

Snell & Wilmer

15 WEST SOUTH TEMPLE
SUITE 1200
GATEWAY TOWER WEST
SALT LAKE CITY, UT 84101
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Jason Boal, AICP

November 22, 2023

Salt Lake Planning Commission
451 South State Street
Salt Lake City, UT 84111

Re: Petition for Zoning Map Amendment for the property located at 1095 E 2100 S, Salt Lake City, Utah, parcel no. 16-202-02-0080000

On behalf of HBV SLC, LLC, the owner of the parcel located at 1095 E 2100 S, in Salt Lake City, (“**Property**”) which is also known as parcel # 16-202-02-0080000, in Salt Lake City, as shown in **Exhibit A**, we would like to submit this petition for a Zoning Map Amendment to change the zoning designation of this parcel. We are requesting the zoning designation be changed to the CSHBD- SUS, Sugar House Business District – Sustainability District from the current zoning designation of CSHBD1, Sugar House Business District. This petition is submitted pursuant to Salt Lake City Code § 21A.50.

The Salt Lake City Zoning Code allows a property owner to initiate a zoning map amendment, by submitting an application for the amendment to the Salt Lake City Planning Commission. *See Salt Lake City Code § 21A.50.030.* This letter and the attachments will satisfy the required information that needs to be included in a rezone petition, specifically:

1. A statement of the text amendment or map amendment describing the purpose for the amendment and the exact language, boundaries and zoning district;
2. Street address and legal description of the property;
3. A complete description of the proposed use of the property where appropriate;
4. Site plans drawn to scale (where applicable); and
5. Related materials or data supporting the application as may be determined by the applicant and the zoning administrator.

See Salt Lake City Code § 21A.50.040.A

6. Fees

See Salt Lake City Code § 21A.50.040.B

1. The purpose for the amendment and the exact language, boundaries and zoning district.

Zoning designations

Currently, the Property is designated in the CSHBD1, Sugar House Business District, as shown in **Exhibit B**. The adjacent property to the west is also zoned CSHBD1, while the property to the north is zoned CSHBD2. The properties across the street to the south and east are zoned CSHBD1.

The purpose of the CSHBD Sugar House Business District is to promote a walkable community with a transit oriented, mixed use town center that can support a twenty-four (24) hour population. The CSHBD provides for residential, commercial and office use opportunities, with incentives for high density residential land use in a manner compatible with the existing form and function of the Sugar House master plan and the Sugar House Business District.

We are requesting that the approximately 1.22 acre Property be rezoned to the CSHBD-SUS Central Business District zone. This application for a rezone to the CSHBD-SUS district will allow the Planning Commission to consider the appropriateness of the CSHBD-SUS standards on this specific parcel.

Salt Lake City is experiencing a housing crisis that demands a bold response¹. The proposed zoning map amendment will permit the development of a unique mass timber mixed-use project that is focused on sustainability. Mass timber has become recognized as a central building material in a global effort to reduce Greenhouse Gas Emissions (GHG) within the built environment. The location of this property lends itself well to a higher density project, with the close proximity to transit and existing neighborhood services. With this proposed rezone in conjunction with the CSHBD-SUS text amendment, Salt Lake City has found a partner to alleviate housing instability and create a sustainable, mixed-use, mixed-income neighborhood with access to jobs, transit, greenspace, and basic amenities².

Salt Lake City Sugar House Master Plan

The Property is included in the Sugar House Master Plan (“SHMP”)³, as shown in **Exhibit C**. When the SHMP was adopted, this area provided 16 percent of the City's

¹ Housing SLC, pg. 3. https://www.slc.gov/can/wp-content/uploads/sites/8/2023/05/Housing-SLC-Plan_No-Appendices.pdf

² *Ibid.*

³ Sugar House Master Plan (SHMP) - <https://www.slcdocs.com/Planning/MasterPlansMaps/SHMP.pdf>

existing housing units. Historically, Sugar House has also provided a viable commercial element with community-level commercial activities. Thus, Sugar House's land use relationship to the City as a whole is that of a healthy, residential community with a viable, supporting commercial area"⁴. The redevelopment of the Property can provide a unique opportunity for a project that will showcase sustainability while continuing to provide housing and neighborhood level commercial services. The recently adopted CSHBD-SUS zone provides a better opportunity to accomplish these goals.

2. Street address and legal description of the property

The Property is located at 1095 E 2100 S W South, Salt Lake City, Utah

The legal description of the property to be rezoned is:

A parcel of land situated in the Southeast Quarter of Section 1, Township 1 South, Range 1 West, Salt Lake Base and Meridian more particularly described as follows:

Beginning at the southeast corner of Lot 1, Block 1, Five Acre Plat A; Big Field Survey;

Thence N 89°55'47" W 177.38 FT;

Thence N 0°04'21" W 100 FT;

Thence N 89°55' 47" W 5.87 FT;

Thence N 02°10'53" E 31.12 FT;

Thence N 89°55'47" W 10.36 FT;

Thence N 02°50'24" E 156.19 FT;

Thence S 89°55'47" E 185.14 FT;

Thence S 0°04'09" W 287.1 FT to the beginning.

3. A complete description of the proposed use of the property where appropriate

Currently, the Property is utilized for a Wells Fargo bank branch, associated offices and parking structure. A mixed-use structure is envisioned for the site. The future use would need to be a permitted or conditional use in the CSHBD-SUS Zone.

4. A Site plans drawn to scale (where applicable).

Attached to this letter as **Exhibit D** is a conceptual layout of a future project for the site.

⁴ SHMP Pg. 1

5. Related materials or data supporting the application as may be determined by the applicant and the zoning administrator.

In addition to the information provided in Section #1 above, the following information demonstrates how this petition for a Zoning Map amendment is supported by various Salt Lake City Master Plans:

Plan Salt Lake – December 1, 2015⁵

I. Neighborhoods
a. Initiatives:

1. Maintain neighborhood stability and character.

Approval of this rezone will allow the property to be redeveloped, ensuring the Sugar House neighborhood remains vibrant and distinctive within Salt Lake City.

