

# Snell & Wilmer

15 WEST SOUTH TEMPLE  
SUITE 1200  
GATEWAY TOWER WEST  
SALT LAKE CITY, UT 84101  
801.257.1900 P  
801.257.1800 F

Wade R. Budge

wbudge@swlaw.com

July 10, 2024

VIA EMAIL: NICK.NORRIS@SLCGOV.COM

Salt Lake Planning Commission  
C/O Nick Norris, Planning Director  
451 South State Street  
Salt Lake City, UT 84111

Re: Supplement to petitions - PLNPCM2023-00960 & PLNPCM2023-00961

Dear Nick and Commissioners,

On behalf of the applicant<sup>1</sup> for petitions PLNPCM2023-00960 & PLNPCM2023-00961, we would like to submit this supplement to the petitions that were submitted on November 22, 2023. The purpose of this supplement is to provide a response to comments and requested revisions made by staff and the public. The attached revisions demonstrate the continued willingness of the applicant to work with the city and community to develop a project that is in harmony with the Sugar House Community Master Plan and existing development.

As the applicant met with and reviewed comments from staff and the public several key issues emerged: a) there were no acceptable public benefits that would warrant the permitted height, in the proposed CSHBD-SUS, up to 305' in Sugar House<sup>2</sup>, b) the city was undertaking a zoning code consolidation process to simplify the zoning code, and c) the design of any new development in Sugar House needs to be compatible with the existing neighborhood. With these elements in mind, we would like to provide the attached revisions.

- Revised proposed zone. We are seeking the adoption of the proposed Mixed Use – 15 subdistrict (MU-15), attached as **Attachment A**, as opposed to the Sugar House Business District – Sustainability zone (CSHBD-SUS). This zoning district will fit within the city's zone consolidation framework. We envision that this zone is appropriate in the Sugar House Business District and other area of the City, such as the Granary District.

<sup>1</sup> HBV SLC, LLC, the owner of the parcel located at 1095 E 2100 S, which is also known as parcel # 16-202-02-0080000 ("Property"), in Salt Lake City.

<sup>2</sup> HBV SLC, LLC never intended to build a structure taller than 225'.

Salt Lake City Planning Commission  
July 10, 2024

- The MU-15 subdistrict is intended to – “...implement the city’s general plan in areas that identify higher density and where mid-rise to limited high-rise buildings, generally fifteen stories or less in height are appropriate. The district is intended to contain a mix of land uses that support people who choose to live in or near the subdistrict.”
  - The MU-15 subdistrict will support a form-based approach to development, which focuses on building location, building dimensions, building components (entry features, windows, exterior materials, etc.) and how the building and users of the building connect to the neighborhood.
  - The MU-15 subdistrict supports the zone consolidation framework, as it will improve consistency with the existing and proposed code provisions, removes redundancy with regulations found in several locations in the current code, reduce conflicts between provisions of the current code, and provides a user-friendly approach to how the regulations are presented.
- Response to specific Sugar House Community Master Plan (“Master Plan”). As provided in our initial application, the proposed rezone of the Property is in conformance with the Sugar House Community Master Plan, which was adopted in November 2001 and updated in December 2005. Included as **Attachment B**, we have included additional clarity to how the proposal is in compliance with the Master Plan.

We are excited for the opportunity to partner with Salt Lake City in the implementation of their currently adopted city-based policies into private development. The proposed Sugar House Community Master Plan amendment and adoption of the Mixed Use – 15 subdistrict will support the city’s following initiatives:

1. **Sustainability** – the project seeks to move forward Salt Lake City’s Climate Positive initiative in the private market, by utilizing mass timber and other sustainable building methods in the construction and use of the project. Developing in this manner brings to fruition Salt Lake City’s Climate Positive goal for “a holistic approach for Salt Lake City government, businesses and households to reduce carbon pollution and build resiliency to impacts and vulnerabilities in a warming world”.
2. **Community Cohesion** - The Sugar House Community Master Plan States that “Mixed-use development including a residential component, typically characterized by either residential/office or residential/retail land use, receives an increase height bonus.” For the Town Center Scale Mixed Use area of Sugar House. Additionally, the plan identifies goals to:

Salt Lake City Planning Commission  
July 10, 2024

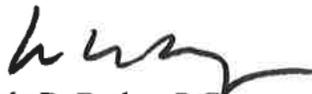
- A reiteration of a direction for the Sugar House Business District that promotes a vibrant character compatible with the historical character of the area, and directs new development to create the synergy necessary to support a light rail station, encouraging “pedestrian-first” development;
  - Priorities actions that will “Direct a mixed-land use development pattern within the Sugar House Business District to include medium- and high-density housing and necessary neighborhood amenities and facilities.
  - Encourage increased intensity, greater diversity of land use, and locally owned businesses in the Sugar House Business District.
3. Increase Mass Transit Ridership - The proposed property is location is within 1,300 ft of the S-Line transit stop. The close proximity to a transit stop will result in additional ridership of the city’s mass transit system.
4. Housing - Salt Lake City’s Housing SLC (housing plan) states that the city is working on “Finding ways to increase density and allow for more housing in the existing built environment are included in the strategies.” This includes strategies to:
- Zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers;
    - Goal 1 - Continue increasing density limits in areas next to or near major transit investment corridors, commercial centers, or employment centers and where high-density development is compatible with adjacent land uses;
  - Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors;
    - Goal 1 - Increase building height limits in compatible areas of the city

We are grateful for the interest and public participation in this project thus far. We are confident that the comments and concerns that have been expressed will aid in the creation of a development that not only promotes Salt Lake City’s citywide initiatives but will also preserve and promote the character of Sugar House. We look forward to working with the Planning Commission at your earliest convenience to discuss the proposed petitions and answer any questions you might have.

# Snell & Wilmer

Salt Lake City Planning Commission  
July 10, 2024

Sincerely,  
SNELL & WILMER



Wade R. Budge, P.C.

WRB:jcb

Cc: Amanda Roman, [amanda.roman@slcgov.com](mailto:amanda.roman@slcgov.com)

Attachments:

- Attachment A: Mixed Use – 15 (MU-15) Zoning Code Modifications
- Attachment B: Sugar House Community Master Plan additional review

## Attachment A: Mixed Use – 15 (MU-15) Zoning Code Modifications

### 21A.22.010 ZONING DISTRICTS:

In order to carry out the purposes of this title, Salt Lake City is divided into the following zoning districts:

Section Reference	District Name
<b>A. Residential Districts:</b>	
21A.24.020	FR-1/43,560 Foothills Estate Residential District
21A.24.030	FR-2/21,780 Foothills Residential District
21A.24.040	FR-3/12,000 Foothills Residential District
21A.24.050	R-1/12,000 Single-Family Residential District
21A.24.060	R-1/7,000 Single-Family Residential District
21A.24.070	R-1/5,000 Single-Family Residential District
21A.24.080	SR-1 and SR-1A Special Development Pattern Residential District
21A.24.090	SR-2 (Reserved)
21A.24.100	SR-3 Special Development Pattern Residential District
21A.24.110	R-2 Single- and Two-Family Residential District
21A.24.120	RMF-30 Low Density Multi-Family Residential District
21A.24.130	RMF-35 Moderate Density Multi-Family Residential District
21A.24.140	RMF-45 Moderate/High Density Multi-Family Residential District
21A.24.150	RMF-75 High Density Multi-Family Residential District
21A.24.160	RB Residential/Business District
21A.24.164	R-MU-35 Residential/Mixed Use District
21A.24.168	R-MU-45 Residential/Mixed Use District
21A.24.170	R-MU Residential/Mixed Use District
21A.24.180	RO Residential/Office District
<b>B. Form Based Mixed Use Districts:</b>	
21A.25.060	MU-8 Form Based Mixed Use 8 Subdistrict
<b>21A.25.090</b>	<b>MU-15 Form Based Mixed Use 15 Subdistrict</b>
<b>C. Commercial Districts:</b>	
21A.26.020	CN Neighborhood Commercial District
21A.26.025	SNB Small Neighborhood Business District
21A.26.030	CB Community Business District
21A.26.040	CS Community Shopping District
21A.26.050	CC Corridor Commercial District

