



MEMORANDUM

PLANNING DIVISION
DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

To: Historic Landmark Commission

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Date: August 3, 2023

Re: Briefing: Adaptive Reuse Text Amendment – PLNPCM2023-00155

BRIEFING

Project Description

On February 10, 2023, Mayor Erin Mendenhall initiated a petition for a text amendment that would make changes to the zoning ordinance to support adaptive reuse and the preservation of existing buildings. Such buildings may be historically important, architecturally distinctive, or simply underutilized structures which exhibit signs of life under a facade of age and neglect. The purpose of this proposed text amendment is to address zoning barriers that prevent the reuse of existing buildings, offer zoning incentives for preservation of existing building, and create a process for reviewing these types of projects.

Utilizing existing buildings is a sustainable practice and vital planning tool that aids in meeting the City's goals related to community character, housing, historic preservation, sustainability, and economic development. The adaptive reuse and preservation of an existing structure retains a building's original form while bypassing wasteful demolition. These processes keep substantial amounts of materials out of landfills and reduce energy consumption. Additionally, readaptation of buildings helps maintain neighborhood character and breathes new life into buildings that contribute to neighborhood fabric.

Action Requested

No action required. The purpose of the briefing is to introduce the Historic Landmark Commission to the proposal, gather feedback, identify key issues, and answer questions.

Background and Research

To aid in drafting the adaptive reuse incentives for Salt Lake City, planning staff conducted research on several cities that have adopted ordinances related to adaptive reuse incentives. Subject cities included Austin, El Paso, Los Angeles, Denver, Nashville, Tucson, Tempe, Pittsburgh, St. Petersburg, and Portland. Specifically, we looked at the following key features:

- Location of the Program – Some cities have citywide eligibility, while others are targeted to specific areas of the city such as certain zoning districts, or historic areas.

- **Eligibility:** The eligibility criteria for each city is generally based on building age, size, economic viability, or historic significance. In terms of age, cities varied from buildings at least 50 years old to buildings at least 20 years old.
- **Goals:** Each city we researched has different goals they are trying to accomplish with their adaptive reuse incentives which include providing opportunity for neighborhood services and retail, historic preservation of significant buildings, sustainability, and increasing housing units.
- **Incentives Offered:** Transfer of development rights, density, additional height, streamlined application process, reduce or in some cases eliminate parking, financial incentives, technical assistance with application process, and modified development standards such as setbacks, landscaping, etc.

Additionally, a focus group was created to help staff better understand current challenges and barriers to utilizing existing buildings. The focus group is largely made up of architects and developers, some of which have specific experience with adaptive reuse projects or preservation of existing buildings on a larger development site. What we generally heard from the focus group is that the incentives need to be enough to make it more worthwhile to keep a building as opposed to knocking it down and redeveloping a property – right now the latter is a more feasible option for most developments.

The current ordinance offers little in the way of incentives for adaptive reuse and retention of existing buildings except for allowing some additional uses for adaptive reuse of a landmark site and a one- or two-unit density bonus for preservation of existing structures in the RMF-30 zone.

Proposed Changes

The proposed text changes are generally located in a new chapter – 21A.52, Zoning Incentives. The proposed changes include a new section within that chapter, Incentives for Preservation of Existing Buildings, which is separated into two sub-sections, Adaptive Reuse for Additional Uses in Eligible Buildings (21A.52.060.A), and Incentives for Development that Preserves an Existing Building (21A.52.060.B). Each sub-section is discussed in greater detail below. If a subject property is located within a Local Historic District or is a Landmark Site, then the Historic Preservation Overlay will take precedence over the proposed incentives chapter. A Certificate of Appropriateness is still required for any exterior change to properties located in the H Overlay.

Adaptive Reuse for Additional Uses in Eligible Buildings (21A.52.060.A)

The proposed incentive in this section is primarily a use incentive to allow for additional land uses in eligible buildings. Buildings that would be eligible for this incentive are generally those that are important to the City, State, region or Nation and convey high artistic, historic or cultural values and are part of the neighborhood fabric. Often eligible buildings may have outlived their original use but are difficult to reuse without a rezone process due to the zoning districts their former uses are generally located in, such as single family residential and institutional zoning



The building above, known as the 29th Ward Meeting House, recently went through the conditional use process for adaptive reuse of a landmark building in a residential district. The conditional use was approved by Planning Commission on June 14, 2023, for the landmark building to be adaptively reused for a community center.

districts, which are limited in terms of allowed uses. The goal of this section of the ordinance is to allow for flexibility of uses in these buildings that still contribute to our neighborhoods because of their historic, architectural, or cultural significance.

The zoning ordinance currently allows for nonresidential use of a Landmark Site in residential districts (even if the use is not allowed in the district) through the conditional use process subject to meeting standards related to preserving the character, neighborhood compatibility, and mitigating potential negative impacts. Additionally, the ordinance currently has a 7000 SF minimum to qualify for this process. This proposal essentially expands on this current process with the following changes:

Eligible Buildings: In addition to landmark sites, buildings individually listed on the National Register of Historic Places, buildings formerly used for churches, schools, or hospitals, and other culturally or historically significant buildings would be eligible. Salt Lake City has approximately 300 historic sites – this includes local landmark sites and sites listed on the National Register. It’s unknown how many former churches, school or hospital buildings are within Salt Lake City.



Photo above: After decades as a house of worship, the building at 168 W. 500 North has been home to Salt Lake Acting Company since 1982, housing two theaters, rehearsal space, dressing rooms, a box office and more.

Residential and Nonresidential Uses:

The current process is limited to allow for nonresidential uses in residential zones through the conditional use process. We are proposing to allow this process for residential uses as well. For example, this could allow for conversion of an existing building, such as a landmark site or former school church or hospital, to multi-family residential use.



What was the Irving Junior High School constructed in the late 1920's, is now home to the Irving Schoolhouse Apartments and contains approximately 230 1- and 2-bedroom apartments.



The Meridien Residences at Capitol Park involved restoring the old Salt Lake City VA Hospital into a 95,000-square-foot condominium structure overlooking the Salt Lake Valley. The exterior underwent an extensive face-lift to restore its original look, and the interiors were seismically strengthened and renovated. A new 40,000-square-foot underground parking structure was constructed in the back and added a new wing for additional living space.



Prohibit Certain Uses: Currently, the adaptive reuse of a landmark site process allows for any nonresidential use in a residential zone through the conditional use process. In the proposed ordinance changes, we've included specific uses that are not allowed through this process. These prohibited uses were identified as uses that may have negative impacts on the surrounding neighborhood as well as the existing structure, which would not be conducive to the preservation of the building. The list of prohibited uses can be found in the draft ordinance, Attachment A.

Square Footage Requirement: The ordinance currently requires landmark sites to be 7000 SF in size to qualify for the adaptive reuse process. Currently, because of the minimum square footage requirement, there are only 93 Landmark Sites that are eligible for this process. We are proposing to remove the 7,000 SF requirement for eligible buildings. To prevent the loss of existing housing units, we are proposing that if an existing eligible building is currently used for residential, it cannot be converted to nonresidential unless it is a minimum of 5,000 SF.

Land Use Tables: The proposed language includes amendments to the land use tables to reflect updated qualifying provisions. Additionally, this land use incentive, which is called Adaptive Reuse for Additional Uses in Eligible Buildings in the land use tables, has been added as a permitted use in the following zones: Manufacturing, Downtown, Research Park, Business Park, Urban Institutional, and Form Based.

Incentives for Development that Preserves an Existing Building (21A.52.060.B)

The purpose of this section is to encourage preservation of existing buildings to lessen the impact that demolition has on the environment. Preserving an existing building extends the life of the building and keeps substantial amounts of materials out of landfills. This section includes zoning incentives for new development projects that preserve a building that is 30 years or older. The existing building must cover a minimum of 25% of the entire development site and no more than 25% of the existing building can be removed to accommodate modifications. These incentives apply not only to the building being preserved, but also transfer to new construction on the same development site. We are offering these incentives to the whole development site because applying the incentives to just an existing building may not be enough to make preservation of the building feasible. The incentives in this section would apply to all zoning districts except single family zoning districts. Since this incentive is based on retention of existing structures on the site, and these zones only allow for single family development, there isn't anything else that could be built in addition to an existing building on the site in these zones.

The following summarizes the proposed incentives in this section:

- **Planned Development Not Required:** A Planned Development process is currently required for development projects seeking modifications to certain zoning requirements. One of the proposed incentives is waiving the planned development process for modifications that are commonly requested through the planned development process, but generally straightforward, such as creating lots without frontage and multiple buildings on the same parcel without all buildings having public street frontage.
- **Administrative Planned Development:** The Planning Commission Planned Development process can take up to 3 months to process. The proposed ordinance adds an administrative planned development process for projects that meet the eligibility requirements of this section for modifications to setback requirements, open space and landscaping requirements, obstructions in required yards like balconies and awnings, and five feet of additional building height. This will allow for a more streamlined approval process, while still maintaining some staff oversight since these modifications may require some staff analysis to determine compliance with the planned development standards.