2. Support neighborhoods and districts in carrying out the City's collective vision.

The rezone will ensure the Sugar House neighborhood continues to be distinctive, while providing a specific focus on "sustainability and livability", which are identified as pillars of the City's visions⁶.

8. Encourage and support local businesses and neighborhood business districts.

Approval of this rezone will allow more a more "intense" utilization of the property, while focusing on providing space for local business. The sustainable approach to development will attract people to this neighborhood, supporting existing and new businesses.

10. Improve the usefulness of public rights-of-way as usable public space.

With the recent changes to the CSHBD-SUS Land Use Code, there will be an emphasis on pedestrian accessibility and human scale orientation, as opposed to the auto-oriented design that currently

⁵Plan Salt Lake - <https://www.slcdocs.com/Planning/Projects/PlanSaltLake/final.pdf>

⁶ Plan Salt Lake – pg. 3

exists on the property. This will help maintain a walkable Sugar House “town center” along 2100 South and 1100 East.

II. Growth

a. 2040 Target:

- i. Increase Salt Lake City’s share of the population along the Wasatch front.

In order to accommodate the increased population in Salt Lake City, areas of more “intense” development will need to be approved. The existing zoning has produced the existing land use and traffic patterns. If more intense uses (both commercial & residential) are desired, areas where more intense development is appropriate should be approved. This property is located in an area where an existing master plan (Sugar House Master Plan) identifies increased density as appropriate.

b. Initiatives:

1. Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.

The Property is located within 1,500 feet of the Fairmont stop on the S-line of the Trax system. The redevelopment of this property will encourage the expanded use of transit in the city.

3. Promote infill and redevelopment of underutilized land.

Currently this parcel is being underutilized with a bank branch, office and parking structure. With the rezone and redevelopment, this parcel can be properly utilized with a sustainable development.

6. Accommodate and promote an increase in the City’s population.

In order to accommodate the increased population in Salt Lake City, areas of more “intense” development will need to be approved. The existing zoning has produced the existing land use and traffic patterns. If more intense uses (both commercial & residential) are desired, areas where more intense development is appropriate should be approved. This property is located in an area where additional density is warranted, per the Sugar House Master Plan.

III. Housing

a. 2040 Target:

- i. Increase diversity of housing types for all income levels throughout the city.

This rezone will permit the opportunity for more intense residential and/or commercial development in the Sugar House neighborhood.

b. Initiatives:

4. Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented.

This rezone will direct redevelopment into an area with existing infrastructure and services.

7. Promote high density residential in areas served by transit.

The Fairmont Trax stop is within 1,500 feet from this site to the south. Additionally, the #21 bus line stops just over 1,000 feet to the west of the property.

IV. Transportation & Mobility

a. 2040 Target:

- i. Public transit within 1/4 mile of all homes

The Fairmont Trax stop is just over a quarter (1/4) mile from this site to the south. The #21 bus line is less than a quarter (1/4) mile to the west on 2100 S.

- ii. Reduce single occupancy auto trips

Increasing the density/intensity of the Sugar House neighborhood will allow more people to live and work in Salt Lake City. This will reduce the need to live or work outside the Sugar House neighborhood and commute in or out.

b. Initiatives:

2. Prioritize connecting residents to neighborhood, community, regional, and recreation nodes by improved routes for walking, biking and transit.

Redevelopment of this property will create new opportunity for people to live and work in the Sugar House Neighborhood. The Property is in close proximity to transit, allowing increased walking and biking opportunities.

4. Reduce automobile dependency and single occupancy vehicle trips.

Increasing the density/intensity of the Sugar House neighborhood will allow more people to live and work in Salt Lake City. This will reduce the need to live or work outside the Sugar House neighborhood and commute in or out.

12. Incorporate pedestrian oriented elements, including street trees, pedestrian scale lighting, signage, and embedded art, into our rights-of-way and transportation networks.

Through the redevelopment of the Property, these goals can be accomplished.

V. Air Quality

a. 2040 Target:

- i. Reduce emissions.

The focus of the CSHBD-SUS Zone is to provide incentives for developing in a sustainable way. The goal of this development in the CSHBD-SUS Zone is to offset the amount of carbon that is being emitted from commercial and residential construction through a known sustainable building practice – utilizing a mass timber mixed used development.

- ii. Reduce citywide consumption of energy

The redevelopment of the site will allow for a more efficient building product. The project will incorporate photovoltaic and/or other renewable energy systems into the proposed development. Additionally, the project is programed to use all-electric technologies in place of combustion fueled technologies.

b. Initiatives:

3. Increase mode-share for public transit, cycling, walking, and carpooling.

Increasing the density/intensity of the Sugar House neighborhood will allow more people to live and work in the Sugar House neighborhood. This will allow for an increased opportunity and utilization of public transit, cycling, walking and carpooling within this portion of the city.

4. Minimize impact of car emissions

Increasing the density/intensity of the Sugar House neighborhood will allow more people to live and work in the Sugar House neighborhood. This will allow for an increased opportunity and utilization of public transit, cycling, walking and carpooling within this portion of the city.

VIII. Beautiful City

a. 2040 Target:

- i. Pedestrian oriented design standards incorporated into all zoning districts that allow residential uses.

The proposed CSHBD-SUS Zone incorporates more pedestrian oriented design standards than the existing zone. This rezone would allow these standards to be put into practice.

b. Initiatives:

2. Identify and establish standards for key gateways into the City.

Sugar House is a key gateway for the city. The rezone and redevelopment of this property allows for sustainable standards to be implemented within a gateway of Salt Lake City.

XI. Equity

a. 2040 Target:

- i. Decrease combined cost of housing and transportation.