21A.26.060	CSHBD Sugar House Business District
21A.26.070	CG General Commercial District
21A.26.078	TSA Transit Station Area District
<b>D. Form Based Districts:</b>	
21A.27.040	FB-SC and FB-SE Form Based Special Purpose Corridor District
21A.27.050	FB-UN1 and FB-UN2 Form Based Urban Neighborhood District
21A.27.060	FB-MU Form Based Mixed Use District
<b>E. Manufacturing Districts:</b>	
21A.28.020	M-1 Light Manufacturing District
21A.28.030	M-2 Heavy Manufacturing District
<b>F. Downtown Districts And Gateway Districts:</b>	
<b>Downtown Districts:</b>	
21A.30.020	D-1 Central Business District
21A.30.030	D-2 Downtown Support District
21A.30.040	D-3 Downtown Warehouse/Residential District
21A.30.045	D-4 Downtown Secondary Central Business District
<b>Gateway Districts:</b>	
21A.31.020	G-MU Gateway-Mixed Use District
<b>G. Special Purpose Districts:</b>	
21A.32.020	RP Research Park District
21A.32.030	BP Business Park District
21A.32.040	FP Foothills Protection District
21A.32.050	AG Agricultural District
21A.32.052	AG-2 Agricultural District
21A.32.054	AG-5 Agricultural District
21A.32.056	AG-20 Agricultural District
21A.32.060	A Airport District
21A.32.070	PL Public Lands District
21A.32.075	PL-2 Public Lands District
21A.32.080	I Institutional District
21A.32.090	UI Urban Institutional District
21A.32.100	OS Open Space District
21A.32.105	NOS Natural Open Space District
21A.32.110	MH Mobile Home Park District
21A.32.120	EI Extractive Industries District

21A.32.130	MU Mixed Use District
<b>H.</b>	<b>Overlay Districts:</b>
21A.34.020	H Historic Preservation Overlay District
21A.34.030	T Transitional Overlay District
21A.34.040	AFPP Airport Flight Path Protection Overlay District
21A.34.050	LC Lowland Conservancy Overlay District
21A.34.060	Groundwater Source Protection Overlay District
21A.34.070	LO Landfill Overlay District
21A.34.080	CHPA Capitol Hill Protective Area Overlay District
21A.34.090	SSSC South State Street Corridor Overlay District
21A.34.100	M-1H Light Manufacturing Height Overlay District
21A.34.110	DMSC Downtown Main Street Core Overlay District
21A.34.120	YCI Yalecrest Compatible Infill Overlay District
21A.34.130	RCO Riparian Corridor Overlay District
21A.34.140	Northwest Quadrant Overlay District
21A.34.150	IP Inland Port Overlay District
<b>I.</b>	<b>Character Conservation Districts:</b>
21A.35.010	Purpose

**CHAPTER 21A.25  
FORM BASED MIXED USE DISTRICT**

**21A.25.090 MU-15 FORM BASED MIXED USE 15 SUBDISTRICT**

- A. Purpose: the purpose of the MU-15 Form Based Mixed Use 15 zoning subdistrict is to implement the city’s general plan in areas that identify higher density and where mid-rise to limited high-rise buildings, generally fifteen stories or less in height are appropriate. The district is intended to contain a mix of land uses that support people who choose to live in or near the subdistrict.
- B. Building form standards for each allowed building form and other associated regulations for the MU-15 subdistrict are listed in the below tables of this section.
1. Multi-Family Residential, Storefront, and Vertical Mixed-Use Building Form Standards:
    - a. Ground floor residential uses are prohibited on the following streets:
      - i. 1300 South
      - ii. West Temple
      - iii. Main Street

TABLE 21A.25.090.B.2

Building Regulation		Regulation for Building Forms: Multi-family Residential/Storefront/Vertical Mixed Use
H	Height	Maximum height of 155’. All heights measured from established grade. Buildings in excess of 120’ require design review in accordance with Chapter 21A.59. Rooftop decks and associated railing/parapet are allowed on any roof, including roofs at the maximum allowed height.
GH	Ground Floor Height	Minimum ground floor height 14’. This requirement shall precede the ground floor height requirements established in Subsection 21A.37.050.A.1.
a	Front and Corner Side Yard Setback	Minimum: 0’. Maximum 20’ but may be increased if the additional setback is used for plazas, courtyards, or outdoor dining areas unless a greater setback is required due to existing utility easements in which case the maximum setback shall be at the edge of the easement. May be modified through Design Review process (Chapter 21A.59).
B	Required Build-To	Minimum of 50% of street facing facade shall be built within 10’ of the front or corner side property line. May be modified through Design Review process (Chapter 21A.59).
S	Interior Side Yard	No minimum required, except when an interior side yard is abutting a zoning district that has a maximum permitted building height of 45’ or less, then the minimum shall be 10’. For the purpose of this regulation, an alley that is a minimum of 10’ in width that separates a subject property from a different zoning district shall not be considered abutting.

R	Rear Yard	No minimum required, except when a rear yard is abutting a zoning district with a maximum permitted building height of 45' or less, then the minimum is 20'. For the purpose of this regulation, an alley that is a minimum of 10' in width that separates a subject property from a different zoning district shall not be considered abutting.
GU	Ground Floor Use	The required ground floor use space facing the street shall be limited to the following uses: retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns/brewpubs, bar establishments, art galleries, theaters, or performing art facilities. This applies to all streets with a right of way that is wider than 66'. May be modified through Design Review process (Chapter 21A.59).
E	Ground Floor Dwelling Entrances	Ground floor dwelling units abutting a street must have an allowed entry feature. See 21A.37.050.P for allowed entry features. Pedestrian connections, as per Subsection 21A.37.050.P are required to each required entry feature.
U	Upper Level Stepback	When abutting a lot in a zoning district with a maximum building height of 30' or less, the first full floor of the building above 30' shall step back 10' from the building facade at finished grade along the side or rear yard that is abutting the lot in the applicable zoning district. This regulation does not apply when a lot in a different zoning district is separated from the subject parcel by a street or alley.
MW	Midblock Walkway	If a midblock walkway is shown in an adopted city plan on the subject property, a midblock walkway shall be provided. The midblock walkway must be a minimum of 10' wide and include a minimum 6' wide unobstructed path.
BF	Building Forms Per Lot	Multiple buildings may be built on a single lot provided all of the buildings have frontage on a street. All buildings shall comply with all applicable standards.
OS	Open Space Area	A minimum of 20% of the lot area shall be open space area subject to all other open space area requirements of Subsection 21A.25.090.C "Open Space Area." A minimum of 20% of the required open space area shall include vegetation.
DS	Design Standards	See Chapter 21A.37 for other applicable building configuration and design standards

C. Open Space Area Requirements: When the building forms allowed in this subdistrict require an open space area, the open space area shall comply with the following standards:

1. Open Space Area: Open space area may include landscaped yards, patio, dining areas, common balconies, rooftop gardens, and other similar outdoor living spaces. Private balconies shall not be counted toward the minimum open space area requirement. Required parking lot landscaping or perimeter parking lot landscaping shall also not count toward the minimum open space area requirement.
2. At least one open space area shall include a minimum dimension of at least 15' by

15'.

3. Trees shall be included at a rate where the mature spread of the tree will cover at least 50% of the open space area.
4. Open space areas that are greater than 500 square feet must contain at least one useable element, accessible to all building occupants, from the following list.
  - a. A bench for every 250 square feet of open space area;
  - b. A table for outdoor eating for every 500 square feet of open space area;
  - c. An outdoor amenity. This is defined as an amenity that intends to provide outdoor recreation and leisure opportunities including, but not limited to, walking paths, playgrounds, seating areas, gardens, sport court or similar amenity intended to promote outdoor activity; and/or
  - d. Landscaping that equals at least 33% of the landscaped area.

D. Parking Regulations: Specific parking standards applicable to this subdistrict are listed below in Table 21A.25.090.D of this section. These are in addition to any other applicable parking standards in Chapter 21A.44.

