



Memorandum

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission

From: Casey Stewart; 801-535-6260; Casey.Stewart@slcgov.com

Date: November 13, 2015

Re: Briefing on the proposed **Design Standards Chapter** in the zoning ordinance (PLNPCM2015-00150)

PROPOSAL:

The proposal by Mayor Becker is to combine various existing development design standards into a common chapter of the zoning ordinance; fix identified errors in the existing standards; make the standards consistent, and; add new standards for design issues that have arisen since the standards were originally created. The design standards would not apply to single family residential districts.

ACTION REQUIRED: This item is being presented as a briefing. A public hearing will come later. As part of this briefing, planning staff would like input on the proposed new Design Standards Chapter, particularly:

- What do you think of consolidating design standards in one chapter versus keeping them in each zoning district chapter?
- Do you agree with the “purpose” statement of the chapter?
- Do you agree with the “applicability” paragraph?
- For modifying any standards, should all requests to modify go through the Conditional Building and Site Design Review process, or should there be more flexibility in the standards before a process is required?
- Are the standards easy to understand/interpret?
- Do the standards make sense in the zoning districts indicated in the tables?
- Which standards would benefit from a graphic to aid in understanding?

BACKGROUND/DISCUSSION:

The city has implemented a number of design/form based regulations in the past five years to help guide the urban design of developments. Whether referencing the TSA districts, the Form Based Urban Neighborhood districts, or the draft Form Based Special Purpose Corridor districts for the Sugar House area, the focus is on development design geared toward the pedestrian experience. Many of the older, existing zoning districts have their own design standards that are often shared between districts. At times the language of similar standards is slightly different, resulting in different interpretations and causing confusion (e.g. percentage of glass on ground level).

The intent with this new design chapter is to consolidate the key design standards into one chapter where they are clearly defined. This would aid in referencing which standards apply to which zoning districts and eliminate the instances of conflicting language among similar standards. This initial effort is to simply consolidate and clarify existing design standards. Staff is trying to avoid creating new standards at this time, but the format will be established by the new chapter if new standards are proposed in the future.

Chapter 21A.37 Design Standards

21A.37.010: PURPOSE STATEMENT:

The design standards identified in this chapter are intended to promote a walkable environment in specific zoning districts, foster placemaking as a community and economic development tool, protect property values, assist in maintaining the established character of the city, and implementing the city's master plans.

21A.37.020: Applicability:

The design standards identified in this chapter apply to all new construction and additions on property in the zoning districts listed in Tables 21A.37.060 A-F (residential [except R-1, FR, SR, and R-2 districts], commercial, manufacturing, downtown, and special purpose districts).. When an addition to an existing building is made, only the addition is subject to the design standards of this section. For existing buildings where an addition is not proposed, a change in use or interior alterations of the building are not subject to this chapter. All new construction, additions, exterior building work, structure work, and site work on property in an H historic preservation overlay district or a landmark site remain subject to a Certificate of Appropriateness as required in 21A.34.020.E of this title.

21A.37.030: Submittal Requirements:

All applications that are subject to site plan review as indicated in chapter 21A.58 shall address as part of their submittal drawings all applicable design standards identified in this Chapter, in addition to all other applicable regulations.

21A.37.040: Modifications of Design Standards:

The Planning Commission may modify any of the design standards identified in this Chapter subject to the requirements of Chapter 21A.59 Conditional Building and Site Design Review. The applicant must demonstrate that the modification meets the intent for the specific designs standards requested to be modified, the standards for conditional building and site design review and any adopted design guidelines that may apply. For properties subject to the H Historic Preservation Overlay District, the Historic Landmarks Commission may modify any of the design standards in this section as part of the review of the standards in 21A.34.020.

21A.37.050: Design Standards Defined:

The design standards in this chapter are defined as follows. Each design standard includes a specific definition of the standard and may include a graphic that is intended to help further define the standard.

