



# MEMORANDUM

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Amanda Roman, Urban Designer  
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Date: June 26, 2024

Re: Standards for Design Review Text Amendment – PLNPCM2024-00294

## Informational Briefing

### REQUEST:

On November 8, 2023, the Salt Lake City Planning Commission initiated a petition for a text amendment that would make changes to section [21A.59.050 Standards for Design Review](#). The Commission specifically directed Planning Staff to remove design review standard 21A.59.050.D.2, which speaks to building modulation, because they believe the standard does not produce high quality building design. In addition, Staff is also proposing amendments that would clarify when existing standards apply and to ensure the language meets the intent of the standard. Standards that are required elsewhere in the Zoning Ordinance have been deleted from the Design Review chapter.

### ACTION REQUIRED:

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

### BACKGROUND:

The proposed amendments to the Design Review standards are driven by the overarching goal of enhancing clarity and consistency within the review process. By providing clear guidance to applicants and establishing a consistent review framework for our planning staff, we seek to foster better-designed developments that contribute positively to the fabric of Salt Lake City.

Planning staff briefed the Planning Commission on the proposed amendments on March 27, 2024. During the briefing the Planning Commission was provided with an overview of the purpose behind the proposed amendment, shown examples of buildings that were approved through the Design Review process, and asked to provide feedback on the proposed language. The purpose of the second work session is to update the Planning Commission on modifications made since the briefing in March and discuss the design implications of each standard. Planning staff is specifically requesting direction on the standards related to building massing, additional street facing façade length, and additional building height. Following the second briefing, planning staff will revise the proposal based on feedback provided by the Planning Commission and will begin the public review process.

## **Summary of Modifications since March 27, 2024 PC Briefing**

- 1. Capture Intent of the Standards:** Section headers have been updated to convey the purpose of each related standard.
- 2. Street Facing Façade Length:** The proposal now establishes a maximum street facing façade length of 250 feet, with no exceptions allowed beyond this limit. Additionally, buildings undergoing design review for additional length are ineligible for reductions in ground floor use requirements. Staff compiled data on buildings approved for additional length through design review since 2019. Of the 15 projects approved, most did not result in improved or innovative design, with ground floor activation and visual interest often being reduced. The updated standards address ground floor activation, visual interest, and corner lot activation.
  - **Ground Floor Activation:** All street-facing ground floor uses must comply with base zoning requirements. When the base zoning doesn't specify ground floor use requirements and the building exceeds the street-facing facade length, at least 75% of the ground floor must be dedicated to residential dwelling units or active, publicly accessible uses. This ensures that long buildings prioritize active uses and contribute to street activity, rather than using the extra length for parking or private amenity space.
  - **Variety and Visual Interest:** Standards such as changes in vertical plane, massing, distinguished roof lines, and a scaled building base create visual interest and break up the visual continuity of the façade. Changes in vertical plane and massing create a sense of depth and help mitigate the perception of length. Varied roof lines add visual interest to the building's silhouette, while a proportionately scaled base grounds the building and provides a clear transition between the ground level and upper stories.
  - **Corner Lot Activation:** Buildings on corner lots must incorporate accentuated corner entrances that are publicly accessible, transparent, uncovered, and unobstructed. These entrances enhance connectivity between intersecting streets, encourage activation of the street, and serve as focal points. By highlighting the corners, the building's length is visually segmented, reducing the perception of its overall size.
- 3. Address Residential Uses vs Dwellings:** The Planning Commission reiterated that leasing offices, lobbies, gyms, and mailrooms are private residential uses and should not be counted towards the active ground floor use requirement because they are not a public amenity. The updated proposal deletes the definition of active ground floor uses because it is being modified as part of the zoning consolidation project that includes updates to chapter 21A.37 Design Standards. The update will clarify active use criteria and will require entry features for residential units facing the street, with language addressing transitions between public and private spaces.
- 4. Other Modifications:**
  - Staff is proposing to require a streetscape analysis as a submittal requirement for every project going through the design review process.
  - Planning Commission discretion on what constitutes an active use was deleted.
  - Building step back requirements were deleted from the street facing façade standards in Section E.

## **Planning Commission Discussion Topics for the June Briefing**

1. Staff seeks direction on standard D.4, which addresses solid-to-void ratios and introduces a new requirement for recessed windows. How should staff evaluate this standard for buildings clad entirely in glass?
2. Although building insets were previously discussed, Section E has not yet been amended to enforce deep insets for buildings exceeding the allowable street facing facade length. Staff seeks guidance from the Commission on how to address this issue.
3. Staff requests direction on standard E.2.d, which offers guidance on appropriately scaling the base of buildings with additional street facing facade length. This standard aims to replace the step back requirement with more design flexibility, while still requiring a defined base.
4. Standard G.1 currently mandates buildings to step up or down to match neighboring structures. Staff is considering only requiring a step back when adjacent to lower intensity zoning districts.
5. Standard G.2 mandates a shadow study for buildings exceeding height requirements. Considering the evolving impacts of climate change, shaded outdoor spaces will likely be viewed as beneficial rather than negative. Should this standard be retained or deleted in anticipation of future conditions?