Increasing the density/intensity of the Sugar House neighborhood will allow more people to live and work in Salt Lake City. This will reduce the need to live or work outside the Sugar House neighborhood and commute in or out, thus decreasing the cost of transportation. More dense residential development will increase the

supply, thus responding to the demand and hopefully decreasing the overall cost of housing.

b. Initiatives:

4. Support policies that provide housing choices, including affordability, accessibility and aging in place.

The rezone and development of this property will allow a new housing choice in the Salt Lake City housing market. It will bring to market residential units that are focused on sustainability. The mass timber product is a unique product for this market.

XII. Economy

a. 2040 Target:

- ii. Percentage of households within 1/2 mile of a neighborhood, community or regional business node.

The intent of this rezone and the redevelopment of this specific property is to increase the utilization of the property for residential and commercial uses. The development of the project will ensure an increase in the number of households within the Sugar House town center.

b. Initiatives:

1. Maintain and grow Salt Lake City as the economic center of the region.

In order to maintain and grow Salt Lake City, redevelopment of under-utilized parcels will need to happen. The appropriate location for redevelopment is within existing town center neighborhoods and within proximity to transit. This proposal provides the opportunity for exactly that.

Sugar House Master Plan – Updated December, 2005

Business District Goals and Objectives (pg. 4)

Specifically, the Sugar House Center block on 1300 East is no longer anticipated as purely a regional shopping center, and building height maximums are revised to provide an incentive for upper-story residential development.

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The intent of the CSHBD-SUS Zone is to provide incentives for developing a sustainable building that includes upper story residential development.

Town Center Scale Mixed Use (pg. 16)

The Town Center orients around the Sugar House Monument Plaza and creates a strong urban center to the district with businesses oriented directly to the street. Maintenance of the existing setbacks in this area is essential to the character of a Town Center.

Mixed-use development including a residential component, typically characterized by either residential/ office or residential/retail land use, receives an increased height bonus.

The application of the additional height provisions of the CSHBD-SUS Zone aligns with the SHMP.

Building Architecture and Siting (pg. 23)

- Include a variety of building heights in the mixed-use area and take advantage of topographic changes, "stepping" the buildings down the profile.

The proposed rezone and development in the SHBD-SUS Zone would allow for a variety of building heights.

We look forward to the opportunity to have our application heard by you at a public hearing in conformance with Salt Lake City Code § 21A.50.040.F.