TABLE 21A.25.090.D

<b>Parking Regulation</b>		<b>Applicability: Applies to all properties in the zone</b>
SP	Surface Parking Location	Surface parking shall be located behind or to the side of a principal building provided:
		<ol style="list-style-type: none"> <li>1. The parking is set back a minimum of 25' from the front or corner side property line; and</li> <li>2. The setback area shall be considered a landscaped yard and comply with the landscape yard planting requirements in Chapter 21A.46 and include:               <ol style="list-style-type: none"> <li>a. Trees with a minimum mature spread of 20' planted at one tree for every 20' of street frontage; and</li> <li>b. A 3' tall solid wall or fence at the property line along the street. A hedge or other similar landscaped screen may be used in place of a wall or fence provided the plants are spaced no further than 18 inches on center across the entire frontage.</li> </ol> </li> </ol>
GE	Garage Entrances	Street facing parking garage entrance doors shall have a minimum 20' setback from the front property line and shall not exceed 50% of the first floor building width. One-way garage entry may not exceed 14' in width; multiway garage entry may not exceed 26' in width. Driveways for row house building forms must be located along an alley or accessed at the rear of the building.
LS	Loading and Service Areas	Allowed behind or to the side of a principal building only. All service areas shall be screened or located within the building.
EB	Existing Buildings	The reuse of existing buildings is exempt from the requirements of this table unless new parking area(s) are being added. New parking areas are subject to compliance with this subsection.

E. Streetscape Regulations: Specific streetscape regulations applicable to the MU-15 subdistrict are listed below in Table 21A.25.090.E of this section. These regulations are in addition to any other applicable streetscape standards in Title 21A.

TABLE 21A.25.090.E

<b>Streetscape Regulation</b>		<b>Applicability: Applies to all properties in the zone</b>
ST	Street Trees	Street trees are required and shall be provided as per Subsection 21A.48.060.D.

SW	Sidewalk Width	Sidewalks shall have a minimum width of 10'. Additional sidewalk width shall be installed by the developer so there is a minimum sidewalk width of 10'. This applies to new buildings and to additions that increase the gross building square footage by more than 50%. This standard does not require removal of existing street trees, buildings, or portions thereof. For purposes of this section, sidewalk width is measured from the back of the park strip or required street tree if no park strip is provided, toward the abutting property line.
SL	Street Lights	Street lights are required and shall be installed in compliance with the city's Street Lighting Master Plan and Policy or its successor.

- F. Uses Not Associated with Building Form: Allowed uses that do not involve construction of a building, such as parks and open space, are not required to comply with any specific building form regulation.
- G. Additional Regulations: The following regulations apply to properties located in this subdistrict.

**21A.33 Land Use Tables**

**21A.33.025: TABLE OF PERMITTED AND CONDITIONAL USES FOR FORM BASED MIXED USE DISTRICTS**

<b>21A.33.025: TABLE OF PERMITTED AND CONDITIONAL USES FOR FORM BASED MIXED USE DISTRICTS</b>			
Legend:		C = Conditional	P = Permitted
Use		<b>Permitted and Conditional Uses By District</b>	
		<b>MU-8</b>	<b>MU-15</b>
Accessory use, except those that are otherwise specifically regulated elsewhere in this title		P	P
Affordable Housing Incentives Development		P	P
Alcohol:			
	Bar establishment (indoor)	P	P
	Bar establishment (outdoor)	P	P
	Brewpub (indoor)	P <sup>1</sup>	P <sup>1</sup>
	Brewpub (outdoor)	P <sup>1</sup>	P <sup>1</sup>
	Tavern (indoor)	P <sup>1</sup>	P <sup>1</sup>
	Tavern (outdoor)	C <sup>1</sup>	C <sup>1</sup>
Amphitheater formal		P	P
Amphitheater informal		P	P
Animal, veterinary office		P	P
Antenna, communication tower		P	P
Antenna, communication tower, exceeding the maximum building height		C	C
Art gallery		P	P
Artisan food production		P <sup>2,3</sup>	P <sup>2,3</sup>
Bed and breakfast		P	P
Bed and breakfast inn		P	P
Bed and breakfast manor		P	P
Bio-medical facility		P <sup>3,4</sup>	P <sup>3,4</sup>
Bus line station/terminal		P <sup>5</sup>	P <sup>5</sup>
Clinic (medical, dental)		P	P
Commercial food preparation		P <sup>3</sup>	P <sup>3</sup>
Community garden		P	P
Community recreation center		P	P
Crematorium		P	P
Daycare			
	center, adult	P	P

	center, child	P	P
	nonregistered home daycare	P <sup>6</sup>	P <sup>6</sup>
	registered home daycare or preschool	P <sup>6</sup>	P <sup>6</sup>
Dwelling:			
	Accessory Unit	P	P
	Artists' loft/studio	P	P
	Assisted living facility (large)	P	P
	Assisted living facility (limited capacity)	P	P
	Assisted living facility (small)	P	P
	Congregate care facility (large)	P	P
	Congregate care facility (small)	P	P
	Group home (large)	P	P
	Group home (small)	P	P
	Multi-family	P	P
	Residential support (large)	P	P
	Residential support (small)	P	P
	Shared Housing	P	P
Exhibition hall			
	Farmers' market	P	P
	Financial institution	P	P
	Funeral home	P	P
Gas station			
	Government facility	C	C
	Government facility requiring special design features for security purposes	P <sup>5</sup>	P <sup>5</sup>
	Health and fitness facility	P	P
Heliport, accessory			
	Home occupation	P <sup>7</sup>	P <sup>7</sup>
	Hotel/motel	P	P
	Industrial assembly	C <sup>3</sup>	C <sup>3</sup>
	Laboratory, medical related	P <sup>3</sup>	P <sup>3</sup>
	Library	P	P
	Mixed use development	P	P
	Mobile food business (operation in the public right of way)	P	P

Mobile food business (operation on private property)	P	P
Mobile food court	P	P
Municipal services uses including city utility uses and police and fire stations	P	P
Museum	P	P
Office	P	P
Office, publishing company	P	P
Open space on lots less than 4 acres in size	P <sup>5</sup>	P <sup>5</sup>
Park	P	P
Parking		
	Commercial	C <sup>8</sup>
	Off site	P <sup>8</sup>
Performing arts production facility	P	P
Place of worship	P <sup>9</sup>	P <sup>9</sup>
Plaza	P	P
Radio, television station	P	P
Railroad, passenger station	P	P
Reception center	P	P
Recreation (indoor)	P	P
Recreation (outdoor)	P	P
Research and development facility	P <sup>3</sup>	P <sup>3</sup>
Restaurant	P	P
Restaurant with drive-through facility		
Retail goods establishment	P	P
Retail service establishment	P	P
Retail service establishment, upholstery shop	P	P
Sales and display (outdoor)	P	P
School:		
	College or university	P
	K - 12 private	P
	K - 12 public	P
	Music conservatory	P
	Professional and vocational	P
	Seminary and religious institute	P
Small brewery	P	P
Social service mission and charity dining hall	C	C
Stadium	P	P
Storage, self		
Studio, art	P	P
Technology facility	P <sup>3</sup>	P <sup>3</sup>
Theater, live performance	P	P

Theater, movie	P	P
Utility, buildings or structure	P <sup>10</sup>	P <sup>10</sup>
Utility, transmission wire, line, pipe or pole	P <sup>10</sup>	P <sup>10</sup>
Vending cart, private property	P	P
Vending cart, public property	P	P
Warehouse		
Warehouse, accessory	P	P
Wireless telecommunications facility (see Section 21A.40.090, Table 21A.40.090.E of this title)		

Qualifying provisions:

1. Subject to conformance with the provisions of section 21A.36.300, "Alcohol Related Establishments", of this title.
2. Must contain retail component for on-site food sales.
3. Consult the water use and/or consumption limitations of Subsection 21A.33.010.D.1.
4. Prohibited within 1/2 mile of a residential use if the facility produces hazardous or radioactive waste as defined by the Utah Department of Environmental Quality administrative rules.
5. Subject to conformance with the provisions of chapter 21A.59, "Design Review", of this title.
6. Subject to Section 21A.36.130 of this title.
7. Subject to Section 21A.36.030 of this title.
8. Parking lots, garages or parking structures, proposed as the only principal use on a property that has frontage on a public street that would result in a building demolition are prohibited subject to the provisions of Subsection 21A.30.010.F.3.
9. If a place of worship is proposed to be located within 600 feet of a tavern, bar establishment, or brewpub, the place of worship must submit a written waiver of spacing requirement as a condition of approval.
10. Subject to conformance to the provisions in subsection 21A.02.050B of this title.

