

**PLANNING COMMISSION STAFF REPORT  
LEGISLATIVE ITEM**



Planning Division  
Department of Community and  
Economic Development

**Hansen's Service Garage Rezone  
Zoning Map Amendment PLNPCM2011-00176  
Master Plan Amendment PLNPCM2011-00385  
206 W 200 North  
August 10, 2011**

**Applicant:** Salt Lake City Planning Division

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**Tax ID:** 08-36-404-012-0000

**Current Zone:** RMF-35 Moderate Density Multi-family Residential

**Master Plan Designation:**  
*Capitol Hill Community Master Plan - Medium Density Residential*

**Council District:** District 3 – Stan Penfold

**Community Council:** Capitol Hill Neighborhood Council  
Katherine Gardner, Chair

**Lot Size:**  
11,181 square feet

**Current Use:** Vacant (former service garage), legal non-conforming

**Applicable Land Use Regulations:**

- 21A.26.020 – CN Zone
- 21A.50 – Amendments

**Attachments:**

- Public Input
- Site Photo
- CN Zoning Materials
- Master Plan Materials
- Department Comments
- Additional Information

***Request***

The Mayor, as an extension of the Small Neighborhood Business Amendment (SNBA) project, is requesting a Map Amendment for a vacant property at 206 W 200 North in order to bring the property into conforming status. This petition is running concurrently with the Planning Division's SNBA project, which aims to rezone other select non-conforming properties that would support the traditional development and character of their respective neighborhoods.

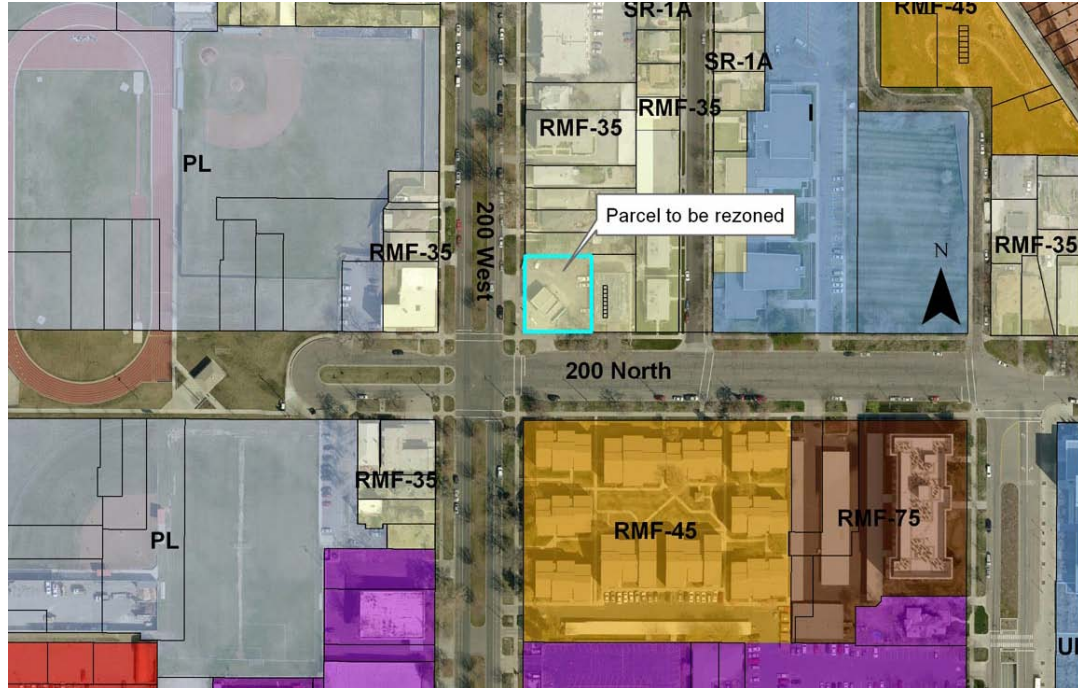
***Recommendation***

Based on the findings listed in the staff report, it is the Planning Staff's opinion that overall the project generally meets the applicable standards and therefore, recommends the Planning Commission transmit a favorable recommendation to the City Council.

***Recommended Motion***

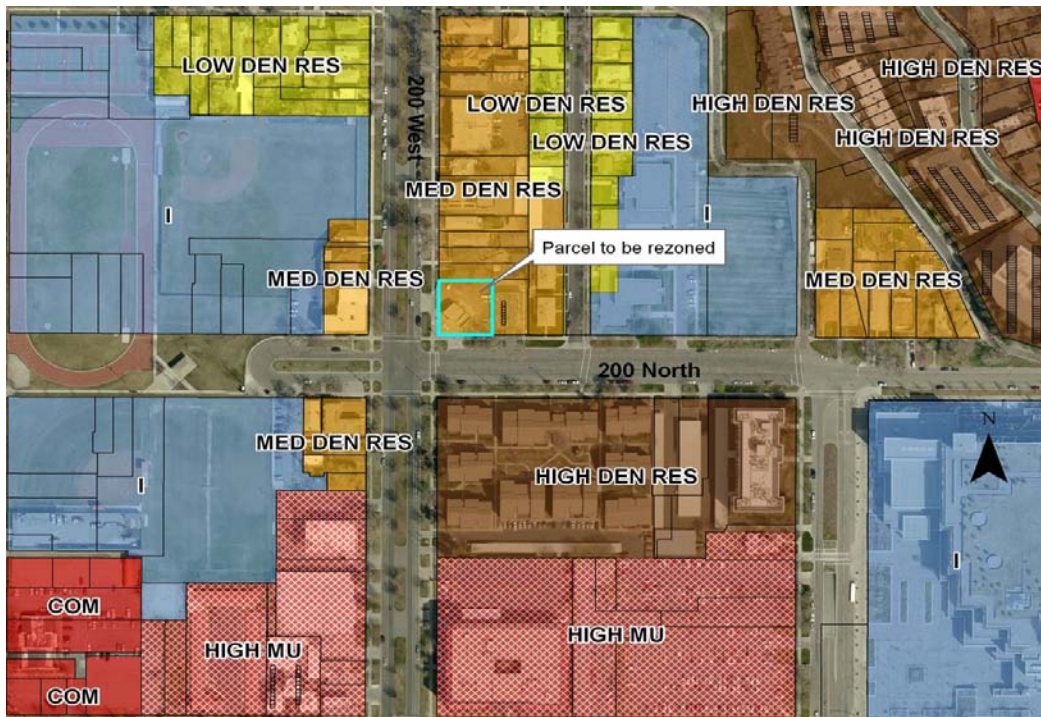
Based on the findings listed in the staff report, it is the Planning Staff's opinion that overall the project generally meets the applicable standards and therefore, recommends the Planning Commission transmit a favorable recommendation to the City Council.

## VICINITY MAP



The above map shows the concerned parcel and the current zoning for the parcel and area.

## Capitol Hill Future Land Use Map



The future land use map shows the parcel as medium density residential. A petition to change this designation on the future land use map has been initiated.

**Background**

This is a request to rezone the property located at 206 N 200 West. The decision to initiate the change was in part based on the objectives of the Small Neighborhood Business Amendment project which are to identify nonconforming uses and to apply appropriate zoning to commercial uses in primarily residential areas. This request is further based on the recommendations of the Capitol Hill Neighborhood Council and the Capitol Hill Master Plan, which was adopted in 2001. A key component of the Capitol Hill Master Plan that supports this rezone is as follows:

The development of appropriate neighborhood oriented retail services in the Community, which cater to both vehicular and non-vehicular patrons, will help improve the livability of the community.

**Policies**

- Maintain existing neighborhood oriented commercial land uses and encourage new neighborhood commercial uses in areas where appropriate such as 300 West.

