C. PROTECT AND ENHANCE THE RESIDENTIAL ENVIRONMENT
1. DELINEATION OF THE RESIDENTIAL AREA WILL BE AS CONTAINED IN THE DETAILED LAND USE MAP (FIGURE 1).
 2. ALL BUSINESSES WILL BE SENSITIVE TO THE RIGHTS AND PRIVILEGES OF ADJOINING RESIDENTIAL PROPERTY BY:
 - A. DELIVERY VEHICLES AND GARBAGE PICKUP WILL NOT BE ALLOWED BETWEEN 10 PM - 7 AM.
 - B. ABIDE BY HEALTH REGULATIONS REGARDING DUMPSTERS.
 - C. ALL DUMPSTERS WILL BE APPROPRIATELY LOCATED AND SCREENED WITH A VISUALLY ATTRACTIVE SIGHT-PROOF FENCE.
 - D. INSTALL LIGHTING THAT IS ADEQUATE BUT NOT INTRUSIVE TO NEIGHBORING RESIDENTIAL USES.
 - E. RECOGNIZE THE WEST SIDE OF ALLEY AS RESIDENTIAL USAGE.
 - F. ESTABLISH CLEARLY IDENTIFIABLE REAR YARD PROPERTY BOUNDARIES ON COMMERCIAL PROPERTIES.
 - G. TAKE NECESSARY ACTION TO MITIGATE NOISE OF MECHANICAL EQUIPMENT AND BUSINESS OPERATION.
 3. ALL BUSINESS WILL WORK TOGETHER TO CONTROL NOISE AND ODOR PROBLEMS.
 4. ALL BUSINESSES WILL POST SIGNS ON EXTERIOR DOORS INDICATING THE RESIDENTIAL NATURE OF THE SURROUNDING AREA AND REQUESTING CONSIDERATION.

5. REPLACEMENT OF BUILDINGS WITH PARKING SHOULD BE DISCOURAGED.
 6. FURTHER EXPANSION OF THE BUSINESS ZONE OR COMMERCIAL USE OF THE RESIDENTIAL ZONE IS INCONSISTENT WITH THIS PLAN.
- D. PRESERVE (AND PROVIDE OPPORTUNITY FOR) APPROPRIATE BUSINESS ACTIVITY:
1. DEFINITION OF THE NEIGHBORHOOD BUSINESS AREA IS THAT DETAILED ON THE LAND USE MAP (FIGURE 1).
 2. SUGGESTED BUSINESS ACTIVITIES FOR THIS AREA WOULD INCLUDE:
 - APARTMENTS, ROOMING AND BOARDING HOUSES
 - BARBER AND BEAUTY SHOPS
 - CLEANING ESTABLISHMENTS
 - DANCE AND MUSIC SCHOOLS
 - DRUG STORES
 - RESTAURANTS
 - SHOPS FOR RETAIL BUSINESS
 3. TO ENCOURAGE AN ENVIRONMENT CONDUCIVE TO RESIDENCES, BUSINESSES, THE UNIVERSITY AND OTHERS, THE CITY PLANNING DIVISION WILL FACILITATE QUARTERLY MEETINGS. THESE MEETINGS WILL MONITOR THE FUNCTIONING OF THE AREA AND RESOLVE POTENTIAL CONFLICTS. THEY WILL INCLUDE ALL INTERESTED PARTIES.