Respectfully,



Jason Boal, AICP

CC HBV SLC, LLC

EXHIBIT A
Property Location

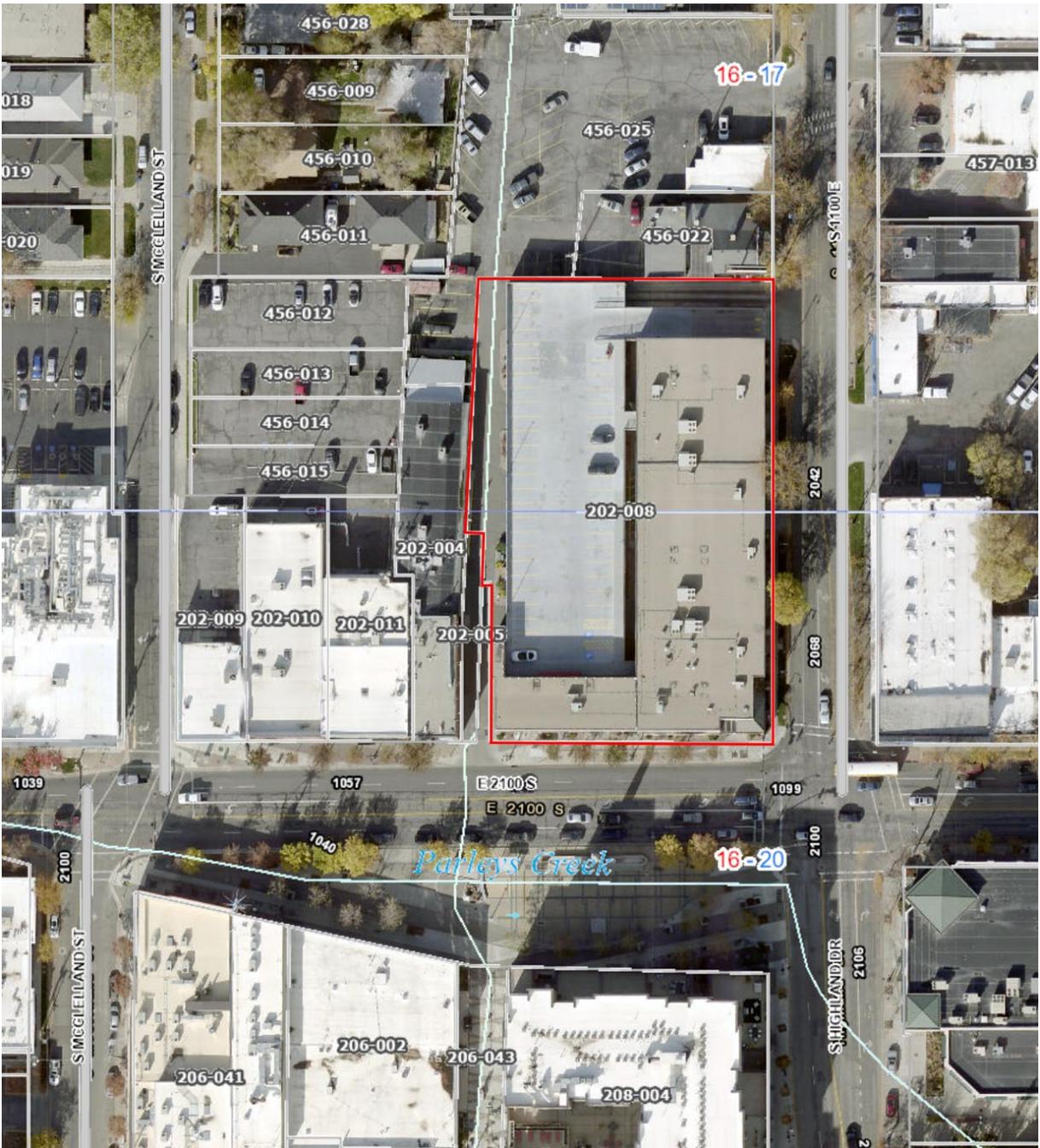


EXHIBIT B Current Zoning

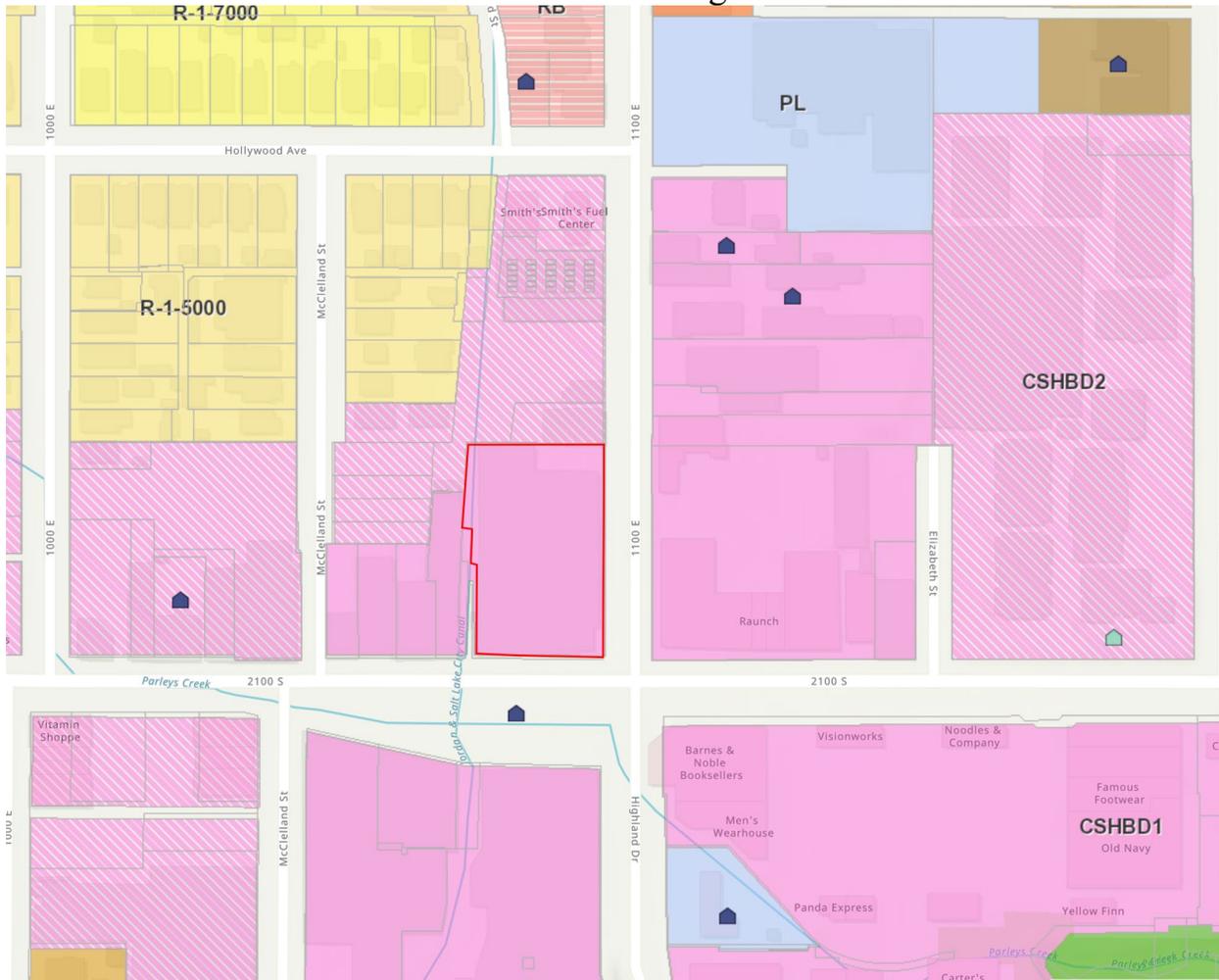
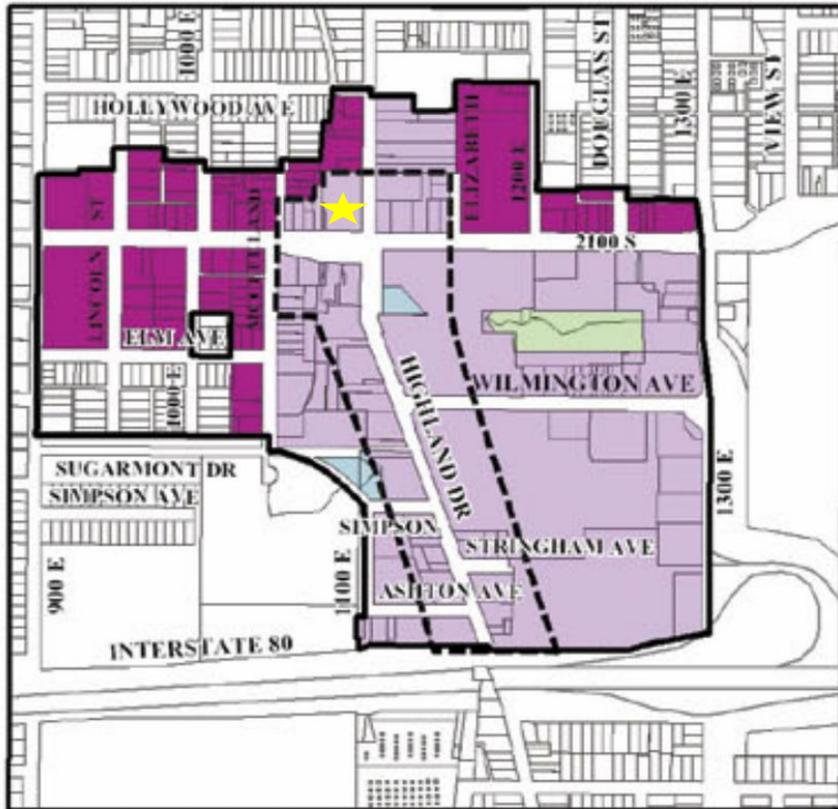


