



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission
From: Casey Stewart; Senior Planner; 801-535-6260
Date: October 6, 2016
Re: PLNPCM2015-00150 Design Standards Chapter Text Amendment

ZONING AMENDMENT – TEXT

PROPERTY ADDRESS: City-wide

REQUEST: The request is to combine various existing development design standards into a new, common chapter of the zoning ordinance; fix identified conflicts/errors in the existing standards; make the standards consistent and clearer. The design standards would not apply to single-family, most multi-family residential districts, and industrial districts.

The Planning Commission's role in this application is to provide a recommendation to the City Council, who will make the final decision.

RECOMMENDATION: Based on the information in this staff report, planning staff finds the amendments adequately address the key factors for amendments and recommends that the Planning Commission recommend in favor of the zoning text amendment to the city council.

The following motion is provided in support of the recommendation: *Based on the findings and analysis listed in the staff report and the testimony and proposals presented, I move that the Planning Commission recommend approval to the City Council of the requested Design Standards Chapter text amendment PLNPCM2015-00150.*

ATTACHMENTS:

- A. Draft Proposed Chapter
- B. Current Ordinance - Edited
- C. Analysis of Factors
- D. Public Process and Comments
- E. Alternate Motion

PROJECT DESCRIPTION/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 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 and create a basic format for the new chapter.

Most of the existing design standards being amended were found scattered throughout the various zoning district sections of the zoning ordinance, and the bulk of those came from the RMU-35 and RMU-45 zoning districts. Those two districts were amended within the last couple of years to include design standards and staff determined those standards would serve as the basis for the new chapter. With this effort the design standards are proposed to be removed from the various zoning districts and placed into a new chapter entitled *Design Standards*. This will result in one location for the definition/description of the standards, eliminating the various versions that existed through the ordinance. The design standards would not apply to single-family, most multi-family residential districts, and industrial districts.

Staff has also taken the opportunity to try and clarify the application of these standards that have been problematic in the past, as well as put forth a few updated options such as:

- Ground floor use and visual interest (standard A)
- Spacing of building entrances (standard D)
- Maximum length of Street Facing Facades (standard F)

The three standards above would only apply to a few zoning districts such as RMU-35, RMU-45, and TSA that already had similar standards. Their application across other zoning districts may come about as part of later amendments after some more research and input from design professionals. A subsequent amendment would also consider extending the full set of design standards in the new chapter to numerous other districts wherein the standards, as yet, have not applied. This too would include more research and input.

A sub-committee of the Planning Commission met in May 2016 to look more closely at the proposed amendments and give input. That input was implemented into the amendments as much as possible and is found in the attached draft of the chapter.

NEXT STEPS:

The Planning Commission's recommendation will be forwarded to the City Council for their consideration as part of the final decision on this new design standards chapter.

If ultimately denied, the new chapter would not be implemented and the current design standards would remain in the various zoning district sections.

ATTACHMENT A: Draft Proposed Chapter

Chapter 21A.37 Design Standards

21A.37.010: PURPOSE STATEMENT:

The design standards identified in this chapter are intended to utilize planning and architecture principles to shape and 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 explain the standard, however the definition supersedes any conflict between it and a graphic.

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.

1. 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.

2. Ground Floor Use and Visual Interest

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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 features to facilitate 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 of any street facing façade 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 for the remainder of the ground floor façade adjacent to a street. Other materials proposed to satisfy the durable requirement may be approved at the discretion of the Planning Director if it is found that the proposed material is durable and is appropriate for the ground floor of a structure.
2. **Upper Floor Building Materials:** Floors above the ground floor level shall include durable materials on a minimum amount of any street facing building façade of those additional floors according to Table 21A.37.060. Windows and doors are not included in that minimum amount. Durable materials include stone, brick, masonry, textured or patterned concrete, and fiber cement board. Other materials may be approved at the discretion of the Planning Director if it is found that the proposed material is durable and is appropriate for the upper floor of a structure.

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 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. The ground level of the building is occupied by residential uses that face the street, in which case the specified minimum glass requirement may be reduced by fifteen percent (15%).
2. **Upper Floor Glass:** Above the first floor of any multi-story building, the surface area of the façade of each floor facing a street must contain a minimum amount of glass according to Table 21A.37.060.