**Section 21A.34.090 Specific District Regulations: Overlay Districts**

G. Exemptions: The MU-8 **and MU-15** Form Based Mixed Use 8 Subdistrict, and FB-UN2 Form Based Urban Neighborhood 2 Subdistrict are exempt from the requirements in this Section.

**21A.36.020. General Provisions: Conformance With Lot and Bulk Controls: Height Exceptions**

C. Height Exceptions: Exceptions to the maximum building height in all zoning districts are allowed as indicated in Table 21A.36.020.C of this subsection.

TABLE 21A.36.020.C HEIGHT EXCEPTIONS

Type	Extent Above Maximum Building Height Allowed By the District	Applicable Districts
Chimney	As required by local, State or Federal regulations	All zoning districts
Church steeples or spires	No limit	All zoning districts
Elevator/stairway tower or bulkhead	16 feet	All Commercial, Manufacturing, Downtown, FB-UN2, FB-MU11, MU-8, <b>MU-15</b> , RO, R-MU, RMF-45, RMF-75, RP, BP, I, UI, A, PL and PL-2 Districts
Flagpole	Maximum height of the zoning district in which the flagpole is located or 60 feet, whichever is less. Conditional use approval is required for additional height	All zoning districts
Light poles for sport fields such as ballparks, stadiums, soccer fields, golf driving ranges, and similar uses <sup>1</sup>	Maximum height of the zoning district or 90 feet whichever is greater. Special exception approval is required for any further additional height or if the lights are located closer than 30 feet from adjacent residential structures	All zoning districts that allow sport field activities and stadiums excluding parks less than 4 acres in size
Mechanical equipment parapet wall	5 feet	All zoning districts, other than the FP, FR-1, FR-2, FR-3, and Open Space Districts

Note:

1. Lighting shall be shielded to eliminate excessive glare or light into adjacent properties and have cutoffs to protect the view of the night sky.

**21A.37.050.A.1.b. Design Standards: Design Standards Defined: Ground Floor Use and Visual Interest: Ground Floor Use Only**

b. The MU-8 (Form Based Mixed Use 8 Subdistrict), **MU-15 (Form Based Mixed Use 15 Subdistrict)**, TSA (Transit Station Area), R-MU-35 (Residential Mixed-Use), R-MU-45 (Residential Mixed-Use), FB-UN2 (Form Based Urban Neighborhood), FB-MU11 (Form Based Mixed Use 11 Subdistrict), FBUN-SC (Form Based Urban Neighborhood Special Corridor Core), FBUN-SE (Form Based Urban Neighborhood Special Corridor Edge), CSHBD (Sugar House Business District) are not subject to the 16' minimum floor to ceiling height required by this section. A zoning district that has a similar requirement, that requirement shall apply.

**Table 21A.37.060**

H. Form Based Mixed Use Districts

Standard (Code Section)	District	District
	MU-8	MU-15
Ground floor use (%) (21A.37.050.A.1)	80 <sup>3</sup>	80 <sup>3</sup>
Ground floor use + visual interest (%) (21A.37.050.A.2)		
Building materials: ground floor (%) (21A.37.050.B.3)	70	70
Building materials: upper floors (%) (21A.37.050.B.4)	50	50
Glass: ground floor (%) (21A.37.050.C.1)	60 <sup>1</sup>	60 <sup>1</sup>
Glass: upper floors (%) (21A.37.050.C.2)	15	15
Reflective Glass: ground floor (%) (21A.37.050.C.1)	0	0
Reflective Glass: upper floors (%) (21A.37.050.C.2)	0	0
Building entrances (feet) (21A.37.050.D)	40	40
Blank wall: maximum length (feet) (21A.37.050.E)	30	30
Street facing facade: maximum length (feet) (21A.37.050.F)	200	200
Upper floor stepback (feet) (21A.37.050.G.4)		X
Lighting: exterior (21A.37.050.H)	X	X
Lighting: parking lot (21A.37.050.I)	X	X
Screening of mechanical equipment (21A.37.050.J)	X	X
Screening of service areas (21A.37.050.K.1)	X <sup>2</sup>	X <sup>2</sup>
Ground floor residential entrances for dwellings with individual unit entries (21A.37.050.L)	X	X
Parking garages or structures (21A.37.050.M)	X	X
Tree canopy coverage (%) (21A.37.050.P.1)	66%	66%
Minimum vegetation standards (21A.37.050.P.2)	X	X
Street trees (21A.37.050.P.3)	X	X
Soil volume (21A.37.050.P.4)		
Minimize curb cuts (21A.37.050.P.5)	X	X
Overhead cover (21A.37.050.P.6)	X	X
Streetscape landscaping (21A.37.050.P.7)	X	X
Height transitions: angular plane for adjacent zone districts (21A.37.050.Q)	X	X
Horizontal articulation (21A.37.050.R)		

Notes:

1. This may be reduced to twenty percent (20%) if the ground floor is within one of the following building types: urban house, two-family, cottage, and row house; subject to the building type being allowed in the zone.
2. Except where specifically authorized by the zone.
3. For buildings with street facing facades over 100' in length, a minimum of 30% of the façade length shall be an "active use" as defined in Subsection 21A.37.050.A.1. Except for the rowhouse building form, residential units shall not count as an "active use" toward the 30% minimum.

**Table 21A.44.040-A. Off Street Parking, Mobility and Loading: Required Off Street Parking: Minimum and Maximum Off Street Parking**

<b>TABLE 21A.44.040-A: MINIMUM AND MAXIMUM OFF STREET PARKING:</b>					
<b>DU= dwelling unit sq. ft.= square feet</b>					
<b>Land Use</b>	<b>Minimum Parking Requirement</b>	<b>Minimum Parking Requirement</b>			<b>Maximum Parking Allowed</b>
	<b>General Context</b>	<b>General Context</b>	<b>Urban Center Context</b>	<b>Transit Context</b>	
	<b>All zoning districts not listed in another context area</b>	<b>All zoning districts not listed in another context area</b>	<b>D-2, MU, TSA-T, CSHBD1, CSHBD2</b>	<b>D-1, D-3, D-4, G-MU, TSA-C, UI, FB-UN2, FB-MU11, FB-SC, R-MU, MU- 8, MU-15</b>	
<b>Vehicle Stacking and Drive-Through Facilities:</b> See Subsection 21A.44.040.A.6					
<b>Outdoor Sales/Display/Leasing/Auction Areas:</b> See Subsection 21A.44.040.A.7					
<b>RESIDENTIAL USES</b>					
<b>Household Living</b>					
Artists' loft/studio	1.5 spaces per DU	1 spaces per DU	0.5 spaces per DU	No Minimum	No Maximum
Manufactured home	2 spaces per DU	1 space per DU		No Minimum	All Contexts: 4 spaces per DU, not including recreational vehicle parking spaces
Mobile home					
Single-family (attached)					
Single-family (detached)					
Single-family cottage development building form	1 space per DU	1 spaces per DU		No Minimum	
Twin home	2 spaces per DU				
Two-family					
Multi-family	Studio and 1 bedrooms: 1 space per DU, 2+ bedrooms 1.25 space per DU	Studio and 1 bedrooms: 1 space per DU, 2+ bedrooms	Studio: No minimum 1 bedroom: 0.5 space per Du 2+ bedrooms:	No Minimum	All Contexts: Studio & 1 Bedroom: 2 spaces per DU; 2+ bedrooms:

		1.25 space per DU	1 space per DU		3 spaces per DU
<b>Group Living</b>					
Assisted living facility					
Nursing care facility	1 space for every 6 infirmary or nursing home beds; plus 1 space for every 4 rooming units; plus 1 space for every 3 DU; See Table Note A	1 space for every 6 infirmary or nursing home beds; plus 1 space for every 4 rooming units; plus 1 space for every 3 DU; See Table Note A	1 space for every 8 infirmary or nursing home beds; plus 1 space for every 6 rooming units; plus 1 space for every 4 DU; See Table Note A	No Minimum	No Maximum
Congregate Care Facility (large)	1 space for each family, plus 1 space for every 4 individual bedrooms, plus 1 space for every 2 support staff present	1 space for each family, plus 1 space for every 4 individual bedrooms, plus 1 space for every 2 support staff present		No Minimum	All Contexts: 1 space per bedroom plus 1 space for each support staff present
Congregate Care Facility (small)	3 spaces per facility and 1 space for every 2 support staff present	3 spaces per facility and 1 space for every 2 support staff present		No Minimum	
Group home	1 space per 4 persons design	1 space per 4 persons	1 space per 4 persons design	No Minimum	All Contexts: 1 space per 3
Residential support					

	capacity; See Table Note A	design capacity; See Table Note A	capacity; See Table Note A		persons design capacity; See Table Note A
Dormitory, fraternity, sorority	1 space per 2 persons design capacity	1 space per 2 persons design capacity	1 space per 4 persons design capacity	No Minimum	All Contexts: 1 space per 1 persons design capacity
Rooming (boarding) house	1 space per 2 guest rooms	1 space per 2 guest rooms	1 space per 4 guest rooms	No Minimum	No Maximum
Shared housing	0.5 spaces per unit	0.5 spaces per unit	0.25 spaces per unit	No Minimum	No Maximum