Generalized Future Land Use Map



-  Residential
-  Neighborhood Business
-  Institutional
-  Parks & Recreation

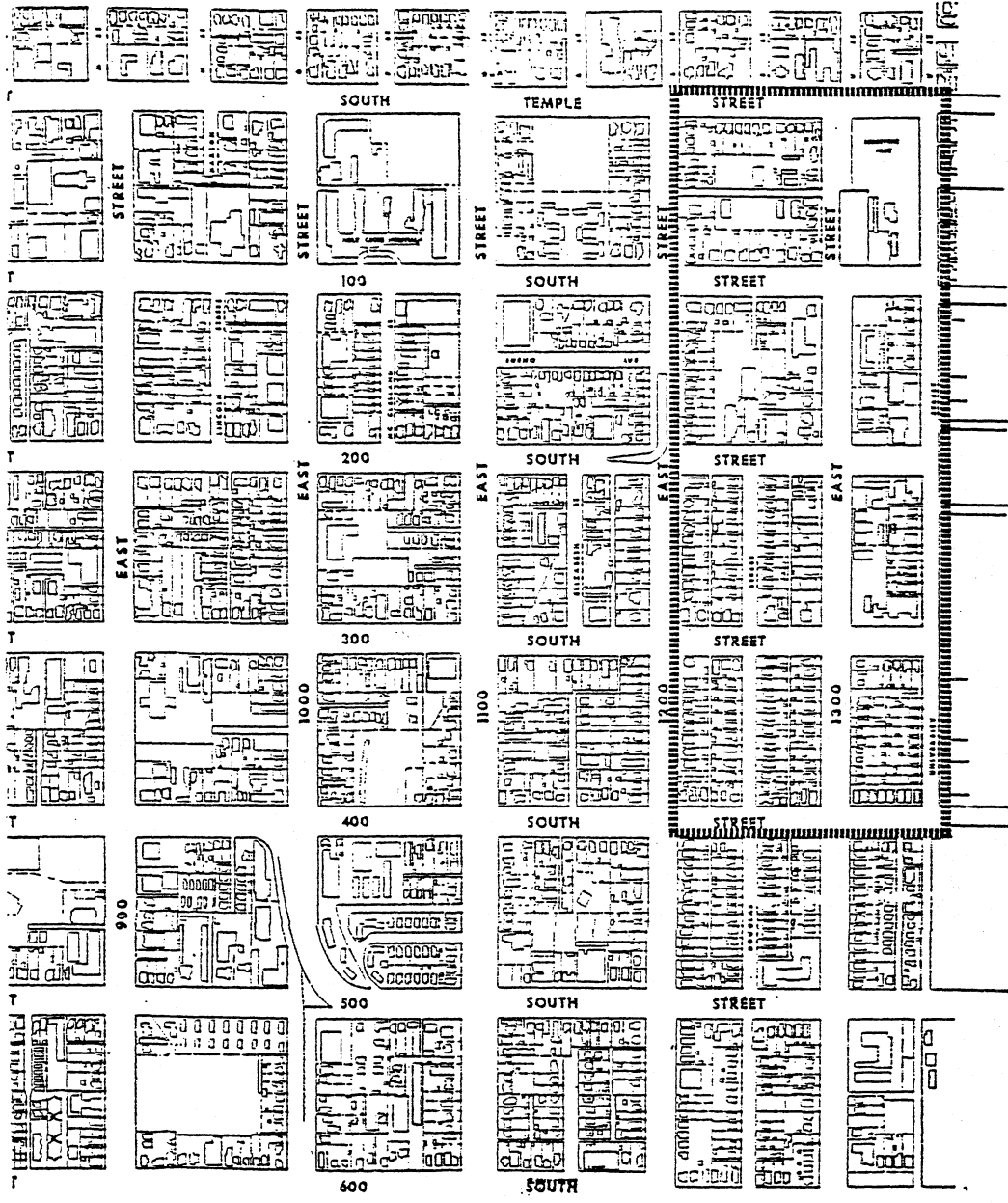
APPENDIX A

ZONING VARIANCE HISTORY

CASE	DATE	ADDRESS	DESCRIPTION
178	4/28	227 E 1300 S	Permission to build an apartment house in a Residential C zone
211	6/30	259 S 1300 E	Permit to erect a club house and golf course at about 259 S 1300 E, in a C zone which does not permit golf courses
659	6/36	240 University	Permission to erect a residential structure w/o required sideyards
1591	12/46	278 S 1300 E	Permit to erect an addition to a building w/o the required setback in front yard in a B-3 zone
1747	11/47	274 University	Petition to erect Religious educational structure w/o the required yard space in Residential 'B' zone
1820	5/48	224 S 1300 E	Permit to erect a sport shop with a frontage on a line even with the two adjoining business houses
1965	3/49	221 S 1300 E	Permit to add to the front of a residence, a retail shop w/o the required front yard space
2103	12/49	216 Douglas	Permit to erect a duplex w/o the required front yard setback in a Residential B zone
2218	6/50	252 S 1300 E	Permit to erect a two story addition on front of dwelling w/o the required front yard space in a B-3 zone
3185	9/55	1259 E 300 S	Permit to attach garage w/o req side & rear yard setbacks
3461	2/57	1320 E 200 S	Permit to erect a sign w/o the required setback across City property
3743	7/58	222 S 1300 E	Permit to erect an addition to a retail building w/o maintaining the required setback in a B-3 zone
3867	4/59	1235 E 200 S	Permit to construct an apartment house w/o maintaining the required setback for underground parking, w/o the required yard area in a R-5 zone

4087	6/60	1264 E 200 S	Permit to construct a fourplex w/ underground garages w/o required rear yard setback
4335	7/61	1224 E 300 S	Permit to enlarge an existing attached garage w/o the required rear yard setback in a R-5 zone
4822	11/63	1257 E 200 S	Permit to construct a 12-unit apartment house which would cause the the existing dwelling not to have frontage on a dedicated street in a R-7 zone
5961	7/70	230 S 1300 E	Permit to convert an existing building into a cafe w/o the required off-street parking in a B-3 zone
