

# PLANNING COMMISSION STAFF REPORT

**Form Based Code for West Temple Gateway  
Zoning Text and Map Amendment  
Petition No. PLNPCM2011-00640  
Located approximately between 700 South Street and  
Fayette Avenue (975 South), and between  
West Temple Street and 300 West Street  
October 24, 2012**



Planning Division  
Department of Community  
& Economic Development

**Applicant:**

Mayor Ralph Becker FAICP

**Staff:**

Michael Maloy, AICP  
801-535-7780  
michael.maloy@slcgov.com

**Current Zone:**

D-2 Downtown Support District, RMF-75 High Density Multi-Family Residential District, and T Transitional Overlay District

**Master Plan Designation:**

Central Business District Support, Central Community Master Plan (adopted 2005)

**Council District:**

District 4, represented by Luke Garrott, and District 5, Jill Remington Love

**Community Council:**

Ballpark Community Council  
Elke Phillips, Chair

**Total Area of Lots:**

- Area of proposed FBUN1 ≈ 5.95 acres
- Area of proposed FBUN2 ≈ 33.58 acres

**Current Uses:**

Various residential and commercial uses

**Applicable Land Use Regulations:**

- 21A.06.030 Planning Commission
- 21A.30.030 D-2 Downtown Support District
- 21A.24.150 RMF-75 High Density Multi-Family Residential District
- 21A.34.030 T Transitional Overlay District
- 21A.50.050 Standards for General Amendments

**Attachments:**

- Petition Initiation Request
- Proposed Zoning Text
- Proposed Zoning Map
- Planning Commission Minutes
- Public Comments
- Department Comments

## ***Request***

Mayor Becker is requesting an amendment of the official Salt Lake City Zoning Ordinance and Map for properties located approximately between 700 South Street and Fayette Avenue (975 South), and between West Temple Street and 300 West Street, excluding properties located between 700 South Street and 800 South Street, and between West Temple Street and 200 West Street.

The proposal includes the establishment of two new “form based” zoning districts, and amendment of the Zoning Map from D-2 Downtown Support District and RMF-75 High Density Multi-Family Residential District to FB-UN1 and FB-UN2 Form Based Urban Neighborhood District for the aforementioned subject properties. The amendment will also eliminate the T Transitional Overlay District from affected properties.

The purpose of the zoning amendment is to ensure future development will enhance residential neighborhoods and encourage compatible commercial development in compliance with applicable master plans.

The Planning Commission is required to transmit a recommendation to the City Council for Zoning Amendment requests.

## ***Recommendation***

Based on the findings listed within 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 relating to this request.

## ***Recommended Motion:***

Based on testimony received, plans presented, and the findings listed within the staff report, I move that the Planning Commission transmit a favorable recommendation to the City Council relating to Petition PLNPCM2011-00640 to adopt the Form Based Urban Neighborhood Districts ordinance, and amend the Zoning Ordinance Map from D-2 Downtown Support District, RMF-75 High Density Multi-Family Residential District, and T Transitional Overlay District to FB-UN1 and FB-UN2 Form Based Urban Neighborhood District for properties located approximately between 700 South Street and Fayette Avenue (975 South), and between West Temple Street and 300 West Street, excluding properties located between 700 South Street and 800 South Street, and between West Temple Street and 200 West Street, as illustrated in Attachment C – Proposed Zoning Map.

# VICINITY MAP



## **Background**

### **Project Description**

Under the direction of Mayor Ralph Becker, the Salt Lake City Planning Division is processing Petition PLNPCM2011-00640 to amend the Salt Lake City Zoning Ordinance and Map for properties located within the West Temple Gateway Redevelopment Agency Project Area (see Attachment A – Petition Initiation Request). The purpose of the amendment is to introduce zoning that is compatible with the Central Community Master Plan (published 2005) and reflective of recommendations found within the West Temple Gateway & Granary District Redevelopment Strategy report (published 2011).

The following are key objectives being addressed in the proposal (see Attachment B – Proposed Zoning Text):

- Improve neighborhood vitality and viability.
- Allow for more flexibility with regard to use.
- Encourage a higher quality building design.
- Encourage more active sidewalks.
- Improve pedestrian safety.
- Improve sidewalk and street facing building relationship and interaction.
- Provide healthier pedestrian spaces in or adjacent to the public right-of-way.
- Support a mix of commercial and residential development.
- Strengthen the character of single-family home clusters on Montrose, Jefferson, and Washington Streets.
- Focus taller buildings and higher densities along major arterials and commercial corridors and away from single family home clusters.
- Discourage auto-oriented site planning and building design.
- Encourage transit-oriented site planning and building design.

The proposal will impact approximately 238 parcels that contain approximately 39.53 acres of private property (see Attachment C – Proposed Zoning Map):

Current Zoning District	Proposed Zoning District	Total Number of Parcels	Total Area of Parcels
RMF-75 District	FB-UN1 District	59	≈ 5.95 acres
D-2 District	FB-UN1 District	8	≈ 0.63 acres
D-2 District	FB-UN2 District	171	≈ 32.95 acres

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

The following is a list of public meetings related to the proposed project:

- Open House meeting held on June 26, 2012.
- Open House meeting held on June 28, 2012.
- Salt Lake City Redevelopment Agency briefing held on July 17, 2012.
- Open House meeting held on July 31, 2012.
- Open House meeting held on August 1, 2012.
- Ballpark Community Council held on July 5, 2012.
- Planning Commission “issues only” hearing held on September 26, 2012 (see Attachment D – Planning Commission Minutes and Attachment E – Public Comments).

Notice of the public hearing for the proposal includes:

- Public hearing notice mailed October 11, 2012
- Public hearing notice posted on City and State websites October 11, 2012
- Public hearing notice emailed to Planning Division list-serve October 11, 2012

## City Department Comments

The comments received from pertinent City Departments and Divisions are attached to this staff report (see Attachment F – Department Comments). The Planning Division has not received comments that cannot reasonably be fulfilled or that warrant denial of the petition.

## Analysis and Findings

### Findings

#### 21A.50.050 Standards for general amendments.

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.

B. In making a decision to amend the zoning map, the city...should consider the following factors:

**1. Whether the proposed map amendment is consistent with the purposes, goals, objectives, and policies of the City as stated through its various adopted documents;**

**Analysis:** The subject properties are within the “south sub district” of the Central Community Master Plan (adopted 2005) and are therefore subject to its policies and goals. A portion of the subject properties are also within the geographic area covered by the Salt Lake City Downtown Plan (adopted 1995) and the Gateway Specific Plan (adopted 1998).

Upon reviewing the applicable plans, staff determined that there are numerous goals, objectives, and policies that support the proposal, some of which have been listed below:

- **Goal** – Protect and improve the quality of life for everyone living in the community, regardless of age or ability (page 3, Central Community Master Plan).
- **Goal** – Provide opportunities for smarter and more creative development practices to better serve the community (page 3, Central Community Master Plan).
- **Goal** – Prevent inappropriate growth in specific parts of the community (page 3, Central Community Master Plan).
- **Goal** – Encourage specific types of growth in designated parts of the community (page 3, Central Community Master Plan).
- **Objective** – The “south sub-district” is ideally located for uses that complement and support the Central Business District such as distribution, catering and incubator settings where small businesses can develop and grow (page 4, Central Community Master Plan).
- **Commercial Land Use Policy** – Encourage neighborhood-friendly commercial land use areas in the Central Community that are compatible with the residential neighborhood character, scale, and service needs and support the neighborhood in which they are located (page 11, Central Community Master Plan).
- **Urban Design Policy** – Ensure that the design of infill development is compatible with the aesthetic appearance of neighborhoods (page 19, Central Community Master Plan).
- **Urban Design Policy** – Administer urban design through zoning regulations where possible (page 19, Central Community Master Plan).

**Finding:** The proposed Zoning Map amendment is consistent with the purposes, goals, objectives, and policies of the City as stated in the Central Community Master Plan.

2. **Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance:**

**Analysis:** The Central Community Master Plan directs the future development of the subject area through goals and strategies. The goals and strategies are achieved through implementation measures such as Title 21A Zoning, which establishes applicable statutes and development standards that reflect the master plan.

If approved, the proposed amendment will establish a new Chapter, entitled Form Based Zoning Districts, within Title 21A Zoning of the Salt Lake City Code. As such it is appropriate to review the proposal with respect to the “purpose and intent” statement for the Zoning Title, which is listed below:

The purpose of this title is to promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Salt Lake City, to implement the adopted plans of the city, and to carry out the purposes of the municipal land use development and management act, title 10, chapter 9, of the Utah Code Annotated or its successor, and other relevant statutes. This title is, in addition, intended to:

- A. Lessen congestion in the streets or roads;
- B. Secure safety from fire and other dangers;
- C. Provide adequate light and air;
- D. Classify land uses and distribute land development and utilization;
- E. Protect the tax base;
- F. Secure economy in governmental expenditures;
- G. Foster the city's industrial, business and residential development; and
- H. Protect the environment.

The “statement of intent” for the proposed Form Based Zoning Districts ordinance is:

. . . to provide zoning regulations that *focus on the form of development*, the manner in which *buildings are oriented towards public spaces*, the *scale of development*, and the *interaction of uses* within the city. The form based zoning districts *provide places for people to live, work, and play* within a close proximity. The regulations place emphasis on the built environment over land use (italics added for emphasis).

Furthermore, the purpose statement of the FB-UN1 and FB-UN2 Urban Neighborhood Zoning District is to create an urban neighborhood that provides the following:

- Options for housing types;
- Options in terms of shopping, dining, and fulfilling daily needs within walking distance or conveniently located near mass transit;
- Transportation options;
- Access to employment opportunities within walking distance or close to mass transit;
- Appropriately scaled buildings that respect the existing character of the neighborhood;
- Safe, accessible, interconnected networks for people to move around in; and
- Increased desirability as a place to work, live, play, and invest through higher quality form and design.

**Finding:** The proposed zoning text and map amendments further the specific purpose statements of the Zoning Title by implementing the adopted plans of the City, which in this case is primarily the Central Community Master Plan.

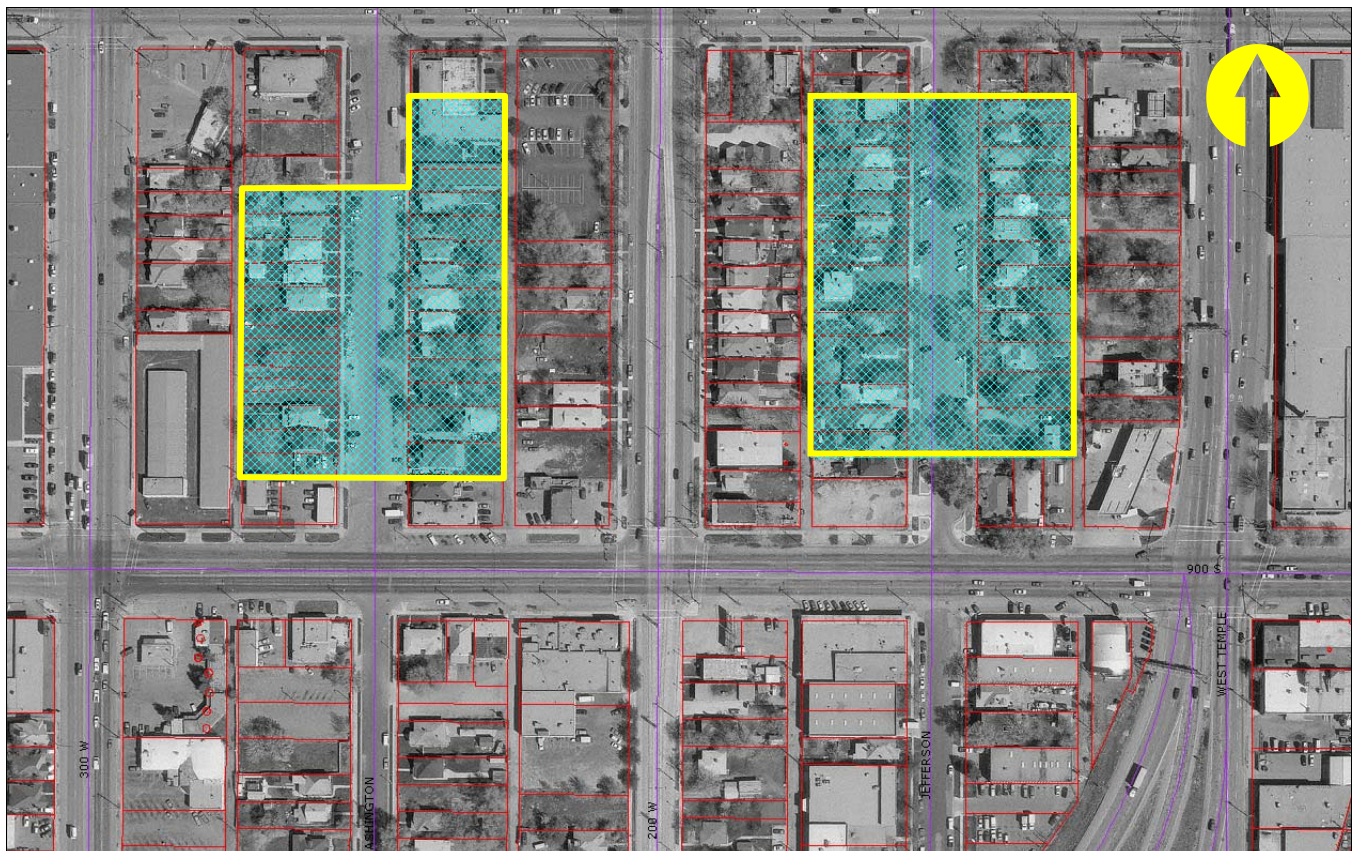
**3. The extent to which a proposed map amendment will affect adjacent properties;**

**Analysis:** The intent of the proposal is to encourage compatible development with existing and adjacent land uses. One element of the proposal that reflects this intent is a reduction in potential building heights from 75 feet in the RMF-75 District, and 120 feet in the D-2 District, to 30 feet in the FB-UN1 District, and 65 feet in the FB-UN1 District. The height reduction, when combined with other elements of the proposed zoning districts, will likely “flatten out” development into “pedestrian scaled” structures that are more conducive to forming a mixed-use transit-oriented urban neighborhood. In general, public comments have been supportive of the proposal (see Attachment E – Public Comments).

**Finding:** Staff finds the proposed code and map amendments will have a positive impact on adjacent properties.

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

**Analysis:** A portion of the “subject property” is currently subject to additional restrictions contained within the T Transitional Overlay District. The T Transitional Overlay District primarily encompasses residential dwelling units along Jefferson Street (140 West) and Washington Street (240 West) between 800 South Street and 900 South Street (see highlighted parcels on following map):



As cited within section 21A.34.030 of City Code, the purpose of the T Transitional Overlay District is:  
. . . to allow for the *redevelopment of certain older residential areas for limited commercial and light industrial uses*. This district is intended to provide a higher level of control over such activity to ensure that the use and enjoyment of existing residential properties is not substantially diminished by future nonresidential redevelopment. *The intent of this district shall be achieved by designating certain nonresidential uses as conditional uses within the overlay district* and requiring future redevelopment to comply with established standards for compatibility and buffering as set forth in this section (italics added for emphasis).

Whereas the intent of the “form based code” is to permit and regulate complementary commercial and residential land uses within an urban neighborhood—in an efficient manner—staff recommends removal of all conditional uses from the district. As such, staff finds the T Transitional Overlay District incompatible with the proposal because the overlay allows the following conditional uses—*all of which are specifically not permitted within the proposed FB-UN1 Urban Neighborhood Zoning District*:

1. Light manufacturing and industrial assembly uses;
2. Warehouse and wholesale uses in which goods and materials are stored in completely enclosed buildings;
3. Offices;
4. Furniture and appliance repair shops;
5. Commercial photography studios and photofinishing laboratories;
6. Retail goods establishments;
7. Retail services establishments;
8. Medical and dental offices and clinics; and
9. Medical laboratories.

**Finding:** Based on a review of the “statement of intent” for the Form Based Zoning District, and the “specific intent” of the proposed FB-UN1 and FB-UN2 Urban Neighborhood Zoning Districts, staff finds that the provisions of the T Transitional Overlay District are not compatible with the proposed zoning amendment. The proposal seeks approval to replace the T Transitional Overlay District with the FB-UN1 and FB-UN2 Urban Neighborhood Zoning District, which would eliminate any conflicts between the existing overlay and proposed zoning districts.

**5. 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 water drainage systems, water supplies, and wastewater and refuse collection.**

**Analysis:** The proposed zoning amendment has been reviewed by the Salt Lake City Police Department, Fire Department, Public Utilities Department, City Engineer, Transportation Division, and Open Space Division, all of which recommended approval (see Attachment F – Department Comments). Where there are deficiencies, derived from new commercial uses or an increase in residential density, new development will be required to upgrade utility services when it is determined that existing services are inadequate. Certain impact fees are collected for new development that is intended to provide adequate services as the City grows. Due to the proximity to transit, it is anticipated that existing transportation infrastructure is adequate.

**Finding:** Staff finds that the 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 water drainage systems, water supplies, and wastewater and refuse collection, are adequate or will be made adequate to support the proposed zoning amendment.

## **Alternatives**

Based on comments received, the Planning Commission may consider the following alternatives (among others):

1. Remove residential parcels on Montrose Avenue from zoning map amendment.
2. Require compliance with existing minimum parking regulations.
3. Remove proposed maximum parking limitations.
4. Increase height of building forms allowed in the FB-UN2 District to 6 stories and 75 feet.

## **Commission Options**

The Planning Commission has four options:

1. Agree—the Commission may agree with the proposed zoning amendment and vote to transmit a positive recommendation to the City Council.
2. Modify—the Commission may agree to modify the zoning amendment or exclude one or more of the parcels from the proposed amendment, however any modifications to the proposal must be within the scope of the public notice.
3. Table—the Commission may vote to “table” or “continue” the petition to a future meeting and direct staff to conduct additional research or propose alternative recommendations.
4. Disagree—the Commission may disagree with the proposed zoning amendment and vote to transmit a negative recommendation to the City Council.