**Action Items**

- Amend the existing Capitol Hill Community Zoning Map to place incompatible commercial activities in residential neighborhoods in a non-conforming state as the means of phasing them out.
- Create a new ordinance which encourages the reuse of small neighborhood commercial structures to provide neighborhood commercial uses where appropriate.

**Proposed Zoning**

Staff has reviewed the petition and is recommending that the property be rezoned with the following designation:

**CN (Neighborhood Commercial) Zone**

The purpose of this zone is to provide for small scale commercial uses that can be located within residential neighborhoods without having significant impact upon residential uses. The design guidelines are intended to reinforce the historical scale and ambiance of traditional neighborhood retail that is designed with the pedestrian as the primary user while ensuring adequate transit and automobile access.

Zone	Allowed Height	Lot Coverage	Density
CN	25 feet	No minimum or maximum	Not larger than 16,500 square feet

## **Context**

The proposed zoning map amendment property is located on the northeast corner of 200 West and 200 North, specifically at 206 North 200 West. The surrounding area consists of medium density apartment buildings and some single family homes, as well as some park space.

The petition was initiated upon review by the Planning Division within the context of the proposed Small Neighborhood Business Amendment project. For that project a number of properties were identified in a visual survey for possible rezoning due to their nonconforming status and neighborhood commercial use. This property was one of the many identified in that survey. When properties are in nonconforming status, it makes such reuse difficult due to the issue of obtaining financing from financial institutions for nonconforming properties. Banks are reluctant to provide loans to businesses that are using a nonconforming property due to the uncertainty of the ability of the property owner to use the property for a nonconforming use in the future. By rezoning this property, it could more easily be reused as a small neighborhood commercial structure by future property owners or businesses.

This property has also been reviewed by the Capitol Hill Neighborhood Council on numerous occasions, and the Neighborhood Council has repeatedly voted to support a rezoning of this property.

Furthermore, the Capitol Hill Community Master Plan includes text that supports the “reuse of small neighborhood commercial structures to provide neighborhood commercial uses where appropriate.”

For these reasons, this property was selected for an initial rezoning process to make this property conforming.

## **Issue Analysis**

Although the Future Land Use Map of the Capitol Hill Master Plan designates the property as medium density the residential, the proposed zoning map amendment is based upon recommendations, goals, and policies adopted in the Capitol Hill Master Plan that support preserving neighborhood commercial uses.

When developing the Capitol Hill Master Plan, policy makers identified that citizens in the area lacked neighborhood oriented retail services and that such uses were highly desired by residents. The plan further clarifies that existing, and often historic, structures should be reused to provide needed services for the community and reduce the number of vehicle trips required by residents. This policy is supported throughout the plan, including with specific regard to the existing neighborhoods identified in the Master Plan. The section concerning Neighborhood Commercial land uses specifically mentions “gas stations on 200 North” as an example of existing Neighborhood Commercial uses (see page 7 in Attachment D.) Furthermore, the Master Plan recommends that the city “Create a new ordinance which encourages the reuse of small neighborhood commercial structures to provide neighborhood commercial uses where appropriate.” The Neighborhood Commercial zone fits this purpose.

The concerned parcel also lies within the Capitol Hill Historic District. This designation is meant to preserve the historic nature of the neighborhood and to prevent the destruction or demolition of historic structures. With regard to this, a recent publication of the National Park Service Heritage Preservation Service supports the preservation and reuse of historic gas stations. This publication details that gas stations can be adapted for use by non-automobile oriented businesses, which supports the pedestrian oriented emphasis of the Capitol Hill Master Plan. Such new uses can include art galleries, offices, and restaurants, among others. A select portion of this publication that concerns the reuse of gas stations for lesser intensity uses can be found in Attachment E.

## **RMF-35 to CN**

The current RMF-35 designation makes reuse of the existing structure problematic for the property owner of the concerned parcel, as said zone makes any commercial use of the structure nonconforming. The current structure on the lot is designed for commercial uses and would likely have to be torn down in order to comply with the provisions of RMF-35 zoning if the current use is abandoned. The purpose of the RMF-35 zone is to “provide an environment suitable for a variety of moderate density housing types, including multi-family dwellings.” As the structure stands now, the structure does not meet the standards for RMF-35 development and the existing use on this parcel does not meet the zone’s purpose.

As a result, the property is legal nonconforming, meaning that it is allowed to continue operation in its current form, but any expansion or change of use (type of business) is limited. This nonconforming status makes it difficult for both prospective businesses to obtain loans from banks and property owners to find new tenants.

Staff is recommending that the Planning Commission consider rezoning the area identified on the map on page 2 to Neighborhood Commercial (CN). This zoning designation will maintain the currently vacant service station use as nonconforming, but any future tenant or property owner could more easily reutilize the property for any conforming, less intense commercial use (see use table and qualifying provisions attached as Attachment C), which is supported by the policies of the Capitol Hill Master Plan.

## **Community Council / Public Open House Input**

Because of the potential impacts of this petition on the property owners as well as the neighboring properties, this petition was reviewed at an open house, as well as by the Capitol Hill Neighborhood Council.

The project was reviewed by the Capitol Hill Neighborhood Council on April 20<sup>th</sup> 2011. Comments from the meeting were generally favorable, and it was requested that the council be notified of any status changes to the proposal. The Council Chair expressed her hope that something could be done quickly to make the concerned property saleable and her frustration that nothing had been done yet despite the Neighborhood Council’s repeated votes to support a

rezone of the property. As of the publication of this report, no written comments have been received from the Neighborhood Council.

The project was featured at a public open house on June 21<sup>st</sup> that also discussed the Small Neighborhood Business Amendment. Property owners within 300 feet of nonconforming businesses, including those around Hansen's Garage, were sent a mailing about the open house. Twenty-six people attended the open house; each was interested in finding out what was happening with the project, but not in providing specific input.

### ***Public Notice, Meetings and Comments***

The following is a list of public meetings that have been held related to the proposed project:

- Open House held on June 21st. The sign in sheet for this event can be found in Attachment A.
- Community Council held on April 20th. As of publication of this report, no written comments have been provided.

Notice of the public hearing for the proposal includes:

- Public hearing notice mailed on July 28.
- Public hearing notice posted on property on August 1.
- Public hearing notice posted on City and State websites on July 28.
- Public hearing notice emailed to the Planning Division listserv on July 28.

### **City Department Comments**

The comments received from pertinent City Departments / Divisions are attached to this staff report in Attachment D. The Planning Division has not received comments from the applicable City Departments / Divisions that cannot reasonably be fulfilled or that warrant denial of the petition.

### ***Analysis and Findings***

#### **Zoning Map Amendment**

**Section 21A.50.050.** A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard. However, in making its decision concerning a proposed amendment, the City Council should consider the following factors:

- a. Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City;**

**Analysis:** The purpose of this zoning map amendment is to match the zoning designation on the property with the goals and policies recommended in the Capitol Hill Master Plan. Specifically, the Master Plan includes the following policies and action items, featured in Attachment D, for commercial properties:

**Policy**

- Maintain existing neighborhood oriented commercial land uses and encourage new neighborhood commercial uses in areas where appropriate such as 300 West.

**Action Item**

- Create a new ordinance which encourages the reuse of small neighborhood commercial structures to provide neighborhood commercial uses where appropriate.