- **Density:** This incentive waives a zoning districts minimum lot area and lot width requirements. Additionally, in the RMF-30 zoning district, the required minimum lot size per dwelling unit does not apply.
- **Height:** Additional building height is offered to eligible projects in most zoning districts. In some zones, additional height is permitted and in others, additional height requires administrative design review. The chart outlining the permitted maximum height with incentives is in the draft ordinance, Attachment A. Planning staff wants to further analyze this aspect of the proposal to identify potential impacts this particular incentive may have on displacement of existing businesses, particularly in some of the smaller scale neighborhood commercial zones.
- **RMF Zones:** The RMF zoning districts have a set of incentives that include one off-street parking space per unit unless there is a lesser parking requirement, required yards that apply around the perimeter of the development as opposed to the individual buildings within the development, and no minimum lot width requirements.
- **Design Standards:** For new construction, certain design standards will be required unless there is a stricter design requirement in the base zone or Chapter 21A.37. The proposed design standards relate to durable building materials, glass, blank wall areas, screening of mechanical equipment, street facing building entries, and maximum length of a street facing building façade. These design standards can be found in the draft ordinance, Attachment A.

Currently, the Historic Landmark Commission, or planning staff for applications that can be reviewed administratively, has the authority to modify zoning regulations like setbacks and height, as well as authorize additional height. The Historic Landmark Commission does not have authority to regulate land uses or subdivisions – like creating a lot without frontage – those requests currently require Planning Commission review through a conditional use or planned development process. The Historic Landmark Commissions authority to make modifications and grant additional height would not change with the proposed amendment, but it would streamline projects that currently require review from both commissions as well as offer some additional incentives that can generally only be obtained through the incentives chapter.

Case Study:

The Marmalade Condos proposed at 230 & 226 West 300 North, and within the Capitol Hill Local Historic District. The project retains two existing residential structures along 300 N, and adds 12 new townhome units to the rear of the existing structures. Through the new construction process for properties within a local historic district, the historic landmark commission approved modifications to side and rear yard setbacks as well as a reduction in required lot width. Because the landmark commission does not have the authority to allow for buildings without street frontage, the project also required planning commission approval for a planned development.

If these incentives were adopted, this project would have benefited in the following ways:

- The planned development for buildings without street frontage would be waived.
- Reduced Parking - Only one parking space per unit would be required instead of 2.

- Additional density – currently the lot area requirements only allow for 16 units total units (including existing structures). With incentives, there would be no lot area requirement/density requirement.

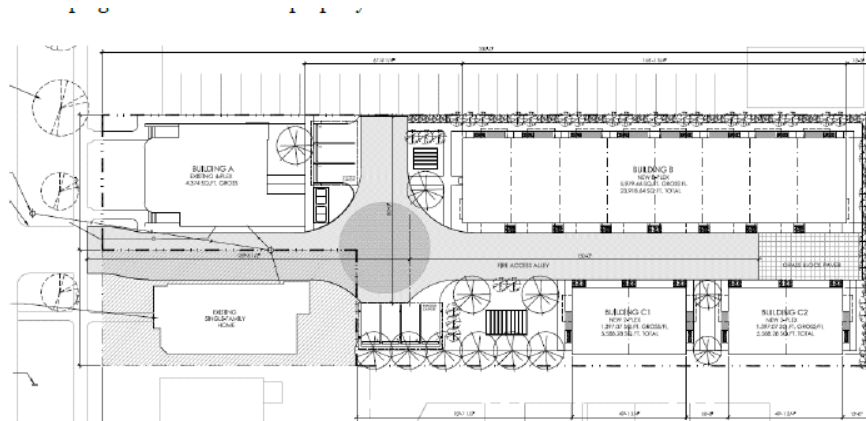


Image 2 – Marmalade Condo Site Plan



Public Process

- On April 20, 2023, the planning division sent out initial public outreach to the focus group and all registered Salt Lake City Recognized Organizations. On June 12, 2023, staff presented the proposal at Sugar House Community Council.
- On July 18, 2023, notice of the application and the draft ordinance was sent to registered Salt Lake City Recognized Organizations. The 45-day public comment period will end on September 1, 2023. The Open House was posted on July 20, 2023. During and following this comment period, the Planning Division will consider all public comments received and make appropriate modifications to the proposed ordinance language.

Next Steps

- The planning division will continue to refine and make changes to the proposed draft ordinance based on an evaluation of commission feedback and further public input.
- A briefing with the Planning Commission will be held – date to be determined.
- The proposal will return to the Historic Landmark Commission and Planning Commission for a public hearing and recommendation that will be forwarded to the City Council.
- The City Council will hold an additional public hearing and ultimately decide on the proposed text amendment.

Information related to the proposal is publicly available online on the city's planning division website located here:

<https://www.slc.gov/planning/2023/04/17/openhouse-00155/>

Attachments:

- A. [ATTACHMENT A: Draft Ordinance](#)
- B. [ATTACHMENT B: Map of Historic Sites \(Local & National\)](#)
- C. [ATTACHMENT C: List of Historic Sites \(Local & National\)](#)

ATTACHMENT A: Draft Ordinance

21A.10.015: PUBLIC ENGAGEMENT:

The purpose of the public engagement process is to inform the public of certain land use projects early in the process, provide a reasonable timeframe for feedback on a proposal, and establish a process to hear from the public prior to making a decision on a particular land use project.

- A. Land Use Projects Subject to Public Engagement: The following are considered land use projects for purposes of this chapter and are subject to the public engagement process and requirements herein:
 - 1. Request for an alley/street closure or vacation;
 - 2. Amendments to Title 21A;
 - 3. Conditional use applications;
 - 4. Design review applications, subject to review by the planning commission as provided in Chapter 21A.59;
 - 5. Applications to demolish one or more landmark sites or contributing structures located within a local historic district;
 - 6. Master plans, including amendments, to be adopted by the city council;
 - 7. Requests for certificates of appropriateness required for new construction of principal structures, except for single family and two family dwellings;
 - 8. Planned development applications, subject to review by the planning commission as provided in Chapter 21A.55;
 - 9. Zoning map amendment

21A.10.020: PUBLIC NOTICE REQUIREMENTS:

- B. Special Noticing Requirements for Certain Administrative Approvals:
 - 1. Notice of Application for Design Review and Planned Development:
 - a. Notification: At least twelve (12) days before a land use decision is made for an administrative design review application as authorized in Chapter 21A.59 of this title, or an administrative planned development as authorized by Chapter 21A.55 of this title, the planning director shall provide written notice to the following:
 - (1) All owners and identifiable tenants of the subject property, land abutting the subject property, and land located directly across the street from the subject property. In identifying the owners and tenants of the land the city shall use the Salt Lake City geographic information system records.
 - (2) Recognized community organization(s) in which the subject property is located.
 - b. Contents of the Notice of Application: The notice shall generally describe the subject matter of the application, where the public may review the application, the expected date when the planning director will authorize a final land use decision, and the procedures to appeal the land use decision.
 - c. End of Notification Period: If the planning director receives comments identifying concerns related to the design review application not complying with

the requirements of Chapter 21A.59, or the planned development not complying the requirements of 21A.55, the planning director may refer the matter to the planning commission for their review and decision on the application.

21A.24.010: GENERAL PROVISIONS:

~~S. Adaptive Reuse Of A Landmark Building In Residential Districts:~~

~~— 1. Purpose Statement: The purpose of the adaptive reuse of a landmark site in a residential district is to preserve landmark sites as defined in subsection 21A.34.020B of this title. In some instances these sites have outlived their original use due to economic conditions, size of the building, and/or a substantial degree of deterioration of the historic property. Such sites, however, still contribute to the welfare, property and education of the people of Salt Lake City because of their historic, architectural or cultural significance. The Planning Commission shall consider the allowance of a nonresidential use of a landmark site in a residential district according to the qualifying provisions outlined in subsection S2a of this section and pursuant to chapter 21A.54 of this title, in order to ensure that the residential character of the surrounding environment is preserved.~~

~~— 2. Conditional Use Required: Where authorized by this title as shown in section 21A.33.020, "Table Of Permitted And Conditional Uses For Residential Districts", of this title, landmark sites in any residential district may be used for certain nonresidential uses.~~

~~— a. Qualifying Provisions: In order to qualify for conditional use review by the Planning Commission under section 21A.54.080, "Standards For Conditional Uses", of this title, the applicant must demonstrate compliance with the following:~~

~~— (1) The building is designated as a landmark site on the Salt Lake City register of cultural resources. The designation process must be completed prior to the City accepting a conditional use application for the structure unless the Planning Director determines that it is in the best interest of the City to process the designation and conditional use applications together.~~

~~— (2) The landmark building shall have a minimum of seven thousand (7,000) square feet of floor area, excluding accessory buildings.~~

~~— (3) The new use will require minimal change as these features are important in defining the overall historic character of the building and environment.~~

~~— (4) The use is conducive to the preservation of the landmark site.~~

~~— (5) Significant archaeological resources affected by the project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.~~

~~— (6) The use is compatible with the surrounding residential neighborhood.~~

~~— (7) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize the property shall be preserved.~~

~~— (8) The use does not result in the removal of residential characteristics of the structure or site including mature landscaping.~~

~~— (9) The change in use from residential to nonresidential is necessary due to the excessive size of the landmark site for residential uses allowed in the residential district, and/or demonstration that the building cannot reasonably be used for its original intended use.~~

~~— (10) The proposed use will not have a material net cumulative adverse impact on the neighborhood or the City as a whole by considering the following:~~

~~— (A) The spatial distribution of:~~

~~— (i) Business licenses issued for properties located within three hundred feet (300') of any property line and the block frontage on both sides of the street between 100 series addresses; and~~