## **Potential Motions**

### **Consistent with Staff Recommendation:**

Based on testimony received, plans presented, and the findings listed within the staff report, I move that the Planning Commission transmit a favorable recommendation to the City Council relating to Petition PLNPCM2011-00640 to adopt the Form Based Urban Neighborhood Districts ordinance, and amend the Zoning Ordinance Map from D-2 Downtown Support District, RMF-75 High Density Multi-Family Residential District, and T Transitional Overlay District to FB-UN1 and FB-UN2 Form Based Urban Neighborhood District for properties located approximately between 700 South Street and Fayette Avenue (975 South), and between West Temple Street and 300 West Street, excluding properties located between 700 South Street and 800 South Street, and between West Temple Street and 200 West Street, as illustrated in Attachment C – Proposed Zoning Map.

### **Not Consistent with Staff Recommendation:**

Based on testimony received, plans presented, and the following findings, I move the Planning Commission transmit a negative recommendation to the City Council relating to Petition PLNPCM2011-00640 to amend the Zoning Ordinance and Map from D-2 Downtown Support District and RMF-75 High Density Multi-Family Residential District to FB-UN1 and FB-UN2 Form Based Urban Neighborhood District for properties located approximately between 700 South Street and Fayette Avenue (975 South), and between West Temple Street and 300 West Street, excluding properties located between 700 South Street and 800 South Street, and between West Temple Street and 200 West Street, as illustrated in Attachment C – Proposed Zoning Map.

The Planning Commission shall make findings on the Zoning Amendment standards as listed below:

1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the City as stated through its various adopted planning documents;
2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance;
3. The extent to which a proposed map amendment will affect adjacent properties;
4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and
5. 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 water drainage systems, water supplies, and wastewater and refuse collection.



**Attachment A**  
**Petition Initiation Request**



# Petition Initiation

SCANNED TO: Mayor  
SCANNED BY: Ractel  
DATE: 10.12.11

# Request

Planning Division  
Community & Economic Development Department



To: Mayor Becker

From: Wilf Sommerkorn, Planning Director

Date: October 12, 2011

CC: Frank Gray, Community & Economic Development Director; Mary De La Mare-Schaefer, Community & Economic Development Department Deputy Director; Cheri Coffey, Assistant Planning Director; Nick Norris, Planning Manager; DJ Baxter, RDA Director, file

Re: Initiate Petition to amend the zoning map in the West Temple Gateway RDA project area.

The Planning Staff is requesting that you initiate a petition to analyze the current zoning map for properties located within the West Temple Gateway Redevelopment Agency Project Area (see attached map). The purpose of the zoning map amendment is to make the zoning consistent with the Central Community Master Plan, further the goals of the RDA project area, and consider the appropriateness of the recently completed "West Temple Gateway Project Area Implementation Guide."

The following zoning districts are currently found within the West Temple Gateway RDA Project Area:

- D2 Central Business District Support
- RMF-75 High Density Multi-Family Residential

The Future Land Use Map found in the Central Community Master Plan designated the area as "Central Business District Support." Although the D-2 zoning district is a downtown support district, there are a number of zoning issues that are not compatible with the goals of the RDA or the changing character of the area as a mixed used neighborhood.

The West Temple Gateway Implementation Strategy recommends that the City make the following changes to the official zoning map:

- Make zoning modifications to encourage compatible and appropriate uses in a mixed use environment;
- Protect existing low to moderate density residential uses;
- Implement appropriate design standards and guidelines.

The Planning Division will do an analysis of the existing zoning districts already adopted by the City to determine if there are existing zoning district that can fulfill the above strategies. This study may result in proposed changes to the text of the zoning ordinance and possibly the Central Community Master Plan. A map of the area is attached.

The West Temple Gateway Implementation Strategy recommends creating zoning overlay districts to the area in order to address incompatible land use issues and to apply applicable design standards and guidelines. This approach would not necessarily require zoning map amendments for properties zoned D-2, but would require the creation of a new zoning overlay district and design guidelines. The findings of the study may result in an amendment to the Transitional Overlay District, which covers portions of the area or text amendments to the base zoning districts for the purpose of adding design standards.

The Planning Division will go through a public process to identify the issues in the West Temple Gateway area, hear the concerns and desires of property owners, residents, and business owners and other stakeholders. The zoning map amendment will go through the legal adoption process, with the Planning Commission making a recommendation to the City Council and the City Council making the final decision

The recently funded RDA planner will be the primary staff resource dedicated to the proposal. This position was funded by the Council for a one year period specifically to implement necessary zoning amendments in the RDA project areas. The RDA has identified the zoning amendments in the West Temple Gateway Project Area as their top priority for the RDA planner.

If you have any questions, please contact me.

Thank you.

***Concurrence to initiating the rezoning petition as noted above.***



**Ralph Becker, Mayor**



**Date**

**Attachment B**  
**Proposed Zoning Text**

## **Chapter 21A.27 Form Based Zoning Districts**

### **21A.27.010 General Provisions**

- A. Statement of Intent: The Form Based Zoning Districts are intended to provide zoning regulations that focus on the form of development, the manner in which buildings are oriented towards public spaces, the scale of development, and the interaction of uses within the city. The form based zoning districts provide places for people to live, work, and play within a close proximity. The regulations place emphasis on the built environment over land use.
- B. How to Use this Chapter: This zoning district places the emphasis on the form, scale, placement, and orientation of buildings. Each subdistrict includes a table of permitted building forms and specific development regulations for each building form. The first step is to identify which subdistrict the property is located in, and then identify what building forms are permitted, and finally what standards apply to the specific building form. Any use listed as permitted is allowed in any building form that is permitted in that subdistrict. All new developments and additions to existing buildings shall comply with the specific requirements of this chapter.

**21A.27.020 Reserved**

**21A.27.030 Reserved**

**21A.27.040 Reserved**

## 21A.27.050 FB-UN1 and FB-UN2 Urban Neighborhood Zoning District

### A. Purpose Statement

The purpose of the FB-UN Urban Neighborhood Zoning District is to create an urban neighborhood that provides the following:

- Options for housing types;
- Options in terms of shopping, dining, and fulfilling daily needs within walking distance or conveniently located near mass transit;
- Transportation options;
- Access to employment opportunities within walking distance or close to mass transit;
- Appropriately scaled buildings that respect the existing character of the neighborhood;
- Safe, accessible, and interconnected networks for people to move around in; and
- Increased desirability as a place to work, live, play, and invest through higher quality form and design.

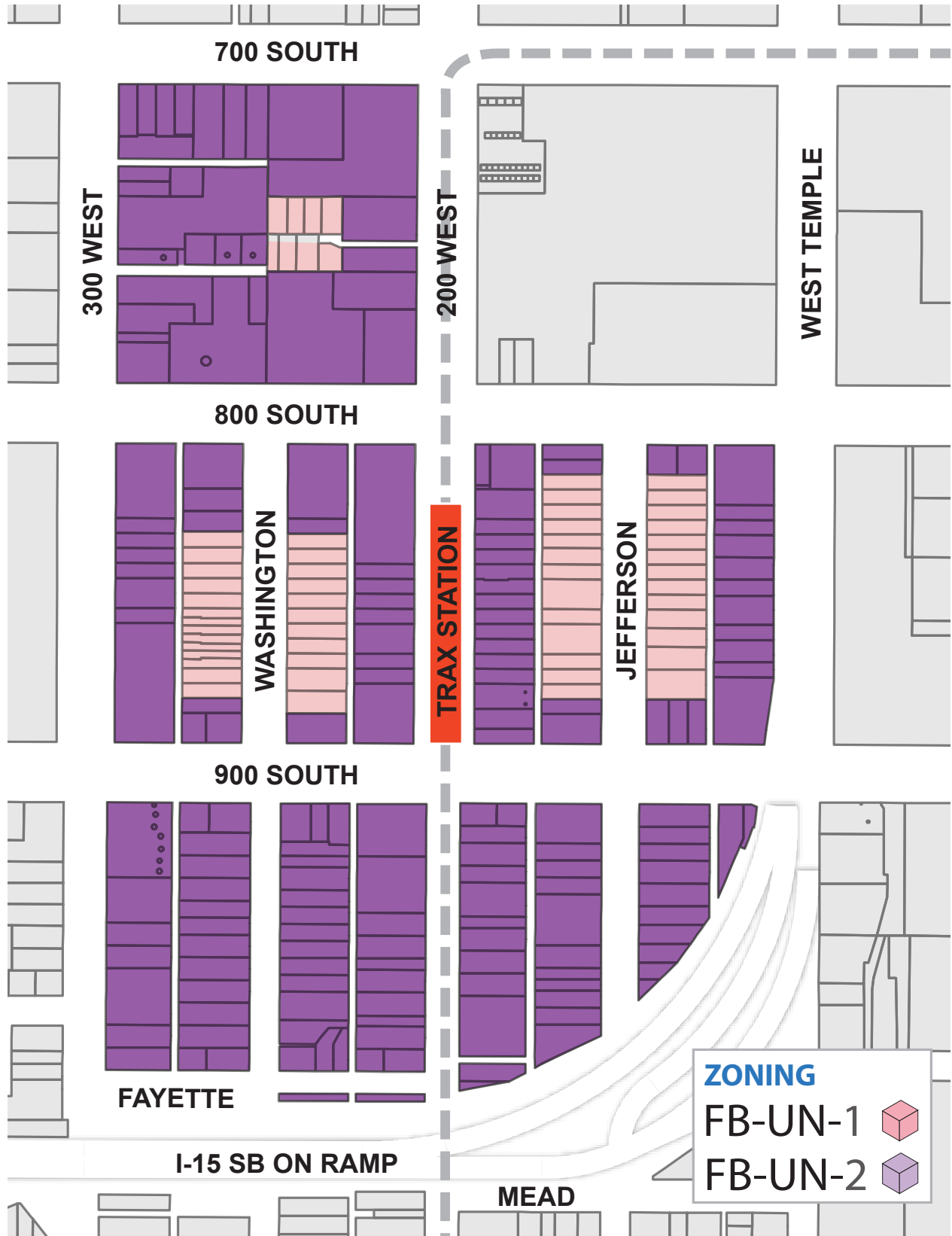
### B. Context Description

The Form Based Urban Neighborhood Zoning District is intended to be utilized on the edges of dense, urban centers, such as Downtown Salt Lake City. It is appropriate in areas with the following characteristics:

1. **Street, Block, and Access Patterns:** A regular pattern of blocks surrounded by a traditional grid of streets that provide mobility options and connections for pedestrians, bicyclists, and automobiles. Blocks include sidewalks separated from vehicle travel lanes by a landscaped park strip. Front yards are landscaped or include active, outdoor uses.
2. **Building Placement and Location:** Residential buildings are generally located close to the sidewalk with a small, transitional, semi-public space, such as a landscaped front yard, that is consistent along the block face. Buildings along arterials are located close to the sidewalk with parking to the side or rear of building.
3. **Building Height:** Building heights on local streets are relatively low and consistent with existing building heights with little variation. Buildings located on arterial streets are generally taller, but may not exceed five (5) stories or sixty-five feet (65').
4. **Mobility:** A balance between pedestrians, bicyclists, transit riders, and motorists exist in the area, and residents are well connected to other parts of the city.

### C. Subdistricts

1. The following subdistricts can be found in the Form Based Urban Neighborhood Zoning District:
  - a. **FB-UN1:** Generally includes small scale structures, up to two-and-one-half (2.5) stories in height, on relatively small lots with up to four (4) dwelling units per lot depending on building type. Development regulations are based on the building type.
  - b. **FB-UN2:** Generally includes buildings up to 4 stories in height, with taller buildings located on street corner parcels, which may contain a single use or a mix of commercial, office, and residential uses. Development regulations are based on building type, with the overall scale, form, and orientation of buildings as the primary focus.
2. **Applicability of Subdistricts:** The regulations of the subdistricts shall apply as indicated in the Regulating Plan Map.



Regulating Plan Map

## D. Specific Intent of Regulations

1. **Design Related Standards.** The design-related standards are intended to do the following:
  - a. Implement applicable master plans;
  - b. Continue the existing physical character of residential streets while allowing an increase in building scale along arterials and near transit stations;
  - c. Focus development and future growth in the City along arterials and near transit stations;
  - d. Arrange buildings so they are oriented towards the street in a manner that promotes pedestrian activity, safety, and community;
  - e. Provide human-scaled buildings that emphasize design and placement of the main entrance/exit on street facing facades;
  - f. Provide connections to transit through public walkways;
  - g. Provide areas for appropriate land uses that encourage use of public transit and are compatible with the neighborhood; and
  - h. Promote pedestrian and bicycle amenities near transit facilities to maximize alternative forms of transportation.
2. **Building Form Standards:**
  - a. Encourage building forms that are compatible with the neighborhood and the future vision for the neighborhood by acknowledging there will be different scaled buildings in the area.
  - b. Arrange building heights and scale to provide appropriate transitions between buildings of different scales and adjacent areas, especially between different subdistricts.
  - c. Guide building orientation through setbacks and other requirements to create a consistent street edge, enhance walkability by addressing the relationship between public and private spaces, and ensure architectural design will contribute to the character of the neighborhood.
  - d. Use building form, placement, and orientation to identify the private, semi-private, and public spaces.
  - e. Minimize the visual impact of parking areas.
  - f. Minimize conflicts between pedestrians, bicyclists, and vehicles.

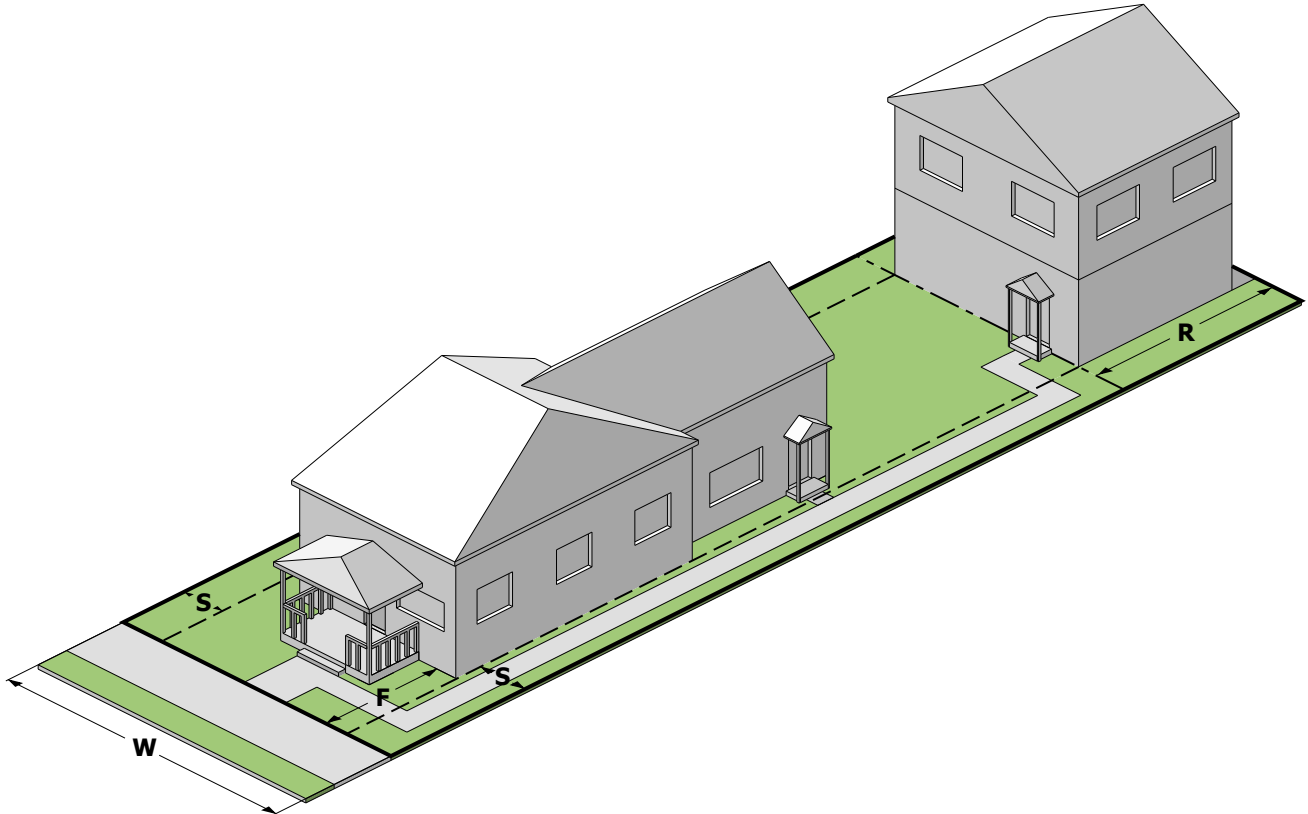
## E. Building Forms

1. The permitted building forms are described in this section. Each building form includes a general description and definition, as well as images of what the building form may look like. Building form images are for informational purposes only and not intended to demonstrate exactly what shall be built. The description and images should be used to classify existing and proposed buildings in order to determine what development regulations apply. The drawings are not to scale. They should not be used to dictate a specific architectural style as both traditional and contemporary styles can be used.



a. **Urban House**

A residential structure with the approximate scale of a single dwelling unit, as viewed from the street, but may contain up to two (2) dwelling units. The structure has a single entry facing the street, a front porch or stoop, and a small front yard. Second units may be arranged vertically (up and down) or horizontally (front and back), but the entry to the second unit is from the side, rear, or interior of structure. A third unit may also be located along an alley as a stand-alone unit or as a dwelling unit located in an accessory building. All units are on a single lot.