**Table Notes:**

- A. Facilities that are (a) occupied by persons whose right to live together is protected by the federal Fair Housing Act, and that (b) occupy a building originally constructed for another residential use shall have the same parking requirements as the residential use for which the building was constructed.
- B. Parking requirements to be determined by the transportation director based on considerations of factors such as estimated facility use, vehicle traffic to the facility, transit use to the facility, potential traffic congestion, and likelihood of overflow parking in surrounding neighborhoods.

Land Use	Minimum Parking Requirement				Maximum Parking Allowed
	General Context	Neighborhood Center Context	Urban Center Context	Transit Context	
	All zoning districts not listed in another context area	RB, SNB, CB, CN, R-MU-35, R-MU-45, SR-3, FB-UN1, FB-SE, SSSC Overlay	D-2, MU, TSA-T, CSHBD1, CSHBD2	D-1, D-3, D-4, G-MU, TSA-C, UI, FB-UN2, FB-MU11, FB-SC, R-MU, MU- 8, MU-15	
<b>PUBLIC, INSTITUTIONAL, AND CIVIC USES</b>					
<b>Community and Cultural Facilities</b>					
Art gallery	1 space per 1,000 sq. ft.		0.5 spaces per 1,000 sq. ft.	No Minimum	All Contexts: 2 spaces per 1,000 sq. ft.
Studio, Art					
Exhibition hall					
Museum					
Crematorium	2 spaces per 1,000 sq. ft.		1 space per 1,000 sq. ft.	No Minimum	No Maximum
Daycare center, adult					
Daycare center, child					
Homeless resource center					
Library					
Community correctional facility	3 spaces per 1,000 sq. ft.	2.5 spaces per 1,000 sq. ft.			
Community recreation center					
Jail					
Government facility	3 spaces per 1,000 sq. ft. of office area		1 space per 1,000 sq. ft. of office area	No Minimum	No Maximum
Social service mission and charity dining hall					
Municipal service use, including city utility use and police and fire station	2 spaces per 1,000 sq. ft. of office area, plus 1 space per service vehicle		1 space per 1,000 sq. ft. of office area, plus 1 space per service vehicle	No Minimum	No Maximum
Club/lodge				No Minimum	

Meeting hall of membership organization	1 space per 6 seats in main assembly area	1 space per 8 seats in main assembly area	1 space per 10 seats in main assembly area		All Contexts: 1 space per 4 seats in main assembly area
Convent/monastery	1 space per 4 persons design capacity	1 space per 6 persons design capacity	1 space per 8 persons design capacity	No Minimum	No Maximum
Funeral home	1 space per 4 seats in main assembly area	1 space per 5 seats in main assembly area	1 space per 6 seats in main assembly area	No Minimum	Urban Center and Transit Contexts: 2 spaces per 4 seats in main assembly areas Neighborhood Center and General Contexts: No maximum
Place of worship	1 space per 6 seats or 1 space per 300 sq. ft., whichever is less	1 space per 8 seats or 1 space per 400 sq. ft., whichever is less	1 space per 10 seats or 1 space per 500 sq. ft., whichever is less	No Minimum	All Contexts: 1 space per 3.5 seats or 1 space per 200 sq. ft., whichever is greater
Fairground	See Table Note B				No Maximum
Philanthropic use	See Table Note B				All Contexts: 2 spaces per 1,000 sq. ft. of office, plus 1 space per 6 seats

					in assembly areas		
Zoological park	See Table Note B			No Maximum			
Ambulance service							
Cemetery	No Minimum						
Plazas							
Park							
Open space							
<b>Educational Facilities</b>							
College and university	2 spaces per 1,000 sq. ft. office, research, and library area, plus 1 space per 6 seats in assembly areas	1 space per 1,000 sq. ft. office, research, and library area, plus 1 space per 10 seats in assembly areas	No Minimum		All Contexts: 4 spaces per 1,000 sq. ft.		
K-12 private	Elementary or Middle: 1 space per 20 students design capacity High Schools: 1 space per 8 students design capacity		No Minimum				
K-12 public							
Dance/music studio	3 spaces per 1,000 sq. ft.	2.5 spaces per 1,000 sq. ft.				1 space per 1,000 sq. ft.	No Minimum
Music conservatory							
Professional and vocational							
Professional and vocational (with outdoor activities)							
Seminary and religious institute							
<b>Healthcare Facilities</b>							
Clinic (medical, dental)	4 spaces per 1,000 sq. ft.	1 space per 1,000 sq. ft.	No Minimum		All Contexts: 6 spaces per 1,000 sq. ft.		
Blood donation center	3 spaces per 1,000 sq. ft.	1 space per 1,000 sq. ft.			Transit and Urban Center Contexts: 3 spaces per 1,000 sq. ft. Neighborhood Center		

				and General Contexts: 6 spaces per 1,000 sq. ft
Hospital	1 space per 3 patient beds design capacity	1 space per 2 patient beds design capacity		All Contexts: 1 space per 2 patient beds design capacity
Hospital, including accessory lodging facility				

**Table Notes:**

- A. Facilities that are (a) occupied by persons whose right to live together is protected by the federal Fair Housing Act, and that (b) occupy a building originally constructed for another residential use shall have the same parking requirements as the residential use for which the building was constructed.
- B. Parking requirements to be determined by the transportation director based on considerations of factors such as estimated facility use, vehicle traffic to the facility, transit use to the facility, potential traffic congestion, and likelihood of overflow parking in surrounding neighborhoods.

Land Use	Minimum Parking Requirement				Maximum Parking Allowed
	General Context	Neighborhood Center Context	Urban Center Context	Transit Context	
	All zoning districts not listed in another context area	RB, SNB, CB, CN, R-MU-35, R-MU - 45, SR-3, FB-UN1, FB-SE, SSSC Overlay	D-2, MU, TSA-T, CSHBD1, CSHBD2	D-1, D-3, D-4, G-MU, TSA-C, UI, FB-UN2, FB-MU11, FB-SC, R-MU, MU- 8, MU-15	
<b>COMMERCIAL USES</b>					
<b>Agricultural and Animal Uses</b>					
Greenhouse	2 spaces per 1,000 sq. ft.	1 space per 1,000 sq. ft.	No Minimum	Transit and Urban	
Kennel					

Pound					Center Contexts: 2 spaces per 1,000 sq. ft.
Veterinary office					
Cremation service, animal	1 space per 1,000 sq. ft.				Neighborhood Center and General Contexts: No Maximum
Kennel on lots of 5 acres or larger					
Poultry farm or processing plant	1 space per 1,000 sq. ft.				
Raising of furbearing animals					
Slaughterhouse					
Agricultural use	No Minimum			No Minimum	
Community garden					
Farmer's market					
Grain elevator					
Pet cemetery					
Stable					
Stockyard					
Urban farm					
Botanical garden	See Table Note B				
<b>Recreation and Entertainment</b>					
Auditorium	1 space per 4 seats in assembly areas	1 space per 6 seats in assembly areas	1 space per 8 seats in assembly areas	No Minimum	All Contexts: 1 space per 3 seats in assembly areas
Theater, live performance					
Theater, movie					
Amphitheater	See Table Note B				
Athletic Field					
Stadium					
Tennis court (principal use)	2 spaces per court				Transit and Urban Center Contexts: 2 spaces per court or lane Neighborhood Center and General Contexts:
Bowling	2 spaces per lane		No Minimum		