~~— (ii) Previously approved conditional uses for nonresidential uses in landmark sites within the same planning community, as shown on a map of planning communities maintained by the Zoning Administrator.~~

~~— (B) Impacts on neighboring properties including, but not limited to:~~

~~— (i) Traffic;~~

~~— (ii) Parking;~~

~~— (iii) Signs;~~

~~— (iv) Lighting;~~

~~— (v) Removal of landscaping; and~~

~~— (vi) For the purposes of evaluating subsections S2a(10)(B)(i) through S2a(10)(B)(v) of this section, professionally prepared impact studies shall not be required unless specifically requested by the Zoning Administrator;~~

~~— (vii) Noise, fumes or odors;~~

~~— b. Credit For On Street Parking: Some or all of the off street parking spaces required in section [21A.44.030](#) of this title may be met by the provision of on street spaces. Such credit shall require the site plan review approval. Requests for on street parking shall meet the following requirements:~~

~~— (1) All on street parking facilities shall be designed in conformance with the standards established by the City Transportation Engineer;~~

~~— (2) Prior to approving any requests for on street parking, the development review team shall determine that the proposed on street parking will not materially adversely impact traffic movements and related public street functions; and~~

~~— (3) Credit for on street parking shall be limited to the number of spaces provided along the street frontage adjacent to the use.~~

~~SF. Dwelling Unit Occupancy: A dwelling unit may not be occupied by more than one "family" as defined in [chapter 21A.62](#) of this title.~~

~~U. Residential Building Foundation Standard: Each dwelling shall have poured concrete footings, the top of which must be placed below the applicable frost line. Except as otherwise authorized by the Planning Director and the chief building official in foothill districts, each dwelling shall have a site built concrete or masonry foundation/perimeter skirting constructed around the entire perimeter with interior supports as necessary to meet applicable building codes and adopted seismic loading requirements. The dwelling shall be permanently tied to the foundation system in accordance with applicable building codes and adequately weatherproofed.~~

V. ~~Entrance Landing: At each exit door, there must be a concrete or wood landing that is a minimum of thirty six inches by thirty six inches (36" x 36"), constructed to meet the minimum requirements of the Uniform Building Code with adequate foundation support and permanent attachment to the building.~~

~~TW. Compliance With Noise Regulations Required: Any construction work in residential zoning districts shall comply with section 9.28.040, "Noises Prohibited", of this Code. (Ord. 64-21, 2021: Ord. 46-17, 2017~~

(Staff note: The following changes would be made to the existing land use tables.)

21A.33.020: TABLE OF PERMITTED AND CONDITIONAL USES FOR RESIDENTIAL DISTRICTS:

Use	Permitted And Conditional Uses By District																		
	FR-1/ 43,560	FR-2/ 21,780	FR-3/ 12,000	R-1/ 12,000	R-1/ 7,000	R-1/ 5,000	SR-1	SR-2	SR-3	R-2	R-M F-30	R-M F-35	R-M F-45	R-M F-75	R-B	R-M U-35	R-MU-45	R-MU	RO
Adaptive reuse for additional uses in eligible buildings of a landmark site	C ⁸	C ⁸	C ⁸	C ⁸	C ⁸	C ⁸	C ⁸		C ⁸	C ⁸	C ⁸	C ⁸	C ⁸	C ⁸	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸

Qualifying provisions:

- ~~6. Reserved. Building additions on lots less than 20,000 square feet for office uses may not exceed 50 percent of the building's footprint. Building additions greater than 50 percent of the building's footprint or new office building construction are subject to a design review.~~
8. Subject to conformance with the provisions of subsection 21A.52.060.A ~~21A.24.010~~ of this title.

21A.33.030: TABLE OF PERMITTED AND CONDITIONAL USES FOR COMMERCIAL DISTRICTS:

Use	Permitted and Conditional Uses by District					
	CN	CB	CS ¹	CC	CSHBD ¹	CG
Adaptive reuse for additional uses in eligible buildings of a landmark site	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴

24. Subject to conformance with the provisions of subsection 21A.52.060.A of this title.

21A.33.035: TABLE OF PERMITTED AND CONDITIONAL USES FOR TRANSIT STATION AREA DISTRICTS:

Use	Permitted and Conditional Uses by District							
	TSA-UC		TSA-UN		TSA-MUEC		TSA-SP	
	Core	Transition	Core	Transition	Core	Transition	Core	Transition
<u>Adaptive reuse for additional uses in eligible buildings of a landmark site</u>	P ¹³		P ¹³		P ¹³		P ¹³	

Qualifying provisions:

- 13. Subject to conformance with the provisions of subsection 21A.52.060.A of this title.

21A.33.040: TABLE OF PERMITTED AND CONDITIONAL USES FOR MANUFACTURING DISTRICTS:

Use	Permitted and Conditional Uses by District	
	M-1	M-2
<u>Adaptive reuse for additional uses in eligible buildings of a landmark site</u>	P ^{7C}	P ^{7C7}

Qualifying provisions:

- 7. Subject to conformance with the provisions of subsection 21A.52.060.A of this title. Building additions on lots less than 20,000 square feet for office uses may not exceed 50 percent of the building's footprint. Building additions greater than 50 percent of the building's footprint or new office building construction are subject to a design review.

21A.33.050: TABLE OF PERMITTED AND CONDITIONAL USES FOR DOWNTOWN DISTRICTS:

Use	Permitted and Conditional Uses by District			
	D-1	D-2	D-3	D-4
<u>Adaptive reuse for additional uses in eligible buildings of a landmark site</u>	P ⁴	P ⁴	P ⁴	P ⁴

Qualifying provisions:

- 4. Subject to conformance with the provisions of section 21A.52.060.A of this title. Building additions on lots less than 20,000 square feet for office uses may not exceed 50 percent of the building's footprint. Building additions greater than 50 percent of the building's footprint or new office building construction are subject to a design review (chapter 21A.59 of this title).

21A.33.060: TABLE OF PERMITTED AND CONDITIONAL USES IN THE GATEWAY DISTRICT:

Use	G-MU
Adaptive reuse for additional uses in eligible buildings of a landmark site	P ¹⁰

Qualifying provisions:

10. Subject to conformance with the provisions of subsection 21A.52.060.A of this title.

21A.33.070: TABLE OF PERMITTED AND CONDITIONAL USES FOR SPECIAL PURPOSE DISTRICTS:

Use	Permitted and Conditional Uses by District																
	RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU
Adaptive reuse for additional uses in eligible buildings of a landmark site	P ²	P ²						C ²			C ²	C ²	C ²	P ²			P ²

Qualifying provisions:

2. Subject to conformance with the provisions of subsection 21A.52.060.A of this title. ~~When located in a building listed on the Salt Lake City Register of Cultural Resources.~~

21A.33.080: TABLE OF PERMITTED AND CONDITIONAL USES IN FORM BASED DISTRICTS:

Use	Permitted and Conditional Uses by District				
	FB-UN1	FB-UN2	FB-UN3	FB-SC	FB-SE
Adaptive reuse for additional uses in eligible of a landmark buildings	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹

Qualifying provisions:

9. Subject to conformance with the provisions of subsection 21A.52.060.A of this title.

21A.26.010: GENERAL PROVISIONS:

~~K. Bed And Breakfast Establishments And Reception Centers In Landmark Sites In The CN Neighborhood Commercial And CB Community Business Districts:~~

~~1. Conditional Use Required: Where not otherwise authorized by this title and after conditional use approval by the Planning Commission pursuant to [chapter 21A.54](#) of this title, landmark sites in a CN or CB District may be used for a bed and breakfast establishment or reception center subject to the following standards:~~

~~a. Standards: In addition to the standards for conditional uses, section [21A.54.080](#) of this title, the Planning Commission shall find the following:~~

~~(1) The structure is designated as a landmark site on the Salt Lake City Register of Cultural Resources. The designation process must be completed prior to the City accepting a conditional use application for the structure unless the Planning Director determines that it is in the best interest of the City to process the designation and conditional use applications at the same time because of the risk of probable demolition;~~

~~(2) The use is conducive to the preservation of the landmark site;~~

~~(3) The use is compatible with the surrounding residential neighborhood; and~~

~~(4) The use does not result in the removal of residential characteristics of the structure (if the structure is a residential structure), including mature landscaping.~~

~~b. Condition Of Approval: A preservation easement in favor of the City shall be placed upon the landmark site.~~

~~**21A.36.170: REUSE OF CHURCH AND SCHOOL BUILDINGS:**~~

~~A. Change Of Use: In the PL, PL 2, I, UI or any residential district, a change of use of any church or school to a use that is allowed as a permitted use or conditional use in the zoning district may be allowed as a conditional use pursuant to the provisions of [chapter 21A.54](#) of this title.~~

~~B. Temporary Use Of Closed Schools And Churches; Authorized As Conditional Use: The temporary use of closed schools and churches may be allowed as a conditional use pursuant to the provisions of [chapter 21A.54](#) of this title, in the zoning districts indicated in the land use tables of this title, provided that:~~

~~1. Use: The temporary use is for office space or educational purposes for public or private charities.~~

~~2. Application: The application for a temporary use of a closed school or church shall include, in addition to the application submission requirements of [chapter 21A.54](#) of this title, the following information:~~

~~a. Building Plans: As part of the application, the applicant shall provide a site plan drawn to scale showing existing structures, auxiliary buildings, existing parking and landscaping, and any proposed changes to the site. In converting the existing facility to the proposed conditional use, no major exterior or interior alterations of the building~~

shall be made which render the building incompatible with a return to its use as a school or church; and

— b. Use Plan: A proposed use plan including:

— (1) Hours and days of operation;

— (2) Evidence of noise, odor or vibration emissions;

— (3) Evidence of the number of classes, including hours taught, days taught, and the expected class size;

— (4) Average number of clients per day and the frequency of turnover of the clients, and

— (5) Number of employees, staff or volunteers, both total and expected to be on the premises at any given time.