*Urban house with detached dwelling*



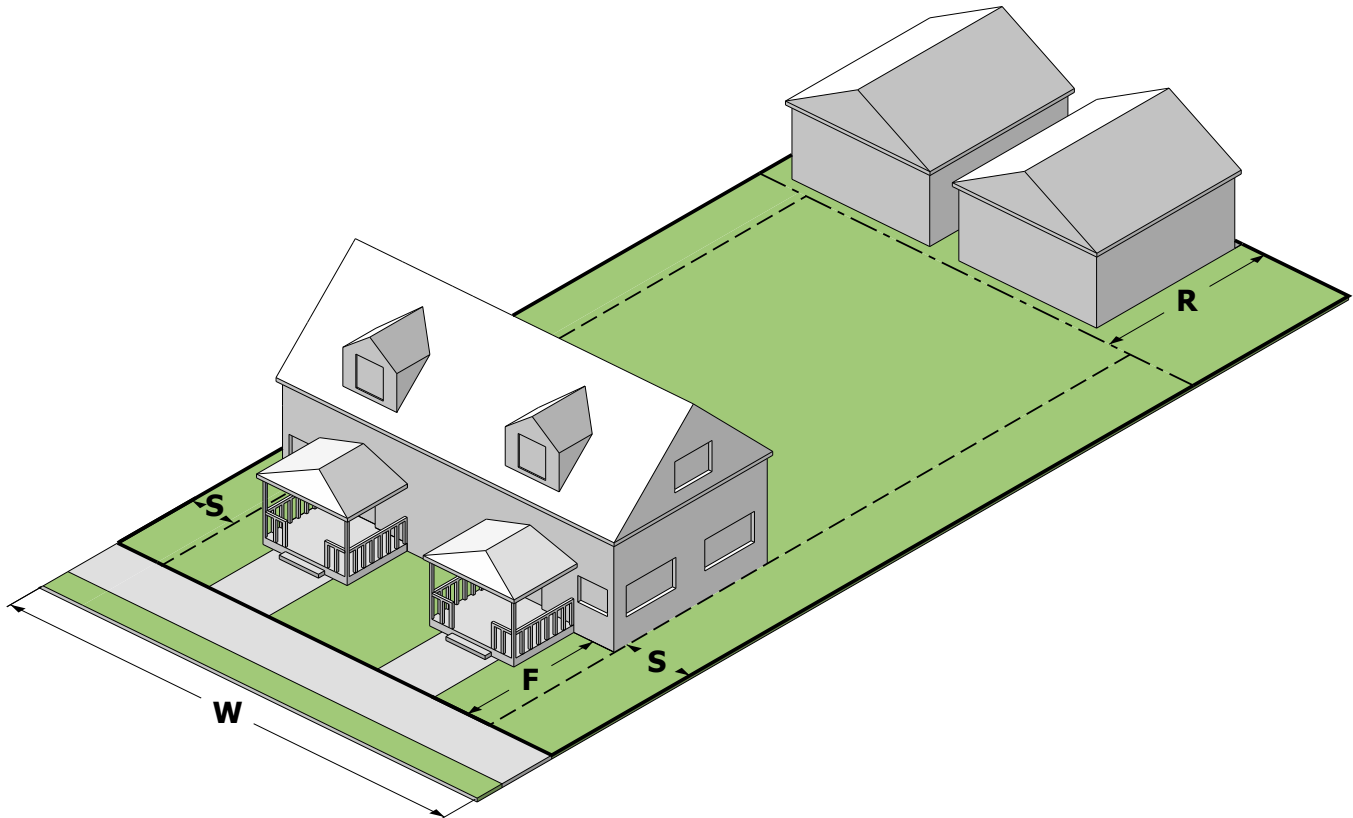
*Modern and traditional forms*



*Two-story contemporary form*

**b. Two-family Dwelling**

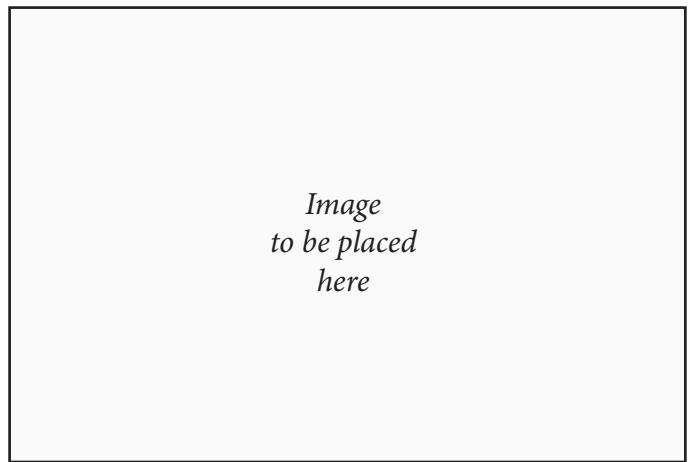
A residential structure that contains two (2) dwelling units in a single building. The units may be arranged side by side, up and down, or front and back. Each unit has its own separate entry directly to the outside. Dwellings may be located on separate lots or grouped on one (1) lot. A third unit may also be located along an alley as a stand-alone unit or as a dwelling unit located in an accessory building, but may not be located on a separate lot.



*Two-family dwelling with garages*



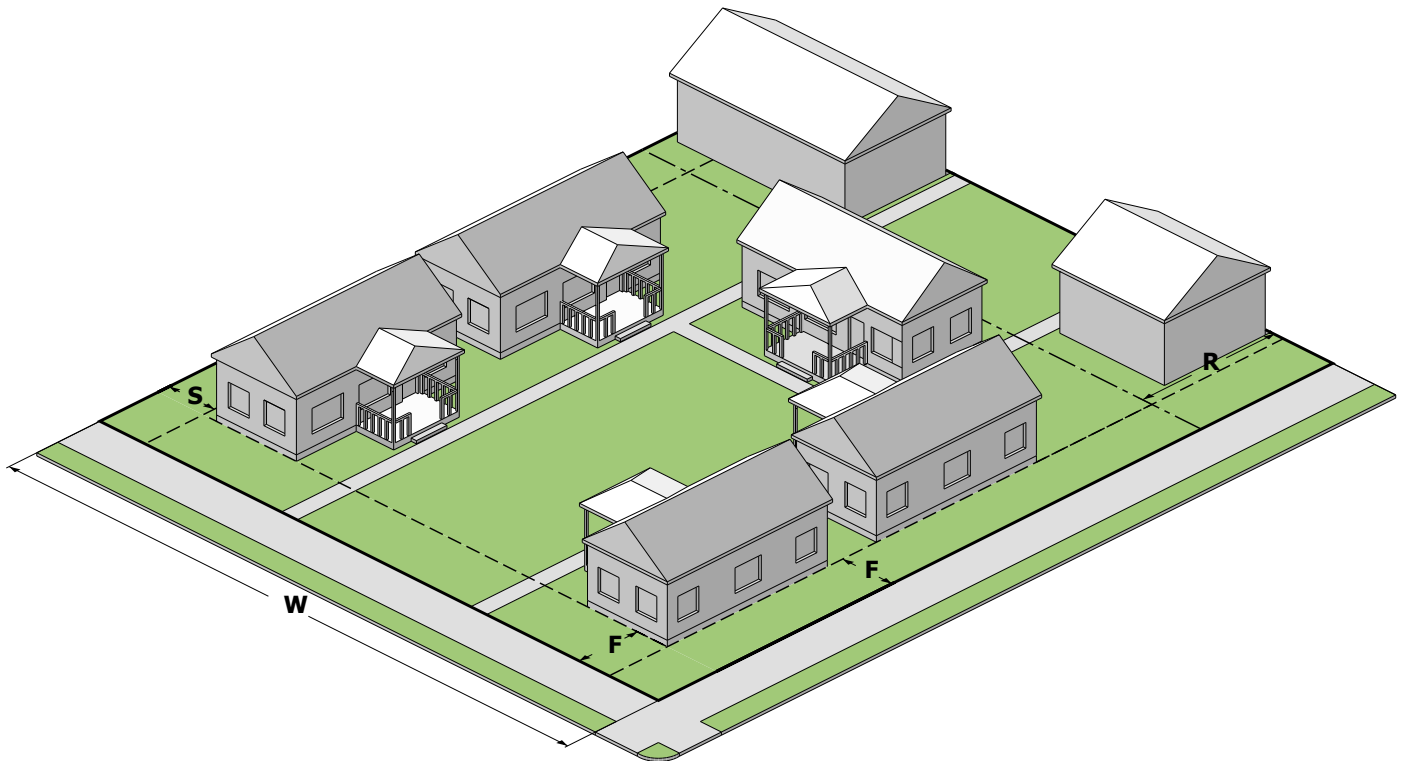
*Traditional two-family dwelling*



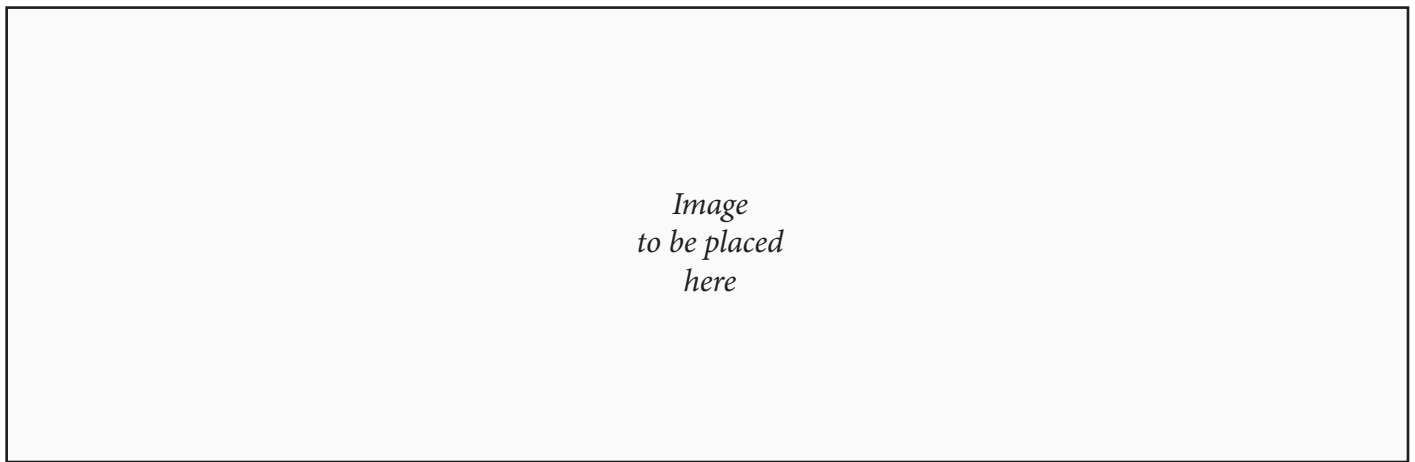
*Mordern two-family dwelling*

c. **Cottage Development**

A unified development that contains two (2) or more detached dwelling units with each unit appearing to be a small single family dwelling with a common green or open space. Dwellings may be located on separate lots or grouped on one (1) lot.



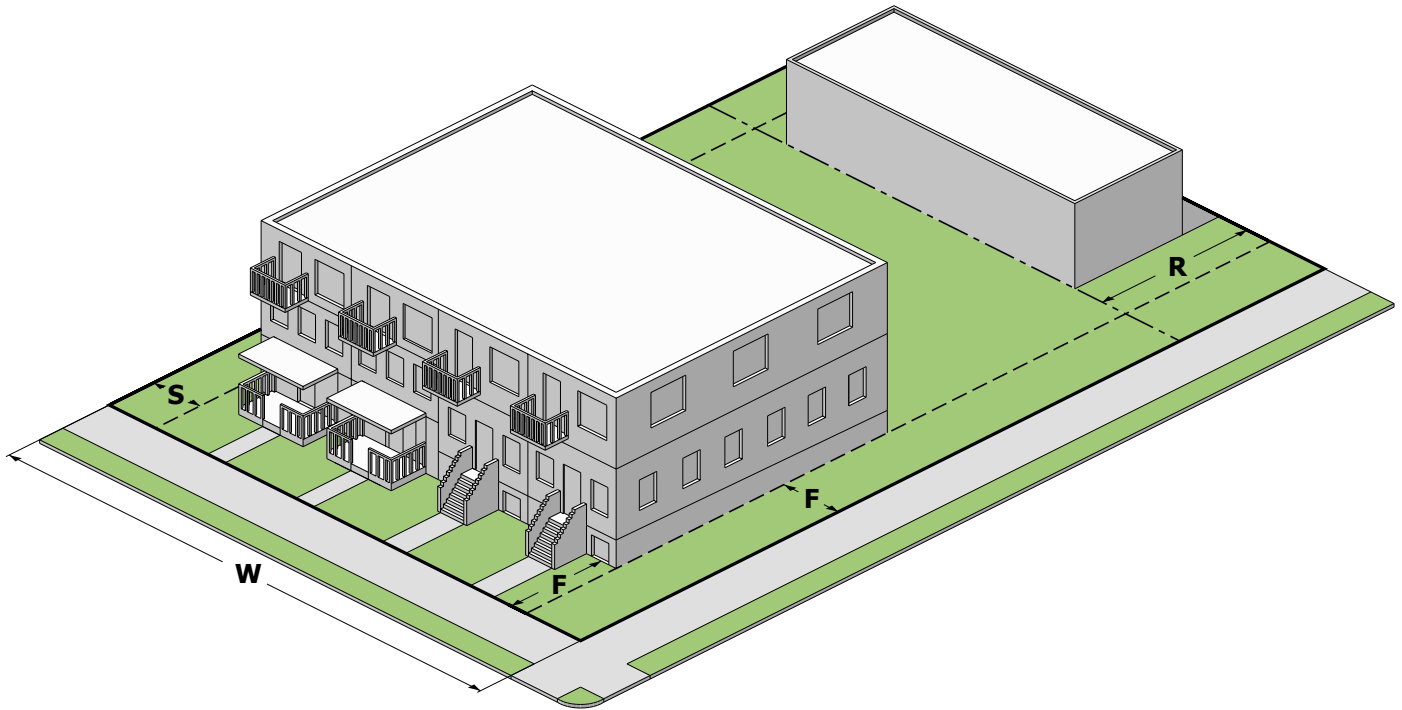
*Cottage development on single parcel*



*Cottage development in Daybreak, Utah*

d. Row House

A series of attached single family dwellings that share at least one (1) common wall with an adjacent dwelling unit. A row house contains a minimum of three (3) residential dwelling units. Each unit may be on its own lot. If possible, off-street parking is accessed from an alley.



*Row house on single parcel*



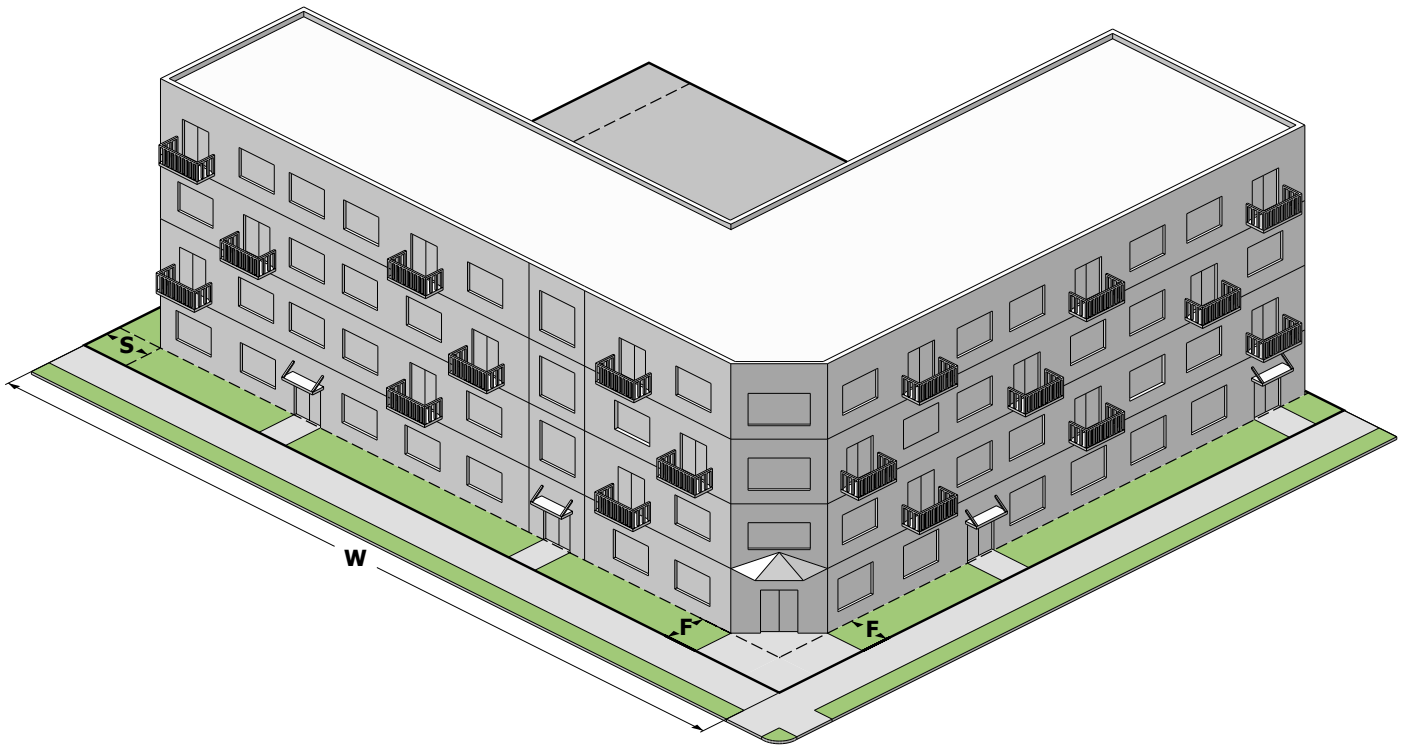
*Modern row house form*



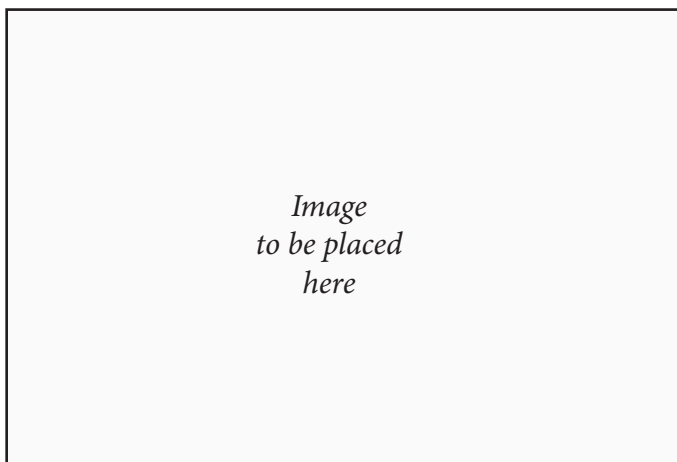
*Traditional row house form*

e. **Multi-Family Residential**

A multi-family residential structure containing three (3) or more dwelling units that may be arranged in a number of configurations.