Although this zoning map amendment will still allow the continued use of the property as a service station unless the use is abandoned, it will redirect any future development on the parcel to be lesser intensity neighborhood commercial uses, which is supported by the above Master Plan Policy. This will also promote the reduction of automobile travel and the provision of local retail services to the area which are recommended in the Master Plan in regard to neighborhood commercial uses, as is discussed on page five of this report. Furthermore, changing the zoning to CN Neighborhood Commercial specifically supports the purposes of the Action Item listed above by allowing the property to be reused without demolition for the provision of neighborhood commercial uses. This also supports the Master Plan’s discussion concerning the reuse of historic properties, which identified that some of these properties “might be suitable for neighborhood oriented commercial uses.”

**Finding:** Staff finds that the proposed amendment to the Zoning Map is consistent with the purposes, goals, objectives, and policies of the relevant adopted planning documents and is specifically supported by the policies of the Capitol Hill Master Plan with regard to neighborhood commercial uses.

**b. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance;**

**Analysis:** The CN Neighborhood Commercial zoning district chapter includes the following purpose statement:

“The purpose of this zone is to provide for small scale commercial uses that can be located within residential neighborhoods without having significant impact upon residential uses. The design guidelines are intended to reinforce the historical scale and ambiance of traditional neighborhood retail that is designed with the pedestrian as the primary user while ensuring adequate transit and automobile access.”

The proposed changes to the zoning map will further the purpose statement of this chapter in matching the zoning on site with the recommendations of the Capitol Hill Master Plan. The new zoning designation for the parcel will allow for limited intensity commercial uses that would not have significant impacts on the surrounding residential uses. The new zoning will also enable walkable, sustainable development on the site by enabling the reuse of the existing historical structure for traditional neighborhood retail

uses. Further, these modifications will enable development that is harmonious with the surrounding streetscape, and is consistent with the master plan.

**Finding:** Staff finds that the proposed change to the zoning map is consistent with the purpose statement of the CN Neighborhood Commercial chapter.

**c. The extent to which the proposed amendment will adversely affect adjacent properties;**

**Analysis:** The properties within the proposed rezone area will not see a significant effect in the short term as the property could be continued to be used as a service garage. However, in the long term, the rezone would limit the intensity of the use on site and reduce the impact upon the adjacent medium density and single family uses. Any significant additions to the property would be required to meet the provisions of the Neighborhood Commercial zoning, which are designed to limit adverse impacts to surrounding properties. As such, adjacent properties will experience little impact from the change. The provisions of this zone are located in Attachment C. With regard to intensity of land uses, CN is generally the most restrictive of the commercial districts with regard to types of land uses allowed. The applicable use table for this zone is included in this report as Attachment C. As the property is located on the south-west corner of a block, the south, south-west, and west adjacent properties are buffered from the site by the respective arterial streets between them.

**Finding:** The proposed change will have a minimal effect on adjacent properties.

**d. Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards; and**

**Analysis:** The proposed amendments occur within the Capitol Hill Local Historic District. This designation is meant to preserve the historic nature of the neighborhood and to prevent the destruction or demolition of historic structures. The proposed rezone would promote the reuse of the current structure, rather than encourage its demolition to conform to RMF-35 zoning district standards. A publication by the National Park Service Heritage Preservation Service supporting the reuse of historic gas stations, of which this report is concerned, is located in Attachment F. All future development will be required to meet the minimum standards for development in its respective zone, including applicable conditional uses and Historic District regulations found in Chapter 21A.34.020. No exemption is featured in these amendments.

**Finding:** Staff finds that the proposed amendments will be consistent with all applicable overlay zoning districts as featured on the zoning map.

**e. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm**



**Analysis:** The proposed rezone area is fronted on three sides by large arterial streets with all necessary water, sewer and emergency services adjacent for the provision of a low intensity neighborhood commercial use. City Departments had no comments with regard to public facilities or services except to note that one drive approach and a few sidewalk panels are in need of some repair.

**Finding:** Staff finds that the proposed rezone area has sufficient public facilities and services to adequately serve the rezoned property.

## Master Plan Amendment

The Future Land Use Map in the Capitol Hill Master Plan designates the property as medium density residential. This proposal would change that designation to Neighborhood Commercial.

This amendment is proposed within the context of the Small Neighborhood Business Amendment project, in which the Planning Division conducted a comprehensive survey of small businesses operating in the residential neighborhoods of the City. The purpose is to preserve and enhance sustainability in our neighborhoods. This effort builds upon past efforts to allow and encourage commercial land uses that provide important community gathering spaces, necessary services, employment and an enhanced tax base for the City. Along with many other small neighborhood business properties, the vacant Hansen's Service Garage is featured as non-conforming in the study and the property was selected for a possible rezone and master plan amendment.

The Capitol Hill Master Plan includes a detailed discussion concerning the development of Neighborhood Commercial land uses. The entirety of this can be found in Attachment D. The document summarizes this discussion with a *Policy* statement and an *Action Item* that propose the following:

### **Policies**

- Maintain existing neighborhood oriented commercial land uses and encourage new neighborhood commercial uses in areas where appropriate such as 300 West.

### **Action Items**

- Create a new ordinance which encourages the reuse of small neighborhood commercial structures to provide neighborhood commercial uses where appropriate.

This proposal would follow those that policy and action item in preserving a neighborhood commercial land use and encouraging the reuse of the structure with an appropriate zoning ordinance.

Furthermore, the Neighborhood Commercial discussion section of the Capitol Hill Master Plan states the following:

“There are a limited number of these historic commercial structures throughout the Capitol Hill Community which might be suitable for neighborhood oriented commercial uses. The reuse of these structures as commercial uses can be a positive amenity for the neighborhood because they provide needed services to the community. Such commercial uses have the potential to fill needs within the immediate area, and could help to eliminate some vehicle trips which residents currently undertake.”

This section then lists the following as criteria to be evaluated in the case of such a reuse.

**Criteria 1:** The commercial uses should not negatively impact the adjacent residential uses.

**Analysis:** The proposed commercial use has been in existence at this location for decades and has not had any known issues with adjacent residential uses. The regulations that it would fall under with the CN rezoning are designed to limit impacts on adjacent residential uses. Any exterior remodeling or additions would have to fit within the regulations set forth in the Neighborhood Commercial zoning ordinance and Local Historic District requirements. The associated “Permitted and Conditional Use” list for this district also limits the types of commercial activities allowed to small scale commercial uses.

**Criteria 2:** Regulations to encourage pedestrian orientation, limit hours of operation, discourage loitering, and other undesirable activities should be enacted to ensure the use is conducive to a neighborhood setting.

**Analysis:** The proposed rezone is for Neighborhood Commercial, the purpose of which is to specifically provide for uses that are conducive to a neighborhood setting. This zoning ordinance specifically regulates the building and uses in order to be primarily pedestrian oriented. The ordinance’s purpose statement specifically states that it is:

“...intended to provide for small scale commercial uses that can be located within residential neighborhoods without having significant impact upon residential uses. The design guidelines are intended to reinforce the historical scale and ambiance of traditional neighborhood retail that is designed with the pedestrian as the primary user while ensuring adequate transit and automobile access.”

**Criteria 3:** The reuse of such structures for commercial purposes should only be allowed after notifying adjacent property owners (including those across the street) and the community council.

**Analysis:** The proposed project has been reviewed by the Capitol Hill Neighborhood Community Council, which voted unanimously to support the proposed application. Adjacent property owners were sent a mailing to inform them about the associated Small

Neighborhood Business Amendment project concerning nonconforming parcels and providing them with the opportunity to comment on the proposal. Furthermore, adjacent property owners have been notified of the public hearing concerning this property. No negative feedback has been received at this time.

## **Findings**

Although there are no specific standards in the Salt Lake City Zoning Ordinance for Master Plan Amendments, State Law, Section 10-9a-204, Notice of Public Hearings and Public Meetings to Consider General Plan or Modifications, outlines the criteria for amending a master plan relating to noticing requirements. A newspaper notice for the master plan amendment was published on July 28, 2010.