### **PROPOSED AMENDMENTS (see attachment for the full text):**

The proposed ordinance changes pertain to section 21A.59.050 Standards for Design Review. Section 21A.59.030 Design Review Process is also being amended to require a streetscape analysis as part of the Design Review application. The most notable modifications are proposed for sections D (Massing), E (Street Facing Façade Length), and G (Additional Building Height). These sections are discussed in greater detail below, and the complete proposal can be found in Attachment A.

#### **Section 21A.59.050.D (Massing)**

The standards under section D apply to all projects going through the Design Review process. Standards located in other sections relating to building mass, scale, and secondary features have been moved to this section. General language has been modified for clarity.

#### **Existing Language in Section 21A.59.050.D**

- D. Large building masses shall be divided into heights and sizes that relate to human scale.*
1. *Relate building scale and massing to the size and scale of existing and anticipated buildings, such as alignments with established cornice heights, building massing, step-backs and vertical emphasis.*
  2. *Modulate the design of a larger building using a series of vertical or horizontal emphases to equate with the scale (heights and widths) of the buildings in the context and reduce the visual width or height.*
  3. *Include secondary elements such as balconies, porches, vertical bays, belt courses, fenestration and window reveals.*
  4. *Reflect the scale and solid-to-void ratio of windows and doors of the established character of the neighborhood or that which is desired in the master plan.*

**Discussion:** As requested by the Planning Commission, staff deleted standard 21A.59.050.D.2 which stated:

*“Modulate the design of a larger building using a series of vertical or horizontal emphases to equate with the scale (heights and widths) of the buildings in the context and reduce the visual width or height.”*

This standard was intended to ensure large buildings don't overwhelm their surroundings by using design elements, such as vertical columns or horizontal banding, to reduce the perceived height or width. The Planning Commission came to the consensus that the application of this standard, in addition to use of a variety of materials, has resulted in the over articulation of building facades and does not produce high quality design.

Staff relocated section 21A.59.050.G.1.c to section D. The standard states, “*For buildings more than three stories ~~or buildings with vertical mixed-use~~, compose the design of a the building with distinct base, to reduce the sense of height.*” Staff relocated the standard because all development should have a distinct base and massing that is designed to be human scale, regardless of the height of the building. The updated proposal requires windows to have at least a 3-inch reveal. Window reveals serve both functional and aesthetic purposes. They help redirect water away from window frames and can be used to maximize or minimize solar exposure, improving energy efficiency and occupant comfort. Aesthetically they add depth and dimension and break up the monotony of large façade surfaces.

### **Proposed Modifications of Section 21A.59.050.D**

D. ~~Large b~~ Building masses shall be divided into heights and sizes proportions that minimize the perceived mass of the structure and relate to human scale by demonstrating compliance with the following standards:

1. Relate building scale and massing to the size and scale of ~~existing and anticipated buildings~~ the surrounding buildings and context of the site, such as alignments with existing foundation lines, established cornice heights, building massing, step-backs and vertical emphasis. For buildings with more than three stories, compose the design of a building with a distinct base to reduce the sense of height.
- ~~2. Modulate the design of a larger building using a series of vertical or horizontal emphases to equate with the scale (heights and widths) of the buildings in the context and reduce the visual width or height.~~
- ~~3.~~ 2. Include secondary architectural elements such as balconies, porches, vertical bays, belt courses, fenestration and window reveals.
- ~~4.~~ 3. Reflect the scale and ~~solid to void~~ solid (wall) to void (window/door openings) ratio of ~~windows and doors~~ of the established character of the neighborhood or that which is desired in the ~~master~~ general plan. Windows shall consist of human-scale proportions, with regular spacing and vertical alignment to create a harmonious rhythm. Unless the building is clad in all glass, window openings shall be recessed by a minimum of 3 inches to add depth and dimensionality to the building façade.

### **Section 21A.59.050.E (Street Facing Building Façade Length)**

A project seeking to exceed the allowable façade length must meet each of the standards in section E and all other sections of 21A.59.050, excluding section G, which applies only to projects requesting additional building height.