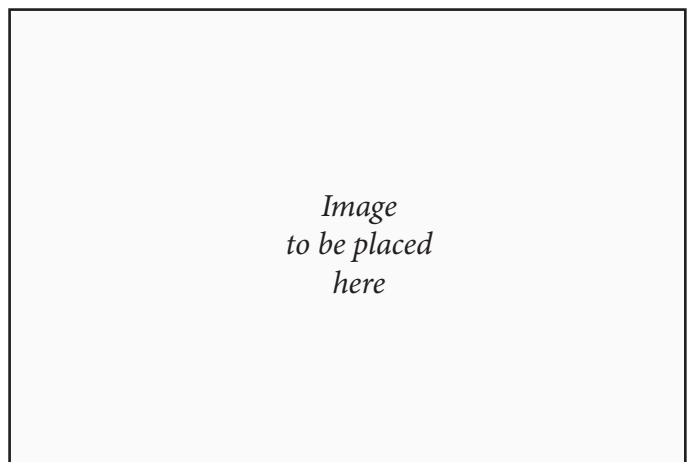


*Multi-family residential form*



*Image  
to be placed  
here*

*Multi-family modern form*

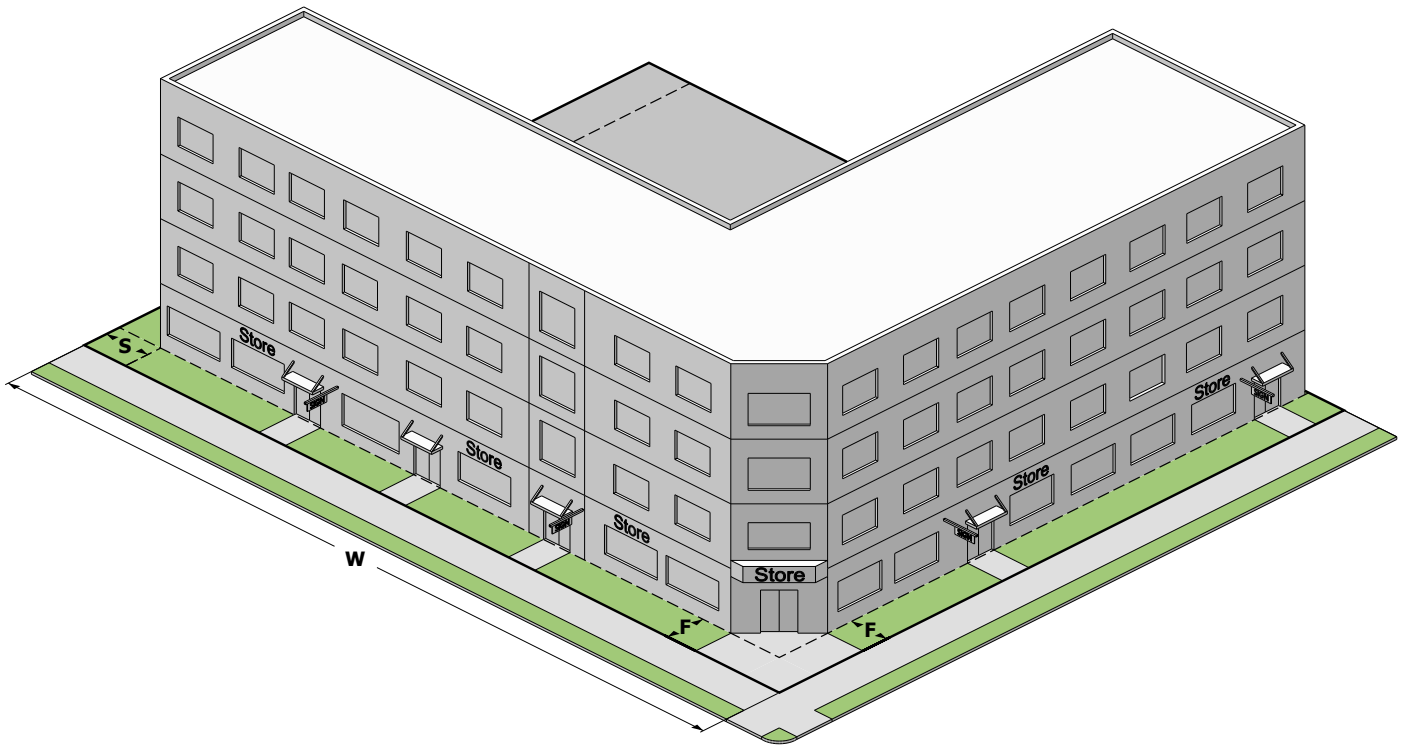


*Image  
to be placed  
here*

*Multi-family traditional form*

f. **Store Front**

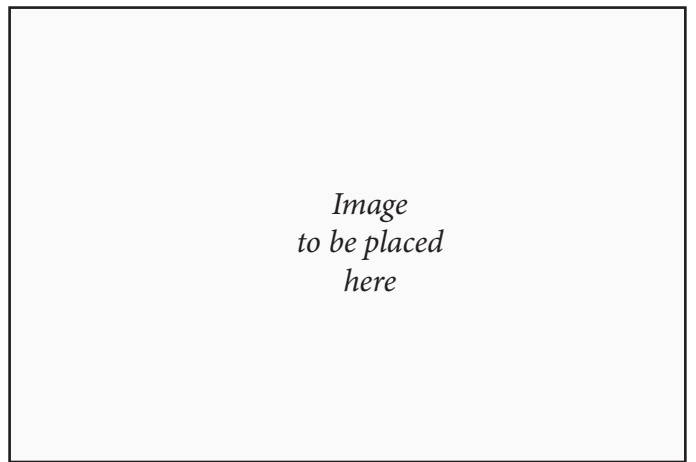
A commercial structure that may have multiple stories and contain a variety of commercial uses that are allowed in the district that permits this building type. All buildings, regardless of the specific use, have a ground floor that looks like a storefront.



*Store front form*



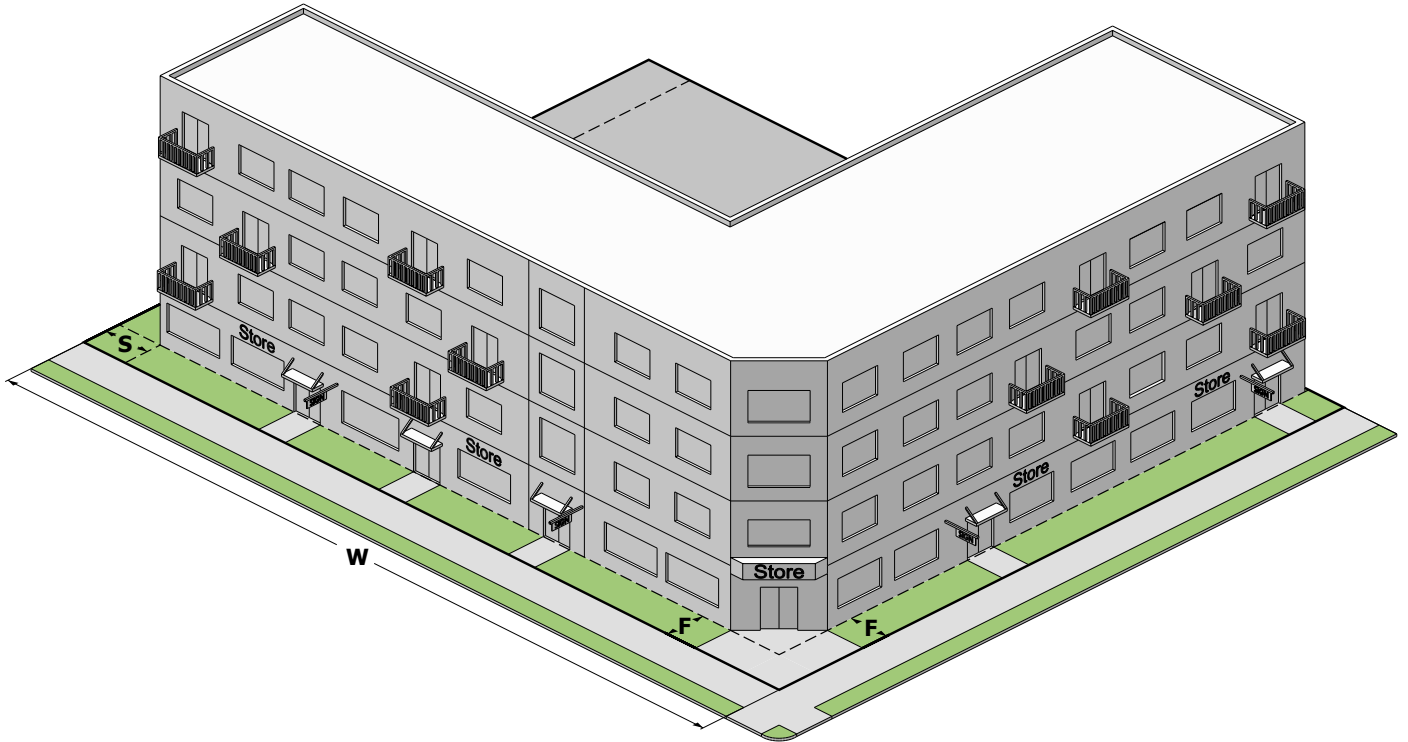
*Contemporary store front*



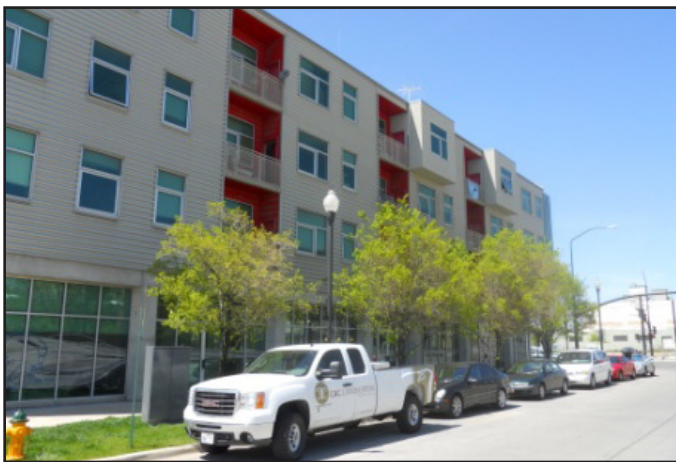
*Traditional store front*

**g. Vertical Mixed Use**

A multi-story building that contains a mix of commercial and/or office with residential uses.



*Vertical mixed use multi-story form*



*Modern materials*



*Traditional materials*

**2. Form Regulations**

The building form standards are listed below in Table A and Table B. Building form standards apply to all new buildings and additions that are greater than twenty-five percent (25%) of the footprint of the structure or one-thousand (1,000) square feet, whichever is less. Refer to section 21A.27.050.F for more information on how to comply with the Building Configuration Standards. The specific standards are found in the Table A and Table B. The graphics provide a visual representation of the standards as a guide and are not meant to supersede the standards in the table.

**Table A FB-UN1 Building Form Standards**

BUILDING REGULATION		BUILDING FORM			
Building Height and Placement		Urban House	Two-Family Dwelling	Cottage Development (see paragraph G for additional standards)	Row House
<b>H</b>	Height	2.5 stories, maximum of 30', measured from established grade			
<b>F</b>	Front and Corner Side Yard Setback	Equal to average setback of block face, where applicable, otherwise minimum of 10' and maximum of 20'			
<b>S</b>	Interior Side Yard	Minimum 4'			
<b>R</b>	Rear Yard	Minimum of 20% lot depth up to 25'		4' minimum	Minimum of 20% lot depth up to 25'
<b>L</b>	Minimum Lot Size	3,000 square feet; not to be used to calculate density		1,500 square feet; not to be used to calculate density	3,000 square feet; not to be used to calculate density
<b>W</b>	Minimum Lot Width	30'	15' per unit	15' per unit facing a street	15' per unit. Side orientation allowed provided building configuration standards are complied with
<b>DU</b>	Maximum Dwelling Units per Building Form	2 units plus 1 detached accessory unit	2 units plus 1 detached accessory unit	1 unit per cottage, multiple cottages per lot	Minimum of 3 Maximum of 4
<b>BF</b>	Number of Building Forms per Lot	1 building form permitted for every 3,000 square feet of lot area		1 cottage for every 1,500 square feet of lot area	1 building form permitted for every 3,000 square feet of lot area

*Table continues on next page*



**Table A FB-UN1 Building Form Standards**

BUILDING REGULATION	BUILDING FORM			
Building Height and Placement	Urban House	Two-Family Dwelling	Cottage Development  (see paragraph G for additional standards)	Row House
<b>PARKING</b>				
Surface Parking in Front and Corner Side yards	Not permitted			
Vehicle Access	Alley access required if property is served by a public alley or private alley with access rights. From a street if no alley access exists			
Parking on Separate Lots	Not permitted	Parking may be provided on an adjacent lot or in a common area associated with the development		
<b>BUILDING CONFIGURATION</b>				
Building Entry	Minimum of 1 entry facing public street. Two-Family Dwellings shall have at least 1 entry facing a street. Side entries for building forms with 2 or more dwelling units are permitted provided a minimum of 1 building entry faces a street			
Pedestrian Connections	Pedestrian access to public walkways required	Pedestrian access to public walkways required for each dwelling unit		
Ground floor transparency	Minimum of 20% of street facing facade.			
Attached Garages and Carports	Attached garages and carports are required to be in the rear yard where the rear yard is accessible by an alley with access rights to the subject property. If there is no access to the rear yard, an attached garage may be accessed from the front or corner side yard provided the garage door (or doors) is no wider than 50% of the front façade of the structure and setback at least 5' from the street facing building facade. Side loaded garages are permitted			

Table B FB-UN2 Building Form Standards

BUILDING REGULATION		BUILDING FORM				
Building Height and Placement		Cottage Development  (see paragraph G for additional standards)	Row House	Multi-Family Residential	Mixed Use	Store Front
<b>H</b>	Height	2.5 stories, 30' maximum from established grade	4 stories with a maximum of 50'. 5 stories with a maximum of 65' on parcels located on the corners of 300 West Street at 800 or 900 South, and West Temple at 800 or 900 South. All heights measured from established grade			
<b>F</b>	Front and Corner Side Yard Setback	No minimum  Maximum 10'				
<b>B</b>	Required Build-To	Minimum of 50% of street facing façade shall be built to the minimum setback line				
<b>S</b>	Interior Side Yard	Minimum of 15' along a side property line adjacent to FB-UN1, otherwise 4' setback required. Parcels separated by an alley are not considered adjacent	Minimum of 15' along a side property line adjacent to FB-UN1, otherwise no setback required. Parcels separated by an alley are not considered adjacent			
<b>R</b>	Rear Yard	Minimum of 25' when rear yard is adjacent to FB-UN1 otherwise no setback required. Parcels separated by an alley are not considered adjacent	Minimum of 20' when rear yard is adjacent to FB-UN1			
<b>U</b>	Upper Level Step Back	When adjacent to lot in the FB-UN1, buildings shall be stepped back 1 additional foot for every foot of building height above 35'. When a parcel in the FB-UN2 District is separated from a parcel in the FB-UN1 district by an alley, the width of the alley may be counted towards the upper level step back				
<b>L</b>	Minimum Lot Size	4,000 square feet; not to be used to calculate density				
<b>W</b>	Minimum Lot Width	15' per unit facing a street. Side orientation allowed provided building configuration standards are complied with	30'			
<b>DU</b>	Dwelling Units per Building Form	1 per cottage	Minimum of 3  Maximum of 5	No minimum or maximum		
<b>BF</b>	Number of Building Forms per Lot	1 cottage for every 1,000 square feet of lot area	1 building form permitted for every 4,000 square feet of lot area			

*Table continues on next page*

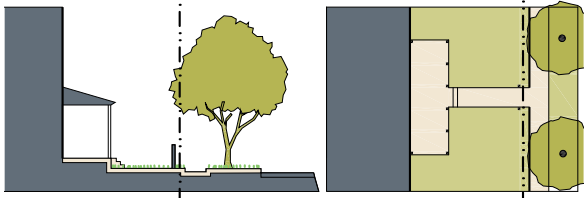
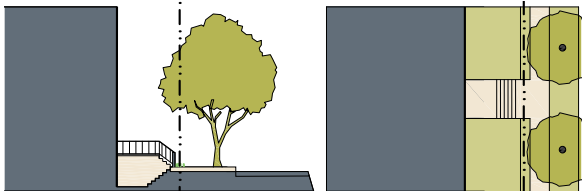
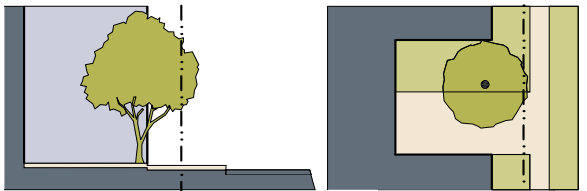
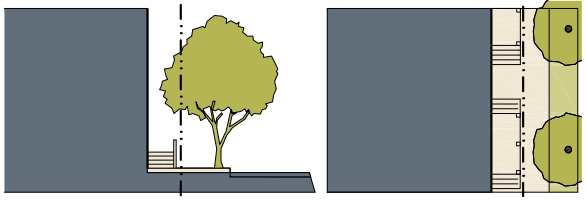
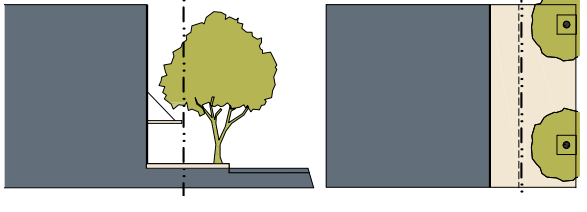
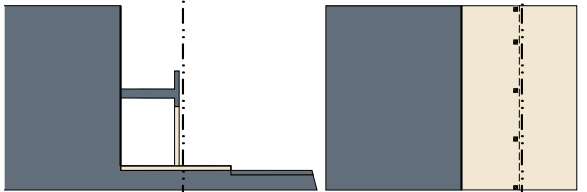
**Table B FB-UN2 Building Form Standards**