Further, staff finds that the proposed business and Future Land Use Map amendment are consistent with the criteria established in the Capitol Hill Master Plan for the reuse of historically commercial properties and therefore, staff finds that the proposed Amendment to the Capitol Hill Future Land Use Map is appropriate and in the City's best interests.

## ***Commission Options***

The following are options for the Planning Commission to consider when making a recommendation to the City Council.

- **Forward a positive recommendation to the City Council:**
  - The Planning Commission can forward positive recommendation for the proposed zoning map amendment and Master Plan amendment to the City Council.
  - The Planning Commission may consider recommending a positive recommendation that includes conditions if the Commission finds that there is some detrimental impact on adjacent properties.
  - If the property is rezoned CN Neighborhood Commercial, all future development would be required to comply with the CN zoning district regulations (see Attachment C.)
  - The property would be allowed to operate as any of the uses allowed in the CN zoning district (see Attachment C.)
- **Forward a negative recommendation to the City Council:**
  - The Commission's recommendation would be forwarded to the City Council for consideration.
  - If the petition is denied, the property will be allowed to continue to operate as a service garage or any less intensive use according to the nonconforming zoning regulations. If the existing building were to be demolished, any new development on the site would have to comply with RMF-35 zoning district regulations.

## **Potential Motions**

The motion recommended by the Planning Division is located on the cover page of this staff report. The recommendation is based on the above analysis. The Planning Commission could also prepare an alternative motion based upon the options presented above.

**Attachment A  
Public Input**

Planning Division Open House  
 Small Neighborhood Business - 400 South - Mobile Businesses  
 June 21, 2011 - Salt Lake City Library

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Planning Division Open House  
 Small Neighborhood Business – 400 South – Mobile Businesses  
 June 21, 2011 – Salt Lake City Library

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Planning Division Open House  
 Small Neighborhood Business – 400 South – Mobile Businesses  
 June 21, 2011 – Salt Lake City Library

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**Attachment B  
Site Photo**



**Attachment C**  
**CN Zoning Materials**  
**(Use Table and Qualifying Provisions/Zoning Ordinance)**

**21A.26.080: TABLE OF PERMITTED AND CONDITIONAL USES FOR COMMERCIAL DISTRICTS:**

Legend:	C =	Conditional	P =	Permitted
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Use	Permitted And Conditional Uses By District						
	CN	CB	CS <sup>1</sup>	CC	CSHBD <sup>1</sup>	CG	TC-75
Residential:							
Assisted living center, large		P		P		P	P
Assisted living center, small		P		P		P	P
Dwelling, single room occupancy <sup>6</sup>							P
Eleemosynary facilities		P			P		P
Group home, large (see section <a href="#">21A.36.070</a> of this title)				C		C	P
Group home, small (see section <a href="#">21A.36.070</a> of this title) above or below first story office, retail and commercial uses or on the first story, as defined in the adopted building code where the unit is not located adjacent to the street frontage	P	P	P	P	P	P	P
Living quarters for caretaker or security guard	P	P	P	P	P	P	P
Mixed use developments including residential and other uses allowed in the zoning district	P <sup>11</sup>	P	P	P	P	P	P
Multiple-family dwellings	P	P	P	P	P	P	P
Nursing home		P		P		P	P
Residential substance abuse treatment home, large (see section <a href="#">21A.36.100</a> of this title)				C		C	C
Residential substance abuse treatment home, small (see section <a href="#">21A.36.100</a> of this title)				C		C	C
Rooming (boarding) house	C	C	C	C	C	C	C

Transitional treatment home, large (see section <a href="#">21A.36.090</a> of this title)				C		C	C
Transitional treatment home, small (see section <a href="#">21A.36.090</a> of this title)				C		C	C
Transitional victim home, large (see section <a href="#">21A.36.080</a> of this title)				C		C	C
Transitional victim home, small (see section <a href="#">21A.36.080</a> of this title)				C		C	C
Office and related uses:							
Financial institutions with drive-through facilities		P	P	P	P	P	C
Financial institutions without drive-through facilities	P	P	P	P	P	P	P
Medical and dental clinics and offices	P	P	P	P	P	P	P
Offices	P	P	P	P	P	P	P
Veterinary offices, operating entirely within an enclosed building and keeping animals overnight only for treatment purposes	C	P	P	P	P	P	CRetail sales and services:
Auction sales				P		P	
Automobile repair, major			C	P		P	C
Automobile repair, minor	C	P	P	P	P	P	P
Automobile sales/rental and service				P		P	
Boat/recreational vehicle sales and service				P		P	
Car wash as accessory use to gas station or convenience store that sells gas		P	P	P	P	P	C
Car wash, with or without gasoline sales			P	P		P	C
Conventional department store			P		P		
Equipment rental, indoor and				P		P	C

	outdoor							
	Furniture repair shop	C	P	P	P	P	P	P
	"Gas station" (may include accessory convenience retail and/or minor repairs) as defined in chapter 21A.62 of this title	C	C	P	P	P	P	
	Health and fitness facility		P	P	P	P	C	P
	Liquor store		C	C	C	C	C	C
	Manufactured/mobile home sales and service						P	
	Mass merchandising store			P		P	P	
	Pawnshop						P	
	Restaurants with drive-through facilities	C	P	P	P	P	P	C
	Restaurants without drive-through facilities	P	P	P	P	P	P	P
	Retail goods establishments with drive-through facilities	C	P	P	P	P	P	C
	Retail goods establishments without drive-through facilities	P	P	P	P	P	P	P
	Retail services establishments with drive-through facilities	C	P	P	P	P	P	C
	Retail services establishments without drive-through facilities	P	P	P	P	P	P	P
	Specialty store			P	P	P	P	
	Superstore and hypermarket store			P			P	
	Truck repair, large						P	
	Truck sales and rental, large				P		P	
	Upholstery shop	C	P	P	P	P	P	P
	Value retail/membership wholesale						P	
	Warehouse club store						P	
	Institutional (sites <2 acres):							
	Adult daycare center	P	P	P	P	P	P	P
	Child daycare center	P	P	P	P	P	P	P

Colleges and universities with nonresidential campuses						P	P
Community correctional facility, large (see section <a href="#">21A.36.110</a> of this title)							
Community correctional facility, small (see section <a href="#">21A.36.110</a> of this title)						C <sup>9</sup>	
Community recreation centers on lots less than 4 acres in size	P	P	P	P	P	P	P
Government facilities (excluding those of an industrial nature and prisons)	P	P	P	P	P	P	P
Libraries	C	C	C	C	C	C	C
Medical/dental research facilities							P
Museum		P	P	P	P	P	P
Music conservatory		P	P	P	P	P	P
Places of worship on lots less than 4 acres in size	C	P	P	P	P	P	P
Research, commercial, scientific, educational							P
Schools, professional and vocational		P	P	P	P	P	P
Seminaries and religious institutes	C	P	P	P	P	P	P
Commercial and manufacturing:							
Bakery, commercial						P	
Blacksmith shop						P	
Blood donation centers, commercial and not accessory to a hospital or medical clinic				C		P	
Cabinet and woodworking mills						P	
Commercial laundries, linen service and dry cleaning						P	
Industrial assembly						P	