				No Maximum
Convention center	1 space per 1,000 sq. ft.		No Minimum	All Contexts: 3 spaces per 1,000 sq. ft.
Swimming pool, skating rink or natatorium				
Health and fitness facility	2 spaces per 1,000 sq. ft.	1 space per 1,000 sq. ft.		All Contexts: 4 spaces per 1,000 sq. ft.
Performing arts production facility				
Reception center				
Recreation (indoor)	3 spaces per 1,000 sq. ft.	2 spaces per 1,000 sq. ft.		
Recreational vehicle park (minimum 1 acre)	1 space per designated camping or RV spot			No Maximum
Amusement park	See Table Note B			
Recreation (outdoor)	See Table Note B			
<b>Food and Beverage Services</b>				
Brewpub		Indoor tasting/seating area: 2 spaces per 1,000 sq. ft. Outdoor tasting/seating area: 1 space per 1,000 sq. ft.	No Minimum	Transit, Urban Center, and Neighborho od Center Contexts: 5 spaces per 1,000 sq. ft. indoor tasting/seati ng area General Context: 7 spaces per 1,000 sq. ft. indoor tasting/seati ng area All Contexts: Outdoor tasting/seati ng area: 4
Restaurant				
Tavern				

					spaces per 1,000 sq. ft.
<b>Office, Business, and Professional Services</b>					
Check cashing/payday loan business	2 spaces per 1,000 sq. ft.		1 space per 1,000 sq. ft.	No Minimum	General Context: 4 spaces per 1,000 sq. ft. Neighborhood Center Context: 3 spaces per 1,000 sq. ft.  Urban Center and Transit Center Contexts: 2 spaces per 1,000 sq. ft.
Dental laboratory/research facility					
Financial institution					
Research and laboratory facilities					
Office (excluding medical and dental clinic and office)	3 spaces per 1,000 sq. ft.	2 spaces per 1,000 sq. ft.			
<b>Retail Sales &amp; Services</b>					
Photo finishing lab	No Minimum		1 space per 1,000 sq. ft.	No Minimum	Transit and Urban Center Contexts: 2 spaces per 1,000 sq. ft. Neighborhood Center and General Contexts: 3 spaces per 1,000 sq. ft.
Electronic repair shop					
Furniture repair shop					
Upholstery shop					
Radio, television station	3 spaces per 1,000 sq. ft.	2 spaces per 1,000 sq. ft.	1 space per 1,000 sq. ft.		
Store, Convenience	3 spaces per 1,000 sq. ft.	2 spaces per 1,000 sq. ft.	1.5 spaces per 1,000 sq. ft.	No Minimum	Transit and Urban Center Contexts: 2 spaces per 1,000 sq. ft. Neighborhood Center Context: 3 spaces per 1,000 sq. ft. General

					Context: 5 spaces per 1,000 sq. ft.
Auction, Indoor	2 spaces per 1,000 sq. ft.	1.5 spaces per 1,000 sq. ft.	1 space per 1,000 sq. ft.	No Minimum	Transit Context: 2 spaces per 1,000 sq. ft.  Urban Center and Neighborhood Center Contexts: 3 spaces per 1,000 sq. ft. General Context: 4 spaces per 1,000 sq. ft.
Store, Department					
Fashion oriented development					
Flea market (indoor)					
Flea market (outdoor)					
Store, Mass merchandising					
Store, Pawn shop					
Store, Specialty					
Retail goods establishment					
Retail service establishment					
Store, Superstore and hypermarket					
Store, Warehouse club					
Retail shopping center over 55,000 sq. ft. usable floor area	Up to 100,000 sq. ft.: 2 spaces per 1,000 sq. ft. Above 100,000 sq. ft.: 1.5 spaces per 1,000 sq. ft.	Up to 100,000 sq. ft.: 1.5 spaces per 1,000 sq. ft. Above 100,000 sq. ft.: 1.25 spaces per 1,000 sq. ft.		No Minimum	Transit and Urban Center Contexts: up to 100,000 sq. ft.: 2 spaces per 1,000 sq. ft., above 100,000 sq. ft.: 1.75 spaces per 1,000 sq. ft. Neighborhood Center and General Contexts: Up to 100,000 sq. ft.: 3 spaces per 1,000

					sq. ft., above 100,000 sq. ft.: 2.5 spaces per 1,000 sq. ft.
Plant and garden shop with outdoor retail sales area	2 spaces per 1,000 sq. ft.	1.5 spaces per 1,000 sq. ft.	1 space per 1,000 sq. ft.	No Minimum	Transit and Urban Center Contexts: 1.5 spaces per 1,000 sq. ft. Neighborhood Center Context: 2 spaces per 1,000 sq. ft. General Context: 3 spaces per 1,000 sq. ft.
<b>Lodging Facilities</b>					
Bed and breakfast	1 space per guest bedroom	0.5 spaces per guest bedroom	No Minimum	All Contexts: 1.25 spaces per guest bedroom	All Contexts: 1.5 spaces per guest bedroom
Hotel/motel					
<b>Vehicles and Equipment</b>					
Vehicle Auction	2 spaces per 1,000 sq. ft. of office area plus 1 space per service bay	1 space per 1,000 sq. ft. of office area plus 1 space per service bay	No Minimum	No Maximum	
Automobile part sales	2 spaces per 1,000 sq. ft. of indoor sales/leasing/office area plus 1 space per service bay	1 space per 1,000 sq. ft. of indoor sales/leasing/office	No Minimum	All Contexts: 3 spaces per 1,000 sq. ft.	
Automobile and truck repair					

sales/rental and service		area plus 1 space per service bay		of indoor sales/leasing/office area, plus 1 space per service bay
Boat/recreational vehicle sales and service (indoor)				
Equipment rental (indoor and/or outdoor)				
Equipment, heavy (rental, sales, service)				
Manufactured/mobile home sales and service				
Recreational vehicle (RV) sales and service				
Truck repair sales and rental (large)				
Car wash	No Minimum			Transit and Urban Center Contexts: 1 space per 1,000 sq. ft. Neighborhood Center Context: 2 spaces per 1,000 sq. ft. General Context: 5 spaces per 1,000 sq. ft.
Car wash as accessory use to gas station or convenience store that sells gas				
Gas station	2 spaces per 1,000 sq. ft.	No Minimum		General Context: 5 spaces per 1,000 sq. ft. Neighborhood Center Context: 3 spaces per 1,000 sq. ft. Urban

				Center and Transit Contexts: 1 space per 1,000 sq. ft.
Bus line yard and repair facility	1 space per 1,000 sq. ft., plus 1 space per commercial fleet vehicle		No Minimum	No Maximum
Impound lot				
Limousine service				
Taxicab facility				
Tire distribution retail/wholesale				
<b>Adult Entertainment Establishments</b>				
Sexually oriented business	3 spaces per 1,000 sq. ft	1 space per 1,000 sq. ft.	No Minimum	All Contexts: 5 spaces per 1,000 sq. ft.

**Table Notes:**

- A. Facilities that are (a) occupied by persons whose right to live together is protected by the federal Fair Housing Act, and that (b) occupy a building originally constructed for another residential use shall have the same parking requirements as the residential use for which the building was constructed.
- B. Parking requirements to be determined by the transportation director based on considerations of factors such as estimated facility use, vehicle traffic to the facility, transit use to the facility, potential traffic congestion, and likelihood of overflow parking in surrounding neighborhoods.