BUILDING REGULATION	BUILDING FORM				
Building Height and Placement	Cottage Development  (see paragraph G for additional standards)	Row House	Multi-Family Residential	Mixed Use	Store Front
<b>PARKING</b>					
Surface Parking in Front and Corner Side yards	Not permitted				
Vehicle Access	If off-street parking is provided, vehicle access from an alley is required when property is served by a public or private alley with access rights. Vehicle access from street is only permitted when no alley access exists. If pull-through parking is required by fire or other code, ingress shall be from street and egress onto alley				
Vehicle Access Width at Street	When a one-way vehicle drive is included in a development, no vehicle drive or curb cut may exceed 12' in width. When a multi-directional vehicle drive is included, a curb cut may not exceed 24' in width				
Parking on Separate Lots	Parking may be provided on an adjacent lot, or in a common area associated with the development, or within 500' of the property. If located on an adjacent parcel or on a parcel within 500', the proposed location of the parking shall contain a principal building and the parking shall be located behind a principal building				
<b>BUILDING CONFIGURATION</b>					
Building Entry	Minimum of 1 building entry per street frontage. An additional entry feature is required for every 75' of building wall adjacent to street. Side entries for multiple dwelling unit buildings are permitted provided there is at least 1 primary entrance facing a public street				
Pedestrian Connections	Pedestrian access to public walkway is required for each unit	Pedestrian access to public walkway is required			
Ground floor transparency	Minimum of 60% of street facing façade, located between 2' and 8' above the grade of the sidewalk, shall be transparent glass. This may be reduced to 30% if ground floor is occupied by residential uses				
Building Fenestration	Required as per 21A.27.050.F				
Open Space	A minimum of 10% of lot area shall be provided for open space. Open space may include landscaped yards, patios, dining areas, balconies, rooftop gardens, and other similar outdoor living spaces. Required parking lot landscaping or perimeter parking lot landscaping shall not count towards the minimum open space requirement				
Upper Level Outdoor Space	All street facing residential units above the ground floor shall contain a usable balcony that is a minimum of 4' in depth. Balconies may overhang any required yard				
Building Façade Materials	A minimum of 70% of any street facing building facade shall be clad in glass, brick, masonry, textured or patterned concrete, wood, or stone. Other materials may count up to 30% of the street facing building façade				
Attached Garages and Carports	Attached garages and carports are required to be in the rear yard where the rear yard is accessible by an alley with access rights to the subject property. If there is no access to the rear yard, an attached garage may be accessed from the front or corner side yard provided that the garage door (or doors) is no wider than 50% of the front façade of the structure and the entry to the garage is set back at least 10' from the street facing building façade and at least 20' from a public sidewalk. Side loaded garages are permitted				

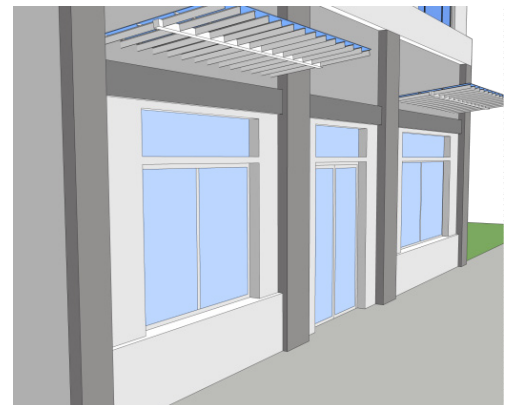
**F. Building Configuration Standards Defined:** The building configuration standards are defined in this section. The defined standards in this section are intended to identify how to comply with the building configuration standards listed in Table A FB-UN1 Building Form Standards and Table B FB-UN2 Building Form Standards of this chapter:

1. **Building entry:** A minimum of one (1) main entry with an entry feature facing a public street or walkway, excluding alleys, is required. The main entry is the primary pedestrian entrance into a building. Two-Family Dwelling buildings shall have a minimum of one (1) main entry with porch or stoop for at least one (1) of the dwelling units facing a street. The main entry for the second dwelling unit may face the street or side yard, but must also have a porch or stoop entrance. Where required, the building entry must be one of the following:
  - a. Door on the same plane as street facing façade.
  - b. Recessed Entry: Inset behind the plane of the building no more than ten feet (10'). If inset, then the sidewalls of the inset must be lined with clear glass. Opaque, smoked, or darkened glass is not permitted.
  - c. Corner Entrance: Entry that is angled or an inside corner located at the corner of two (2) intersecting streets.
  - d. Encroachments: a permitted entry feature may encroach into a required yard provided no portion of the porch is closer than five feet (5') to the front property line.
  - e. The following building entries are permitted as indicated:

***See following page for indicated table***

ENTRY FEATURE PERMITTED BASED ON BUILDING FORM TYPE	URBAN HOUSE	COTTAGE DEVELOPMENT	TWO-FAMILY DWELLING	ROW HOUSE	MULTI-FAMILY	STORE FRONT	VERTICAL MIXED USE	REFERENCE ILLUSTRATION
<p><b>Porch and Fence:</b> A planted front yard where the street facing building façade is set back from the front property line with an attached porch that is permitted to encroach into the required yard. The porch shall be a minimum of 6' in depth. The front yard may include a fence no taller than 3' in height</p>	P	P	P	P	P			
<p><b>Terrace or Lightwell:</b> An entry feature where the street facing façade is setback from the front property line by an elevated terrace or sunken lightwell. May include a canopy or roof</p>			P	P	P	P	P	
<p><b>Forecourt:</b> An entry feature wherein a portion of the street facing façade is close to the property line and the central portion is set back. The court created must be landscaped, contain outdoor plazas, outdoor dining areas, private yards, or other similar features that encourage use and seating</p>	P	P	P	P	P	P	P	
<p><b>Stoop:</b> An entry feature wherein the street facing façade is close to the front property line and the first story is elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance contains an exterior stair and landing that is either parallel or perpendicular to the street. Recommended for ground floor residential uses</p>		P	P	P	P	P	P	
<p><b>Shopfront:</b> An entry feature where the street facing façade is close to the property line and building entrance is at sidewalk grade. Building entry is covered with an awning, canopy, or is recessed from the front building façade, which defines the entry and provides protection for customers</p>					P	P	P	
<p><b>Gallery:</b> A building entry where the ground floor is no more than 10' from the front property line and the upper levels or roofline cantilevers from the ground floor façade up to the front property line</p>					P	P	P	

2. **Pedestrian Connections:** Where required, the following pedestrian connection standards apply:
  - a. The connection shall provide direct access from any building entry to the public sidewalk or walkway.
  - b. The connection shall be separated from vehicle drive approaches and drive lanes by a change in grade and a wheel stop if the walkway is less than eight feet (8') wide.
  - c. Pedestrian connections that lead directly from the sidewalk to the primary building entrance may contain wing walls, no taller than two feet (2') in height for seating, landscaping, etc.
3. **Ground Floor Transparency:** Where required, the ground floor transparency standards apply:
  - a. There must be visual clearance behind the glass for a minimum of six feet (6'). Three-dimensional display windows at least six feet (6') deep are permitted and may be counted toward the sixty percent (60%) glass requirement.
  - b. When ground floor glass conflicts with the internal function of the building, other means shall be used to activate the sidewalk, such as display windows, public art, architectural ornamentation or detailing or other similar treatment.
  - c. Windows and other glass surfaces shall have an outdoor visible light reflectivity value of no more than eighteen percent (18%) as defined and measured by American Society for Testing and Materials (ASTM) E308-90 or its successor.
  - d. 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 comply with these standards.
4. **Building Fenestration:** No building wall that faces onto a street shall exceed more than thirty feet (30') in length without being interrupted by a change of building wall plane that results in an offset of at least twelve inches (12").



*Illustration of building fenestration*

## G. Cottage Development Standards

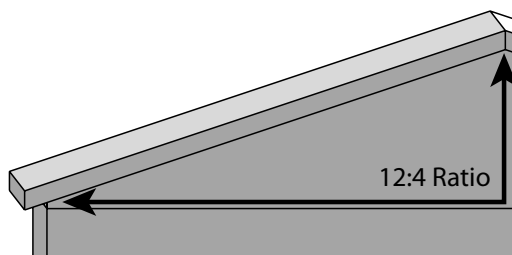
1. Setbacks between individual cottages: All cottages shall have a minimum setback of eight feet (8') from another cottage.
2. Footprint: No cottage shall have a footprint in excess of eight-hundred-fifty (850) square feet.
3. Building entrance: All building entrances shall face a public street or a common open space.
4. Open Space: A minimum of two-hundred-fifty (250) square feet of common, open space is required per cottage up to a maximum of one-thousand (1,000) square feet. At least fifty percent (50%) of the open space shall be contiguous and include landscaping, walkways or other amenities intended to serve the residents of the development.

## H. Design Standards Alternatives

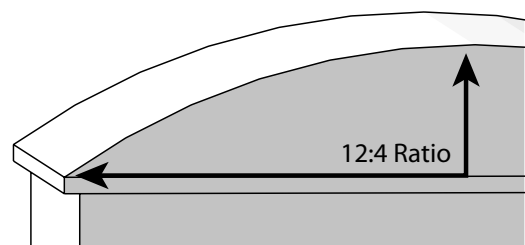
1. **Alternatives to the required build to line:** Where a "Required Build To" standard applies, the following alternatives may count towards the minimum build to requirement as indicated.

- a. Landscaping walls: Landscaping walls between twenty-four inches (24") and forty-two inches (42") high may count up to twenty-five percent (25%) toward the minimum requirement provided the following:
    1. The wall incorporates seating areas.
    2. The wall is constructed of masonry, concrete, stone or ornamental metal.
    3. The wall maintains clear view sight lines where sidewalks and pedestrian connections intersect vehicle drive aisles or streets.
  - b. Pergolas and trellis: Pergolas and trellis may count up to twenty-five percent (25%) toward the minimum build to requirement provided the following:
    1. The structure is at least forty-eight inches (48") deep as measured perpendicular to the property line.
    2. A vertical clearance of at least eight feet (8') is maintained above the walking path of pedestrians.
    3. Vertical supports are constructed of wood, stone, concrete or metal with a minimum of six inches (6") by six inches (6") or a radius of at least four inches (4").
    4. The structure maintains clear view sight lines where sidewalks and pedestrian connections intersect vehicle drive aisles or streets.
  - c. Arcades: Arcades may count up to one-hundred percent (100%) toward the minimum requirement provided the following:
    1. The arcade extends no more than two (2) stories in height.
    2. No portion of the arcade structure encroaches onto public property.
    3. The arcade maintains a minimum pedestrian walkway of five feet (5').
    4. The interior wall of the arcade complies with the Building Configuration standards.
  - d. Plazas and Outdoor Dining: Plazas and outdoor dining areas may count up to fifty percent (50%) toward the minimum requirement, and have a maximum front setback of up to fifteen feet (15') provided the following:
    1. The plaza or outdoor dining is between the property line adjacent to the street and the street facing building façade.
    2. Shall be within two feet (2') of grade with the public sidewalk.
    3. The building entry shall be clearly visible through the courtyard or plaza.
    4. The building facades along the courtyard or plaza shall comply with the Ground Floor Transparency requirement.
- 2. Alternatives to the ground floor transparency requirement:** The Planning Director may modify the ground floor transparency requirement in the following instances:
- a. The requirement would negatively impact the historical character of a building within the H Historic Preservation Overlay District; or
  - b. The requirement conflicts with the structural integrity of the building and the structure would comply with the standard to the extent possible.

- I. Landscaping:** All required front yards or areas between a street facing building façade and a street shall be landscaped and maintained as landscaping. Plazas, courtyards, and other similar permitted features count towards the landscaping requirements.
- 1. Park Strip Landscaping:** Park strip landscaping shall comply with section 21A.48.060 of this Title. Outdoor dining, benches, art, and bicycle racks shall be permitted in the park strip subject to City approval.
  - 2. Landscaping in Required Yards:** Where a front yard or corner side yard is provided, the yard shall be landscaped and maintained in good condition. The following standards apply:
    - a. At least one-third (1/3) of the yard area shall be covered by vegetation, which may include trees, shrubs, grasses, annuals, perennials, or vegetable plants. Planted containers may be included to satisfy this requirement.
    - b. No vegetation shall block the clear view at any driveway or street intersection and shall not exceed thirty inches (30") in height.
    - c. Asphalt as paving material located in a front yard or corner side yard is prohibited.
  - 3. Parking Lot landscaping:** Surface parking lots with more than ten (10) parking stalls shall comply with the following requirements:
    - a. **Perimeter Landscaping Buffer.** A six foot (6') wide perimeter landscaping buffer is required. The buffer shall be measured from the property line to the back of curb or edge of asphalt.
    - b. The landscaped buffer shall comply with Table 21A.48.070.G Required Perimeter Parking Lot Landscaping Improvements.
  - 4.** Any applicable standard listed in 21A.48 Landscaping shall be complied with. Where this section conflicts with 21A.48, this section shall take precedent.
- J. Permitted Encroachments and Height Exceptions:** Obstructions and height exceptions are permitted as listed in this section or in 21A.36.020.
- 1. Canopies:** Canopies covering the primary entrance or entrances to a structure may extend into the right of way provided all City processes and requirements for right of way encroachments are complied with. No commercial signs are allowed on entrance canopies if the canopy encroaches into the public right of way.
  - 2. Building Height:** In order to promote a varied skyline and other roof shapes in the area, structures with a sloped roof may exceed the maximum building height in the FB-UN1 district by five feet (5') and in the FB-UN2 district by ten feet (10') provided:
    - a. The additional height does not include additional living space. Vaulted ceilings, storage spaces, and utility spaces are permitted.
    - b. The slope of the roof is a minimum of a 4-12 pitch or a quarter barrel shape.



*Minimum slope of pitched roof*


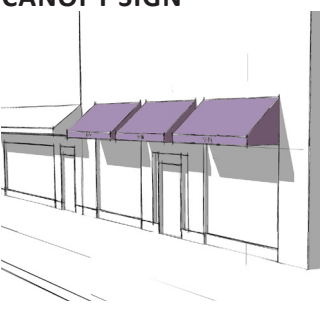






*Minimum slope of quarter barrel roof*



**K. Signs**

1. **Applicability:** This section applies to all signs located within the FB-UN zoning districts. This section is intended to list all permitted signs in the zone. All other regulations in chapter 21A.46 Signs shall apply.

A-FRAME SIGN	FB-UN1	FB-UN2	SPECIFICATIONS	
		P	Quantity	1 per leasable space. Leasable spaces on corners may have 2
			Width	Maximum of 2'
AWNING OR CANOPY SIGN	FB-UN1	FB-UN2	SPECIFICATIONS	
	P	P	Quantity	1 per window
			Width	Equal to the width of the façade
			Projection	No maximum depth from building façade, however design subject to mitigation of rainfall and snowfall runoff, conflict avoidance with tree canopy, and issuance of encroachment permits where required
			Clearance	Minimum of 10' of vertical clearance
			Letters and Logos	Allowed on vertical portions of sign only
CONSTRUCTION SIGN	FB-UN1	FB-UN2	SPECIFICATIONS	
(see definition in 21A.46)	P	P	Quantity	1 per construction site
			Height	Maximum of 8'
			Area	Maximum 64 square feet
FLAT SIGN	FB-UN1	FB-UN2	SPECIFICATIONS	
		P	Quantity	1 per leasable space. Leasable spaces on corners may have 2
			Width	Maximum of 90% of width of leasable space
			Height	Maximum of 3'
			Area	1.5 square feet per linear foot of store frontage
			Projection	Maximum of 1'
NAMEPLATE SIGN	FB-UN1	FB-UN2	SPECIFICATIONS	
	P	P	Quantity	1 per leasable space. Leasable spaces on corners may have 2
			Area	Maximum of 3 square feet

<b>POLITICAL SIGN</b>  (see definition in 21A.46)	<b>FB-UN1</b>	<b>FB-UN2</b>	<b>SPECIFICATIONS</b>	
	P	P	Quantity	No limit
			Height	Maximum 6'
			Area	Maximum 32 square feet
<b>PRIVATE DIRECTIONAL SIGN</b>  (see definition in 21A.46)	<b>FB-UN1</b>	<b>FB-UN2</b>	<b>SPECIFICATIONS</b>	
	P	P	Quantity	No limit
			Height	5'
			Area	Maximum of 8 square feet
			May not contain business name or logo	
<b>PROJECTING SIGN</b>  	<b>FB-UN1</b>	<b>FB-UN2</b>	<b>SPECIFICATIONS</b>	
		P	Quantity	1 per leasable space. Leasable spaces on corners may have 2
			Clearance	Minimum of 10' above sidewalk/walkway
			Area	6 square feet per side, 12 square feet total
			Projection	Maximum of 4' from building facade
<b>PROJECTING PARKING ENTRY SIGN</b>  (see projecting sign graphic)	<b>FB-UN1</b>	<b>FB-UN2</b>	<b>SPECIFICATIONS</b>	
		P	Quantity	1 per parking entry
			Clearance	Minimum of 10' above sidewalk/walkway
			Height	Maximum of 2'
			Area	4 square feet per side, 8 square feet total
		Projection	Maximum of 4' from building facade	
<b>PUBLIC SAFETY SIGN</b>	<b>FB-UN1</b>	<b>FB-UN2</b>	<b>SPECIFICATIONS</b>	
	P	P	Quantity	No limit
			Height	Maximum of 6'
			Area	8 square feet
			Projection	Maximum of 1'
<b>Real Estate Sign</b>  	<b>FB-UN1</b>	<b>FB-UN2</b>	<b>SPECIFICATIONS</b>	
	P	P	Quantity	1 per leasable space. Leasable spaces on corners may have 2
			Height	Maximum of 12'
			Area	32 square feet

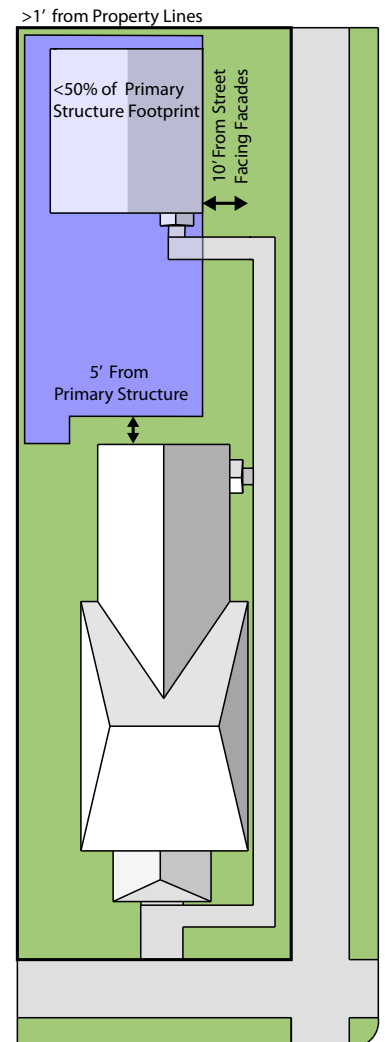
WINDOW SIGN	FB-UN1	FB-UN2	SPECIFICATIONS	
		P	Quantity	1 per window
			Height	Maximum of 3'
			Area	Maximum of 25% of window area

**L. Detached Accessory Structures**

1. **Applicability:** The standards in this section apply to all accessory buildings in the FB-UN zoning districts.
2. **General Standards:**

a. Specifically allowed structures:

1. Buildings: Garages, carports, sheds, garden structures, and other similar structures are permitted:
  - a. Accessory buildings are permitted in rear yards only. Buildings associated with community gardens and urban farms are permitted in the buildable area of any lot and any rear yard area.
  - b. No accessory structure shall exceed fifty percent (50%) of the footprint of the principal structure. Garages and carports may be built to a size necessary to cover parking spaces provided all other requirements in this chapter are complied with.
  - c. Building Height: No accessory structure shall exceed seventeen feet (17') in height unless otherwise authorized in this Title.
  - d. Required setbacks:
    - i. From any property line: A minimum of one (1) foot.
    - ii. From the street facing plane of any principal building: A minimum of ten feet (10').