Laboratory, medical, dental, optical	P	P	P	P	P	P	P
Laboratory, testing			C	C		P	C
Miniwarehouse				P		P	C
Motion picture studio			P		P	P	P
Photo finishing lab			P	P	P	P	P
Plant and garden shop, with outdoor retail sales area	C	C	C	C	C	P	P
Sign painting/fabrication						P	
Warehouse				P		P	
Welding shop						P	
Wholesale distributors				P		P	
Recreation, cultural and entertainment:							
Amusement park			P			P	
Art gallery	P	P	P	P	P	P	P
Art studio	P	P	P	P	P	P	P
Commercial indoor recreation			P	P	P	P	P
Commercial outdoor recreation			C			P	C
Commercial video arcade				P	P	P	P
Community gardens	P	P	P	P	P	P	P
Dance studio	P	P	P	P	P	P	P
Live performance theaters		C	P	P	P	P	P
Miniature golf			P	P		P	P
Movie theaters		C	P	P	P	P	P
Natural open space and conservation areas	C	C	C	C	C	C	C
Parks and playgrounds, public and private, on lots less than 4 acres in size	P	P	P	P	P	P	P
Pedestrian pathways, trails, and greenways	P	P	P	P	P	P	P
Private club		C	P	C	P	P	C



	Sexually oriented businesses						P <sup>5</sup>	
	Squares and plazas on lots less than 4 acres in size	P	P	P	P	P	P	C
	Tavern/lounge/brewpub, 2,500 square feet or less in floor area			P	P	P	P	P
	Tavern/lounge/brewpub, more than 2,500 square feet in floor area			C	C	P	P	C
Miscellaneous:								
	Accessory uses, except those that are specifically regulated in this chapter, or elsewhere in this title	P	P	P	P	P	P	P
	Ambulance services, dispatching, staging and maintenance conducted entirely within an enclosed building		P	P	P	P	P	P
	Ambulance services, dispatching, staging and maintenance utilizing outdoor operations		P <sup>7</sup>	P <sup>7</sup>	P <sup>7</sup>	P <sup>7</sup>	P	
	Animal cremation service				C			
	Auditorium			P	P	P	P	P
	Auto salvage (indoor)						P	
	Bed and breakfast	P	P	P	P	P	P	P
	Bed and breakfast inn	P	P	P	P	P	P	P
	Bed and breakfast manor	C <sup>3</sup>	C <sup>3</sup>		P	P	P	P
	Bus line terminals				P		P	C
	Bus line yards and repair facilities						P	
	Check cashing/payday loan business		P <sup>10</sup>		P <sup>10</sup>		P <sup>10</sup>	
	Commercial parking garage or lot				C	P	P	C
	Communication towers		P	P	P	P	P	P
	Communication towers, exceeding the maximum building height		C	C	C	C	C	C
	Contractor's yard/office				C		P	



Public/private utility transmission wires, lines, pipes and poles <sup>2</sup>	P	P	P	P	P	P	P	P
Radio, television station			C		P	P		P
Recreational vehicle park (minimum 1 acre)				C				
Recycling collection station	P	P	P	P	P	P		
Reverse vending machines	P	P	P	P	P	P		P
Taxicab facilities, dispatching, staging and maintenance							P	
Temporary labor hiring office							P	
Vehicle auction use							P	
Vending carts on private property as per <a href="#">title 5, chapter 5.65</a> of this code						P		
Wireless telecommunications facility (see table <a href="#">21A.40.090E</a> of this title)								

Qualifying provisions:

1. Development in the CS district shall be subject to planned development approval pursuant to the provisions of chapter 21A.55 of this title. Certain developments in the CSHBD zone shall be subject to the conditional building and site design review process pursuant to the provisions of subsection [21A.26.060D](#) of this chapter and chapter 21A.59 of this title.
2. Subject to conformance to the provisions in subsection [21A.02.050B](#) of this title for utility regulations.
3. When located in a building listed on the Salt Lake City register of cultural resources (see subsection [21A.24.010T](#) of this title and subsection [21A.26.010K](#) of this chapter).
4. Subject to Salt Lake Valley health department approval.
5. Pursuant to the requirements set forth in section [21A.36.140](#) of this title.
6. Subject to location restrictions as per section [21A.36.190](#) of this title.
7. Greater than 3 ambulances at location require a conditional use.
8. Building additions on lots less than 20,000 square feet for office uses may not exceed 50 percent of the building's footprint. Building additions greater than 50 percent of the building's footprint or new office building construction are subject to the conditional uses process.
9. A community correctional facility is considered an institutional use and any such facility located within an airport noise overlay zone is subject to the land use and sound attenuation standards for institutional uses of the applicable airport overlay zone within chapter 21A.34 of this title.
10. No check cashing/payday loan business shall be located closer than 1/2 mile of other check cashing/payday loan businesses.
11. Mixed use developments within the CN zoning district may include single-family and duplex dwellings.

(Ord. 27-10, 2010: Ord. 23-10 § 8, 2010: Ord. 21-10 § 1, 2010: Ord. 19-10 § 3, 2010: Ord. 10-10 § 13, 2010: Ord. 7-09 § 2, 2009: Ord. 2-09 § 2, 2009: Ord. 61-08 § 4 (Exh. C), 2008: Ord. 60-08 § 10 (Exh. D), 2008: Ord. 21-08 § 3 (Exh. B), 2008: Ord. 2-08 § 2, 2008: Ord. 61-06 § 3 (Exh. C), 2006: Ord. 13-06 § 2 (Exh. A), 2006: Ord. 1-06 § 30, 2005: Ord. 89-05 § 6 (Exh. F), 2005: Ord. 76-05 § 8 (Exh. C), 2005: Ord. 68-05 § 1 (Exh. A), 2005: Ord. 18-04 § 2, 2004: Ord. 17-04 § 6 (Exh. E), 2004: Ord. 13-04 § 7 (Exh. B), 2004: Ord. 6-03 § 1 (Exh. A), 2003: Ord. 23-02 § 3 (Exh. A), 2002: Ord. 2-02 § 1, 2002: Ord. 38-99 § 6, 1999: Ord. 35-99 § 29, 1999: Ord. 19-98 § 2, 1998: amended during 5/96 supplement: Ord. 88-95 § 1 (Exh. A), 1995: Ord. 84-95 § 1 (Exh. A), 1995: Ord. 26-95 § 2(13-7), 1995)

## **21A.26.020: CN NEIGHBORHOOD COMMERCIAL DISTRICT:**

- A. Purpose Statement: The CN neighborhood commercial district is intended to provide for small scale commercial uses that can be located within residential neighborhoods without having significant impact upon residential uses. The design guidelines are intended to reinforce the historical scale and ambiance of traditional neighborhood retail that is designed with the pedestrian as the primary user while ensuring adequate transit and automobile access.
- B. Uses: Uses in the CN neighborhood commercial district as specified in section [21A.26.080](#), "Table Of Permitted And Conditional Uses For Commercial Districts", of this chapter, are permitted subject to the general provisions set forth in section [21A.36.010](#) of this title and this section.
- C. Planned Development Review: Planned developments, which meet the intent of the ordinance, but not the specific design criteria outlined in the following subsections, may be approved by the planning commission pursuant to the provisions of chapter 21A.55 of this title.
- D. Lot Size Requirements: No minimum lot area or lot width is required. No lot shall be larger than sixteen thousand five hundred (16,500) square feet.
- E. Maximum District Size: The total area of a contiguously mapped CN district shall not exceed ninety thousand (90,000) square feet, excluding all land in public rights of way.
- F. Minimum Yard Requirements:
1. Front Or Corner Side Yard: A fifteen foot (15') minimum front or corner side yard shall be required. Exceptions to this requirement may be authorized as conditional building and site design review, subject to the requirements of chapter 21A.59 of this title, and the review and approval of the planning commission.
  2. Interior Side Yard: None required.
  3. Rear Yard: Ten feet (10').
  4. Buffer Yards: Any lot abutting a lot in a residential district shall conform to the buffer yard requirements of chapter 21A.48 of this title.
  5. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to table [21A.36.020B](#) of this title.
  6. Maximum Setback: A maximum setback is required for at least sixty five percent (65%) of the building facade. The maximum setback is twenty five feet (25'). Exceptions to this requirement may be authorized as conditional building and site design review, 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. The planning director may waive this requirement for any addition, expansion, or intensification, which increases the floor area or parking requirement by less than fifty percent (50%) if the planning director finds the following:

- a. The architecture of the addition is compatible with the architecture of the original structure or the surrounding architecture.
- b. The addition is not part of a series of incremental additions intended to subvert the intent of the ordinance.