6005	11/70	280 S 1300 E	Permit to remodel and enlarge an existing non-conforming building for a drive-in bank facility w/o the required setback areas in a B-3 zone
6442	3/73	230 S 1300 E	Permit to legalize a storage room and exit enclosure addition to an existing restaurant w/o the required off-street parking in B-3 zone
6924	6/75	248 University	Permit to erect an addition to the rear of a non-conforming residential structure w/o required side yards
7086	1/76	222 S 1300 E	Permit to remodel an existing commercial building into a restaurant which would not have the required off-street parking in B-3 zone
7394	4/77	235 S 1300 E	Permit to construct a drive-in Bank addition which would not maintain the required setback in a B-3 zone.
7466	7/77	275 S 1300 E	Permit to remodel existing commercial building into a drive- in restaurant parking for which would not maintain the required setbacks
8883	3/82	1268 E 200 S	Temporarily relocate five business located at 222 South 1300 East w/o required off- street parking

8959	6/82	290 S 1300 E	Permit to construct a sunscreen addition which would not maintain the required setback and permission to have a driveway which would exceed the permitted 30 feet in width at the property line in a B-3 zone.
9027	8/82	258 S 1300 E	Permit to remodel an existing fire station into a restaurant w/o the required off-street parking in a B-3 zone.
9461	11/83	258 S 1300 E	Permit to enclose an exterior covered area at the rear of the building, contrary to the provisions of case #9027 in a B-3 zone.
10,000	8/85	200 S 1300 E	Permission to allow a parking lot in a R-3A zone in conjunction with the Newman Center.
627-B	10/87	201 S 1300 E	Permit to remodel retail space into a restaurant w/o the required off-street parking and for permission to lease a portion of the required Off-street parking within 500 ft. in a B-3 and R-5 zone.
671-B	2/88	224 S 1300 E	Permit to convert an existing retail space into a Restaurant w/o the required off-street parking in B-3 zone.
792-B	6/88	209 S Douglas	To legalize a boarding house which has existed at this location since 1972 in R-3A zone.
1278	3/90	1328 E 200 S	Permit to expand an existing restaurant in a B-3 zone w/o the required off-street parking.
1330	5/90	208 S 1300 E	Permit to pave a portion of the front yard area for court yard and handicapped access in a B-3 zone.



Study Area Boundaries