### **Existing Language in Section 21A.59.050.E**

E. Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include:

1. Changes in vertical plane (breaks in facade);
2. Material changes;
3. Massing changes;
4. A minimum of eighty percent (80%) of the ground floor must be used for active, publicly accessible uses. Active uses are those that promote an active pedestrian environment through inclusion of uses that capture the attention of a passer-by. This includes retail establishments, retail services, civic spaces (theaters, museums, etc), restaurants, bars, art and craft studios, and other uses determined to be substantially similar by the planning director and/or commission; and
5. Stepback must be a minimum of ten feet (10') from the base of the building. This allows the base to be the primary defining element for the site and the adjacent public realm, reducing wind impacts, and opening sky views.

The maximum height of the base of a proposed building should be equal to the width of the right of way if allowed in the zoning district to provide sufficient enclosure for the street without overwhelming the street. The minimum height of the base must be at least two stories.

A building over two hundred feet (200') in width shall include necessary separation from property lines to minimize the impact of shadows and development rights of adjacent properties.

**Discussion:** Section E standards apply to any building that exceeds the street facing façade length as specified under section 21A.37.050, up to a maximum length of 250 feet. These standards aim to break up long facades, making buildings seem smaller by using proportional massing, visual interest, transparency, and ground-level activity that extends into public spaces.

The ground floor use language under E.1 was clarified and now includes residential dwelling units as an acceptable active ground floor use. If a building exceeds the maximum street facing façade length, the ground floor use requirement in 21A.37 cannot be reduced through the design review process. When located in a zone without a ground floor use requirement, 75% is the minimum.

Since 2019 there have been 15 Planning Commission approvals for buildings with increased façade length, with five also reducing ground floor activation. If reviewed using the current ground floor use definition, an additional two buildings would need approval to reduce their ground floor use requirement, for a total of seven of the 15. Increasing building length while decreasing ground floor activation does not meet the intent of the design review process and results in more ground level parking and uncomfortable streetscapes.

Staff proposes deleting the standard requiring material changes, as multiple building materials can make the façade feel overly busy and cluttered. References to allowable active uses and building step backs were also deleted because they are covered in Chapter 21A.37. During the previous briefing, the Planning Commission expressed concern that the step back requirements emphasize podium construction, as the step back usually happens above the second or third level parking podium. Of the 15 buildings approved for additional building length, only one exceeded 100 feet in height. Step backs aim to reduce perceived scale, which is less critical for buildings under 85 feet tall.

## **Proposed Modifications of Section 21A.59.050.E**

~~E. Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include:~~ Street facing building facades shall contribute to the character of the neighborhood, promote ground-level activation, reinforce a cohesive street wall, and be designed to minimize negative impacts on the streetscape. Buildings surpassing the maximum street facing facade length as prescribed in section 21A.37.060, may be considered, up to a maximum length of 250 feet, subject to the following standards:

1. All street facing ground floor uses must comply with the underlying zoning requirements as specified in 21A.37.060. For zoning districts where there is not a ground floor use requirement, a minimum of 75% of the ground floor, with a building depth no less than 25 feet, must be used for either residential dwelling units or active, publicly accessible uses.
2. Building facades that exceed the maximum street facing facade length shall include:
  - a. Changes in vertical plane (breaks in facade);
  - b. Massing changes;
  - c. Distinguished roof lines; and
  - d. A building base that is scaled to create a sense of enclosure along the street and maintain or enhance the visual continuity of the street wall. For buildings with a height of 100 feet or less, the minimum base height should be two stories. For buildings taller than 100 feet, the minimum base height should be three stories or be consistent with the existing street wall.
3. Buildings on corner lots shall incorporate an accentuated corner entrance that is publicly accessible, transparent, uncovered, and unobstructed.

## **Section 21A.59.050.G (Additional Building Height)**

A project seeking additional building height must meet each of the applicable standards under section G and all other sections of 21A.59.050, excluding section E, which applies only to projects requesting additional building length.

### **Existing Language in Section 21A.59.050.G**

G. Building height shall be modified to relate to human scale and minimize negative impacts. In downtown and in the CSHBD Sugar House Business District, building height shall contribute to a distinctive city skyline.

1. Human scale:
  - a. Utilize stepbacks to design a building that relate to the height and scale of adjacent and nearby buildings, or where identified, goals for future scale defined in adopted master plans.
  - b. The minimum stepback for any building located in a zoning district that does not contain an upper level stepback provision shall be ten feet (10'). This stepback is only required for applications requesting additional height when authorized in the underlying zoning district. The stepback shall be applied to the first full floor of the building that is seeking the request for additional height.
  - c. For buildings more than three stories or buildings with vertical mixed use, compose the design of a building with distinct base, to reduce the sense of apparent height.