*Accessory structure regulations diagram*

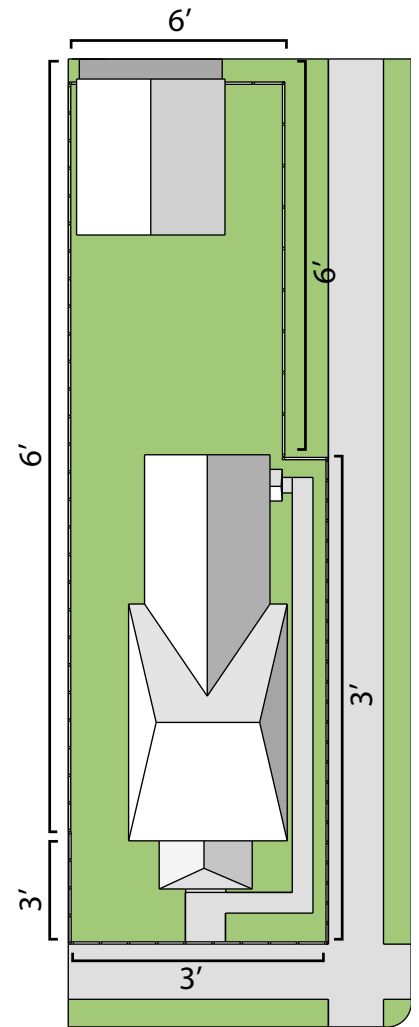
**2. Fences, Walls, and Retaining Walls:**

- a. Fences: The following regulations of fences and walls shall apply:
  - i. Fences in the front yard: No fence located in a required yard may exceed three feet (3') in height.
  - ii. Fences in Corner side yards: No fence located in a corner side yard may exceed three feet (3') in height. Fences up to six feet (6') in height may be permitted if they are located between the rear property line and the building line of the rear façade of the building and located no closer to the corner side yard property line than the building facade.
  - iii. Fences in side yard and rear yards: No fence shall exceed six feet (6') in height. Permitted materials: fences and walls may be constructed of the following materials: wood, metal, stone or masonry. Vinyl and chain link are permitted in the side and rear yards, but prohibited in the front and corner side yard. Barbed wire is prohibited.

**3. Structures Not Listed:** Accessory structures not listed in this chapter may be allowed as a special exception pursuant to 21A.52.

**4. District Specific Standards:**

- a. Detached Dwelling Unit:
  - i. Detached dwelling units may be built in a required yard as a standalone unit or attached to an accessory building, such as a garage.
  - ii. Detached dwelling units are only permitted with the Urban House, Two-Family Dwelling, and Row House building forms.
  - iii. No accessory structure containing a detached dwelling unit shall exceed twenty-five feet (25') in height.
  - iv. If a detached dwelling unit is built as a second level, the minimum setback from property line shall be a minimum of five feet (5').
  - v. All building configuration standards that apply to the primary building form shall also apply to the detached dwelling unit, with the exceptions listed below:
    - a) The detached dwelling unit shall have an entry feature that faces a public alley;
    - b) The entry feature may be a stoop that has a minimum dimension of four feet (4') by four feet (4'); and
    - c) The ground floor transparency requirement does not apply to detached dwelling units located on the second floor of an accessory structure.



*Fence placement and height regulation diagram*

**M. Parking Regulations:**

1. **Intent:** The intent of parking regulations for the FB-UN zoning district is to provide necessary off street parking while limiting the amount of land dedicated to parking.
2. **Minimum Parking Requirements:** There are no minimum parking requirements for any use in the FB-UN zoning district.
3. **Maximum Parking Requirements:** The maximum parking requirements are equal to the minimum off street parking requirements found in section 21A.44.060 Number of Parking Spaces Required.
4. **Parking Design Standards:** Other than the parking standards identified in this section, all sections of chapter 21.44 Parking shall apply.
5. **Bicycle Parking:** Bicycle parking shall be as follows:
  - a. **Residential Uses:** One (1) bicycle stall for every five (5) residential dwelling units. If four (4) or more bicycle stalls are provided, fifty percent (50%) of the stalls shall be located so they are available for public use.
  - b. **Non-Residential Uses:** One (1) bicycle stall for every five-hundred (500) square feet of gross floor space. At least fifty percent (50%) of bicycle parking stalls shall be located so they are available for public use.
  - c. **Bicycle Stall Design Standards:** All bicycle parking stalls shall comply with the following standards:
    - i. Each bicycle parking space shall be sufficient to accommodate a bicycle at least six feet (6') in length and two feet (2') wide.
    - ii. Include some form of stable frame permanently anchored to a foundation to which a bicycle frame and both wheels may be secured using a locking device.
    - iii. Bicycle parking for public use shall be located within twenty-five feet (25') of a primary building entrance.
    - iv. Bicycle parking for public use shall be located within twenty-five feet (25') of a public sidewalk so parked bicycles can be seen from either a storefront window or street.
    - v. Bicycle parking shall be illuminated when located outside of enclosed building. Illumination may be provided by lights attached to the building, lights from inside the building or from other outdoor lighting.
    - vi. A minimum five feet (5') of clear space shall be provided around the bicycle parking to allow for safe and convenient movement of bicycles.
    - vii. Bicycle parking may be located inside of the principal building or an accessory structure that is legally located provided at least five percent (5%) of the required bicycle parking is located where it may be used by the public.

**N. Permitted Land Uses:**

1. **Applicability:** The table of permitted uses applies to all properties in the FB-UN zoning district:
  - a. **Permitted Uses:** A use that contains a P in the specific subdistrict is permitted in that subdistrict. A use that is left blank in the specific subdistrict is not permitted.
  - b. **Uses not listed:** Uses not listed are prohibited unless the Zoning Administrator has made an Administrative Interpretation that a proposed use is more similar to a listed permitted use than any other defined use.

- c. A use specifically listed in any other land use table in Title 21A that is not listed in this section is prohibited.
- d. Building Form: Uses that are included in the description of each Building Form are permitted in the subdistrict where the Building Form is permitted.

**Table 21A.27.046.N Permitted Uses**

PERMITTED USES		
USE	FB-UN1	FB-UN2
Accessory use, except those that are specifically regulated in this chapter, or elsewhere in this title	P	P
Alcohol, liquor store		P
Alcohol, microbrewery		P
Alcohol, social club		P
Alcohol, tavern or brewpub, 2,500 square feet or less in floor area		P
Animal, veterinary office		P
Antenna, communication tower		P
Art gallery		P
Bed and breakfast	P	P
Bed and breakfast inn	P	P
Bed and breakfast manor	P	P
Clinic (medical, dental)		P
Community garden	P	P
Daycare center, adult		P
Daycare center, child		P
Dwelling, assisted living facility (large)		P
Dwelling, assisted living facility (small)	P	P
Dwelling, group home (large)		P
Dwelling, group home (small) when located above or below first story of office, retail, or commercial use, or on the first story where the unit is not located adjacent to street frontage		P
Dwelling, multi-family		P
Dwelling, residential substance abuse treatment home (large)		P
Dwelling, residential substance abuse treatment home (small)		P
Dwelling, rooming (boarding) house		P

PERMITTED USES		
USE	FB-UN1	FB-UN2
Dwelling, single family detached	P	P  (If part of cottage development)
Dwelling, single room occupancy		P
Dwelling, transitional victim home (large)		P
Dwelling, transitional victim home (small)		P
Dwelling, Two-Family	P	
Eleemosynary facility		P
Farmers' market		P
Financial institution		P
Funeral home		P
Hotel/Motel		P
House museum in landmark site	P	P
Laboratory (medical, dental, optical)		P
Library		P
Mixed use developments including residential and other uses allowed in the zoning district		P
Museum		P
Nursing care facility		P
Office, medical or dental		P
Office		P
Office and/or reception center in landmark site		P
Open space	P	P
Park	P	P
Parking, off-site	P <sup>1</sup>	P <sup>1</sup>
Photo finishing lab		P

Table 21A.27.046.N Permitted Uses

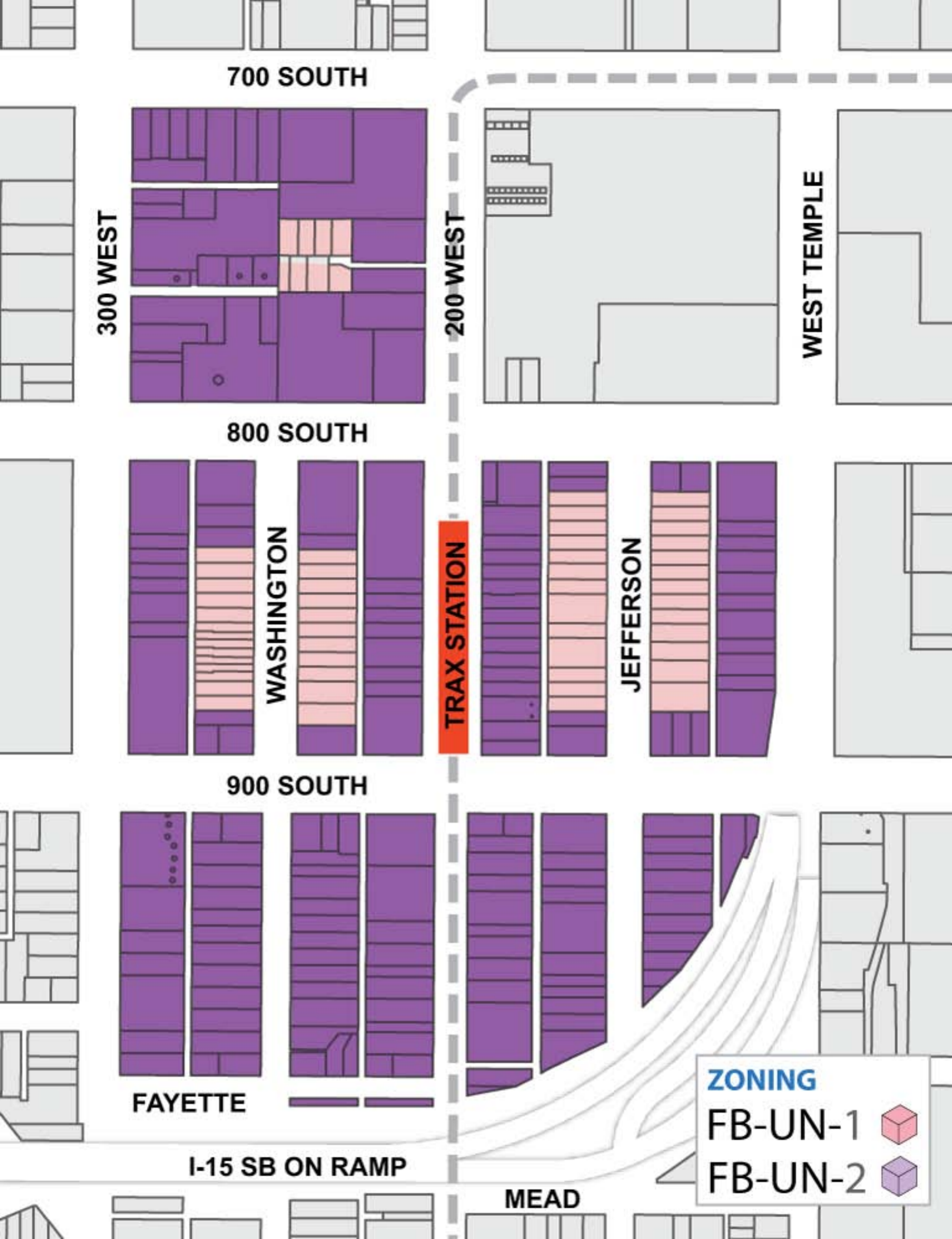
PERMITTED USES		
USE	FB-UN1	FB-UN2
Place of worship		P
Plazas and squares	P	P
Recreation, commercial (indoor)		P
Recreation, community center		P
Recreation, health and fitness facility		P
Research and development facility		P
Research facility (medical/dental)		P
Restaurant		P
Retail goods establishment		P
Retail goods establishment, plant and garden shop with outdoor retail sales area		P
Retail service establishment		P
Sales and display (outdoor)		P
School, college or university		P
School, music conservatory		P
School, professional and vocational		P
School, seminary and religious institute		P
Seasonal farm stand		P
Solar array		P
Store, specialty		P
Studio, art		P
Studio, dance		P
Theater, movie		P
Urban farm	P	P
Utility, building or structure	P	P
Utility, transmission wire, line, pipe, or pole	P	P
Vending cart, private property		P
Wireless telecommunications facility (see Table 21A.40.090.E of this title)		P

## Footnotes:

1. Parking, Off-Site is only permitted on parcels that contain a principal building and shall comply with the parking requirements identified in the Building Form Standards section. No principal building shall be demolished to accommodate off-site parking.

**Attachment C**  
**Proposed Zoning Map**





700 SOUTH

300 WEST

200 WEST

WEST TEMPLE

800 SOUTH

WASHINGTON

TRAX STATION

JEFFERSON

900 SOUTH

FAYETTE

I-15 SB ON RAMP

MEAD

**ZONING**

FB-UN-1 

FB-UN-2 

**Attachment D**  
**Planning Commission Minutes**

**SALT LAKE CITY PLANNING COMMISSION MEETING**  
**Room 326 of the City & County Building**  
**451 South State Street, Salt Lake City, Utah**  
**Wednesday, September 26, 2012**

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:33:26 PM](#). Audio recordings of the Planning Commission meetings are retained in the Planning Office for an indefinite period of time.

Present for the Planning Commission meeting were: Chairperson Michael Gallegos, Vice Chair Emily Drown; Commissioners Lisa Adams, Angela Dean, Michael Fife, Bernardo Flores-Sahagun, Clark Ruttinger, Marie Taylor and Matthew Wirthlin. Commissioner Mary Woodhead was excused.

Planning Staff members present at the meeting were: Wilford Sommerkorn, Planning Director; Joel Paterson, Planning Manager; Doug Dansie, Senior Planner; Lex Traughber, Senior Planner, Michael Maloy, Principal Planner; Ana Valdemoros, Principal Planner; Paul Nielson, City Attorney; and Michelle Moeller, Senior Secretary.

**FIELD TRIP NOTES:**

A field trip was held prior to the meeting. Planning Commissioners present were: Lisa Adams, Michael Fife, Bernardo Flores-Sahagun, Michael Gallegos, Clark Ruttinger and Marie Taylor. Staff members in attendance were Joel Patterson, Doug Dansie and Michael Maloy. The following locations were visited:

1. Union Station 108 S 300 W: Staff described the proposed project and the requirements for additional height for portions of the buildings. The Commission asked questions about the design, the request for additional height, site layout, mid-block walkways, pedestrian connections and the timing and sequencing of the development.
2. West Temple Gateway – Form Based Code Zoning Ordinance Amendments: The Commission toured the area where the Zoning Map amendment is proposed. The Commission asked questions about the differences between the two form based code zoning districts, the intent of the proposed zoning, how the proposed zoning might impact the residential uses on Montrose Ave, the urban design provisions of the ordinance including building height, site planning issues, pedestrian design improvements and the public process that has been followed.
3. 2016 South 2100 East: Staff described the proposed master plan and zoning map amendment. The Commission asked questions about the existing parking lot behind the house at 2016 South 2100 East, the existing master plan designation,

existing zoning standards for both the commercial properties and the residential properties in the area.

**APPROVAL OF THE MINUTES FROM THE August 22, 2012 MEETING**

**MOTION [5:33:34 PM](#)**

**Commissioner Wirthlin made a motion to approve the September 12, 2012 minutes. Commissioner Dean seconded the motion. Commissioners Dean, Fife, Flores-Sahagun, Taylor, Ruttinger and Wirthlin voted “aye”. Commissioners Adams abstained from voting. The motion passed.**

**REPORT OF THE CHAIR AND VICE CHAIR [5:34:05 PM](#)**

Chairperson Gallegos stated he had nothing to report at this time.

Vice Chair Emily Drown stated she had nothing to report at this time.

**REPORT OF THE DIRECTOR [5:34:12 PM](#)**

Mr. Wilford, Sommerkorn, Planning Director, reviewed the items approved by the City Council, which were the Alcohol Ordinance, Accessory Dwelling Units with a quarter mile of transit stations. He stated the Unit Legalization process, 400 south corridor and master plan amendments were also approved.

**[5:36:09 PM](#)**

**PLNSUB2012-00481: Union Station – A request by Peg Development for a Planned Development at approximately 108 South 300 West. The project is requesting planned development approval to modify the 5 foot maximum setback requirement from the front property line; to allow for multiple structures on a single site; to allow cross easements between parcels; and to allow portions of the building to exceed 75 feet in height. The project is located in the D-4 Downtown Secondary Business District, in Council District 4 represented by Luke Garrott (Staff contact: Doug Dansie at 801-535-6182 or [doug.dansie@slcgov.com](mailto:doug.dansie@slcgov.com))**

Mr. Doug Dansie, Senior Planner reviewed the petition as presented in the Staff Report (located in the case file). Mr. Dansie stated Staff was recommending approval with the conditions listed in the Staff Report.