A. Ground Floor Use and Visual Interest

This standard's purpose is to increase the amount of active uses and/or visual interest on the ground floor of a building. There are two options for achieving this, one dealing solely with the amount of ground floor use, and the other combining a lesser amount of ground floor use with increased visual interest in the building façade's design.

Ground Floor Use Only

This option requires that on the ground floor of a new principal building, a permitted or conditional use other than parking shall occupy a minimum portion of the length of any street-facing building façade according to Table 21A.37.060. All portions of such ground floor spaces shall extend a minimum of twenty five feet (25') into the building. Parking may be located behind these spaces.

Ground Floor Use and Visual Interest

This option allows for some flexibility in the amount of required ground floor use, but in return requires additional design requirements for the purpose of creating increased visual interest and pedestrian activity where the lower levels of buildings face streets or sidewalks. An applicant utilizing this option must proceed through the Conditional Building and Site Design Review process for review of the project for determination of the project's compliance with those standards, and in addition, whether it contributes to increased visual interest through a combination of increased building material variety, architectural features, façade changes, art, and colors; and, increased pedestrian activity through permeability between the building and the adjacent public realm using niches, bays, gateways, porches, colonnades, stairs or other similar feature to aid in pedestrian interaction with the building.

B. Building Materials

1. **Ground Floor Building Materials:** Other than windows and doors, a minimum amount of the ground floor façade's wall area shall be clad in durable materials according to Table 21A.37.060. Durable materials include stone, brick, masonry, textured or patterned concrete, and fiber cement board. Other materials may be used as accent or trim provided they cover twenty percent (20%) or less of the ground floor adjacent to a street. Other materials may be approved at the discretion of the Planning Director if it is found that the proposed material is of a durable material and is appropriate for the ground floor of a structure.
2. **Upper Floor Building Materials:** Any building with more than one story shall include durable materials on a minimum amount of any street facing building façade of those additional stories according to Table 21A.37.060. Durable materials include stone, brick, masonry, textured or patterned concrete, and fiber cement board.

C. Glass

1. **Ground Floor Glass:** The ground floor building elevation of all new buildings facing a street, and all new ground floor additions facing a street, shall have a minimum amount of glass or amount within a specified percentage range, between three (3) and eight feet (8') above grade according to Table 21A.37.060. All ground floor glass shall allow unhampered and unobstructed visibility into the building for a depth of at least five feet (5'), excluding any glass etching and window signs when installed and permitted in accordance with 21A.46 Signs. The planning director may approve a modification to ground floor glass requirements if the planning director finds:
 - a. The requirement would negatively affect the historic character of an existing building, or
 - b. The requirement would negatively affect the structural stability of an existing building, or
 - c. In zoning districts other than residential districts listed in Table 21A.37.060.A the ground level of the building is occupied by residential uses, in which case the specified minimum glass requirement may be reduced by ten percent (10%).
2. **Upper Floor Glass:** Above the first floor of any multi-story building, the surface area of the façade of each floor must contain a minimum amount of glass according to Table 21A.37.060.

D. Building Entrances

At least one operable building entrance is required for every street facing façade. Additional operable building entrances shall be required for each specified length of street-facing building facade according to Table 21A.37.060. Corner entrances, when facing a street and located at approximately a 45 degree angle to the two adjacent building facades (chamfered corner), may count as an entrance toward both of the adjacent facades.

E. Maximum Length of Blank Wall

The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the ground floor level along any street facing façade shall be as specified according to Table 21A.37.060. Changes in plane, color, texture, materials, scale of materials, patterns, art, or other architectural detailing are acceptable methods to create variety and scale. This shall include architectural features such as bay windows, recessed entrances or windows, balconies, cornices, columns, or other similar architectural features. The architectural feature may be either recessed or project a minimum of twelve inches (12").