Land Use	Minimum Parking Requirement				Maximum Parking Allowed
	General Context	Neighborhood Center Context	Urban Center Context	Transit Context	
	All zoning districts not listed in another context area	RB, SNB, CB, CN, R-MU-35, R-MU-45, SR-3, FB-UN1, FB-SE, SSSC Overlay	D-2, MU, TSA-T, CSHBD1, CSHBD2	D-1, D-3, D-4, G-MU, TSA-C, UI, FB-UN2, FB-MU11, FB-SC, R-MU, MU-8, MU-15	
<b>TRANSPORTATION USES</b>					
Airport	Determined by Airport Authority				No Maximum
Heliport					
Bus line station/terminal	No Minimum				Urban Center and Transit Contexts: 2 spaces per 1,000 sq. ft. Neighborhood Center and General Contexts: 1 space per 150 average daily passenger boardings
Intermodal transit passenger hub					
Railroad, passenger station					
Transportation terminal, including bus, rail and trucking					
Railroad, repair shop	1 space per 1,000 sq. ft., plus 1 space per fleet vehicle generally stored on-site		No Minimum		No Maximum
Truck freight terminal					
Railroad, freight terminal facility	No Minimum				
<b>INDUSTRIAL USES</b>					
<b>Manufacturing and Processing</b>					
Artisan food production			0.5 spaces per 1,000	No Minimum	Transit and Urban Center

Bakery, commercial	1 space per 1000 sq. ft. of production area, plus 2 spaces per 1,000 sq. ft. of office/retail	sq. ft. of production area, plus 1.5 spaces per 1,000 sq. ft. of office/retail		Contexts: 1 space per 1,000 sq. ft. of production area, plus 2 spaces per 1,000 sq. ft. of office/retail Neighborhood Center and General Contexts: 2 spaces per 1,000 sq. ft. of production area, plus 3 spaces per 1,000 sq. ft. of office/retail
Automobile salvage and recycling (outdoor)	1 space per 1,000 sq. ft. of office/retail	0.5 space per 1,000 sq. ft. of office/retail	No Minimum	All Contexts: 7 spaces per 1,000 sq. ft. of office/retail
Processing center (outdoor)				
Automobile salvage and recycling (indoor)	1 space per 1,000 sq. ft.		No Minimum	No Maximum
Blacksmith shop				
Bottling plant				
Brewery/Small Brewery				
Chemical manufacturing and/or storage				
Commercial food preparation				
Distillery				
Drop forge industry				
Explosive manufacturing and storage				
Food processing				
Heavy manufacturing				

Incinerator, medical waste/hazardous waste			
Industrial assembly			
Jewelry fabrication			
Laundry, commercial	1 space per 1,000 sq. ft.	No Minimum	No Maximum
Light manufacturing			
Manufacturing and processing, food			
Paint manufacturing			
Printing plant			
Processing center (indoor)			
Recycling			
Sign painting/fabrication			
Studio, motion picture			
Welding shop			
Winery			
Woodworking mill			
Collection station			
Concrete and/or asphalt manufacturing			
Extractive industry			
Refinery, petroleum products			
<b>Storage and Warehousing</b>			
Air cargo terminals and package delivery facility	No minimum		No maximum
Building materials distribution			
Flammable liquids or gases, heating fuel distribution and storage	No minimum	No minimum	No maximum
Package delivery facility			
Warehouse			

Warehouse, accessory to retail and wholesale business (maximum 5,000 square foot floor plate)			
Wholesale distribution			
Storage, self	2 spaces per 1,000 sq. ft. of office area, plus 1 space per 30 storage units	2 spaces per 1,000 sq. ft. of office	All Contexts: 1 space for every 15 storage units
Contractor's yard/office	2 spaces per 1,000 sq. ft. of office area		All Contexts: 3 spaces per 1,000 sq. ft. of office area
Rock, sand and gravel storage and distribution	No Minimum		No Maximum
Storage (outdoor)			
Storage and display (outdoor)			
Storage, public (outdoor)			
<b>PUBLIC AND SEMI-PUBLIC UTILITY USES</b>			
Utility: Building or structure	No Minimum		No Maximum
Antenna, communication tower			
Antenna, communication tower, exceeding the maximum building height in the zone			
Large wind energy system			
Solar array			
Utility: Electric generation facility			
Utility Sewage treatment plant			

Utility: Solid waste transfer station				
Utility: Transmission wire, line, pipe or pole				
Wireless telecommunications facility				
<b>ACCESSORY USES</b>				
Accessory Dwelling Unit	See Section 21A.40.200: Accessory Dwelling Units			
Accessory guest and servant's quarter	1 space per DU		No Minimum	All Contexts: 4 spaces per DU
Living quarter for caretaker or security guard				
Retail, sales and service accessory use when located within a principal building	2 spaces per 1,000 sq. ft.	1 space per 1,000 sq. ft.	No Minimum	Transit and Urban Center Contexts: 2 spaces per 1,000 sq. ft. Neighborhood Center Context: 3 spaces per 1,000 sq. ft. General Context: 4 spaces per 1,000 sq. ft.
Retail, sales and service accessory use when located within a principal building and operated primarily for the convenience of employees	No Minimum			Transit and Urban Center Contexts: 2 spaces per 1,000 sq. ft.  Neighborhood Center Context: 3 spaces per 1,000 sq. ft.  General Context: 4

Warehouse, accessory		spaces per 1,000 sq. ft.
Accessory use, except those that are otherwise specifically regulated elsewhere in this title		No Maximum
Heliport, accessory		
Reverse vending machine		
Storage, accessory (outdoor)		
<b>TEMPORARY USES</b>		
Mobile food business (operation in public right- of- way)	No minimum, unless required by temporary use permit or as determined by the Zoning Administrator	No Maximum
Mobile food business (operation on private property)		
Mobile food court		
Vending cart, private property		
Vending cart, public property		
Farm stand, seasonal		

**Table 21A.44.040-C: Off Street Parking, Mobility and Loading: Required Off Street Parking: Minimum Bicycle Parking Requirements**

<b>TABLE 21A.44.040-C: MINIMUM BICYCLE PARKING REQUIREMENTS*: (Calculation of Bicycle Parking Spaces to be Provided per Residential Unit or Based on Usable Floor Area)</b>				
<b>Use</b>	<b>General Context</b>	<b>Neighborhood Center Context</b>	<b>Urban Center Context</b>	<b>Transit Context</b>
	<b>All zoning districts not listed in another context area</b>	<b>RB, SNB, CB, CN, R-MU-35, R-MU-45, SR-3, FB- UN1, FB-SE, SSSC Overlay</b>	<b>D-2, MU, TSA-T, CSHBD1, CSHBD2</b>	<b>D-1, D-3, D- 4, G-MU, TSA-C, UI, FB-UN2, FB- MU11, FB- SC, R- MU, MU-8, MU-15</b>
Residential Uses	1 per 5 units	1 per 4 units	1 per 3 units	1 per 2 units
Public, Institutional, and Civic Uses	1 per 10,000 sq. ft.	1 per 5,000 sq. ft.	1 per 5,000 sq. ft.	1 per 3,000 sq. ft.
Commercial Uses	1 per 10,000 sq. ft.	1 per 5,000 sq. ft	1 per 4,000 sq. ft.	1 per 2,000 sq. ft.
Industrial Uses	1 per 15,000 sq. ft.	1 per 8,000 sq. ft.	1 per 5,000 sq. ft.	1 per 3,000 sq. ft.
*For all uses: In determining the minimum number of bicycle parking spaces required, fractional spaces are rounded to the nearest whole number, with one-half counted as an additional space				

**Table 21A.44.060-A: Off Street Parking, Mobility and Loading: Parking Location And Design: Parking Location And Setback Requirements**

<b>TABLE 21A.44.060-A: PARKING LOCATION AND SETBACK REQUIREMENTS:</b>				
<b>N = parking prohibited between lot line and front line of the principal building</b>				
<b>Zoning District</b>	<b>Front Lot Line</b>	<b>Corner Side Lot Line</b>	<b>Interior Side Lot Line</b>	<b>Rear Lot Line</b>
<b>GENERAL CONTEXT</b>				
<b>Residential (FR Districts, RB, RMF, RO)</b>				
FR	N		6 ft.	0 ft.
R-1, R-2, SR-1, SR-2	Parking in driveways that comply with all applicable city standards is exempt from this restriction.		0 ft.	
RMF-30	N		0 ft.; or 10 ft. when abutting any 1-2 family residential district	0 ft.; or 10 ft. when abutting any 1-2 family residential district
RMF-35, RMF-45, RMF- 75, RO			0 ft.; or 10 ft. when abutting any 1-2 family residential district. Limited to 1 side yard except for single-family attached lots.	0 ft.; or 10 ft. when abutting any 1-2 family residential district. Limited to 1 side yard except for single-family attached lots.
<b>Commercial and Manufacturing (CC, CS, CG, M-1, M-2, SNB)</b>				
CC	15 ft.		0 ft.; or 7 ft. when abutting any residential district	
CS			N. See also Subsection 21A.26.070 .I	
CG	15 ft.			
M-1			15 ft.	
M-2	15 ft.			
<b>Special Purpose Districts</b>				
A	0 ft.		0 ft.	
AG, AG-2, AG-5, AG-20	N			
BP			8 ft.; or 30 ft. when abutting any residential district	
EI	10 ft.	30 ft.	30 ft.	20 ft.
FP	20 ft.		6 ft.	0 ft.