2. Negative impacts: All buildings seeking additional height as authorized in the underlying zoning district shall be subject to the following standards:

- a. Modulate taller buildings vertically and horizontally so that it steps up or down to its neighbors.
  - b. Minimize shadow impacts of building height on the public realm and semi-public spaces by varying building massing. Demonstrate impact from shadows due to building height for the portions of the building that are subject to the request for additional height.
  - c. Modify tall buildings to minimize wind impacts on public and private spaces, such as the inclusion of a wind break above the first level of the building.
  - d. Design and orient to prevent snow, ice, or water from falling directly onto a public sidewalk, public space, neighboring property, or directly onto the walkway leading to the building entrance.
3. Cornices and rooflines:
- a. Cohesiveness: Shape and define rooflines to be cohesive with the building's overall form and composition. The roofline and architectural detailing, including cornices, shall be complimentary to the structure's scale, material, color, and form and create a change in plane of at least six inches (6"), a change in material, utilizing at least one visible sloping plan along a minimum of fifty percent (50%) of the roofline on building elevations facing a street, or a change in material orientation to define the roof line of the building.
  - b. Green Roof and Roof Deck: Include a green roof and/or accessible roof deck to support a more visually compelling roof landscape and reduce solar gain, air pollution, and the amount of water entering the stormwater system.

**Discussion:** Only projects seeking additional building height will address the standards in Section G, which are aimed at reducing the negative impact of added height. Two standards in this section are proposed to be deleted and the other, Human Scale, will be relocated to section 21A.59.050.D Building Massing. Staff added requirements for buildings within Downtown Districts and those abutting Landmark Sites.

### **Proposed Modifications of Section 21A.59.050.G**

G. Building height shall be modified to relate to human scale and minimize negative impacts. ~~In the downtown and in the CSHBD Sugar House Business District, building height shall contribute to a distinctive city skyline.~~ All buildings seeking additional height as authorized in the underlying zoning district shall demonstrate compliance with the following standards:

1. Modulate taller buildings vertically and horizontally so that it steps up or down to its neighbors.
2. Minimize shadow impacts of building height on the public realm and semi-public spaces by varying building massing. Demonstrate impact from shadows due to building height for the portions of the building that are subject to the request for additional height.
3. Modify tall buildings to minimize wind impacts on primary building entrances, parks and open space, and public and private spaces outdoor amenity areas; Design

elements may include such as the inclusion of a wind break above the first level of the building, recessed entryways or vestibules, or canopies.

4. Design and orient buildings to prevent snow, ice, or water from falling directly onto a public sidewalk, public space, neighboring property, or directly onto the walkway leading to the building entrance.
5. Integrate roof-top mechanical equipment into the design and massing of the upper floors.
6. When applicable, additional standards are as follows:
  - a. In the Downtown Districts, building height shall contribute to a distinctive city skyline.
  - b. Buildings abutting a Landmark Site shall feature at least one horizontal element on the street-facing façade (base, belt course, frieze, cornice) that aligns with a corresponding element of the historic building. The alignment shall foster visual continuity and respect the historic context.

### **Sections with Minor Modifications**

Sections F, H, I, K and L, which will apply to all buildings going through Design Review, have been slightly modified for clarity. These clarifications will aid staff with the administration of these sections and reduce redundancy when standards are required elsewhere in the ordinance.

- Section 21A.59.050.F includes standards for privately-owned public spaces. Staff modified the seasonal shade standard to clarify how that shade should be provided and changed the language under F.5 to say “or” instead of “and”, as the petitioner may choose three of the six elements provided.
- Section 21A.59.050.H has standards related to parking and circulation. The statement that “*Parking is encouraged to be behind the principal building and away from pedestrian walkways*” was deleted. Chapter 21A.37 Design Standards and Chapter 21.44 Parking both address the location of parking.
- Section 21A.59.050.I includes standards for screening various service areas. Staff copied the language from 21A.37 so the standard applies to any project going through the design review process, even if screening is not required in the underlying zoning district.
- Section 21A.59.050.K includes lighting standards. The language was modified to include midblock walkway lighting.
- Section 21A.59.050.L includes standards for streetscape improvements. Staff deleted L.1, which requires one street tree to be placed for every 30 feet of property frontage on a street. Street trees are a requirement for all new development, regardless of whether a project is going through the Design Review process. Standards for street trees are addressed in the recently adopted Chapter 21A.48 Landscaping and Buffers Chapter. Street tree management is exclusively under the authority of Urban Forestry and is reviewed during the building permit process.



## Sections Removed from 21A.59

Staff recommends the elimination of signage standards under 21A.59.050.J, as they are already addressed in Chapter 21A.46 Signs. In general, signage plans are not included in the Design Review submittal, resulting in the signage being a condition of approval. The Planning Commission has historically delegated the responsibility of reviewing and granting final approval for signage to Planning Staff, who assess the signage package as part of the permitting process. Signage permits are submitted to Building Services separately from the building permit.