The Commission and Staff discussed the need for the grade change and the issue with contaminated soil that required the parking garage to be constructed prior to the construction of the hotel.

Mr. Robert Schmidt, Peg Development, reviewed the need to construct the parking garage due to asbestos in the soil. He stated there would be a gap in the timing for the permits but ensured the Commission that two hotels would be constructed on the site with the parking garage.

**PUBLIC HEARING** [5:49:12 PM](#)

Chairperson Gallegos opened the Public Hearing seeing there was no one present to speak for or against the petition; Chairperson Gallegos closed the Public Hearing.

**DISCUSSION** [5:49:38 PM](#)

The Commission and Staff discussed the need for language to ensure a parking garage was not the only thing constructed on the site. It was determined no language was needed to ensure the Developer would construct the hotels as it was in their best interest to do so.

**MOTION** [5:52:01 PM](#)

**Commissioner Wirthlin stated in regards to PLNSUB2012-00481 based on the findings listed in the Staff Report, testimony given and plans presented, he moved that the Planning Commission approve the Plan Development to allow multiple buildings with cross easements at approximately 108 South 300 West and to modify the maximum setback requirement to allow portions of the building to exceed the seventy five feet in height with conditions one through four listed on page one of the Staff Report. Commissioner Flores-Sahagun seconded the motion. Commissioners Adams, Fife, Flores-Sahagun, Ruttinger and Wirthlin voted “aye”. Commissioner Dean and Taylor voted “nay”. The motion passed 5-2.**

[5:53:15 PM](#)

**PLNPCM2012-00460 Former Barnes, Celtic Bank and American Title Surplus Property Request - A request by the Salt Lake City Property Management Division for a Declaration of Surplus Property for the vacated former Barnes Building, Celtic Bank and American Title Co. properties located at approximately 431 South 300 East, 330 East 400 South and 338 East 400 South respectively. The subject properties are located in a TSA UC Core Transit Station Area Urban Center Core zoning district in Council District 4, represented by Luke Garrott. (Staff Contact: Ana Valdemoros at 801-535-7236 or [ana.valdemoros@slcgov.com](mailto:ana.valdemoros@slcgov.com)**

Ms. Ana Valdemoros, Principal Planner reviewed the petition as presented in the Staff Report (located in the case file). She stated Staff recommended the Planning Commission forward a favorable recommendation to the City Council.

Commissioner Dean asked why the property was acquired if it was not needed.

Ms. Valdemoros stated the property was purchased as part of the Public Safety Building proposal and has now been deemed not necessary.

Mr. Ryan McFarland, Salt Lake City Property Management, gave a background of the property and overview of the proposal. He stated the subject properties were proposed to be used for city offices but have since been rethought. Mr. McFarland reviewed the proposals for the buildings and property.

**PUBLIC HEARING** [5:58:01 PM](#)

Chairperson Gallegos opened the Public Hearing seeing there was no one present to speak for or against the petition; Chairperson Gallegos closed the Public Hearing.

**DISCUSSION**

The Commission and Applicant discussed the proposal for Blair Street stating it would be a mid block access to the Public Safety Building with vehicle and pedestrian access

**MOTION** [5:59:16 PM](#)

**Commissioner Fife stated in regards to PLNPCM2012-00460 based on the findings in the Staff Report and the testimony given, he moved that the Planning Commission declare surplus the three properties with corresponding address at 330 East 400 South, the former First American Title Company Building, 431 South and 300 East, the former Barnes Building, and 338 East 400 South, the former Celtic Bank, and forward a recommendation to the City Administration to dispose of the property in a manner consistent with section 2.58 of the Salt Lake City Code. Commissioner Dean seconded the motion. The motion passed unanimously.**

[6:00:30 PM](#)

**PLNPCM2009-00169, Zoning Text Amendment for Land Use Tables and Definitions - A petition initiated through the 2009 Zoning Amendment Project (ZAP) to analyze and amend as appropriate the various land use tables and definitions in the Zoning Ordinance. Related provisions of Title 21A – Zoning may also be amended as part of this petition. The text amendment is applicable to all Salt Lake City Council Districts and Community Councils. (Staff contact: Lex Traughber at 801 535 6184 or [lex.traughber@slcgov.com](mailto:lex.traughber@slcgov.com))**

Mr. Lex Traughber, Senior Planner reviewed the petition as presented in the Staff Report (located in the case file). He stated Staff was recommending approval of the Land Use Tables as presented.

The Commission and Staff discussed the letter from the Sugar House Community Council. Staff indicated they had not yet seen the letter from the Sugar House Community Council and would need to review the questions before answering.

**PUBLIC HEARING** [6:05:03 PM](#)

Chairperson Gallegos opened the Public Hearing.

Ms. Judy Short, Sugar House Community Council, reviewed the letter (located in the case file). She reviewed the concerns of the Community Council and asked for the issues to be clarified.

Chairperson Gallegos closed the Public Hearing

**DISCUSSION** [6:09:10 PM](#)

Mr. Traugher stated many of the concerns from the Sugar House Community Council were addressed in the definitions of the use tables. He reviewed each item and explained how it was addressed in the tables. Mr. Traugher stated most of the items fell under retail establishments.

**MOTION** [6:11:06 PM](#)

**Commissioner Dean stated in regards to PLNPCM2009-00169 based on the findings in the Staff Report, and presentation by Staff and the Public Hearing, she recommended that the Planning Commission forward a favorable recommendation to the City Council for the zoning changes.**

The Commission asked Staff if movie theatres, bakeries and wind energy system height were addressed in the tables.

Staff stated the movie theatres and bakeries fell under retail establishments and the wind energy systems were a new ordinance that was passed by the City Council.

**Commissioner Drown seconded the motion. The motion passed unanimously.**

[6:13:25 PM](#)

**PLNPCM2011-00640 Form Based Code for West Temple Gateway -The Salt Lake City Planning Commission will conduct an “issues only” public hearing to receive public comments and discuss issues in response to a petition submitted by Mayor Ralph Becker to amend the Salt Lake City Zoning Title and Map from D-2 Downtown Support District and RMF-75 High Density Multi-Family Residential District to FB-UN1 and FB-UN2 Form Based Urban Neighborhood District for properties located approximately between 700 South Street and Fayette Avenue (975 South), and between West Temple Street and 300 West Street. The purpose of the zoning amendment is to ensure future development will enhance residential neighborhoods and encourage compatible commercial**

**development in compliance with the City Master Plan. The subject properties are located in Council District 4, represented by Luke Garrott, and Council District 5, represented by Jill Remington Love. (Staff contact: Michael Maloy at (801) 535-7118 or michael.maloy@slcgov.com)**

Mr. Michael Maloy, Principal Planner reviewed the petition as presented in the Staff Report (located in the case file). He stated this was an issues only topic and would be brought back to the Commission at a future meeting for approval.

The Commission asked Staff to explain why conditional uses were not proposed for the zones.

Mr. Maloy stated Staff was trying to eliminate those uses that were not compatible and employ enough design regulations, so that once a developer complied with the design regulations the result would be a compatible project. He stated it was development friendly and referenced comments from local developers.

The Commissioners asked if there was a reason for the Montrose area to change.

Mr. Maloy stated Montrose was currently a D-2 zone which allowed the use to be changed to other less desirable uses. He stated the proposal called for the use to be changed to FB-UN-1 zoning which discouraged that activity and would help maintain the residential nature of the block.

The Commission and Staff discussed the actual height of four stories. It was stated that it was roughly 50 feet in height but could depend on the type of proposed building. Staff stated there were height and setback restrictions in place that would also help determine the allowable building height.

**PUBLIC HEARING [6:29:07 PM](#)**

Chairperson Gallegos opened the Public Hearing

The following individuals spoke against the petition Ms. Susan Deal Anderson and Mr. Denny Fisher.

The following comments were made.

- Montrose Avenue properties did not meet the criteria for the proposed zone.
- No sustainability proposed
- Automotive repair should be allowed in form based zoning.
- What were the securities to protect homes from taller buildings, building on top of them and blocking the views?



The following individuals spoke in favor of the petition Mr. Paul Christenson, Mr. Chris Brown and Mr. Nathan Anderson.

The following comments were made.

- Made for sustainable development that can be used long term in a very pleasing way.
- Allowed the properties to be developed over the long term in a way that was conducive to density which was necessary to bring in services.
- Limited design but as a property owner it protected the character of the areas.
- The proposed ordinance was grand and would allow developments without having to change the zoning for the area.
- A suggestion to change the allowable height on the inside lots on Jefferson Street to three stories in order to accommodate the water issues in the area.

Chairperson Gallegos closed the Public Hearing

#### **DISCUSSION** [6:38:37 PM](#)

Mr. Maloy reviewed the protections for residential property owners. He stated the proposed zoning was better than what currently existed.

Chairperson Gallegos asked if the property owners on Montrose Avenue would be required to meet the proposed zoning requirements.

Mr. Maloy stated the owners had the right to maintain what existed. He reviewed the existing zoning and what would be put in place with the proposal such as setbacks, yard requirements.

Commissioner Dean stated the pocket neighborhoods are a treasure and should be maintained. She asked if the proposal was the best zoning available for the area.

The Commission and Staff discussed what was on the ends of the block on Jefferson Street, the possibility of extending the FB-UN-1 zone to 800 South and what was best for the area.

As this item was an issues only hearing, no motion was needed to table the item for a future meeting. The Public Hearing was left open and will be continued at a future Planning Commission meeting.

Staff stated the item would be brought before the Commission again at the October 24, Planning Commission Meeting. The Commission agreed this would be the appropriate direction for the petition.

[6:44:50 PM](#)

**2022 LLC Master Plan and Zoning Map Amendments - 2022 LLC Master Plan and Zoning Map Amendments – A request by Ellen Reddick to amend the Sugar House Master Plan and Zoning Map for property located at approximately 2016 South 2100 East Street. The purpose of the request is to replace the existing residential use with a commercial use. The property is located in Council District 6, represented by Charlie Luke. (Staff contact: Michael Maloy at 801-535-7118 or michael.maloy@slcgov.com)**

- **PLNPCM2012-00367 Master Plan Amendment – A request to amend the Future Land Use Map of the Sugar House Community Master Plan. The amendment would change the future land use classification of the property from Low Density Residential to Mixed Use - Low Intensity.**
- **PLNPCM2012-00366 Zoning Map Amendment – A request to amend the Salt Lake City Zoning Map. The amendment would change zoning from R-1/7,000 Single-Family Residential District to CB Community Business District.**

Mr. Michael Maloy, Principal Planner reviewed the petition as presented in the Staff Report (located in the case file). He stated Staff was recommending the Planning Commission transmit a negative recommendation to the City Council as the proposal did not meet the Sugar House Community Master Plan or its policies.

Ms. Ellen Reddick, Applicant, stated they were requesting CB zoning to allow the property to be used for business rather than residential and to address the concerns of the neighborhood.

Mr. Rich Whittaker, Applicant, stated the home was basically a frat house as it was only rented by college students. He reviewed the layout of the property and that there was no privacy on the property. Mr. Whittaker reviewed the change in the zoning and stated it would make the area more consistent than what currently existed.

Mr. John Bouzek, owner of the Blue Plate Dinner, reviewed the neighborhood growth in the area and the need to increase the commercial uses in the area. He stated it would benefit the area if the property use was made consistently commercial. Mr. Bouzek stated it would also allow for better development of the property in the future.

The Commission stated there was vacant buildings to the South of the subject property and questioned if it was in the best interest to add to those vacancies.

The Commissioners and Applicants discussed the possible businesses that could locate in the area and the hang ups with some potential renters due to the zoning. They discussed the parking in the area and the need to improve the area overall. The Applicants stated they preferred the CB zoning over the CN zoning to add consistency to the property.

**PUBLIC HEARING [7:02:50 PM](#)**

Chairperson Gallegos opened the Public Hearing.

Ms. Judy Short, Sugar House Community Council, stated the Council was worried about the commercial creeping up the street and would like the housing protected. She stated that the Sugar House Community Council would support a change to CN Neighborhood Commercial zoning.

The following individuals spoke against the petition

Ms. Blakely Summerfield

The following comments were made.

- Spot zoning would not benefit the area.
- The proposal did not fit the history of the property or the area.

The following individuals spoke for the petition

Mr. David Jensen and Mr. J.D. Smith

The following comments were made.

- Would fix the problem with college kids living in the subject house.
- Would improve the area.
- Business district was thriving and expanding.
- Business District was in favor of the project as it would help with future development in the area.
- Would clean up the zoning that was created in 1995.

Commissioner Fife stated when the parking lot was constructed behind the residence it destroyed the residential value of the home and what the Commission was being asked to do was to fix it, which he would support.

Commissioner Dean stated parking lots could be removed and the residence could be changed back to a single family residential home. She stated there were more options for the property than just changing the zoning to commercial.

Ms. Reddick stated the driveway was shared and the investment to improve the property in order to make it a single family residence would be greater than if it were made commercial.

Chairperson Gallegos closed the Public Hearing

**DISCUSSION** [7:13:48 PM](#)

Commissioner Drown asked if the CN zoning was available at the time the CB zoning was put in place.

Mr. Paterson stated the CN and CB zoning were both created in 1995 when the zoning ordinance was rewritten.

The Commission and Staff discussed why one zoning was given to the property over the other. Staff explained CN was designed for small districts intended to serve the local neighborhood. The CB district was intended for uses that would have a community-wide service area.

The Commission and Staff discussed if there was a buffer that would keep the commercial zoning from growing in the area. Staff explained the CN zoning was less intense and could be seen as a transitional area between the Commercial and Residential areas. It was stated as it stood there was not a buffer currently in place and what was proposed would be better than what existed.

Commissioner Taylor asked for the Planning Director's opinion.

Mr. Sommerkorn stated Mr. Maloy discussed the encroachment into the neighborhood and was very specific about preventing any further encroachment which seemed to be the intent when the zoning was created. He stated if the Planning Commission felt the circumstances had changed and the proposal might be appropriate then they could make that decision; however, the master Plan discouraged further encroachment of commercial zoning.

**MOTION** [7:18:06 PM](#)

**Commissioner Ruttinger stated in regards to PLNPCM2012-00367 and PLNPCM2012-00366 based on the findings listed in the Staff Report, the opinion of the Planning Staff that the project does meet the applicable standards and therefore recommended the Planning Commission forward a positive recommendation to the City Council for both petitions.**

Mr. Paterson stated Staff was recommending denial of the petition as it did not meet the applicable standards. He stated if the Commission proposed a motion to forward a positive recommendation regarding the petition, Staff would ask that the Commission state specific findings to support their recommendation. He stated the findings in the Staff Report supported the denial of the petition.

**Commissioner Ruttinger stated the findings would be that the site represented a unique situation where the residentially zoned property basically supports the existing business**

**district and the current conditions of the site do not adequately support a viable residential use; therefore, the site should be zoned CB to be consistent with the business district.**

**Commissioner Fife stated he would second the motion for the reason that he felt the commercial encroachment had all ready taken place.**

**Commissioners Ruttinger, Fife, Taylor and Flores-Sahagun voted “aye”**

**Commissioners Wirthlin, Drown, Dean, Adams voted “nay”**

**With a tie vote Chairperson Gallegos voted “aye” and the motion passed 5-4.**

**The meeting adjourned at [7:21:49 PM](#)**

# **Attachment E**

## **Public Comments**

## SUMMARY OF OPEN HOUSE PUBLIC COMMENTS

### PLNPCM2011-0000640 West Temple Gateway Zoning Text and Map Amendments

June 26, June 28, July 31, and August 1, 2012

#### Public Comments:

- *Like that more appropriate heights are being proposed for Jefferson and Washington.*
- *Like graphics and photos-very helpful from a design standpoint.*
- *New zone creates a more defined framework to work within—this is better for development.*
- *Desire to have 200 West corners included in extra height allowance.*
- *Desire to have 300 West single-family homes included in the FB-UN1 District.*
- *Think 4 stories should be the maximum, even on corners.*
- *Think there should be more height near transit stop.*
- *Like that parking is behind buildings.*
- *Like the design features (balconies, façade materials, and windows) – this makes for better streetfront and higher quality building design.*
- *Code needs to clarify that heights/stories are from grade.*
- *This creates a new kind of urban, transit-oriented neighborhood.*
- *Corners should be defined so that a really long building isn't developed at 5 stories.*
- *Like new cottage development proposed.*
- *Like that vinyl and stucco are limited but okay with them in rear of house.*
- *Have questions about how this will be administered. Seems like it would make development easier—less room for interpretation*

I like the zoning! - Thanks for  
listening

Paul Chilton

---

Comment about 10' of ROW between  
sidewalk + ~~a~~ private property.

Is <sup>new</sup> setback from sidewalk

or ROW?

REID JACOBSON

801-574-1386

PO BOX 9021

MIDVALE UT 84047

---

New zoning options

are a good start

Chris Conroy



## Maloy, Michael

---

**From:** Boudreaux, Madelyn (GE Healthcare) [Madelyn.K.Boudreaux@ge.com]  
**Sent:** Monday, July 09, 2012 9:15 AM  
**To:** Easterling, Ashlie; Maloy, Michael  
**Subject:** Form Based Code and People's Freeway / Ballpark

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I recently attended an open house regarding the proposed form-based code for my neighborhood. I own and live in a house on 300 West, between 800 and 900 South.

I am not opposed to the form based code and I see where it can protect us from some negative types of development, but I do have some misgivings with some of the plan I saw, and some additional comments regarding our neighborhood.

First and foremost on my mind is that I am not thrilled with the FB-UN-1 section applying only to parts of Washington and Jefferson. My strip of 300 West still includes several single-family houses, 3 of them owner-occupied. I am not thrilled with the idea that development is being encouraged to add large multi-family, mixed-use, and store-front in that strip that is currently single-family homes. I'd like to see the FB-UN-1 designation extended to our section and I know that another of the owners along there would also prefer that. Right now, I understand, anything can be developed in our neighborhood, and the FB code will control some of the more egregious developments.