— 3. Prohibition: No provision of this section shall be construed to allow any use in a closed school or church for retail, residential or industrial purposes, or any use involving any type of correctional or institutional facility.

— 4. Ownership: The School Board or church shall remain the owner of the property during the period of time for which the conditional use is granted and any change of ownership away from the School Board or church shall immediately cause the conditional use to terminate.

— 5. Automatic Termination Of Use: If the School Board or church group determines that no future public or religious use will be made of the building as a public school or church, the conditional use as granted under this section shall immediately cease and the property shall thereafter be used only for uses permitted in the zoning district.

— 6. Temporary Use: The conditional use provided by this section shall be temporary only. The time of such use shall be subject to the decision of the Planning Commission based on its consideration of the criteria specified in subsection B7 of this section. The Planning Commission may authorize the conditional use for a period not to exceed five (5) years, which may be renewed for additional periods not in excess of five (5) years.

— 7. Termination For Excess Use: If the Planning Commission determines that the conditional use is being used substantially in excess of the plan for use submitted pursuant to subsection B2b of this section, the Planning Commission may, after an informal hearing, revoke the conditional use if it determines that the excess use is having a negative impact on the neighborhood. (Ord. 46-17, 2017)

New Chapter:

21A.52 Zoning Incentives

21A.52.010 Purpose: The purpose of this chapter is to establish zoning incentives to support achieving adopted goals within the City's adopted plans and policy documents.

21A.52.020 Applicability: This chapter applies as indicated within each subsection.

21A.52.030 Relationship to base zoning districts and overlay zoning districts: Unless otherwise indicated in this chapter, all base zoning district or overlay zoning district standards and requirements take precedence except as indicated in this section.

21A.52.040 Approval Process: Any process required by this title shall apply to this chapter unless specifically exempt or modified within this chapter.

- A. The Planned Development process in 21A.55 may be modified as indicated within this chapter.
- B. The Design Review process in 21A.59 may be modified as indicated within this chapter.
- C. Developments authorized by this chapter are exempt from 21A.10.020.B.1.

21A.52.060 Incentives for Preservation of Existing Buildings:

The provisions in this section provide optional incentives to development projects that include the preservation of an existing building. The incentives located in subsection 21A.52.060.A can be combined with the incentives outlined in subsection 21A.52.060.B.

A. Adaptive Reuse for Additional Uses in Eligible Buildings:

- 1. Purpose: To allow additional land uses for buildings that generally contribute to the character of the city so they can be redeveloped for economically viable uses. These buildings may be underutilized or have outlived their original use due to economic conditions, size of the building, a substantial degree of deterioration of the property, or other factors, but are still part of existing neighborhood fabric due to their historic or cultural significance.
- 2. Applicability: The incentives in this section apply to adaptive reuse of an eligible building. Eligible buildings include the following:
 - a. Landmark Sites;
 - b. Buildings individually listed on the National Register of Historic Places;
 - c. Buildings formerly used for schools, hospitals, places of worship, or other institutional uses;
 - d. Buildings that the Planning Director has deemed as significant based on the structure's association with events that have contributed to broad patterns of history, association with lives of persons important in the city's past, or displays distinctive characteristics of a type, period, or method of construction.
- 3. Incentives:
 - a. Additional Uses: Any use may be allowed as a permitted or conditional use in zoning districts where Adaptive Reuse for Additional Uses in Eligible Buildings is listed in the land use tables in chapter 21A.33 subject to the provisions in this section. When a conditional use is required, the application shall be reviewed pursuant to the procedures and standards outlined in chapter 21A.54 of this title. The additional uses authorized by this section only apply to the eligible building.
 - (1) A change of use to a residential use is not permitted in the OS, M-1, or M-2 zoning districts.
 - (2) A change of use to one of the following uses is prohibited: Ambulance Services (indoor and outdoor), amusement park, auditorium, bio-medical facility, bus line station/terminal, bus line yard and repair facility, car wash, check cashing/payday loan business, community correctional facility (large and small), contractor's yard/office, drive-through facility associated with any use, equipment rental (indoor and outdoor), gas station, hotel/motel, impound lot, intermodal transit passenger hub, large wind energy system,

laundry and dry cleaning establishments, limousine service (large and small), heavy manufacturing, pet cemetery, recycling collection station, sexually oriented business, sign painting/fabrication, storage (outdoor), public storage (outdoor), wireless telecommunications facility

- b. Parking: No existing parking shall be required beyond what is existing.

4. Qualifying Provisions:

- a. The new use requires minimal change to exterior features that are important in defining the overall character of the building;
- b. The proposed use is conducive to the preservation of the building; and
- c. If the site is located in a residential zone and the change in use proposed is from residential to nonresidential, the building must have a minimum square footage of 5,000 square feet in floor area.

B. Incentives for Development that Preserves an Existing Building:

1. Purpose: The purpose of these incentives is to encourage preservation of existing buildings to lessen the impact that demolition has on the environment. Preserving an existing building extends the life of the building and keeps substantial amounts of materials out of landfills and reduces energy consumption. The goal is to retain existing buildings in order to achieve sustainability benefits.

2. Applicability: The incentives in this section apply to developments in all zoning districts except FR and R-1 zones that retain an existing primary structure. These incentives may be applied to existing buildings and new buildings within the same development that meet the qualifying provisions in this section.

3. Qualifying Provisions:

- a. The existing building is at least 30 years old;
- b. The footprint of the existing building covers a minimum of 25% of the entire development site. A lower percentage may be considered by the Planning Director if the existing building has frontage on a public street, contains a publicly accessible use such as retail, restaurant, or entertainment, or would be highly visible from public spaces within the interior of the site; and
- c. No more than 25% of the existing building's exterior walls may be removed.

4. Incentives:

- a. Planned Development Waived: A Planned Development is not required for modifications to the following standards:
 - (1) 21A.36.010.B: Multiple buildings on a single parcel are allowed without having street frontage.
 - (2) 21A.36.010. C and 20.12.010: Lots without public street frontage standards in 21A.36.010.C. and 20.12.010 if necessary cross access easements are provided and subject to complying with the adopted building and fire codes;

(3) Off-site parking in zoning districts where off-site parking is not an allowed use. The parking must be located within same the development and can only be used for the uses within the development area.

b. Administrative Planned Development: A Planned Development may be approved administratively, provided the noticing requirements of 21A10.020.B and the standards in 21A.55 are met when requesting modifications to:

- (1) Minimum yard setback requirements when the modification specifically relates to retaining the existing building(s) on the development site;
- (2) Open space and landscaping requirements when the modification specifically relates to retaining the existing building(s) on the development site;
- (3) Standards for awnings and canopies, balconies, patios, and porches in table 21A.36.020.B Obstructions in Required Yards;
- (4) Allow five (5) feet of additional building height;

Such development is exempt from the minimum area requirements in 21A.55.060.

c. Density: The qualifying provisions for density found in the minimum lot area and lot width tables of the zoning district do not apply, and in the RMF-30 zoning district, the minimum lot size per dwelling unit does not apply

d. Height: Additional building height is authorized in zoning districts as indicated in the following sections. Administrative design review shall be reviewed pursuant to the procedures and standards in Chapter 21A.59 and provided the noticing requirements of 21A.10.020.B are met.

(1) Residential districts:

<u>Zoning District</u>	<u>Permitted Maximum Height with Incentive</u>
<u>RMU-35</u>	<u>45', regardless of abutting use or zone.</u>
<u>RMU-45</u>	<u>55', regardless of abutting use or zone.</u>
<u>RB</u>	<u>May build one additional story equal to or less than the average height of the other stories in the building.</u>
<u>RMU</u>	<u>May build three additional stories equal to or less than the average height of the other stories in the building with administrative design review.</u>
<u>RO</u>	<u>May build one additional story equal to or less than the average height of the other stories in the building.</u>

(2) Commercial Districts:

<u>Zoning District</u>	<u>Permitted Maximum Height with Incentive</u>
<u>SNB</u>	<u>May build one additional story equal to or less than the average height of the other stories in the building.</u>

<u>CB</u>	<u>May build one additional story equal to or less than the average height of the other stories in the building.</u>
<u>CN</u>	<u>May build one additional story equal to or less than the average height of the other stories in the building.</u>
<u>CC</u>	<u>45' with administrative design review.</u>
<u>CG</u>	<u>May build two additional stories equal to or less than the average height of the other stories in the building with administrative design review.</u> <u>May build three additional stories equal to or less than the average height of the other stories in the building with administrative design review for properties in the mapped area in Figure 21A.26.070.G.</u>
<u>CSHBD1</u>	<u>105' and two additional stories equal to or less than the average height of the other stories in the building with administrative design review.</u>
<u>CSHB2</u>	<u>60' and one additional story equal to or less than the average height of the other stories in the building with administrative design review.</u>
<u>TSA-Transition</u>	<u>May build one additional story equal to or less than the average height of the other stories in the building with administrative review.</u>
<u>TSA-Core</u>	<u>May build two additional stories equal to or less than the average height of the other stories in the building with administrative review.</u>