## NEXT STEPS:

- The Planning Division will begin the public outreach and 45-day comment period after the briefing is held.
- Based on the feedback and direction from the Commission and provided public input, staff will continue to refine and make changes to the draft amendment.
- The amendment will return to the Planning Commission for a public hearing and recommendation that will be forwarded to the City Council.
- The City Council will hold an additional public hearing and ultimately decide on the proposed text amendment.

## ATTACHMENTS:

- A. [ATTACHMENT A: Draft Ordinance](#)

# **ATTACHMENT A: Draft Ordinance**

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Project Title: Standards for Design Review Text Amendment

Petition No.: PLNPCM2024-00294

Version: Planning Commission Draft

Date Prepared: June 26, 2024

Recommended by Planning Commission: [Yes/No]

<p><b>APPROVED AS TO FORM</b> Salt Lake City Attorney's Office</p> <p>Date: _____</p> <p>By: _____ Katherine D. Pasker, <i>Senior City Attorney</i></p>
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This proposed ordinance makes the following amendments (for summary purposes only):

- Amends section 21A.59.030 and 21A.59.050
- Makes technical changes
- Deletes standards regulated elsewhere in code
- Reorganizes the standards and clarifies when each subsection is applicable

Underlined text is new; text with strikethrough is proposed to be deleted. Modifications made as part of the Planning Commission recommendation are highlighted in yellow. All other text is existing with no proposed change.

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1 Amending section 21A.59.030 by adding one submittal requirement to the Design Review application.

2  
3 21A.59.030 DESIGN REVIEW PROCESS

4 B. Complete Application: The design review application is considered complete when it includes all  
5 of the following:

6 1. All of the application information required for site plan review as identified in Chapter  
7 21A.58 of this title.

8 2. Photos showing the facades of ~~adjacent~~ abutting development, trees on the site, general  
9 streetscape character, and views to and from the site.

10 3. Analysis of the streetscape, illustrating how the building integrates with the block face. The  
11 analysis shall include the building height, height of the ground floor or building base, street  
12 facing façade length, front yard setback, and location of vehicular entrances of existing  
13 buildings. If the proposed building is located on a corner lot, the analysis shall incorporate  
14 both block faces.

15 ~~3~~ 4. Demonstration of compliance with the purpose of the individual zoning district in written  
16 narrative and graphic images.

17 ~~4~~ 5. Demonstration of compliance with the purpose of the applicable design standards of the  
18 individual zoning district in written narrative, graphic images, and relevant calculations.

19 ~~5~~ 6. Demonstration of compliance with the applicable design review objectives (Section  
20 21A.59.060 of this chapter) in written narrative, graphics, images, and relevant calculations.

21 ~~6~~ 7. The zoning administrator may waive a submittal requirement if it is not necessary in order to  
22 determine if a request for a modification to a design standard complies with the standards of  
23 review.

24 Amending section 21A.59.050 by reorganizing the standards for clarity, deleting standards regulated  
25 elsewhere in code, and adding new standards to better meet the intent of the design review process.

26  
27 21A59.050 STANDARDS FOR DESIGN REVIEW

- 28 A. Any new development shall comply with the intent of the purpose statement of the zoning district  
29 and specific design regulations found within the zoning district in which the project is located as  
30 well as the city's adopted "urban design element" and adopted ~~master~~ general plan policies and  
31 design guidelines governing the specific area of the proposed development.  
32
- 33 B. Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot-  
34 by including:
- 35 1. Primary entrances ~~shall~~ that face the public sidewalk (secondary entrances can face a parking  
36 lot).
  - 37 2. Building(s) ~~shall be sited~~ located close to the public sidewalk, following ~~and responding to~~  
38 the desired development patterns of the immediate vicinity ~~neighborhood~~.
  - 39 3. Parking ~~shall be~~ located within, behind, or to the side of buildings.  
40
- 41 C. Building facades shall ~~include detailing and glass in sufficient quantities to~~ facilitate pedestrian  
42 interest and interaction by including: -
- 43 1. ~~Locate a~~ Active ground floor uses at or ~~near~~ close to the public sidewalk.
  - 44 2. Maximum ~~ize~~ transparency of the street facing facades, ~~by prohibiting covering the g~~ Ground  
45 floor glass with shall not have reflective treatments, be covered by interior walls or opaque  
46 signage, and or use other similar features that prevent passers-by from seeing inside of the  
47 building for non-residential uses.
  - 48 3. ~~Use or reinterpret t~~ Traditional storefront elements like that include sign bands, clerestory  
49 glazing, articulation, and architectural detail at window transitions on the ground floor. If the  
50 ground floor contains residential uses, each primary building entrance and individual unit  
51 entrance shall include a defined entry feature.
  - 52 4. ~~Locate o~~ Outdoor dining patios, courtyards, plazas, habitable landscaped yards, and open  
53 spaces in areas abutting a street or midblock walkway. so that they have a direct visual  
54 connection to the street and outdoor spaces.  
55
- 56 D. ~~Large b~~ Building masses shall be divided into heights and sizes proportions that minimize the  
57 perceived mass of the structure and relate to human scale by demonstrating compliance with the  
58 following standards:-
- 59 1. Relate building scale and massing to the size and scale of ~~existing and anticipated buildings~~  
60 the surrounding buildings and context of the site, such as alignments with existing foundation  
61 lines, established cornice heights, building massing, step-backs and vertical emphasis. For  
62 buildings with more than three stories, compose the design of a building with a distinct base to  
63 reduce the sense of height.
  - 64 2. ~~Modulate the design of a larger building using a series of vertical or horizontal emphases to~~  
65 equate with the scale (heights and widths) of the buildings in the context and reduce the visual  
66 width or height.
  - 67 3. 2. Include secondary architectural elements such as balconies, porches, vertical bays, belt  
68 courses, fenestration and window reveals.
  - 69 4. 3. Reflect the scale and ~~solid to void~~ solid (wall) to void (window/door openings) ratio of  
70 windows and doors of the established character of the neighborhood or that which is desired in