F. Maximum Length of Street-Facing Facades

No street-facing building wall may be longer than specified along a street line according to Table 21A.37.060. A minimum of twenty (20) feet is required between separate buildings when multiple buildings are placed on a single parcel according to Section 21A.36.010.B *One Principal Building Per Lot*. The space between buildings shall include a pedestrian walkway at least 5 feet wide.

G. Upper Floor Step Back for Street Facing Facades

Building height up 100 feet: The first full floor above thirty feet (30') in height from finished grade, and all additional floors, shall be stepped back a minimum horizontal distance from the building foundation at grade, according to Table 21A.37.060, for those areas of the building abutting low density, single-family residential development, a public street, public trail, or public open space, however when buildings are limited to 45 feet or less in height by the zoning ordinance, those buildings may provide a four foot (4') minimum depth canopy, roof structure, or balcony that extends from the face of the building towards the street at a height of between 12 feet and 15 feet above the adjacent sidewalk. Such extension(s) shall extend horizontally parallel to the public street, public trail or public open space for a minimum of 50 percent (50%) of the face of the building and may encroach into setback as permitted for entry features in Section 21A.27.030.C.3.

Building height 100 feet or taller: Between floors four and seven the building façade shall be stepped back a minimum horizontal distance from the building foundation at grade, according to Table 21A.37.060, for those areas of the building abutting low density, single-family residential development, a public street, public trail, or public open space. The applicant may choose which floor, between and including four and seven, that will contain the step back. The step back shall then be maintained for the remaining height of the building.

H. Exterior Lighting

All exterior lighting shall be directed down and shielded to prevent light trespass onto adjacent properties. Exterior lighting shall not strobe, flash or flicker.

I. Parking Lot Lighting

If a parking lot/structure is adjacent to a residential zoning district or land use, any poles for the parking lot/structure security lighting are limited to sixteen feet (16') in height and the globe must be shielded to minimize light encroachment onto adjacent residential properties or into upper level residential units in multi-story buildings. Lightproof fencing is required adjacent to residential properties.

J. Screening of Mechanical Equipment

All building equipment shall be located on the roof of the building or in the rear yard. These elements shall be sited to minimize their visibility and impact, or screened and enclosed as to appear to be an integral part of the architectural design of the building.

K. Screening of Service Areas

Service areas, loading docks, refuse containers and similar areas shall be fully screened from public view. All screening enclosures viewable from the street shall be either incorporated into the building architecture or shall incorporate building materials and detailing compatible with the building being served. All screening devices shall be a minimum of one foot (1') higher than the object being screened. Dumpsters must be located a minimum of twenty five feet (25') from any building on an adjacent lot that contains a residential dwelling or be located inside of an enclosed building

L. Ground Floor Residential Entrances

Dwelling units located on the ground floor and facing a public or private street shall have a minimum of one primary entrance facing the street in the zoning districts indicated in Table 21A.37.060. The facades of all buildings with ground floor residential uses shall feature elements that signal habitation such as windows, entrances, stairs, porches, bay windows, and balconies that are visible from the public street.

When permitted in the zoning districts listed in Table 21A.27.060, attached single-family dwellings, townhomes, row houses, and other similar housing types shall have a primary entrance facing the street for each unit adjacent to a street. Units may have a primary entrance located on a courtyard, mid block walkway, or other similar area if the street-facing facades also have a primary entrance facing the street.

M. Residential Character

The remodeling of residential buildings for retail or office use shall be allowed only if the residential character of the exterior is maintained and only in the zoning districts indicated in Table 21A.37.060

N. Roof Top Design

All roofs shall be of a hip or gable design in the zoning districts indicated in Table 21A.37.060, except additions or expansions to existing buildings may be of the same roof design as the original building.