(3) Form-based districts:

<u>Zoning District</u>	<u>Permitted Maximum Height with Incentive</u>
<u>FB-UN3</u>	<u>125' and three additional stories equal to or less than the average height of the other stories in the building with administrative design review.</u>
<u>FB-UN2</u>	<u>May build one additional story equal to the average height of the other stories in the building.</u>
<u>FB-SC</u>	<u>May build one additional story equal to the average height of the other stories in the building.</u>
<u>FB-SE</u>	<u>May build one additional story equal to the average height of the other stories in the building.</u>
<u>FB-UN1</u>	<u>May build up to three stories and 30' in height.</u>

(4) Downtown districts:

<u>Zoning District</u>	<u>Permitted Maximum Height with Incentive</u>
<u>D-1</u>	<u>Administrative Design Review is permitted when a Design Review process is required.</u>

<u>D-2</u>	<u>120' and two additional stories equal to or less than the average height of the other stories in the building with administrative design review.</u>
<u>D-3</u>	<u>180' and three additional stories equal to or less than the average height of the other stories in the building with administrative design review.</u>
<u>D-4</u>	<u>120' and three additional stories equal to or less than the average height of the stories permitted with administrative design review. 375' in mapped area in 21A.30.045.E.2.b.</u>

(5) Other districts:

<u>Zoning District</u>	<u>Permitted Maximum Height with Incentive</u>
<u>GMU</u>	<u>180' and two additional stories equal to or less than the average height of the other stories in the building with administrative design review.</u>
<u>MU</u>	<u>60' with administrative design review provided that the additional height is for residential uses only</u>

e. RMF Zones:

- (1) Parking: Unless there is a lesser parking requirement in 21A.44, only one off-street parking space per unit is required.
- (2) The minimum required yards shall apply to the perimeter of the development and not to the individual principal buildings within the development.
- (3) Lot width: Minimum lot width requirements do not apply.

f. Design standards for new construction: Unless a stricter design standard related to the following is included in the base zone or Chapter 21A.37, the following design standards are required:

- (1) Building materials: 50% of any street facing facade shall be clad in durable materials. Durable materials include stone, brick, masonry, textured or patterned concrete, and fiber cement board. Other materials may be used for the remainder of the facade adjacent to a street. Other materials proposed to satisfy the durable requirement may be approved at the discretion of the Planning Director if it is found that the proposed material is durable and is appropriate for the structure.
- (2) Garage doors facing street: Garage doors are prohibited on the facade of the building that is parallel to, or located along, a public street.
- (3) Glass: The surface area of the facade of each floor facing a street must contain a minimum of twenty percent (20%) glass. The ground level of the building is occupied by residential uses that face the street; in which case the specified minimum glass requirement may be reduced by fifteen percent (15%).
- (4) Blank wall: The maximum length of any blank wall uninterrupted by windows or doors at the ground floor level along any street facing facade is 15'.
- (5) Screening of mechanical equipment: All mechanical equipment shall be screened from public view and sited to minimize their visibility and impact. Examples of siting include on the roof, enclosed or otherwise integrated into the architectural design of the building, or in a rear or side yard area subject

to yard location restrictions found in section 21A.36.020, table 21A.36.020B, “Obstructions In Required Yards” of this title.

(6) Building entry facing street: At least one operable building entrance on the ground floor is required for every street facing facade. Additional operable building entrances shall be required, at a minimum, every 40 FT for nonresidential uses and every 75 FT for residential uses of street facing building facade.

(7) Building length facing street:

(a) The building length shall not exceed 100 feet in the RMF-30, RMF-35, RMF-45 and RMF-75 districts; and

(b) The building length shall not exceed 175 feet in other zoning districts.

5. Restrictive Covenant Required:

a. Any owner who uses the incentives of 21A.52.020.B shall enter into a legally binding restrictive covenant, the form of which shall be approved by the City Attorney. Prior to the issuance of a building permit for construction of a building using the incentives, the restrictive covenant shall be filed with the Salt Lake County Recorder. The agreement shall provide for the following, without limitation: acknowledge the use of the incentives, the nature of the approval and any conditions thereof, the terms of compliance with all applicable regulations, shall guarantee compliance for a term of 25 years, and the potential enforcement actions for any violation of the agreement. The agreement shall be recorded on the property with the Salt Lake County Recorder, guarantees that the existing building used to obtain the incentives in 21A.52.060.B will be retained for at least 25 years, and is transferrable to any future owner.

21A.55.020: AUTHORITY:

A. Administrative Review: The Planning Director may approve, approve with modifications, deny or refer to the Planning Commission modifications to specific zoning standards outlined in 21A.52.060.B.4.b for projects that meet the qualifying provisions in 21A.52.060.B in accordance with the standards and procedures set forth in this chapter and other regulations applicable to the district in which the property is located.

B. Planning Commission Review: The Planning Commission may approve planned developments for uses listed in the tables of permitted and conditional uses for each category of zoning district or districts. The approval shall be in accordance with the standards and procedures set forth in this chapter and other regulations applicable to the district in which the property is located.

In approving a planned development, the Planning Commission may change, alter, modify or waive the following provisions of this title:

1A. Zoning And Subdivision Regulations: Any provisions of this title or of the City's subdivision regulations as they apply to the proposed planned development except that the Planning Commission cannot approve a use that is not allowed in the zoning district in which the planned development is located, with the exception of off-site parking as further described in this section.

- 2B. Off-Site Parking: Off-site parking in zoning districts where off-site parking is not an allowed use. The parking must be located within the planned development area and can only be used for the uses within the planned development.
- 3C. Building Height: Up to five feet (5') of additional building height, except in the FR, R-1, SR, or R-2 Zoning Districts where additional building height cannot be approved through the planned development process.
- 4D. Density: Residential planned developments shall not exceed the density limitation of the zoning district where the planned development is proposed except as allowed below. The calculation of planned development density may include open space that is provided as an amenity to the planned development. Public streets located within or adjacent to a planned development shall not be included in the planned development area for the purpose of calculating density.
 - a±. In the RMF Zoning Districts and on lots 0.20 acres or more in size, developments that change a nonconforming commercial use to a residential use that is allowed in the zoning district are exempt from the density limitations of the zoning district when approved as a planned development.

21A.55.030: PLANNING COMMISSION DECISION:

- A. No Presumption Of Approval: A request for a planned development does not constitute an assurance or presumption that such planned development will be approved. Rather, each proposed planned development shall be evaluated on an individual basis, in relation to its compliance with the standards and factors set forth in this chapter and with the standards for the zoning district in which it is located, in order to determine whether the planned development is appropriate at a particular location.
- B. Approval: The Planning Commission or Planning Director in the case of administrative planned developments, may approve a planned development as proposed or may impose conditions necessary or appropriate for the planned development to comply with the standards and factors set forth in this chapter.
- C. Denial: The Planning Commission or Planning Director in the case of administrative planned developments, may deny an application for a planned development if it finds that the proposal does not meet the intent of the base zoning district, does not meet the purpose of this chapter, or is not consistent with the standards and factors as set forth in this chapter.

21A.55.040: PROCEDURES:

- A. Application: An application for Planned Development shall be made on an application form prepared by the Zoning Administrator and accompanied by applicable fees as noted in the Salt Lake City consolidated fee schedule. The applicant shall also be responsible for payment of all mailing fees established for required public noticing. The applicant must file an application for planned development approval with the Planning Director. A complete application shall contain at least the following information submitted by the applicant, unless certain information is determined by the Zoning Administrator ~~Planning Director~~ to be inapplicable or unnecessary to appropriately evaluate the application. ~~The application submittal shall include one paper copy and one digital copy:~~
 - 1. A complete description of the proposed planned development including the zoning regulations being modified in the planned development and the planning objectives being met;

2. When the proposed planned development includes provisions for common open space or recreational facilities, a statement describing the provision to be made for the care and maintenance of such open space or recreational facilities;
3. A written statement with supporting graphics showing how the proposed planned development is compatible with other property in the neighborhood;
4. Plans, as required pursuant to section 21A.58.060 of this title, with the exception of the number of copies required;
5. Architectural graphics including floor plans, elevations, profiles and cross sections;
6. A preliminary subdivision plat, if required;
7. Traffic impact analysis, where required by the City Transportation Division; and
8. Other information or documentation the Planning Director may deem necessary for proper review and analysis of a particular application.

B. **Determination Of Completeness:** Upon receipt of an application for a planned development, the Planning Director shall make a determination of completeness of the application pursuant to section [21A.10.010](#) of this title

C. **Public Notification and Engagement:**

1. Notice of Application for Administrative Review: Prior to the approval of an application that qualifies for administrative review, the planning director shall provide written notice as provided in chapter 21A.10.020.B of this title.
2. Required Notice for Planning Commission Review:
 - a. Applications subject to Planning Commission review of this chapter are subject to notification requirements of title 2, chapter 2.60 of this code.
 - b. Any required public hearing is subject to the public hearing notice requirements found in chapter 21A.10 of this title.