Appeal of administrative decision is to the planning commission.

7. **Parking Setback:** Surface parking is prohibited in a front or corner side yard. Surface parking lots within an interior side yard shall maintain a thirty foot (30') landscape setback from the front property line or be located behind the primary structure. Parking structures shall maintain a forty five foot (45') minimum setback from a front or corner side yard property line or be located behind the primary structure. There are no minimum or maximum setback restrictions on underground parking. The planning director may modify or waive this requirement if the planning director finds the following:

- a. The parking is compatible with the architecture/design of the original structure or the surrounding architecture.
- b. The parking is not part of a series of incremental additions intended to subvert the intent of the ordinance.
- c. The horizontal landscaping is replaced with vertical screening in the form of berms, plant materials, architectural features, fencing and/or other forms of screening.
- d. The landscaped setback is consistent with the surrounding neighborhood character.
- e. The overall project is consistent with section [21A.59.060](#) of this title.

Appeal of administrative decision is to the planning commission.

G. **Landscape Yard Requirements:** Front and corner side yards shall be maintained as landscape yards. Subject to site plan review approval, part or all of the landscape yard may be a patio or plaza, conforming to the requirements of section [21A.48.090](#) of this title.

H. **Maximum Height:** Twenty five feet (25').

I. **Entrance And Visual Access:**

1. **Minimum First Floor Glass:** The first floor elevation facing a street of all new buildings or buildings in which the property owner is modifying the size of windows on the front facade, shall not have less than forty percent (40%) glass surfaces. All first floor glass shall be nonreflective. Display windows that are three-dimensional and are at least two feet (2') deep are permitted and may be counted toward the forty percent (40%) glass requirement. Exceptions to this requirement may be authorized as conditional building and site design review, subject to the requirements of chapter 21A.59 of this title, and the review and approval of the planning commission. The planning director may approve a modification to this requirement if the planning director finds:

- a. The requirement would negatively impact the historic character of the building, or

b. The requirement would negatively impact the structural stability of the building.

Appeal of administrative decision is to the planning commission.

2. Facades: Provide at least one operable building entrance per elevation that faces a public street. Buildings that face multiple streets are only required to have one door on any street, if the facades for all streets meet the forty percent (40%) glass requirement as outlined in subsection I1 of this section.

3. Maximum Length: The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the first floor level shall be fifteen feet (15').

4. Screening: All building equipment and service areas, including on grade and roof mechanical equipment and transformers that are readily visible from the public right of way, shall be screened from public view. These elements shall be sited to minimize their visibility and impact, or enclosed as to appear to be an integral part of the architectural design of the building.

J. Parking Lot/Structure Lighting: If a parking lot/structure is adjacent to a residential zoning district or land use, the poles for the parking lot/structure security lighting are limited to sixteen feet (16') in height and the globe must be shielded to minimize light encroachment onto adjacent residential properties. Lightproof fencing is required adjacent to residential properties. (Ord. 23-10 § 4, 2010; Ord. 61-09 § 14, 2009; Ord. 3-05 § 5, 2005; Ord. 88-95 § 1 (Exh. A), 1995; Ord. 26-95 § 2(13-1), 1995)

**Attachment D**  
**Master Plan Materials**

# COMMERCIAL

**Planning Goal:** Provide for commercial establishments which minimize the impacts of non-residential land uses on the residential community.

## INTRODUCTION

Many of the existing commercial uses in the community are heavy commercial land uses or are oriented to servicing commuters or tourists and are not neighborhood retail/service oriented. The lack of neighborhood oriented retail services is a major concern voiced by citizens of the community during the public input process of the development of this master plan.

One of the obstacles in providing adequate commercial opportunities for the residents in the Capitol Hill Community is related to the location of the existing commercial land uses and the built environment. Most of the population in the Community lives in the southern half of the community in neighborhoods which consist of a dense concentration of dwellings. The main commercial areas in the Capitol Hill Community are located along 300 West, Beck Street, North Temple and 400 West. Most of the businesses are classified as heavy commercial uses or are tourist related. Furthermore, several of the existing commercial uses are marginal and/or not well maintained. The proximity of the community to the Central Business District, which services not only all City residents but is a regional activity center for retail services, precludes a wide-variety of retail services from locating in the Capitol Hill Community.

As identified in the West Capitol Hill Neighborhood Plan (1996), the best location for commercial retail ventures to service the residents of the community is 300 West. With commercial and mixed use zoning districts in place, a neighborhood scale commercial nucleus should be developed along the 300 West corridor. Steps should be taken to entice new retail services to this area as well as providing incentives for existing businesses to upgrade their properties. In addition, the mixed use zoning district will provide opportunities for additional commercial or commercial/residential land uses to develop. A primary goal is to encourage community oriented businesses that will provide a high level of visual quality and property maintenance.

## NEIGHBORHOOD COMMERCIAL

### *Overview*

Neighborhood Commercial land uses, defined as providing for small scale commercial uses that can be located within residential neighborhoods without having significant impact upon residential uses, are rare in the Capitol Hill Community. Examples of existing Neighborhood Commercial include neighborhood markets on 300 West and 600 North and gas stations on 200 North and 600 North.

### *Planning Issues*

Historically, neighborhood commercial sites were located throughout the community. Over time, many of

these structures have been demolished and others have been converted to non-commercial uses. There are a limited number of these historic commercial structures throughout the Capitol Hill Community which might be suitable for neighborhood oriented commercial uses. The reuse of these structures as commercial uses can be a positive amenity for the neighborhood because they provide needed services to the community. Such commercial uses have the potential to fill needs within the immediate area, and could help to eliminate some vehicle trips which residents currently undertake. However, the commercial uses should not negatively impact the adjacent residential uses. Regulations to encourage pedestrian orientation, limit hours of operation, discourage loitering and other undesirable activities should be enacted to ensure the use is conducive to a neighborhood setting. The reuse of such structures for commercial purposes should only be allowed after notifying adjacent property owners (including those across the street) and the community council.

Most of the existing neighborhood commercial uses are located on the major arterial streets of 300 West and North Temple but tend to service the commuter and tourist rather than the resident. Most of these uses cater to vehicular traffic and provide few pedestrian oriented amenities. Because of the scale and location, many residents, once in their vehicles, travel out of the community rather than patronize these existing local neighborhood businesses.

The development of appropriate neighborhood oriented retail services in the Community, which cater to both vehicular and non-vehicular patrons will help improve the livability of the community.

### *Policies*

- Maintain existing neighborhood oriented commercial land uses and encourage new neighborhood commercial uses in areas where appropriate such as 300 West.

### *Action Items*

- Amend the existing Capitol Hill Community Zoning Map to place incompatible commercial activities in residential neighborhoods in a non-conforming state as the means of phasing them out.
- Create a new ordinance which encourages the reuse of small neighborhood commercial structures to provide neighborhood commercial uses where appropriate.

## NEIGHBORHOOD SHOPPING NODE

### *Overview*

The Neighborhood Shopping Node provides a clustered environment for efficient and attractive neighborhood oriented commercial shopping and services to service the needs of the community.