EXHIBIT C
Sugar House Future Land Use Map



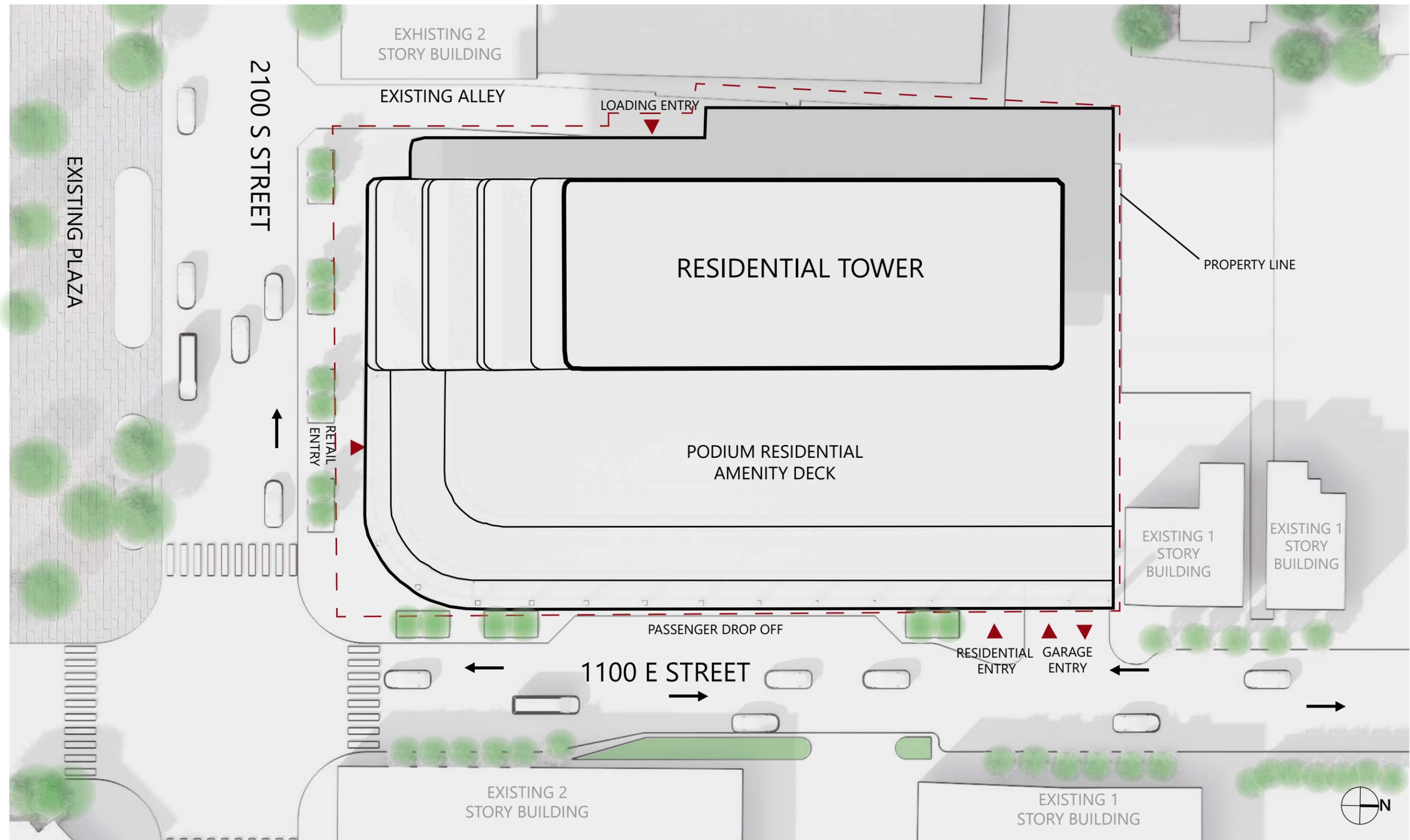
**Business District
Future Land Uses**

-  Business District Mixed Use - Neighborhood Scale
-  Business District Mixed Use - Town Center Scale
-  Parks & Open Space
-  Institutional & Public Lands
-  Town Center Overlay