~~C. **Staff Report:** Upon completing a site plan review and receiving recommendations from applicable City department(s)/division(s), a staff report evaluating the planned development application shall be prepared by the Planning Division and forwarded to the applicant and the Planning Commission.~~

~~D. **Public Hearing:** The Planning Commission shall hold a public hearing to review the planned development application in accordance with the standards and procedures set forth in chapter 21A.10 of this title.~~

~~E. **Planning Commission Action:** Following the public hearing, the Planning Commission shall decide, on the basis of the standards contained in section 21A.55.050 of this chapter whether to approve, approve with modifications or conditions, or deny the application.~~

~~F. **Notification Of Decision:** The Planning Director shall notify the applicant of the decision of the Planning Commission in writing, accompanied by one copy of the submitted plans marked to show such decision and a copy of the motion approving, approving with modifications, or denying the development plan application.~~

21A.55.050: STANDARDS FOR PLANNED DEVELOPMENTS:

The Planning Commission, or Planning Director in the case of administrative planned developments, may approve, approve with conditions, or deny a planned development based upon written findings of fact according to each of the following standards. It is the responsibility

of the applicant to provide written and graphic evidence demonstrating compliance with the following standards:

21A.55.070: APPEAL OF THE PLANNING COMMISSION DECISION:

Any person adversely affected by a final decision of the Planning Commission or Planning Director in the case of administrative planned developments, ~~on an application for a planned development~~ may appeal to the Appeals Hearing Officer in accordance with the provisions of [chapter 21A.16](#) of this title. The filing of the appeal shall not stay the pending the outcome of the appeal, except as provided for under section [21A.16.030F](#) of this title. (Ord. 48-21, 2021: Ord. 8-18, 2018)

21A.55.080: TIME LIMIT ON APPROVED PLANNED DEVELOPMENT:

No planned development approval shall be valid for a period longer than one year unless a building permit has been issued or complete building plans have been submitted to the Division of Building Services and Licensing. The Planning Commission or Planning Director in the case of administrative planned developments, may grant an extension of a planned development for up to one additional year when the applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact. Extension requests must be submitted prior to the expiration of the planned development approval.

21A.55.090: EFFECT OF APPROVAL OF PLANNED DEVELOPMENT:

The approval of a proposed planned development by the Planning Commission or Planning Director in the case of administrative planned developments, shall not authorize the establishment or extension of any use nor the development, construction, reconstruction, alteration or moving of any building or structure, but shall authorize the preparation, filing and processing of applications for any permits or approvals that may be required by the regulations of the City, including, but not limited to, a building permit, a certificate of occupancy and subdivision approval. (Ord. 8-18, 2018)

21A.55.100: MODIFICATIONS TO DEVELOPMENT PLAN:

Following planned development approval, the development plan approved by the Planning Commission or Planning Director in the case of administrative planned developments, shall constitute the site design in relation to building placement and design, landscaping, mobility and circulation elements, and any elements that were approved as zoning modifications through the planned development process. Modifications to the development plan may be allowed pursuant to this section.

- A. ~~New Application Required For Modifications And Amendments: No substantial~~ Minor modifications or amendments shall be made in the construction, development or use without a new application under subject to the provisions of this section title. Minor modifications or amendments may be made subject to written approval of the Planning Director and the date for completion may be extended by the Planning Commission upon recommendation of the Planning Director.
- B. Minor Modifications: The Planning Director may authorize minor modifications to the approved development plan pursuant to the provisions for modifications to an approved site plan as set forth in [chapter 21A.58](#) of this title planned development when such

modifications appear necessary in light of technical or engineering considerations necessary to comply with an adopted building, fire, or engineering code or standard or when the modification complies with the applicable standards in the underlying zoning district or overlay district. Such minor modifications shall be limited to the following elements:

1. Adjusting the distance as shown on the approved development plan between any one structure or group of structures, and any other structure or group of structures, or any vehicular circulation element ~~or any boundary of the site;~~
2. Adjusting the location of any open space;
3. Adjusting any final grade;
4. Altering the types of landscaping elements and their arrangement within the required landscaping buffer area;
5. Signs;
6. Relocation or construction of accessory structures that comply with the provisions of 21A.40 and any applicable accessory structure regulations; or
7. Additions which comply with the lot and bulk requirements of the underlying zone.

Such minor modifications shall be consistent with the intent and purpose of this title and the development plan as approved pursuant to this chapter and shall be the minimum necessary to ~~overcome the particular difficulty~~ comply with the standards of the underlying zoning district or the applicable building, fire, or engineering code or standard and shall not be approved if such modifications would result in a violation of any standard or requirement of this title. A minor modification shall not be approved if the modification reduces a required building setback, authorizes an increase in lot coverage, or increases building height.

- C. Major Modifications: Any modifications to the approved development plan not authorized by subsection B of this section shall be considered to be a major modification. The Planning Commission or Planning Director in the case of administrative planned developments, shall give notice to all property owners consistent with notification requirements located in [chapter 21A.10](#) of this title. The Planning Commission or Planning Director in the case of administrative planned developments, may approve an application for a major modification to the approved development plan, not requiring a modification of written conditions of approval or recorded easements, upon finding that any changes in the plan as approved will be in substantial conformity with the approved development plan. If the commission or Planning Director in the case of administrative planned developments, determines that a major modification is not in substantial conformity with the approved development plan, then the commission or Planning Director in the case of administrative planned developments, shall review the request in accordance with the procedures set forth in this section.
- D. Other Modifications. Any modification to the planned development that complies with the standards of the underlying zoning district or overlay zoning district is allowed provided the modification does not violate a condition of approval or other requirement placed on the planned development as part of the approval of the application and required permits and approvals are obtained.

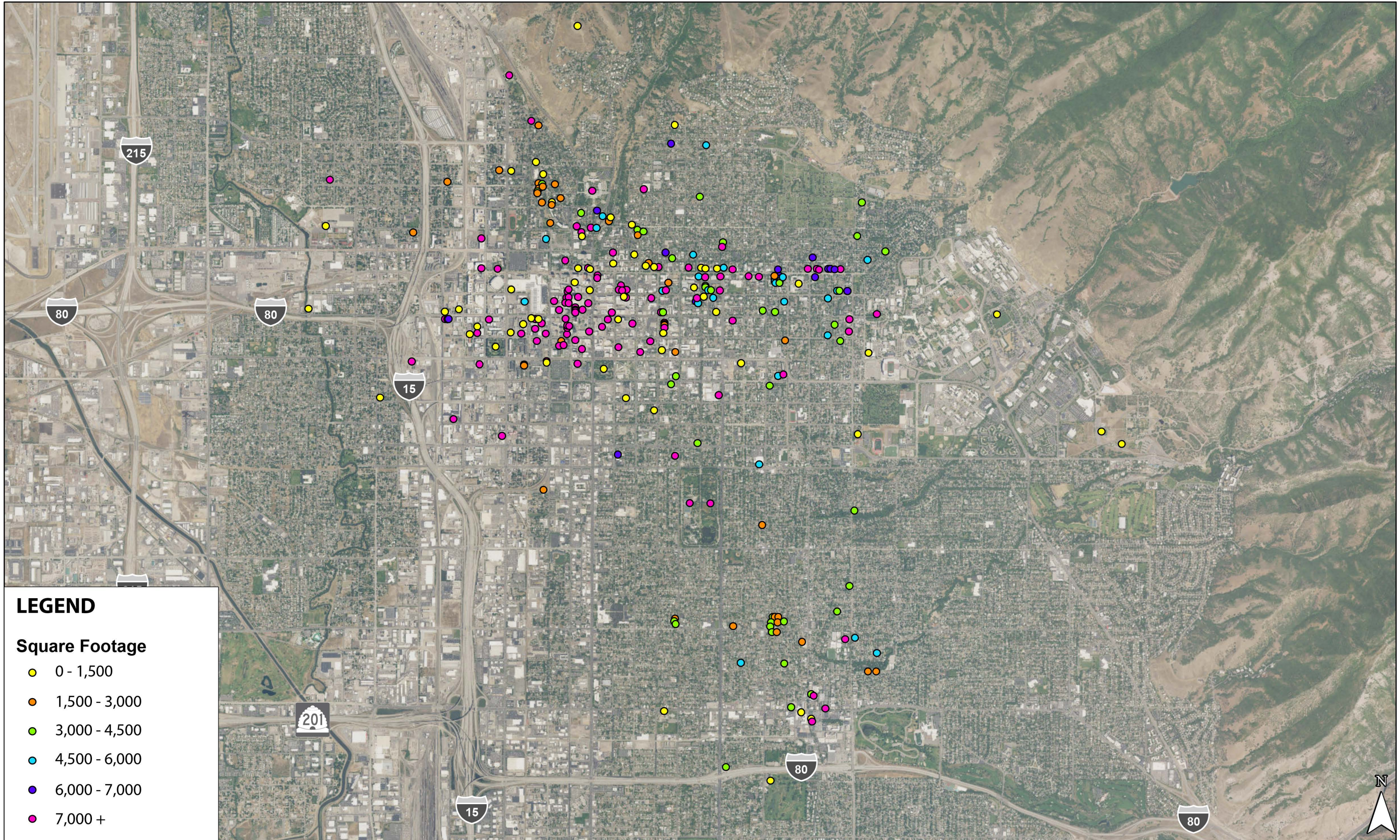
21A.60.040: DEFINITION OF TERMS:

ADAPTIVE REUSE FOR ADDITIONAL USES IN ELIGIBLE LANDMARK BUILDINGS: ~~The process of reusing a building for a purpose other than which it was built or designed for landmark buildings, original use is no longer feasible.~~ Other land uses, in addition to those specifically listed in the land use tables, when located in an existing building that meet the eligibility criteria in 21A.52.060.A.