### *Planning Issues*

The West Capitol Hill Neighborhood Plan encourages neighborhood shops to locate on the east side of 300 West Street between 500-600 North Streets to provide a nucleus of neighborhood oriented commercial uses for the Capitol Hill Community. The neighborhood shopping node should be developed with a sensitivity to the historic architecture of the neighborhood. Retail uses built to the front property line are typical. Height of one or two stories is also compatible. Uses which are



**Attachment E**  
**Department Comments**

## **Department Comments**

### **Engineering**

**Assigned Date**

05/26/2011

**Assigned to**

Randy Drummond

**Current Status**

Complete

**Action By**

Scott Weiler

**Comments**

Public Way Improvements requiring replacement as part of this approval: 200 North: Entire drive approach and three sidewalk panels 200 West: One panel in the drive approach

**End Time:**

### **Transportation**

**Assigned Date**

05/26/2011

**Assigned to**

Barry Walsh

**Current Status**

Complete

**Action By**

Barry Walsh

**Comments**

No drawing record found in DOX. existing service building. No change proposed to existing site indicated. Suggest site parking and circulation be designated per current standards with ADA compliance.

**Due Date**

05/26/2011

**Assigned to Department**

Engineering Engineer

**Status Date**

07/06/2011

**Overtime:**

No

**Start Time:**

**Due Date**

05/26/2011

**Assigned to Department**

Transportation

Technician

**Status Date**

06/21/2011

**Overtime:**

No

**All other departments and divisions had no comment.**

**Attachment F**  
**Additional Information**



Figure 12. Gas stations have a long history of reuse (and abandonment and reuse again). By 1942 this gas station in Tulsa, OK, was already being reused as a bar. At one time the front island shed (on the left) functioned as a locksmith's shop but was vacant at the time of the photo. Photo: Library of Congress, Prints and Photographic Division, LC-USW3-9523-D.

rehabilitate them in ways sensitive to the features that make them distinct (Fig. 13). Drawing upon customer loyalty, good service, and fair prices, as well as favorable locations, such operators have found successful ways to do business when faced with such potential limitations as small lot sizes, more traditional building interior plans, and a less flashy contemporary look. They help distinguish their businesses by using history as an attractive quality. Appealing to the nostalgia of consumers they retain old signs (in combination with necessary new signage) and emphasize good building maintenance as a reflection of good car maintenance.

Even the continuing use of a gas station for its original function is accompanied by change—from periodic reworking of standardized petroleum signs to the current emphasis on larger canopies. Alterations are often the result of shifting relationships between station



Figure 13. Essentially unchanged since its construction in 1950, this service station in Canisteo, NY, is currently owned and operated by the son of the original owner. Photo: Debra Jane Seltzer.

operators and petroleum suppliers, shifts hastened by the trend to mega mergers among the petroleum industry and the rush to rebrand their station outlets. Accommodating larger sales areas, especially for food and carry-outs, has been a challenge confronting the operators of surviving historic stations. Various approaches have been used including placing an addition on a secondary elevation, or introducing an expanded sales area in one or more of the service bays.

**Traditional Reuse.** As in the past, it is common for vacant gas stations to be adapted for use by car-related businesses. Such traditional reuses often require only minimal alterations to the building and site. When an owner decides to discontinue the sale of gasoline and concentrate on auto maintenance and repair using the existing service bays, the only requisite change may be to remove the pump island. Gas stations are easily converted to used car dealerships. The stations' lucrative corner lots provide parking space and visibility, and their existing sales areas are converted to office space with just a change in furnishings. A more recent trend has been for historic stations to be reused for car rental franchises, again requiring only modest changes to the existing structure.

**New Reuse.** Historic gas stations have shown in the past to be attractive properties for new uses unrelated to automobiles. The combination of clearly-defined sales areas and larger, more open unfinished service bays make historic stations easily adaptable to a variety of functions. In many cases, their locations on intersections and along busy streets remain attractive for commercial use. They are often ideal, affordable sites for start-up businesses (Fig. 14).

Successful rehabilitation projects have converted historic stations for use as restaurants, cafes, bakeries, medical supply stores, antique shops, visitor centers, and offices



Figure 14. Abandoned gas stations make ideal homes for start-up businesses. In 1978 the first Ben and Jerry's Scoop Shop opened in a converted station in Burlington, VT. Photo: Ben & Jerry's Homemade, Inc.

## Gas Station Restoration Projects

A gas station restoration project depicts the form, features, and character of a building as it appeared at a particular period of time. Restorations involve removal of features from other periods in the station's history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within such a project. In recent years a number of gas stations have been restored for various uses. Occasionally, the property continues to operate as a gas station. It is increasingly popular to restore gas stations for use as museums or history centers, with exhibits on the station's history, the history of a local community or that of an important adjacent highway. Surviving remnants of historic roads like Route 66 feature gas stations bypassed by the interstate system that are now restored and patronized by tourists and the local community. These restored gas stations often become popular attractions and outdoor meeting places, especially for classic car fans and motorcycle enthusiasts.

Depending on the new use, some restorations are complete down to the installation of historic (replica or rebuilt) pumps, signage, and even period products on the sales area shelves. Others have involved a physical restoration of the exterior and interior, but utilize the sales area as a museum or office for a local organization.



*This 1932 Standard Oil Filling Station, located on the original Route 66 in Odell, IL, was purchased by the town and restored by Odell Tourism and Community Development Board, the Route 66 Preservation Committee of Illinois and many other volunteers and contributors. It functions as a museum and visitor center. Photo: John and Lenore Weiss and the Route 66 Preservation Committee of Illinois.*

for local business organizations and non-profit groups. Service bays have been converted to art galleries, photo studios, seating areas for restaurants, and open office space. Some stations have even been rehabilitated for residential use. As gas stations are increasingly recognized as historically significant in their own right, the need to preserve important features of the historic design when adapting the property to new functions has received greater attention.

## Rehabilitation Considerations

There are several considerations common to historic gas station rehabilitation projects regardless of whether the structure undergoes a change in use. Well-planned rehabilitation projects are built upon a documented understanding of the property's history combined with an assessment of its significant surviving historic features—some of which have been discussed in the Understanding Significance section. A rehabilitation should be designed so that it preserves the important characteristics of the gas station, and avoids damage or unnecessary removal of historic features or materials.

**Exterior.** Retaining the form of a historic gas station is an important component of any preservation project. This is especially true of early shed stations and unusually-shaped programmatic designs that derive much of their significance from their form. The latter can be particularly difficult to alter sensitively without diminishing their historic significance. Throughout a rehabilitation project, modest structures should remain modest; box-shaped buildings should remain boxes, and extended, rectangular structures should retain their shape.

On many larger gas stations it may be possible to construct a modest addition as part of a reuse project. Successful additions are appended to secondary elevations, preferably the rear. Such additions should be smaller and no taller than the existing structure, be compatible with the original gas station's shape, and be similar yet distinguishable from the historic construction. Enclosing the outside area beneath the canopy with solid or glazed walls as a means of obtaining additional interior space will significantly alter the character of the property and should not be undertaken.

It is recommended that surviving historic roofs that are highly visible be repaired, and when necessary replaced, using the same material. In some cases, new roof products that accurately replicate the color, texture, shape, size, thickness, and profile of historic tiles and shingles may be suitable for use as replacements. Asphalt shingles are rarely an appropriate substitute for historic clay tiles or for slate or wood shingles where the roof is a distinctive feature of the building's design. An addition with a pitched

roof would not be compatible with a historic flat-roofed Modernist or utilitarian structure.