71 the ~~master general~~ plan. Windows shall consist of human-scale proportions, with regular spacing  
72 and vertical alignment to create a harmonious rhythm. Unless the building is clad in all glass,  
73 window openings shall be recessed by a minimum of 3 inches to add depth and dimensionality to  
74 the building façade.

75 E. ~~Building facades that exceed a combined contiguous building length of two hundred feet (200')~~  
76 ~~shall include:~~

77 1. ~~Changes in vertical plane (breaks in façade)~~

78 2. ~~Material changes;~~

79 3. ~~Massing changes;~~

80 4. ~~A minimum of eighty percent (80%) of the ground floor must be used for active, publicly~~  
81 ~~accessible uses. Active uses are those that promote an active pedestrian environment through~~  
82 ~~inclusion of uses that capture the attention of a passer by. This includes retail establishments,~~  
83 ~~retail services, civic spaces (theaters, museums, etc), restaurants, bars, art and craft studios, and~~  
84 ~~other uses determined to be substantially similar by the planning director and/or commission; and~~

85 5. ~~Stepback must be a minimum of ten feet (10') from the base of the building. This allows the~~  
86 ~~base to be the primary defining element for the site and the adjacent public realm, reducing wind~~  
87 ~~impacts, and opening sky views.~~

88 ~~The maximum height of the base of a proposed building should be equal to the width of the right~~  
89 ~~of way if allowed in the zoning district to provide sufficient enclosure for the street without~~  
90 ~~overwhelming the street. The minimum height of the base must be at least two stories.~~

91 ~~A building over two hundred feet (200') in width shall include necessary separation from~~  
92 ~~property lines to minimize the impact of shadows and development rights of adjacent properties.~~

93 E. Street facing building facades shall contribute to the character of the neighborhood, promote  
94 ground-level activation, reinforce a cohesive street wall, and be designed to minimize negative  
95 impacts on the streetscape. Buildings surpassing the maximum street facing facade length as  
96 prescribed in section 21A.37.060, may be considered, up to a maximum length of 250 feet,  
97 subject to the following standards:

98  
99 1. All street facing ground floor uses must comply with the underlying zoning requirements as  
100 specified in 21A.37.060. For zoning districts where there is not a ground floor use  
101 requirement, a minimum of 75% of the ground floor, with a building depth no less than 25  
102 feet, must be used for either residential dwelling units or active, publicly accessible uses.

103  
104 2. Building facades that exceed the maximum street facing façade length shall include:

105 a. Changes in vertical plane (breaks in façade);

106 b. Massing changes;

107 c. Distinguished roof lines; and

108 d. A building base that is scaled to create a sense of enclosure along the street and maintain  
109 or enhance the visual continuity of the street wall. For buildings with a height of 100 feet  
110 or less, the minimum base height should be two stories. For buildings taller than 100 feet,  
111 the minimum base height should be three stories or be consistent with the existing street  
112 wall.

113  
114 3. Buildings on corner lots shall incorporate an accentuated corner entrance that is publicly  
115 accessible, transparent, uncovered, and unobstructed.