DRAFT

ATTACHMENT B: Map of Historic Sites

SQUARE FOOTAGE OF HISTORIC SITES



ATTACHMENT C: List of Historic Sites

PROPERTY NAME	STREET	ADDRESS	N = National Register L = Local Landmark NL = National and Local NHL = National Historic Landmark
100 South			
Salisbury House (O.J.)		574 East 100 South	L
Armista Apartments		555 East 100 South	N
Ashby Apartments		358 East 100 South	N
Dinwoody, Henry, House		411 East 100 South	N
Hollywood Apartments		234 East 100 South	N
Japanese Church of Christ		268 West 100 South	N
Lincoln Arms Apartments		242 East 100 South	N
McCornick Building		10 West 100 South	N
Armstrong, Wm. Francis, House		667 East 100 South	NL
Bamberger, Simon, House		623 East 100 South	NL
Covey, Almon A., House		1211 East 100 South	NL
Covey, Hyrum T., House		1229 East 100 South	NL
Hills, Lewis House		425 East 100 South	NL
Langton, James and Susan R., House		648 East 100 South	NL
Nelden, William A., House		1172 East 100 South	NL
Neuhausen, Carl M., House		1265 East 100 South	NL
Royle House (Jonathan C. & Eliza K.)		635 East 100 South	NL
St. Mark's Episcopal Cathedral		231 East 100 South	NL
Utah Commercial and Savings Bank Building		22 East 100 South	NL
1000 East			
Salt Lake Brewery		460 South 1000 East	L
Mitchell House (Alexander)		1620 South 1000 East	N
Ramsey House (Lewis A.)		128 South 1000 East	N
1100 East			
Crown Cleaning & Dyeing Co. Bldg		1989 South 1100 East	N
Utah State Liquor Agency #22		1983 South 1100 East	N
11th Avenue			
Nelson-Beesley House		533 East 11th Avenue	N
Keyser, Malcolm and Elizabeth, House		381 East 11th Avenue	NL

PROPERTY NAME	STREET	ADDRESS	N = National Register L = Local Landmark NL = National and Local NHL = National Historic Landmark
1200 East			
Baldwin House (Charles)		229 South 1200 East	N
Orem House (Frank M.)		274 South 1200 East	N
Sugar House LDS Ward Building		1950 South 1200 East	N
12th Avenue			
Veterans Administration Hospital		401 East 12th Avenue	N
1300 East			
Sarah Daft Home for the Aged		737 South 1300 East	N
Ulmer House (Frank M.)		1458 South 1300 East	N
Westminster College President's House		1733 South 1300 East	N
Firestation No. 8		258 South 1300 East	NL
1300 South			
Price, Lorenzo and Emma, House and Barn		1205 East 1300 South	N
1400 East			
Hansen House (Nephi & Laura)		1797 South 1400 East	N
1700 South			
Luce House (Henry)		921 East 1700 South	N
Mabry-Van Pelt House		946 East 1700 South	N
Cummings, Byron, House		936 East 1700 South	NL
Arbuckle, George, House		747 East 1700 South	NL
1st Avenue			
Danish Evangelical Lutheran Church		387 East 1st Avenue	L
Darling House (Elmer E.)		1007 East 1st Avenue	L
Rowland Hall-St. Mark's School		205 East 1st Avenue	NL
200 East			
Congregation Sharey Tzedek Synagogue		833 South 200 East	N
Corona Apartments		335 South 200 East	N
First Methodist Episcopal Church		203 South 200 East	N

PROPERTY NAME	STREET	ADDRESS	N = National Register L = Local Landmark NL = National and Local NHL = National Historic Landmark
200 North			
Kimball House (J. Golden)		36 East 200 North	L
Hepworth House (Thomas & Mary)		725 West 200 North	N
Beesley, Ebenezer, House		80 West 200 North	NL
200 South			
Freeze House (James)		734 East 200 South	L
Beattie House (Jeremiah)		655 East 200 South	N
Bertolini Block		143 West 200 South	N
Building at 561 West 200 South		561 West 200 South	N
Building at Rear, 537 W. 200 South		537 West 200 South (rear)	N
Central Warehouse		520 West 200 South	N
Cluff Apartments (Hillview Apts.)		1270 East 200 South	N
Fritsch Block (J.A.)		158 East 200 South	N
Henderson Block		375 West 200 South	N
Hotel Victor		155 West 200 South	N
Orpheum Theatre (Capitol Theatre)		46 West 200 South	N
Pacific Northwest Pipeline Building		315 East 200 South	N
Salt Lake Stamp Company Building		43 West 200 South	N
Smith-Bailey Drug Company Building		171 West 200 South	N
Stratford Hotel		175 East 200 South	N
Fisher Carriage House		1206 West 200 South	NL
Fisher, Albert, Mansion		1206 West 200 South	NL
Immanuel Baptist Church		401 East 200 South	NL
Meyer, Frederick A. E., House		929 East 200 South	NL
200 West			
24th Ward Meeting House		700 North 200 West	L
Hills House (Lewis S.)- Hogar Hotel		126 South 200 West	N
Kelly House (Albert H.)		418 South 200 West	N
Kelly House (John B.)		422 South 200 West	N
Sweet Candy Company		224 South 200 West	N
Holy Trinity Greek Orthodox Church		279 South 200 West	NL

PROPERTY NAME	STREET	ADDRESS	N = National Register L = Local Landmark NL = National and Local NHL = National Historic Landmark
2100 South			
Kearns-St. Ann's Orphanage		430 East 2100 South	N
Richardson-Bower Building		1019 East 2100 South	N
Sugar House Monument		1100 East 2100 South	N
Irving Junior High School		1179 East 2100 South	NL
2600 East			
Emigration Canyon (This is the Place)		800 South 2600 East	NHL
2nd Avenue			
Clayton House (Nephi B.)		140 East 2nd Avenue	L
Ellis House (Adrian C.)		607 East 2nd Avenue	L
Hall House (Nels G.)		1340 East 2nd Avenue	N
300 East			
Altadena Apartments		276 East 300 South	N
Congregation Montefiore		355 South 300 East	N
Piccardy Apartments		115 South 300 East	N
Smith Apartments		228 South 300 East	N
300 North			
Council Hall		120 East 300 North	NHL & L
300 South			
Baddley House (George)		974 East 300 South	L
Broadway Hotel		222 West 300 South	N
Ford Motor Company Service Building		414 West 300 South	N
Greenwald Furniture Company Bldg.		35 West 300 South	N
Ivanhoe Apartments		417 East 300 South	N
Judge Building		8 East 300 South	N
McDonald Chocolate Company Bldg.		155 West 300 South	N
Park Hotel (Rio Grande Hotel)		422 West 300 South	N
Peery Hotel		110 West 300 South	N
Peter Pan Apartments		445 East 300 South	N
Sampson Apartments		276 East 300 South	N
Denver and Rio Grande Railroad Station		300 South Rio Grande	NL
First Church of Christ Scientist		352 East 300 South	NL

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300 West			
5th Ward Meetinghouse		740 South 300 West	NL
Hawk Cabin (William)		458 North 300 West	NL
Old Pioneer Fort Site (Pioneer Park)		350 South 300 West	NL
Wasatch Springs Plunge		840 North 300 West	NL
3rd Avenue			
Taylor-Pendelton House		1203 East 3rd Avenue	L
400 East			
Jensen Granary (James)		626 South 400 East	L
Benworth/Chapman Apartments & Chapman Cottages		227 South 400 East	N
Bigelow Apartments		225 South 400 East	N
Davis Deaconess House		347 South 400 East	N
Malin House (Millard F.)		233 South 400 East	N
Oquirrh School		350 South 400 East	N
B'nai Israel Temple		249 South 400 East	NL
400 North			
Nutting House (Rev. John)		160 West 400 North	L
29th Ward Assembly Hall		1102 West 400 North	NL
Whipple, Nelson Wheeler, House		564 West 400 North	NL
Salt Lake Engineering Works--Bogue Supply Co. Building		741 West 400 South	N
W.P. Fuller Paint Company Office & Warehouse		404 West 400 South	N
10th Ward Square		800 East 400 South	NL
400 West			
Morrison/Merrill Lumber Co. Office & Warehouse		205 North 400 West	N
Salt Lake Hardware, Warehouse		155 North 400 West	N
4th Avenue			
Cobbleknoll		207 East 4th Avenue	L

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500 East			
Peck House (Thorid)		466 South 500 East	L
Harris Apartments		836 South 500 East	N
Rumel House (Eliza Gray)		358 South 500 East	N
Woodruff House (Asahel Hart)		1636 South 500 East	N
Woodruff Villa (Wilford)		1622 South 500 East	NL
Woodruff, Wilford, Farm House		1604 South 500 East	NL
500 North			
19th Ward Meeting House and Relief Society Hall		168 West 500 North	NL
500 South			
McRae, Joseph & Marie House		452 East 500 South	N
Keyser--Cullen House		941 East 500 South	NL
Trolley Square		602 East 500 South	L
Trolley Square		602 East 500 South	
500 West			
Western Macaroni Manufacturing Co. Factory		244 S 500 West	N
ZCMI General Warehouse		230 South 500 West	N
600 East			
Bettles House (Alfred J.)		53 South 600 East	L
Boxrud House (Anton H.)		57 South 600 East	L
Kimball House (Edwin P.)		124 South 600 East	L
Rudine House (August & Annie)		780 South 600 East	L
Whiteley House (Rose Hartwell)		132 South 600 East	L
Cornell Apartments		101 South 600 East	N
600 South			
Trinity A.M.E. Church		239 East 600 South	N
700 South			
Silver Brothers Iron Works Office & Warehouse		550 West 700 South	N
7th Avenue			
McIntyre, William H., House & Carriage		259 East 7th Avenue	NL
800 East			
Seventh Day Adventist Meetinghouse & School		1840 South 800 East	N