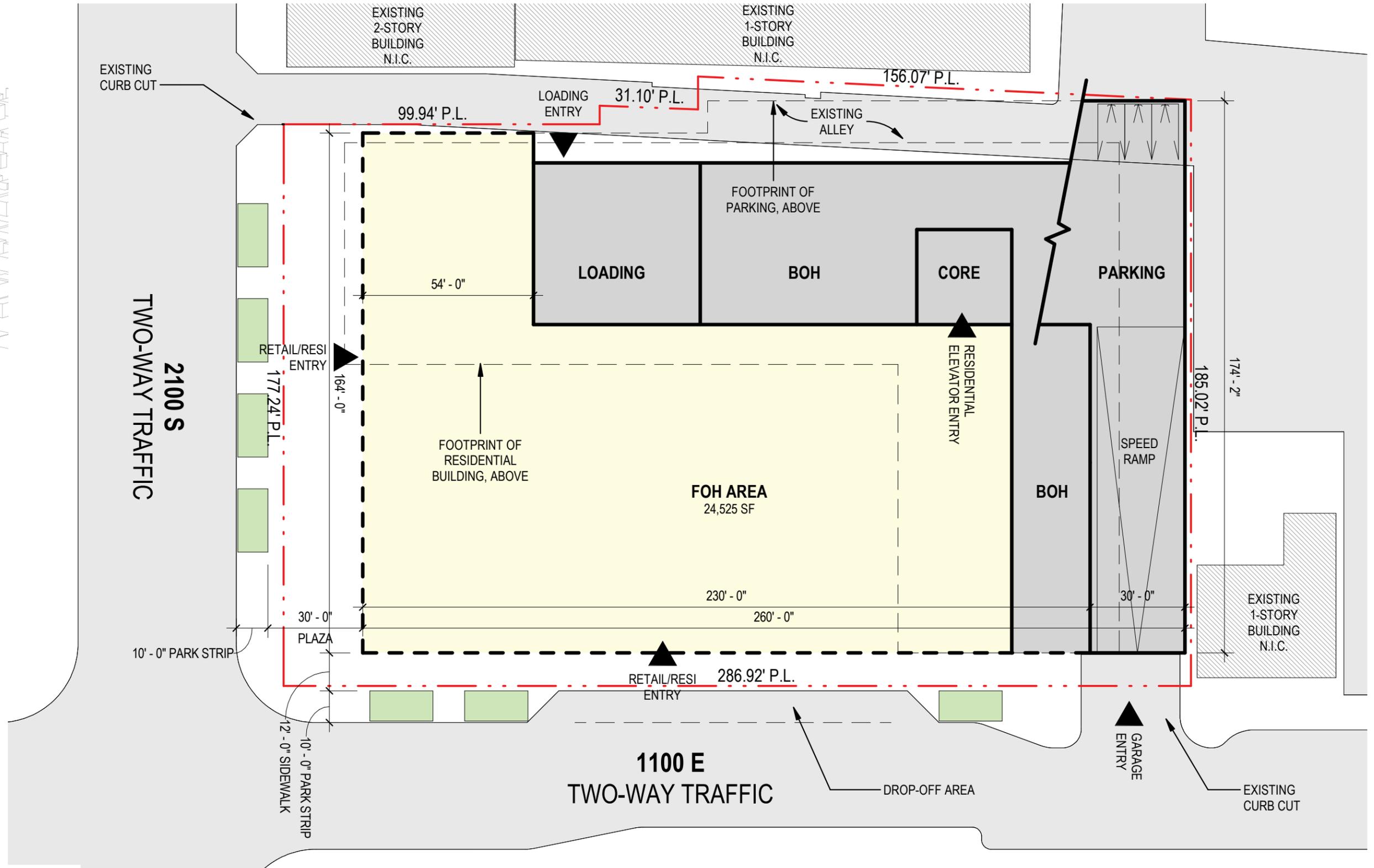
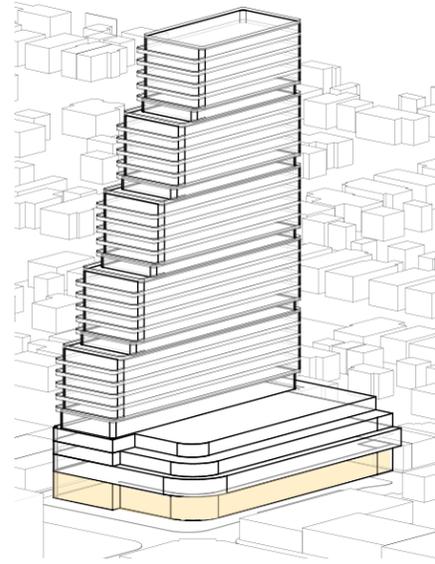
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EXHIBIT D
Conceptual Site Plan

SITE PLAN



SCHEME 1, TERRACE - GROUND FLOOR PLAN



21A.26.060: CSHBD SUGAR HOUSE BUSINESS DISTRICT (CSHBD1, CSHBD2, AND CSHBD-SUS):

In this chapter and the associated zoning map, the CSHBD Zone is divided into three (3) subareas for the purpose of defining design criteria. In other portions of this text, the CSHBD1, CSHBD2, and CSHBD-SUS Zones are jointly referred to as the CSHBD Zone because all other standards in this title are the same.

A. Purpose Statement: The purpose of the CSHBD Sugar House Business District is to promote a walkable community with a transit oriented, mixed use town center that can support a twenty-four (24) hour population. The CSHBD provides for residential, commercial and office use opportunities, with incentives for high density residential land use in a manner compatible with the existing form and function of the Sugar House master plan and the Sugar House Business District. **The CSHBD- SUS zone is intended to incorporate Salt Lake City's Comprehensive Sustainability Policy into the zoning code.**

B. Uses: Uses in the CSHBD Sugar House Business District as specified in Section [21A.33.030](#), "Table of Permitted and Conditional Uses for Commercial Districts", of this title are permitted, subject to the general provisions set forth in Section [21A.26.010](#) of this chapter and this section.

C. Design Standards Compliance: Development shall comply with the requirements of [Chapter 21A.37](#) "Design Standards" when applicable as specified in that chapter.

D. Design Review: All new construction of principal buildings that exceed fifty feet (50') in height in the CSHBD1 District or thirty feet (30') in height in the CSHBD2 District or twenty thousand (20,000) gross square feet in size in either district shall be subject to design review. Design review shall be approved in conformance with the "Sugar House Business District Design Guideline Handbook" (located as an appendix section in the Sugar House Master Plan), "Sugar House Circulation and Streetscape Amenities Plan," and the provisions of [Chapter 21A.59](#) of this title.

E. Minimum Lot Size: No minimum lot area or width is required.

F. Minimum Yard Requirements:

1. Front and Corner Side Yards: No minimum yard is required.

2. Maximum Front/Corner Side Yard Setback: The maximum front and corner side yard setback is fifteen feet (15'). Exceptions to this requirement may be authorized through the design review process, subject to the requirements of [Chapter 21A.59](#) of this title, and the review and approval of the planning commission. The planning director, in consultation with the transportation director, may modify this requirement if the adjacent public sidewalk is substandard and the resulting modification to the setback results in a more efficient public sidewalk, and/or the modification conforms with the "Sugar House Business District Design Guidelines Handbook" or

"Sugar House Circulation and Streetscape Amenities Plan." Appeal of an administrative decision is to the planning commission.