I		0 ft.; or 15 ft. when abutting any residential district	
MII		0 ft.	
OS	30 ft.	10 ft.	
PL		0 ft.; or 10 ft. when abutting any residential district	
PL-2	20 ft.		
RP	30 ft.	8 ft.; or 30 ft. when abutting any residential district	
<b>NEIGHBORHOOD CENTER CONTEXT</b>			
CB, CN, SNB	N	0 ft.; or 7 ft. when abutting any 1-2 family residential district	
R-MU-35, R-MU-45	Surface Parking: N Parking Structures: 45' or located behind principal building	Limited to 1 side yard, 0 ft.; or 10 ft. when abutting any 1-2 family residential district	0 ft.; or 10 ft. when abutting any 1-2 family residential district
RB, SR-3, FB-UN1, FB- SE	N	0 ft.	
<b>URBAN CENTER CONTEXT</b>			
CSHBD1	N	0 ft.; or 7 ft. when abutting any residential district	
CSHBD2		0 ft.; or 7 ft. when abutting any 1-2 family residential district	
D-2	Surface Parking: N Surface parking must be located behind the principal structure and comply with other requirements of Subsection 21A.30.010 .F Parking Structures: N	0 ft.	
MU	Surface Parking: 25 ft. or located behind principal structure Parking Structures: 45 ft. or located behind principal structure	0 ft.; limited to 1 side yard	0 ft
TSA-T	See Subsection 21A.44.060.B.2	0 ft.	
<b>TRANSIT CONTEXT</b>			
D-1	See Subsection 21A.44.060.B.1		
D-3			
D-4	See Subsection 21A.44.060 .B.1, 21A.30.010 .F and 21A.31.010 .H	0 ft.	
G-MU			
FB-UN2, FB-MU11, FB- SC	N		
MU-8, MU-15			
TSA-C	See Subsection 21A.44.060.B.2		

R-MU	<p>Surface Parking: 30 ft.          Parking Structures: 45 ft. or          located behind principal structure</p>	<p>0 ft.; or 10 ft. when abutting any 1-          2 family residential district          Surface parking at least 30 ft. from          front lot line</p>	
UI	<p>0 ft; Hospitals: 30 ft.</p>	<p>0 ft.; or 15 ft.          when abutting          any 1-2 family          residential          district;          Hospitals: 10 ft.</p>	<p>0 ft.; or 15 ft.          when abutting          any 1-2 family          residential          district;          Hospitals: 10 ft.</p>

**Table 21A.44.080-A Off Street Parking, Mobility and Loading: Drive-Through Facilities and Vehicle Stacking Areas**

<b>TABLE 21A.44.080-A: REQUIRED VEHICLE STACKING SPACES:</b>				
<b>Use</b>	<b>General Context</b>	<b>Neighborhood Center Context</b>	<b>Urban Center Context</b>	<b>Transit Context</b>
	<b>All zoning districts not listed in another context area</b>	<b>RB, SNB, CB, CN, R-MU-35, R-MU-45, SR-3, FB-UNI, FB-SE, SSSC Overlay</b>	<b>D-2, MU, TSA-T, CSHBDI, CSHBD2</b>	<b>D-J, D-3, D-4, G-MU, TSA-C, UI, FB-UN2, FB-MU11, FB-SC, R- MU, MU-8, MU-15</b>
Car Wash, Self-Service	3 spaces per bay or stall		2 spaces per bay or stall	
Car Wash, Automated	4 spaces per lane or stall		3 spaces per lane or stall	
Food and Beverage Service Uses	5 spaces per service lane		4 spaces per service lane	
Other Uses	3 spaces per service lane		3 spaces per service lane	

21A.52.050.G.4.b Zoning: Zoning Incentives: Affordable Housing Incentives: Incentives

Form Based Mixed Use Districts:

<b>Zoning District</b>	<b>Permitted Maximum Height with Incentive</b>
MU-8, <b>MU-15</b>	Two additional stories with administrative Design Review.

## **Attachment B: Sugar House Community Master Plan Additional Review for petition- PLNPCM2023-00960**

Pg 2. The goals for creating and sustaining quality residential neighborhoods in Sugar House include:...

- Strengthen and support existing neighborhoods by:
  - Considering appropriate adjacent land uses;
  - Identifying needed capital improvements; and
  - Supporting character preservation through new regulations and design guidelines.
- Design new developments with the following in mind:
  - Creating more affordable housing;
  - Locating transit and park facilities near residences;
  - Creating useable connections to existing and future pedestrian and bike path systems; and
  - Addressing the scale and positive architectural attributes of adjacent housing.
- Provide a diversity of housing types, sizes, and prices in the community as a whole.

The proposed MU-15 subdistrict, applied to the Property will create a housing product in Sugarhouse that is appropriate with neighboring land uses (there are no residential uses adjacent to the Property), the project will financially support the capital improvements being made in the Sugarhouse area, will support the existing character of the Sugarhouse area, the residential units will be located in proximity to the S-Line transit stop (1,500 ft), and will provide a product with positive architectural attributes that are in harmony with the Sugarhouse area.

- Pg. 2 The Sugar House Business District is a preferred location for Medium-High Density housing in order to increase the 24-hour population of this commercial area. Although Medium-High Density is not a prevalent land use in Sugar House, it is appropriate that the community have some higher density housing. The density range for this land use category is from twenty to fifty (20-50) dwelling units per net acre.

The proposed MU-15 subdistrict applied to the Property will support a higher density range, which will increase the 24-hour population of the commercial area. As noted, the higher density areas are not prevalent in Sugarhouse, they are appropriate.

- Pg 3. The development objective for new Medium-High Density projects is to locate and design the new projects so that land use conflicts with surrounding single-family housing or other uses are minimized. These multiple- family housing developments need to provide open space amenities, adequate off-street parking, appropriate building scale and

mass, and adequate access to transit... Higher density residential redevelopment within or on the periphery of the Sugar House Business District is desirable. Examples of zoning districts that can be used to implement this density are **C-SHBD, RO, RMF-35, and RMF-45.**

The identified zones in the General Plan are being phased out. The proposed MU-15 subdistrict will support higher density residential redevelopment, which is identified as a desire in this location by the Master Plan.

### *Building Architecture & Siting*

- Pg. 23 Relate the mass and height of new buildings to the historical scale of Sugar House development to avoid an overwhelming or dominating appearance in new construction.

The proposed MU-15 subdistrict is a form-based zoning district, which will ensure the form of the building is appropriate in the Sugarhouse core area.

- Pg. 23 Ensure that features of building design such as color, detail, materials, and scale are responsive to district character, neighboring buildings, and the pedestrian.

The proposed MU-15 subdistrict supports the city's commitment to quality design. The design review process will be required for proposed development of the site, if the development exceeds 120'.

- Pg. 23 Design new construction to complement and enhance the character of adjacent older buildings having architectural merit through appropriate scale, massing, rhythm, and materials.

The proposed MU-15 subdistrict supports the city's commitment to quality design. As design review process will be required for proposed development of the site for projects over 120' extra attention to the character of a proposed building will be under the purview of the city.

- Pg. 23 Orient large buildings to minimize shadows falling on public open spaces. The height and mass of tall, closely packed buildings should be shaped to permit sunlight to reach open spaces.

The application of the MU-15 subdistrict to this site will ensure that public open are protected from shadows. The public open spaces are generally located to the south and southeast of the Property.

- Pg. 23 Require large buildings and groups of buildings to maximize public views of the city's mountain backdrop. In larger projects, view corridors are needed to maintain a sense of living adjacent to the Wasatch Mountains.

The application of the MU-15 subdistrict to the Property will ensure that Sugarhouse's commercial core continues to be the node where larger buildings are permitted. This ensures that views are protected.

- Pg. 23 Require the massing and scale of structures to be compatible with surrounding uses.

The application of the MU-15 subdistrict to the Property ensures that buildings with a mass that is larger than what is currently there will be located in an area where larger buildings are compatible and appropriate. The Property is in the core of the Sugarhouse commercial district and not adjacent to surrounding residential areas.

If you have any questions, please feel free to call Jason Boal [REDACTED].