- 116 F. If provided, privately-owned public spaces shall include at least three of the six following  
 117 elements:
- 118 1. At least one sitting space for each ~~two hundred fifty (250)~~ square feet shall be included in the  
 119 plaza. Seating shall be a minimum of ~~sixteen inches (16")~~ inches in height and ~~thirty inches~~  
 120 ~~(30")~~ inches in width. Ledge benches shall have a minimum depth of 30 inches ~~thirty inches~~  
 121 ~~(30")~~;
  - 122 2. ~~A mixture of areas that provide seasonal shade~~ Seasonal shade in the form of permanent  
 123 shade structures, pergolas, or overhanging building elements such as canopies that enhance  
 124 comfort and usability of the space;
  - 125 3. Trees in proportion to the space at a minimum of one tree per ~~eight hundred (800)~~ square  
 126 feet, at least ~~two inches (2")~~ 2 inch caliper when planted;
  - 127 4. Water features or public art;
  - 128 5. Outdoor dining areas; ~~and~~ or
  - 129 6. Other amenities not listed above that provide a public benefit.
- 130 G. ~~Building height shall be modified to relate to human scale and minimize negative impacts. In the~~  
 131 ~~downtown and in the CSHBD Sugar House Business District, building height shall contribute to a~~  
 132 ~~distinctive city skyline.~~
- 133 1. ~~Human scale:~~
    - 134 a. ~~Utilize stepbacks to design a building that relates to the height and scale of adjacent and~~  
 135 ~~nearby buildings, or where identified, goals for future scale defined in adopted master~~  
 136 ~~general plans.~~
    - 137 b. ~~The minimum stepback for any building located in a zoning district that does not contain~~  
 138 ~~an upper level stepback provision shall be ten feet (10'). This stepback is only required~~  
 139 ~~for applications requesting additional height of more than 10% the maximum height~~  
 140 ~~when authorized in the underlying zoning district. The stepback shall be applied to the~~  
 141 ~~first full floor of the building that is seeking the request for additional height.~~
    - 142 c. ~~For buildings more than three stories or buildings with vertical mixed use, compose~~  
 143 ~~the design of a building with distinct base, to reduce the sense of apparent height.~~
  - 144 2. ~~Cornices and rooflines:~~
    - 145 a. ~~Cohesiveness: Shape and define rooflines to be cohesive with the building's overall form~~  
 146 ~~and composition. The roofline and architectural detailing, including cornices, shall be~~  
 147 ~~complimentary to the structure's scale, material, color, and form and create a change in~~  
 148 ~~plane of at least six inches (6"), a change in material, utilizing at least one visible sloping~~  
 149 ~~plan along a minimum of fifty percent (50%) of the roofline on building elevations facing~~  
 150 ~~a street, or a change in material orientation to define the roof line of the building.~~
    - 151 b. ~~Green Roof and Roof Deck: Include a green roof and/or accessible roof deck to support a~~  
 152 ~~more visually compelling roof landscape and reduce solar gain, air pollution, and the~~  
 153 ~~amount of water entering the stormwater system.~~
  - 154 3. ~~Negative impacts: All buildings seeking additional height as authorized in the underlying~~  
 155 ~~zoning district shall be subject to the following standards:~~

- 156 a. ~~Modulate taller buildings vertically and horizontally so that it steps up or down to its~~  
157 ~~neighbors.~~
- 158 b. ~~Minimize shadow impacts of building height on the public realm and semi-public spaces~~  
159 ~~by varying building massing. Demonstrate impact from shadows due to building height~~  
160 ~~for the portions of the building that are subject to the request for additional height.~~
- 161 c. ~~Modify tall buildings to minimize wind impacts on public and private spaces, such as the~~  
162 ~~inclusion of a wind break above the first level of the building.~~
- 163 d. ~~Design and orient buildings to prevent snow, ice, or water from falling directly onto a~~  
164 ~~public sidewalk, public space, neighboring property, or directly onto the walkway leading~~  
165 ~~to the building entrance.~~

166 G. Building height shall be modified to relate to human scale and minimize negative impacts. All  
167 buildings seeking additional height as authorized in the underlying zoning district shall  
168 demonstrate compliance with the following standards:

- 169 1. Modulate taller buildings vertically and horizontally so that it steps up or down to its  
170 neighbors.
- 171 2. Minimize shadow impacts of building height on the public realm and semi-public spaces by  
172 varying building massing. Demonstrate impact from shadows due to building height for the  
173 portions of the building that are subject to the request for additional height.
- 174 3. Modify tall buildings to minimize wind impacts on primary building entrances, parks and  
175 open space, and public and private-outdoor amenity areas.; Design elements may include a  
176 wind break above the first level of the building, recessed entryways or vestibules, or  
177 canopies.
- 178 4. Design and orient buildings to prevent snow, ice, or water from falling directly onto a public  
179 sidewalk, public space, neighboring property, or directly onto the walkway leading to the  
180 building entrance.
- 181 5. Integrate roof-top mechanical equipment into the design and massing of the upper floors.
- 182 6. When applicable, additional standards are as follows:
  - 183 a. In the Downtown Districts, building height shall contribute to a distinctive city skyline.
  - 184 b. Buildings abutting a Landmark Site shall feature at least one horizontal element on the  
185 street-facing façade (base, belt course, frieze, cornice) that aligns with a corresponding  
186 element of the historic building. The alignment shall foster visual continuity and respect  
187 the historic context.