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900 East			
Mickelson House (A.P.)		511 South 900 East	L
Booth--Parsons House		1884 S 900 East	N
Salt Lake Country Club & Golf Course (Forest Dale Golf Course)		2375 S 900 East	NL
Anselmo, Fortunato, House		164 South 900 East	NL
Best-Cannon House		1146 South 900 East	NL
900 South			
Lefler--Woodman Building		859 East 900 South	NL
Furgis, George & Ellen, House		2474 E 900 South	N
900 West			
Chapman Branch Library		577 South 900 West	NL
Lee, Harold B. and Fern, House		1208 South 900 West	N
Alameda Avenue			
Donelson-Pyper House		436 East Alameda Avenue	L
Almond Street			
Rawlings House (Edwin)		318 North Almond Street	L
Ashton Avenue			
Cannon, George M., House		720 East Ashton Avenue	NL
B Street			
Armstrong House (Wm. Francis) (Ellerbeck)		140 North B Street	L
Barton House		157 North B Street	L
Evans House (John A.)		174 North B Street	L
Beer, William F., Estate		181 North 'B' Street	NL
Blaine Avenue			
Third Presbyterian Church Parsonage		1068 E Blaine Avenue	N
Bryan Avenue			
Fairbanks, J. Leo, House		1228 East Bryan Avenue	NL
C Street			
Culmer, William, House		33 North C Street	NL
Canyon Road			
Snow-Lieff-Stieffel House		271 North Canyon Road	L
Ottinger Hall (located in City Creek)	7	233 North Canyon Road	NL

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Center Street			
Browning-Aures House		328 North Center Street	L
Jonasson House (Swen J.)		390 North Center Street	L
D Street			
Savage House (Charles R.)		80 North D Street	L
Douglas Street			
McCallister House (James G.)		306 South Douglas Street	N
East Capitol Street			
Brooks-Geoghgan House		105 North East Capitol Street	L
Dickson-Gardner-Wolf House		273 North East Capitol Street	L
Ensign Vista Drive			
Ensign Peak		159 East Ensign Vista Drive	L
Exchange Place			
Salt Lake Stock and Mining Exchange Building		39 East Exchange Place	NL
Federal Way			
Clark, Isaac C. and Dorothy S., House		1430 East Federal Way	N
Floral Street			
Cramer House		241 South Floral Street	N
G Street			
Murdoch House (David Lennox)		73 North G Street	L
Tripp House (Alonzo E.)		328 North G Street	L
Garfield Avenue			
Whitaker, John M., House		975 East Garfield Avenue	NL
Gordon Place			
Kimball Grave Site (Heber C.)		45 East Gordon Place	L
Gray Avenue			
Jenkinson House (Charles H.)		31 East Gray Avenue	L
Highland Drive			
Sprague Branch Library		2131 South Highland Drive	N
US Post Office--Sugar House		2155 South Highland Drive	NL
Hollywood Avenue			
Mountain States Telephone and Telegraph Co. Garage		1075 East Hollywood Avenue	N

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Hubbard Avenue			
Bennion, Howard and Marian, House		2136 East Hubbard Avenue	N
I Street			
Spry House (William)		128 North I Street	L
Parrish, Lowell and Emily, House		701 North I Street	N
Liberty Park			
Chase, Isaac, Mill		600 East 900 South	NL
Liberty Park		500 E & 700 E, 900 S & 1300 S	NL
Logan Avenue			
Dininy House (Harper J.)		925 East Logan Avenue	N
Judd House (John W.)		918 East Logan Avenue	N
Pearsall House (Clifford R.)		950 East Logan Avenue	N
Weeks House (Charles H.)		935 East Logan Avenue	N
Yardley House (Thomas)		955 East Logan Avenue	N
Main Street			
Lollin Block		238 South Main St	NL
Eagle Emporium		102 South Main Street	L
Clift Building		272 S Main Street (10 W 300 S)	N
Continental Bank Building		200 South Main Street	N
First Security Bank Building		405 South Main Street	N
Herald Building		165 South Main Street	N
Kearns Building		136 South Main Street	N
Keith O'Brien Building		242 South Main Street	N
Tracy Loan & Trust Company Building		151 South Main Street	N
Tribune Building		137 South Main Street	N
Daft Block		128 South Main Street	NL
First National Bank (Wells Fargo & Bamberger Bldg.)		163 South Main Street	NL
Karrick Block		236 South Main Street	NL
McCune, Alfred W., Mansion		200 North Main Street	NL
McIntyre Building		68--72 South Main St	NL

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Old Clock at Zion's First National Bank		102 South Main Street	NL
Walker Bank Building		175 South Main Street	NL
Z.C.M.I. Cast Iron Front		15 South Main Street	NL
Market Street			
Independent Order of Odd Fellows Hall		26 West Market Street	NL
Mario Capecchi Dr.			
Fort Douglas Officers Circle		295 South Mario Capecchi Dr.	NHL & L
Mead Avenue			
Baysinger House (Madison)		126 West Mead Avenue	L
North Temple			
Utah State Fairgrounds		1000 West North Temple	N
Pierpont Avenue			
Oregon Shortline Railroad Co. Bldg.		126 West Pierpont Avenue	N
General Engineering Company Building		159 West Pierpont Avenue	NL
Post Office Place			
New York Hotel		42 West Post Office Place	NL
President's Circle			
University of Utah President's Circle		201 South President's Circle	N
Pugsley Avenue			
Widdison House (Robert R.)		464 North Pugsley Avenue	L
Quince Street			
Bowman House (Robert)		434 North Quince Street	L
Carlson House (August W.)		378 North Quince Street	L
Christenson House (Neils C.)		375 North Quince Street	L
Morrow-Taylor House		390 North Quince Street	L
Quayle House (Thomas)		355 North Quince Street	L
Morris House (Richard Vaughn)		314 North Quince Street	N
Platts, John, House		364 North Quince Street	NL
Regent Street			
Felt Electric Building		165 South Regent Street	N

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South Temple			
Alta Club		100 East South Temple	L
Armstrong, W.W., House		1177 East South Temple	L
Downey House & Carriage House		808 East South Temple	L
Evans House (Morris R.)		701 East South Temple	L
Fife House (William E.)		667 East South Temple	L
First Presbyterian Church		371 East South Temple	L
Franklin House (Pedar)		1116 East South Temple	L
Steiner American Building		505 East South Temple	N
Gentsch-Thompson House		576 East South Temple	L
Glendenning House (James)		617 East South Temple	L
Godbe House (Anthony H.)		943 East South Temple	L
Grant-Walker House		1205 East South Temple	L
Hatfield-Lynch House		1167 East South Temple	L
Haxton Place		940 East South Temple	L
Holy Cross Hospital Chapel		1050 East South Temple	L
Scheid House (Karl A.)		1127 East South Temple	L
Sherman-Jackling House		731 East South Temple	L
Stiehl House (George F.) House		966 East South Temple	L
Terry House (Louis L.)		1229 East South Temple	L
Town Club		1081 East South Temple	L
Walker House (Matthew H.)		610 East South Temple	L
Wall House (Enos A.)		411 East South Temple	L
Kearns, Thomas, Mansion and Carriage House		603 East South Temple	N
Keith, David, Mansion and Carriage House		529 East South Temple	N
Western General Agency Building		780 East South Temple	N
Temple Square		50 West South Temple	NHL
Young, Brigham, Complex Lion House		63-67 East South Temple	NHL
Beehive House (Brigham Young)		67 East South Temple	NL
Cathedral of the Madeleine		331 East South Temple	NL
Devereaux House		334 West South Temple	NL
Hotel Utah	11	15 East South Temple	NL

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Kahn, Emanuel, House		678 East South Temple	NL
Ladies Literary Club Clubhouse		850 East South Temple	NL
Lyne, Walter C., House		1135 East South Temple	NL
Salt Lake Union Pacific Railroad Station		400 West South Temple	NL
St. Mary's Way			
Price, John & Margaret, House		2691 E St. Mary's Way	N
State Street			
Capitol Building		450 North State Street	N
Belvedere Apartments		29 S State Street	N
Salt Lake City & County Building		451 South State Street	NL
Salt Lake City Public Library (Hansen Planetarium)		15 South State Street	NL
Woodruff-Riter-Stewart House		225 North State Street	NL
Virginia Street			
Centennial Home		307 North Virginia Street	N
Landenberger House (John C & Mary)		58 North Virginia Street	N
Wall Avenue			
Mullett House (Charles James)		680 North Wall Street	L
West Temple			
Eagles / Equitable Building		404 South West Temple	NL
Groesbeck House (Nicholas)		222 North West Temple	L
Gibbs-Thomas House		137 North West Temple	NL
Westminster Ave			
Lewis House (David & Juanita)		1403 East Westminster Ave	N
Cohn House (Henry A. & Tile S.)		1369 East Westminster Ave	N
Curtis, Genevieve & Alexander, House		1119 East Westminster Ave	N
Yale Avenue			
Smith House (George Albert)		1302 East Yale Avenue	N