Sensitive rehabilitation projects favor historic window repair rather than replacement whenever possible. Gas station windows traditionally were made of wood, steel, and later, aluminum. Excepting sheet glass display windows, they usually featured operable sash. Wood and steel windows may require repair work beyond painting and reglazing. Repairs to damaged wood members (sill, frame, sash, or muntin) are typically undertaken by an experienced carpenter utilizing a wood dutchman or, where appropriate, through application of a wood epoxy treatment. Steel windows can often be repaired as well. It may be necessary to replace one or more windows either because they are too deteriorated to be repaired or because they are second generation windows that are incompatible with the building's historic character. A new stock window may be acceptable on a rear elevation provided the window is sized to fit the existing opening. Windows that require replacement on the front and prominent side elevations obviously require more attention to historic detail, carefully matching the design, shape, and appearance of the historic units.

Doors to the sales office, service area, and restrooms entered from the outside were made of either wood or metal (steel and later aluminum). Methods for repairing historic doors again follow traditional carpentry or metalwork methods. Often the existing doors are not original. If they need to be replaced, new doors should be compatible with the historic character of the building. Where the historic door opening is not a standard size, a custom door can be made to fit rather than blocking the opening to fit a stock door (see the discussion of ADA requirements below). Key features of doors should be identified, including the ratio of glazing to solid material in the door; whether a door traditionally had panels or was glazed; whether a door exhibited certain features reflecting the building's specialty design, and the degree of setback within the opening. Fully glazed doors should not be replaced with stock paneled doors purchased at a home improvement store.

If a historic door opening is no longer needed and the opening is on a main facade, either the existing door or a matching new one can be fixed in place. Since former restroom exterior doors tended to be on the side of the building, it may be possible to infill the opening in an appropriate manner. This is accomplished by recessing the new wall within the existing or new door frame (Fig. 15). Avoid placing infill material flush with the exterior wall in a manner that would erase evidence of the former restroom door opening.

Service bay doors are often among the most prominent features of a historic gas station. Except for the earliest versions, service bay doors typically featured a grid configuration of solid or glass panels. By the 1940s it was not uncommon for the glass panes used in



*Figure 15. The historic restroom door to the right of the display window was closed off (and entry provided on the inside) when this former gas station in Grand Rapids, MI was converted to a carry-out restaurant. A flush panel was recessed in the opening to identify the historic location of the door. Photo: M Buck Studios.*

these panels to extend in rows from the bottom to the top of the door. Where wood doors have survived, they can usually be repaired using regular carpentry methods, sometimes augmented by epoxy applications. Segmental overhead doors made of aluminum or steel were the most common service bay door type from the 1930s on. If a historic overhead door survives it should be repaired whenever possible. If the existing service bay door is a later replacement that is compatible with the historic character of the building, there are the options of retaining or replacing it with one of a similar compatible design or with a reproduction of the historic door. For a further discussion of rehabilitation options, see the Service Bay Doors section on page 13.

**Interior.** Every effort should be made to retain and, when necessary, repair historic interior features that characterize the gas station. A range of new functions can be accommodated within the historic form and interior layout without altering the overall character of the space. Some projects require no change to the interior. If a gas station is rehabilitated for continued use as a gas station or is reused for an auto detailing shop, for example, significant alteration to the interior may be unnecessary. Some new functions— satellite police stations, tourist offices, drive-thru coffee shops, and galleries—may also require only limited alteration of interior spaces (Fig. 16). Larger structures with service bays are easily adapted for retail and restaurant uses.

Restaurants inserted into former gas stations often locate the kitchen and counter area where the sales and rear office area used to be; the service bays function as the dining room and are left undivided. Historic service bay doors can be retained and upgraded for energy conservation. If kept operable they can be opened in warm weather to provide the feel of outdoor dining.

Another common reuse is to convert the station to offices. The original sales area becomes a reception room, private offices are located in the rear, and the former service bays are converted to an open plan office. It may even be possible to retain the original sales counter as a reception desk.

The typical configuration of enclosed sales and office areas connected to larger, open service bays can accommodate a variety of new uses. In all cases, the distinction between the various historic interior spaces should be maintained and carried over to the new layout. If a particular reuse scheme requires extensive interior alteration, giving the space an entirely new character, it is likely that the new use is not appropriate for the historic building.

When a rehabilitation is substantial or when the rehabilitated building will be open to the public, it may be necessary to make some alterations in order to comply with the Americans with Disabilities Act (ADA) and local building code requirements. If the floor is uneven from room to room, as when the office or sales area steps down into the service bays, it may be necessary to install a ramp that slopes between the different grades. When the difference in height is only a few inches and the historic floors are nondescript, another approach may be to raise the entire lower floor to match the position of the higher level.

Restrooms are commonly an area of concern when it comes to accessibility. Historic gas station restrooms are small and typically have door openings narrower than those specified in ADA guidelines. Where there are multiple toilet stalls, a solution is to remove one of the toilets and the partition to provide sufficient space. Another common technique is to convert two separate restrooms into a single unisex restroom (Fig. 17). When two restrooms are converted to one, the women's exterior entrance is usually closed off and, if necessary, the interior doorway is widened. It may also be possible to construct new rest room space along the rear wall of the service bay or as a small addition on the rear elevation. This new construction should be designed to blend with the historic structure yet plainly read as a later addition.

**Canopies, Signs, and Site.** Because canopies, if present, are central to the appearance and function of historic gas stations, it is important to retain and repair them. Canopies featuring wood or steel beams supported on wood, steel, or masonry piers are rarely difficult to repair. Cantilevered canopies without supports, however, may require more significant intervention where they are connected to the station. Insufficient reinforcement in the original construction



Figure 16. A postwar Stylized Box-type station in Newport, RI, was rehabilitated and converted to an art gallery. The service bays (here showing side and rear walls) provide open gallery space while the small sales area (left) continues its historic retail function.

and subsequent deterioration can cause the canopies to deflect and damage the main structure. Deteriorated canopies dating from the 1960s that feature custom plastic fascia panels may require replacement pieces molded to match the existing materials. Custom steel trusswork, either in the supporting pier or the canopy itself, if it is deteriorated beyond repair can be replicated with newly-fabricated members matching the existing features. It may be possible to replace missing canopies with new ones based on historic documentation (Fig. 18).

Aggressive marketing, corporate standardization, frequent changes in suppliers, and frequent changes in use contribute to the ephemeral nature of gas station

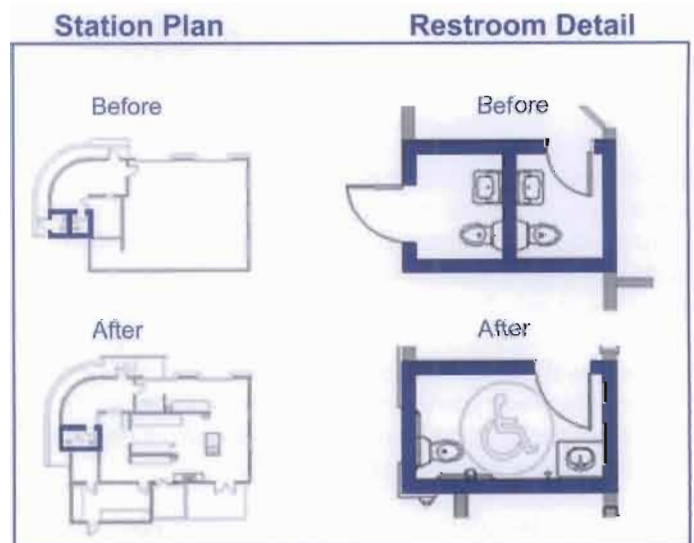


Figure 17. A plan of the same station shown in Figure 15, illustrates how the historic men's and women's rooms were combined to make a single accessible restroom. Drawing: Lot13Metz Architecture.