3. Interior Side Yards: None required.

4. Rear Yards: None required.

5. Buffer Yards: All lots abutting a lot in a residential district shall conform to the buffer yards and landscape requirements of [Chapter 21A.48](#) of this title.

6. Setback from Single-Family Zones: For those structures located on properties zoned CSHBD that abut properties in a Low Density, Single-Family Residential Zone, every three feet (3') in building height above thirty feet (30'), shall be required a corresponding one foot (1') setback from the property line at grade. This additional required setback area can be used for landscaping or parking.

7. Parking Setbacks: See [Table 21A.44.060](#) for parking location restrictions.

G. Maximum Height: Maximum height limits vary, depending upon location and land use. The following regulations shall apply for each area within the CSHBD Zone:

1. CSHBD1:

Height Limit	Residential Use	Nonresidential Use
Up to 30'	Allowed.	Allowed.
>30' to 75'	Allowed.	For every square foot of nonresidential gross floor area above 30' in height, an equivalent gross floor area of residential use must be provided. The residential floor area may be provided within the same building or in a separate building. Separate building option requires a development agreement with the city specified in Subsection 21A.26.060 .I.
>75' to 105'	Allowed if 90% of the required parking for the building is within a parking structure.	Compliance with the same standard for >30' to 75'height noted above, and 90% of the required parking for the building must be located within a parking structure.

2. CSHBD2:

Height Limit	Residential Use	Nonresidential Use
Up to 30'	Allowed.	Allowed.

>30' to 60'	Allowed.	For every square foot of nonresidential gross floor area above 30' in height, an equivalent gross floor area of residential use must be provided. The residential floor area may be provided within the same building or in a separate building. Separate building option requires a development agreement with the City specified in Subsection 21A.26.060 .I. If the residential is provided off-site, the nonresidential building is limited to a height of 45'.
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3. CSHBD-SUS:

Height Limit	Residential Use	Nonresidential Use
Up to 30'	Allowed.	Allowed.
>30' to 75'	Allowed.	For every square foot of nonresidential gross floor area above 30' in height, an equivalent gross floor area of residential use must be provided. The residential floor area may be provided within the same building or in a separate building. Separate building option requires a development agreement with the city specified in Subsection 21A.26.060 .I.
>75' to 105'	Allowed if 90% of the required parking for the building is within a parking structure.	Compliance with the same standard for >30' to 75'height noted above, and 90% of the required parking for the building must be located within a parking structure.
>105' to 305'	<p>Required conditions to be satisfied:</p> <ol style="list-style-type: none"> 1) 90% of the required parking for the building is within a parking structure. 2) The building's superstructure must consist of mass timber and/or another renewable material that structurally supports 65% or greater of the approved building height. The selected materials must reduce the Construction (Upfront) Embodied Carbon by 60% or greater. This must be verified through a preliminary and final Whole Building Life Cycle Assessment (WBLCA). The preliminary WBLCA, documenting the reduction of the Embodied Carbon, must be submitted by the Owner to the City prior to issuance of any 	

building permits. Upon completion of construction and prior to the City issuing a Certificate of Occupancy, the Owner must submit a WBLCA to the City that verifies the reduction in Embodied Carbon.

- 3) Green Building Rated – The proposed project will provide a LEED rating of at least “Gold” and/or Green Building Certification Equivalent.
- 4) A minimum stepback of five feet (5') or other architectural feature that can deflect snow and ice from falling directly onto a sidewalk, midblock walkway, or other public space. The stepback may be located above the height of the first floor and below one hundred fifty feet (150') in height above the sidewalk or public space. Buildings that are not clad in glass are exempt from this requirement.

At least three (3) of the following conditions must also satisfied:

- 1) Public Parking – The proposed project contains at least one (1) onsite, publicly available parking space for each 1,000 SF of leasable commercial floor area within the proposed project.
- 2) Public Transit – The proposed project is located within 1,500 feet of a light rail transit stop.
- 3) Electric Technologies – The proposed project must use all-electric technologies in place of combustion fueled technologies within residential units.
- 4) Midblock walkway is provided on the property and the midblock walkway connects to an existing or planned street, midblock walkway, or publicly accessible public space and provides at least fifteen feet (15') of clear walking path.
- 5) The property where the building is located exceeds the minimum requirement for ground floor uses identified in chapter 21A.37 (Design Standards) of this title, specifically:
 - a) For Subsection 21A.37.050.A.1 (Design Standards Defined, Ground Floor Use Only), the requirement must be increased to one hundred percent (100%). This option requires that the entire ground floor use of a building consists of retail good establishments, retail service establishments or restaurants, public service portions of businesses, department stores, art galleries, motion picture theaters, performing art facilities or similar uses that encourages walk-in traffic through an active use. Vehicle entry and exit ways necessary for access to parking and loading and building services areas are exempt from this requirement; or
 - b) For Subsection 21A.37.050.A.2 (Design Standards Defined, Ground Floor Use and Visual Interest), the ground floor use requirement must be increased to eighty five percent (85%) and the visual interest requirement must be increased to fifteen percent (15%). This option requires an increased percentage of ground floor space to

	<p style="text-align: center;">be used for an active use, and an increased percentage of the building to provide visual interest;</p> <p>6) The applicant provides a restrictive covenant on a historic building, a building that is fifty (50) years or older, or a building that is a nationally recognized property, located outside of the H Historic Preservation Overlay District for the purpose of preserving the structure for a minimum of fifty (50) years.</p> <p>7) The proposal includes a privately owned, publicly accessible open space on the property or on another property within the geographic boundaries of the Sugar House Plan. To qualify for this provision, a restrictive covenant in the favor of the city shall be recorded against the open space portion of the property. The space shall be a minimum of five hundred (500) square feet and include enough trees to provide a shade canopy that covers at least sixty percent (60%) of the open space area.</p>
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H. First Floor/Street Level Requirements: The ground floor use area required by [Chapter 21A.37](#) shall be occupied by residential, retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns/ brewpubs, bar establishments, art galleries, theaters or performing art facilities. For such areas facing 2100 South, 1100 East, or Highland Drive, residential dwelling units are not allowed within the required ground floor use area. Live/work units are allowed in this space if the working area of the unit is located on the ground floor.