188 H. Parking and on site circulation shall be provided with an emphasis on making safe pedestrian  
189 connections to the sidewalk, transit facilities, or midblock walkway. ~~Parking is encouraged to be~~  
190 ~~behind the principal building and away from pedestrian walkways.~~ 1. Parking lots and structures  
191 shall be setback a minimum of ~~twenty five~~ 25 feet ~~(25')~~ from required midblock pedestrian access  
192 locations or as required in the underlying zoning district if the underlying zoning requires a larger  
193 setback.

194 I. ~~Waste and recycling containers, mechanical equipment, storage areas, and loading docks shall be~~  
195 ~~fully screened from public view and, for buildings with only one street facing frontage, are~~  
196 ~~prohibited from being located along street facing facades. They shall incorporate building~~  
197 ~~materials and detailing compatible with the building being served and shall be co-located with~~

198 driveways unless prohibited by the presence of a street tree, public infrastructure, or public  
199 facility within the right of way. Service uses may be located within the structure. (See  
200 Subsection 21A.37.050.K of this title.)

201 I. Screening of Service Areas: Service areas, off street loading areas, waste and recycling  
202 containers, utility meters, and similar areas shall be fully screened from public view or located  
203 within a required or provided side yard. All screening enclosures viewable from the street shall be  
204 either incorporated into the building architecture or shall incorporate building materials and  
205 detailing compatible with the building being served. Waste and off street loading areas are  
206 prohibited from being located on street facing facades and shall be co-located and screened.  
207 Exceptions to this requirement may be approved by the planning director when the service  
208 provides power or some form of utilities in and around the surrounding area. Exemptions may  
209 also be approved through the site plan review process when a permit applicant demonstrates that  
210 it is not feasible to accommodate these activities on the block interior. If such activities are  
211 permitted abutting a public street, a visual screening design approved by the planning director  
212 shall be required.

213 All screening devices shall be a minimum of one foot higher than the object being screened, and  
214 in the case of fences and/or masonry walls the height shall not exceed eight feet. Dumpsters shall  
215 be located a minimum of 25 feet from any building on an abutting lot that contains a residential  
216 dwelling or be located inside of an enclosed building or structure.

217 ~~J.~~ Signage shall emphasize the pedestrian/mass transit orientation.

218 1. ~~Define specific spaces for signage that are integral to building design, such as commercial~~  
219 ~~sign bands framed by a material change, columns for blade signs, or other clearly articulated band~~  
220 ~~on the face of the building.~~

221 2. ~~Coordinate signage locations with appropriate lighting, awnings, and other projections.~~

222 3. ~~Coordinate sign location with landscaping to avoid conflicts.~~

223 ~~K.~~ J. Building and midblock walkway lighting shall support pedestrian comfort and safety,  
224 neighborhood image, and dark sky goals.

225 1. Provide street lights as indicated in the Salt Lake City Lighting Master Plan.

226 2. Outdoor lighting should be designed for low-level illumination and to minimize glare and  
227 light trespass onto adjacent abutting properties and uplighting directly to the sky.

228 3. Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate  
229 significant building features, improve sign legibility, and support pedestrian comfort and  
230 safety.

231 ~~L.~~ K. Streetscape improvements shall be provided as follows:

232 1. ~~One street tree chosen from the street tree list consistent with the city's urban forestry~~  
233 ~~guidelines and, with the approval of the city's urban forester, shall be placed for every thirty feet~~  
234 ~~(30') of property frontage on a street. Existing street trees removed as the result of a development~~  
235 ~~project shall be replaced by the developer with trees approved by the city's urban forester.~~

236 2.1. Hardscape (paving material) shall be utilized to differentiate privately-owned public spaces  
237 from public spaces. Hardscape for public sidewalks shall follow applicable design standards.  
238 Permitted materials for privately-owned public spaces shall meet the following standards:



- 239 a. Use materials that are durable (withstand wear, pressure, damage), require a minimum of  
240 maintenance, and are easily repairable or replaceable ~~should damage or defacement~~  
241 ~~occur~~.
- 242 b. Where practical, as in lower-traffic areas, use materials that allow rainwater to infiltrate  
243 into the ground and recharge the water table.
- 244 c. Limit contribution to urban heat island effect by limiting use of dark materials and  
245 incorporating materials with a high Solar-Reflective Index (SRI).
- 246 d. Utilize materials and designs that have an identifiable relationship to the character of the  
247 site, the neighborhood, or Salt Lake City.
- 248 e. Use materials (like textured ground surfaces) and features (like ramps and seating at key  
249 resting points) to support access and comfort for people of all abilities.
- 250 f. Asphalt shall be limited to vehicle drive aisles.  
251

SAMPLE