Next, I would like to see some kind of mixed percentages of the types of allowed developments. From my discussion at the open house, I asked, "Will you allow only a certain number or percentage of each type?" and was told no. I see this as an issue; while a mixture of different form types could create a livable and walkable neighborhood, if every developer who comes into our neighborhood decides to build the same form type, I do NOT think that will make for a better, more livable space. I am sure there are standards out there as to what kind of mixture is best, and I wouldn't presume to know the details, but I'd like to see some kind of limit on each type, particularly the multi-family, mixed use, and store fronts.

I'm uncertain about the parking requirements, or lack thereof. While I fully embrace the ideals of fewer cars in cities, I am not sure how realistic that is in a place like Utah. We simply don't have the "no need for a car" mentality that one sees in big East Coast cities. I work near the International Center, and would love to use TRAX, but even after the airport spur is added, I'll only be able to do so during summer months, as there's still a 1-mile walk or bike-ride after dark in the winter months, so my small fuel-efficient commuter car will still see plenty of use. (I'll spare you my opinions about UTA's decision to leave the International Center off the plan for TRAX, but I assure you, it doesn't endear me to them by any means.) I fear that the streets will be clogged with cars if none of these developments have parking. It may also discourage upwardly mobile middle-class people like myself from moving into the neighborhood. If you only want to encourage college students, lower income families, and a high turnover as people graduate to 1 or 2 cars per household, no parking will be fine, but if you want to bring in professionals like myself, you might find that some parking is a necessity. I embrace the ideal of a large cross-section of people, classes, and cultures, but I see a complete lack of parking as a detriment.

I am also concerned with green space, or lack thereof, and the general handling of the trees in our space. I'd love to see a pocket park or some other green space in the area, which the plan doesn't seem to include. I see zero attention given to trees or landscaping on the plan. Additionally, I'd like some assurance that we won't see a repeat of the situation with the Children's Miracle Network cutting down huge old trees that weren't even on their property, and if at all possible, an attempt to preserve the trees in our neighborhood as much as possible, even on property that is sold to be developed.

Finally, some more general concerns:

I'm not thrilled with the lack of police in the neighborhood since the fleet block was mostly cleared out. We still see a few, but not as many, and they are slow to respond. I've seen evidence of more crime than before.

We're having a LOT of issues with the foxtails, which are taking over the neighborhood. My dog regularly had major surgery from them, and recently died because of them. I'd like to work with the city/county weed coordinator to get them declared a noxious weed. The 900 South ramp hillside and almost all the empty lots are covered with them, making it very hard to control them in my yard.

Sincerely,  
Madelyn Boudreaux  
843 South 300 West  
801-652-4758

## Maloy, Michael

---

**From:** Heather Knowlton [knowltonheather@yahoo.com]  
**Sent:** Thursday, July 19, 2012 6:41 PM  
**To:** Maloy, Michael  
**Subject:** re:West Temple Gateway Form Based Planning

Hi,

I am an owner at Angelina's Corner and got the card in the mail and hope to make the meeting...it is important to me to have a walkable neighborhood and I am very encouraged because day by day more people are out strolling with their kids or walking downtown...I myself ride my bike everywhere.

I want the car dealership here to finish landscaping the parking strip from 700 South to 800 South on 200 West. They have done so on 800 South but the other is very scruffy and needs some flowers and trees. Is that their responsibility?

Also, I think the city would be well served in making the area visually interesting with more art on the street and perhaps meridians that had landscaping. I know all this costs money - but the payback to the city will be in higher real estate taxed and business taxes as the economy improves and the area is more refined.

I love what LaFrande is doing down the block and think his vision is great!

and please!!! we do not need another Maverick, 7-11, auto shop or tattoo shop in this area! and perhaps being proactive...look at where you may need more bike racks as the area improves...

Thank you for listening!

Heather Knowlton

(downsized from a 4500 sq foot house on the Avenues and love my new simplified lifestyle!)

Michael Maloy, AICP  
Principal Planner  
Salt Lake City Corporation

July 21, 2012

Michael,

My name is Seth Striefel and I and my family live in the West Temple Gateway neighborhood and unfortunately will be out of town on the dates of July 31 and August 1 when the RDA will stage an open meeting to discuss the proposed rezoning of our neighborhood and the associated ordinances.

I designed and built what I believe to be the first single family residence constructed in the West Temple Gateway area in the past 40 or 50 years, and am (I think) the first private owner to build a single family house in partnering with the RDA's new build program.

In review of the proposed ordinance I see great ideas and excellent planning strategies that make sense for urban walkable neighborhoods, especially sensitive Victorian era and other early twentieth century neighborhoods. However, I also see the beginnings of a type of architectural strangulation and creativity dousing suburban expression overtly noted in the ordinance or as an underlying theme. I will limit my comments to the area that I find most concerning:

*Table B - FB-UN2*

*Building Facade Materials: Glass, Masonry, Brick, Stone, Textured and Patterned Concrete only? I recently completed a project in the West Temple Gateway using a Grade A FSC Certified Cedar Rainscreen cladding. Also, will be proposing the use of Corten Steel on a future residence. These materials make sense from a sustainability perspective, for long term maintenance, and utilize current detailing methods and building technology that increase building performance. There are also suitable cement fiber products; wood products such as Ipe, treated Doug fir, and burned cedar (ShoSugi Ban); steel and other bent metal cladding systems; polycarbonates; cement plaster, etc..... I think the limited palette noted in the ordinance is suburban in character and promotes the 4' stone wainscot and beige brick facade consistent with Draper and West Jordan. I see no reason that the building facade material limitations should be included in the ordinance, and find it contrary to those materials that should be found in an urban neighborhood.*

*In addition, the dictation of 70% and 30% use of materials is arbitrary and will result in limitation and mediocrity. The Victorian era and other early twentieth century buildings in the West Temple Gateway are almost exclusively a monolithic use of brick. If you think about the reinterpretation of the use of materials, why a 70% to 30% mix? This language should be eliminated from the ordinance as it will result in building facades with 30% of a material not included in the list, combined with 70% of a material allowed per the list, and used in such a way that the design quality is reduced.*

Reinterpretation and creative design solutions are key to urban neighborhoods. Limitation of materials and design forms, and dictation of the character of an entry, fenestration, or other building element will always reduce innovation, creativity, and smart design. Good design is what will ultimately save this neighborhood and make it distinctive, thriving, and vibrant.

Thank you for your consideration of these comments.

Seth Striefel  
855 Washington Street  
SLC, Utah 84101

## Comments on FB-UN1 & FB-UN2 proposed zoning

From Susan Anderson, Montrose Ave resident & property owner

Much to my surprise, my comments are overwhelmingly negative. I thought this would be an asset to the area, it is not.

General comment: I live on Montrose which is one of the three UN-1 (pink) areas on the map. Yet not one single thing in this ordinance can be applied on Montrose should someone have to rebuild or build on the one existing vacant lot . One has to ask if the writers of this ordinance have ever seen Montrose.

C.1 “generally includes....with up to four dwelling units per lot.

Where? I don't think there is one property in the pink zone with four units on one lot. I bring this up because it seems a fair amount of this ordinance is based on conditions that don't exist.

D.2.b “arrange building heights and scale to provide appropriate transitions between buildings of different heights and scale.....”

How is this enforced? Who decides what this arrangement is? Burdensome on the property developer to deal with such vague language. The city risks being accused of making capricious and arbitrary decisions without definition and enforcement of these type of requirements. I see that several places in the ordinance, things that seem like suggestions but in reality aren't.

E. Building Forms – even though it is buried in the language that the graphics shown are not prescriptive to building requirements, the fact that every single residential building is drawn with a 6:12 gable and every commercial has a flat roof (w/ no greenscape shown on the roof, which you allow for open space) is somewhat deceptive. Get graphics that mix it up if that's the intent of the ordinance.

Table FB-UN1 Building Form Standards

As it applies to Montrose

Setbacks – this says “equal to average where applicable” whereas your informational graphic states 10' front, 20' corner. Montrose houses average 3'. Define “where applicable.” Who decides that?

Minimum lot width = 30'. Mine is less than 25'.

Surface parking in side & corner yards not permitted , Parking on separate lots not permitted

On Montrose one either parks in their front/side yard driveway or in a separate lot owned by the city that we, the residents, own easements on. We are REQUIRED to park in a separate lot. These regulations in essence eliminate anyone rebuilding on Montrose from having a car. 200 West has a two hour limit (I'm sure we'll see the blue tower any day) and is so remote (and it is remote, over 300 feet from my house) to not be feasible for parking.

Pedestrian access to public walkways required.

We don't have sidewalks. Our houses are setback between 1' and 4' from the street, which has no curb & gutter. That's fine with us, but we cannot meet that requirement. The nearest public walkway is 300 feet away. Also there is fear that this requirement (as listed in the UN-2 zone also) will be used by the city to cut an access from 300 West to Montrose. That has been suggested several times, only by the city, and there is vehement objection by the residents of Montrose. In addition, with no curb & gutter and no sidewalks, SLC Transportation will not approve a pedestrian walkway.

The form standards for UN-2 also affect us. The east wall of Bulldog Sheet Metal, slated by the RDA for demolition despite our strong objections, defines Montrose Ave. What makes Montrose unique and great is the wall that gives us a sense of enclosure and separates us from 300 West. Even if we got a building to replace Bulldog, the setbacks, which are intended to protect us, ruin everything. The west end of Montrose would be wide open to 300 West. And the entire character of the street would be destroyed.

This is why no conditional use is detrimental to this area. This ordinance treats several blocks like they are identical when in fact they are not. We would like the ordinance to protect our street, not destroy it.

The Form Standards table has confusing wording regarding upper level step back. "Buildings must be stepped back one additional foot for every foot of height above 35 feet" Why is the category "Upper Level " Step Back? If my building is 50' high do I only need to step the top level back 15"? That does not reduce scale. Define "step back" and where it needs to occur.

Storefront – every building will look the same. Several buildings which are assets to the neighborhood and in this zone would not be permitted under the new regulations, Ward Engineering and Childrens' Miracle Network. They aren't storefront. CAP (the old KRCL) is a nice building, appropriate in scale and materials and would not be allowed, neither would its neighbor, Miss Billies. Is that my favorite building? Not at all. Is it an asset to the neighborhood and a contributor to architectural diversity, absolutely.

The storefront requirement is too prescriptive and will turn every development into a strip mall. I thought the ordinance was going to open up the area for good architecture; instead it had created a prescription for sameness and strip malls.

3.b. Ground floor windows of commercial buildings have to be lit and open at night. NOT IN THIS NEIGHBORHOOD. No need to let the gangbangers see everything. I can't believe this infringement on private property rights is even legal. I understand the intent, but it's wrong to tell someone they cannot have privacy. If I have a law office and I am working at night, I am required by zoning to keep my blinds open? This does not appear to be very well thought out. Is this going to be enforced? By whom?

"when ground floor glass conflicts with the internal function of the building other means shall be used....."

Who decides and enforces this? With no conditional use process it seems like it could be quite arbitrary.

G.d Plazas & outdoor dining must be between the property line and the street facing building façade.

T&G Upholstery, another great building scheduled for demolition would (as a city planner suggested to me) make a great restaurant. The glass garage doors could be opened into a courtyard for dining, much like Market Street on 1300 East, the old fire station. However the way this ordinance is written the outdoor dining could not

exist except in the front, where there is no room. Even if it's a new building, dining on 300 West is not an amenity. A courtyard on the side of a building, sheltered from the traffic, would work but doesn't seem to be allowed.

Once again, not having a conditional use or similar process will not take into consideration our existing conditions. Replacing T & G (one of the city's earliest live/work spaces) with a strip mall as prescribed by the ordinance would be a travesty.

Remember, "sustainability" everyone's favorite catch word for development, starts with sustaining what you already have.

#### L.5.a Residential requirement for bicycle parking

What exactly is  $\frac{1}{4}$  space that is required if one is building one house? That needs to be defined. A single-family residence should not be required to provide bike parking. Period. (The parking regulations address UN zone in total, not just UN-2)

I would like to find out how to remove Montrose from this new zone. D-2 works much better for us. We really couldn't meet any of the requirements for building a new home. Why include an entire street in a new zone when property owners would have to go to Board of Adjustments for every single requirement listed? That's quite burdensome. And BOA is no guarantee.

With such a small area, such prescriptive architecture and no conditional use, this is a poor idea for the neighborhood. There is not enough sameness on the blocks you are zoning to treat everything exactly the same, yet there is no manner to do otherwise. Storefronts five feet from the sidewalk are hardly an improvement. At least now we have some character, between the RDA's slash & burn method of urban planning and this proposed ordinance, we will have nothing but strip malls.

Are there going to be public hearings on this? Is anyone going to respond to my comments?

Thank you

Susan Anderson

241 Montrose Ave

SLC, UT 84101

801-865-3694

## Maloy, Michael

---

**From:** Easterling, Ashlie  
**Sent:** Friday, October 12, 2012 5:53 PM  
**To:** Maloy, Michael  
**Subject:** FW: Public Comment on Zoning Comments

**Follow Up Flag:** Follow Up  
**Flag Status:** Flagged

Mike,

Please note the email below for the Planning Commission.

---

**From:** Quinn McCallum-Law [<mailto:quinn.mcl@gmail.com>]  
**Sent:** Friday, October 12, 2012 11:53 AM  
**To:** Easterling, Ashlie  
**Subject:** Re: Zoning Comments

Ashlie, Just got notice of this in the mail. Want to give you something more to work with in getting it passed, now that you've had time to digest my other thoughts.

The Form based code being proposed for the West Temple Gateway area will be a first of its kind in Salt Lake City towards creating a truly mixed-use, diverse and walkable neighborhood. As a resident, property owner and grassroots developer of the Granary district located just west of these two area's shared boundary I am in full support of this proposed zoning change. While no zoning will ever be perfect, this zoning change will create an opportunity for the area to develop both in conjunction with the existing qualities and with a positive contrast of old and new. It will streamline the ability of the WTG to grow in to the urban neighborhood it wants to be: walkable, with with opportunity for both density and open space. I look forward to the future of these two districts with changes like these being put in to effect!

Quinn McCallum-Law  
MCL Developments LLC  
927 South Gale Street  
Salt Lake City, Utah 84101

On Fri, Sep 14, 2012 at 2:41 PM, Quinn McCallum-Law <[quinn.mcl@gmail.com](mailto:quinn.mcl@gmail.com)> wrote:  
Ashlie,

Didn't get as much time to look this over as I would like. I'm liking it. Heres a few notes:

Notes on Urban zoning WTG:

FB-UN2

Lot size and width may make some lots none conforming such as the hair salon storefront on the corner of 800 s and 200 west and a couple properties along 900 s. The 900 south are not of much architectural character though.



**Building Facade Materials:**

This should include architectural grade exceptions for architectural steel and other materials to be used. NOT standard aluminum siding etc of course.

In my interest of reusing existing buildings within new development, doing masonry, concrete, or glass creates load/structural problems with the first two and energy efficiency problems for for glass. (This is why SLC really needs an architectural review board, but that is a tangent.)

(this one is really important to me, not just for my current properties but for other ones I am interested in.)

**District specific Standards:**

Page 16

why is there a 25' height limit on ADU's? Just make it 30' like the FBUN1 for standardizing. That way people can fit reasonable sized apartments on the rear and create/preserve more open space.

Last page:

vending carts why is there a designation of private property? does that mean they are not allowed on corners etc? I think we should encourage for more of those.

Other wise everything looks great.

Thanks Ashlie. Looking forward to something like this more my street.

Quinn

# **Attachment F**

## **Department Comments**



# Department Comments

## Form Based Code for West Temple Gateway

### PLNPCM2011-00640

Date	Task/Inspection	Status/Result	Action By	Comments
7/5/2012	Community Council Review	Complete	Maloy, Michael	The Ballpark Community Council reviewed the proposed zoning amendments during a regularly scheduled meeting held on July 5, 2012.
7/25/2012	Fire Code Review	Complete	Itchon, Edward	No comment.
7/26/2012	Police Review	Complete	Maloy, Michael	The Police Department has no issues with this petition.  Sgt Michelle Ross
8/1/2012	Community Open House	Complete	Maloy, Michael	The Planning Division, in partnership with RDA, conducted four separate Open House meetings in the Axis Apartments at 739 S 300 West on June 26, June 28, July 31, and August 1, 2012.
8/28/2012	Transportation Review	Complete	Walsh, Barry	The Transportation Division review comments and recommendations are as follows:  Proposed changes to zoning areas in general does not strongly affect the basic transportation system or its services. In reviewing various changes in ordinances such as the TSA and FB-UN zones where required parking is eliminated, we find a gap in regulations to administer the provisions for ADA services (parking stalls) and the promotion of bicycle services.  In the FB-UN1 and FB-UN2 section 21A.33.050L (parking regulations) there are no minimum parking requirements for any use in the FB-UN zoning district, and as such the provision for ADA services is eliminated. ADA parking is provided at a ratio of parking provided (see Table 208.2 ADAAG).  In section 4 it states "all sections of chapter 21.44 Parking shall apply" which implies that 5% of provided parking is to establish the number of bicycle stalls to be provided, or no bike stall is required. A conflict that is over ridden in section 5 of the FB-UN which does indicate bicycle parking as a rate based on dwelling units and floor space, not found in the TSA ordinances where parking is eliminated.  We suggest some text to address a minimum ADA provision for onsite parking as well as text for existing facilities to maintain existing bicycle and ADA provisions even if parking is eliminates or reduced.  Barry Walsh
9/7/2012	Public Utility Review	Complete	Stoker, Justin	We do not have any comment on the proposed form-based zoning. Individual utility services and system needs will be addressed on a case-by-case basis as improvements are made.  Justin D. Stoker, PE, LEED® AP, CFM
9/18/2012	Engineering Review	Complete	Weiler, Scott	Are garages serving more than one car allowed? If so, for a driveway serving a 2 car garage, does that

				qualify as a multi-directional drive even if its edges are parallel?
10/9/2012	Planning Dept Review	Complete	Maloy, Michael	The Salt Lake City Planning Division supports the proposed zoning amendments, and recommends removal of the T Transitional Overlay District from affected properties.
10/16/2012	Building Review	Complete	Maloy, Michael	No comments received.
10/16/2012	Sustainability Review	Complete	Maloy, Michael	No comments received.
10/16/2012	Zoning Review	Complete	Maloy, Michael	No comments received.