O. Parking Structures

The following standards shall apply to parking structures whether stand alone or incorporated into a building:

1. Parking structures shall have an external skin designed to improve visual character when adjacent to a public street or other public space. Examples include heavy-gauge metal screen, precast concrete panels; live green or landscaped walls, laminated or safety glass, decorative photovoltaic panels or match the building materials and character of the principal use. The planning director may approve other decorative materials not listed if the materials are in keeping with the decorative nature of the parking structure.
2. The architectural design of the façades should express the internal function of the structure. Façade elements should align to parking levels and there shall be no sloped surfaces visible from a public street, public trail or public open space.
3. Internal circulation must be designed such that parking surfaces are level (or without any slopes) along all primary façades. All ramping between levels need to be placed along the secondary façade or to the center of the structure. Parking structures shall be designed to conceal the view of all parked cars and drive ramps from public spaces.
4. Elevator and stairs shall be highlighted architecturally so visitors, internally and externally, can easily access these entry points.
5. Signage and way-finding shall be integrated with the architecture of the parking structure and be architecturally compatible with the design. Public parking structures entrances shall be clearly signed from public streets.
6. Interior garage lighting should not produce glaring sources towards adjacent properties while providing safe and adequate lighting levels. Lighting within parking structures shall not be visible from the public realm. The use of sensor dimmable LEDs and white-stained ceilings are a good strategy to control light levels on site while improving energy efficiency.
7. Where a driveway crosses a public sidewalk, the driveway shall be a different color, texture, or paving material than the sidewalk to warn drivers of the possibility of pedestrians in the area.
8. The street level facing façades of all parking structures shall be wrapped along all street frontages with habitable space that is occupied by a use that is allowed in the zone as a permitted or conditional use.
9. Parking structures should be designed to minimize vehicle noise and odors on the public realm. Venting and fan locations should not be located next to public spaces and shall be located as far as possible from adjacent residential land uses.

21A.37.060: Design standards required in each zoning district:

This section identifies each design standard and to which zoning districts the standard applies. If a box is checked, that standard is required. If a box is not checked, it is not required. If a specific dimension or detail of a design standard differs among zoning districts or differs from the definition, it will be indicated within the box. In cases when a dimension in this table conflicts with a dimension in the definition, the dimensions listed in the table supersede those in the definition.

C. Manufacturing Districts

Standard	District	
	M-1	M-2
Ground Floor Use (%)	40	
Ground Floor Use + Visual Interest (%)	25/25	
Building Materials: Ground Floor (%)		
Building Materials: Upper Floors (%)		
Glass: Ground Floor (%)		
Glass: Upper Floors (%)		
Building Entrances (feet)		
Blank Wall: Maximum Length (feet)		
Street-facing Façade: Maximum Length (feet)		
Street-facing Façade: Upper Floor Step Back (feet)		
Lighting: Exterior	X	X
Lighting: Parking Lot	X	X
Screening of Mechanical Equipment	X	X
Screening of Service Areas		
Ground Floor Residential Entrances		
Residential Character		
Roof Top Design		
Parking Structures	X	X

D. Downtown Districts

Standard	District			
	D-1	D-2	D-3	D-4
Ground Floor Use (%)	75	60	60	60
Ground Floor Use + Visual Interest (%)	60/25	50/25	50/20	50/25
Building Materials: Ground Floor (%)	80	80	70	70
Building Materials: Upper Floors (%)	35	35	25	25
Glass: Ground Floor (%)	60	60	40	40
Glass: Upper Floors (%)	25	25	25	25
Building Entrances (feet)	60	60	60	60
Blank Wall: Maximum Length (feet)	15	15	15	15
Street-facing Façade: Maximum Length (feet)	150	150	200	200
Street-facing Façade: Upper Floor Building Step Back (feet)				
Lighting: Exterior	X	X	X	X
Lighting: Parking Lot	X	X	X	X
Screening of Mechanical Equipment	X	X	X	X
Screening of Service Areas	X	X	X	X
Ground Floor Residential Entrances	X	X	X	X
Residential Character				
Roof Top Design				
Parking Structures	X	X	X	X