I. Residential Requirement for Mixed Use Developments: For those mixed use developments requiring a residential component, the residential portion of the development shall be as follows:

1. Located in the same building as noted in Subsection G of this section, or
2. May be located in a separate building and/or on a different property in the area zoned CSHBD. For such off site residential configuration, the amount of residential development required is equal to the total amount of gross square footage obtained for the nonresidential floors rising in excess of thirty feet (30'). In addition, prior to the issuance of a building permit for the nonresidential structure, the applicant must identify specifically where the residential structure will be located in the area zoned CSHBD and enter into a development agreement with the city to ensure the construction of the residential structure in a timely manner. In such cases where the residential use is built off site, one of the following shall apply:
 - a. Construction of the off site residential use must be progressing beyond the footings and foundation stage, prior to the nonresidential portion of the development obtaining a certificate of occupancy, or

b. Prior to the nonresidential portion of the development obtaining a certificate of occupancy, a financial assurance shall be provided to the city assuring that construction of the residential use will commence within two (2) years of receiving a certificate of occupancy for the nonresidential component of the development. The financial assurance shall be in an amount equal to fifty percent (50%) of the construction valuation for the residential component of the development as determined by the building official. The city shall call the financial assurance and deposit the proceeds in the city's Housing Trust Fund if construction has not commenced within two (2) years of the issuance of the certificate of occupancy for the nonresidential component of the development.

J. Park Strip Materials: Property within this zoning district shall be considered part of an improvement district subject to the provisions of Section [21A.48.060](#), and as such, alternative materials may be utilized for park strips. Alternative material is subject to planning director approval based on its compliance with the adopted "Circulation and Streetscape Amenities Plan" or its successor.

K. Street Trees: Street trees are required and subject to the regulations in Section [21A.48.060](#).

L. Street Lighting: Street lighting shall be installed in accordance with the City Street Lighting Master Plan (or its successor) and any other contract or agreement with the city pertaining to street lighting. This requirement only applies to new principal buildings.

M. Sidewalk Materials: Sidewalk paving shall include a minimum of ten percent (10%) brick or pavers as an accent material, subject to engineering division approval. Modifications to this requirement may be approved by the planning director if in compliance with the adopted "Sugar House Circulation and Streetscape Amenities Plan" or its successor. This requirement only applies to new principal buildings.

N. Sidewalk Width: Sidewalks shall be a minimum of ten feet (10') wide. This requirement applies to new principal buildings and to additions that increase the gross building square footage by more than fifty percent (50%). This standard does not require removal of existing street trees, existing 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 adjacent property line. Modifications to this requirement may be approved by the planning director if in compliance with the adopted "Sugar House Circulation and Streetscape Amenities Plan" or its successor.

O. A private property owner that submits a petition for a zoning amendment to the CSHBD-SUS Zone shall include in the petition a proposal for community benefit not otherwise provided for in this section.

- **CHAPTER 21A.26 COMMERCIAL DISTRICTS**

- 21A.26.060: CSHBD Sugar House Business District (CSHBD1, ~~And~~ CSHBD2 ~~And~~ CSHBD- SUS)

- **21A.44.040: REQUIRED OFF STREET PARKING:**

TABLE 21A.44.040-A: MINIMUM AND MAXIMUM OFF STREET PARKING:					
DU= dwelling unit sq. ft.= square feet					
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, CSHBD-SUS	D-1, D-3, D-4, G-MU, TSA-C, UI, FB-UN2, FB-UN3, FB-SC, R-MU	

- **14.36.040: NEWS RACKS ALLOWED ONLY IN SPECIFIED AREAS:**

- A. News racks on city owned property or in the public right of way shall be lawful within the expanded central business district ("ECBD"), which is defined to include the area of downtown bounded on the north by the north side of North Temple Street; on the east by the east side of 200 East Street; on the south by the south side of 500 South Street; and on the west by the west side of 400 West Street.

- B. News racks shall be lawful on city owned property and in the public right of way within the Sugar House business district zoning districts (CSHBD1 ~~and~~ CSHBD2, CSHBD-SUS).

- **21A.46.125: VINTAGE SIGNS:**

- B. Notwithstanding any contrary provision of this title:

- 3. A designated vintage sign may:

- a. Be relocated within its current site.

- b. Be modified to account for changing uses within its current site. These modifications shall be in the same style as the design of the original sign including:
 - (1) Shape and form,
 - (2) Size,
 - (3) Typography,
 - (4) Illustrative elements,
 - (5) Use of color,
 - (6) Character of illumination, and
 - (7) Character of animation.
- c. Be restored or recreated, and reinstated on its original site.
- a. Be relocated to a new site for use as a piece of public art, provided that the original design and character of the sign is retained, or will be restored, and it advertises a business no longer in operation. Vintage signs may only be relocated for use as public art to sites in the following districts: D-1, D-2, D-3, D-4, G-MU, CSHBD1, CSHBD2, CSHBD-SUS, FB-UN2, FB-UN3, FB-SC, FB-SE, TSA.

○ **21A.44.060: PARKING LOCATION AND DESIGN:**

TABLE 21A.44.060-A: PARKING LOCATION AND SETBACK REQUIREMENTS:				
N = parking prohibited between lot line and front line of the principal building				
Zoning District	Front Lot Line	Corner Side Lot Line	Interior Side Lot Line	Rear Lot Line
URBAN CENTER CONTEXT				
CSHBD1 & CSHBD-SUS	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		