D. Building Entrances

At least one operable building entrance on the ground floor is required for every street facing façade. Additional operable building entrances shall be required, at a minimum, at each specified length of street-facing building facade according to Table 21A.37.060. The center of each additional entrance shall be located within six feet (6') either direction of the specified location. Each ground floor non-residential leasable space facing a street shall have an operable entrance facing that street and a walkway to the nearest sidewalk. 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 for 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, 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 or projected entrances or windows, balconies, cornices, columns, or other similar architectural features. The

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architectural feature shall be either recessed a minimum of twelve inches (12”) or projected 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

1. For street facing facades the first full floor, and all additional floors, above thirty feet (30') in height from average finished grade shall be stepped back a minimum horizontal distance from the front line of building, according to Table 21A.37.060. An alternative to this street facing façade step back requirement may be utilized for buildings 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 street for a minimum of 50 percent (50%) of the face of the building and may encroach into a setback as permitted per Table 21A.36.020B *Obstructions in Required Yards*.
2. For facades facing single- or two-family residential districts, a public trail or public open space the first full floor, and all additional floors, above thirty feet (30') in height from average finished grade shall be stepped back a minimum horizontal distance from the corresponding required yard setback (building line) according to Table 21A.37.060.

H. Exterior Lighting

All exterior lighting shall be shielded and directed down 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 and the lighting directed down 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 mechanical equipment for a building shall be screened from public view and sited to minimize their visibility and impact. Examples of siting include on the roof, enclosed or otherwise integrated into the architectural design of the building, or in a rear or side yard area subject to yard location restrictions found in Table 21A.36.020.B *Obstructions In Required Yards*.

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 or structure.

L. Ground Floor Residential Entrances for Single-family Dwellings

For the zoning districts listed in Table 21A.37.060 all attached single-family dwellings, townhomes, row houses, and other similar single-family housing types located on the ground floor 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.

M. Parking Garages or Structures

The following standards shall apply to parking garages or 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

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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 facades. 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 shall not produce glaring sources towards adjacent properties while providing safe and adequate lighting levels. 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 facades 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.

N. Residential Character in RB district

1. All roofs shall be pitched and of a hip or gable design except additions or expansions to existing buildings may be of the same roof design as the original building;
2. The remodeling of residential buildings for retail or office use shall be allowed only if the residential character of the exterior is maintained;
3. The front building elevation shall contain not more than fifty percent (50%) glass;
4. Special sign regulations of chapter 21A.46, "Signs", of this title;
5. Building orientation shall be to the front or corner side yard; and
6. Building additions shall consist of materials, color and exterior building design consistent with the existing structure, unless the entire structure is resurfaced.

O. Primary Entrance Design in SNB district

Primary entrance design shall consist of at least two (2) of the following design elements at the primary entrance, so that the primary entrance is architecturally prominent and clearly visible from the abutting street.

- a. Architectural details such as arches, friezes, tile work, canopies, or awnings.
- b. Integral planters or wing walls that incorporate landscape or seating.
- c. Enhanced exterior light fixtures such as wall sconces, light coves with concealed light sources, or decorative pedestal lights.
- d. A repeating pattern of pilasters projecting from the facade wall by a minimum of eight inches (8") or architectural or decorative columns.
- e. Recessed entrances that include a minimum step back of two feet (2') from the primary facade and that include glass on the sidewalls.

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

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when a dimension in this table conflicts with a dimension in the definition, the dimensions listed in the table supersede those in the definition.

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A. Residential Districts

Standard	District								
	RMF-30	RMF-35	RMF-45	RMF-75	RB	RMU-35	RMU-45	RMU	RO
Ground Floor Use (%) <i>21A.37.050.A.1</i>						75	75		
Ground Floor Use + Visual Interest (%) <i>21A.37.050.A.2</i>									
Building Materials: Ground Floor (%) <i>21A.37.050.B.1</i>						80	80		
Building Materials: Upper Floors (%) <i>21A.37.050.B.2</i>									
Glass: Ground Floor (%) <i>21A.37.050.C.1</i>						60	60	40	
Glass: Upper Floors (%) <i>21A.37.050.C.2</i>									
Building Entrances (feet) <i>21A.37.050.D</i>						75	75	X	
Blank Wall: Maximum Length (feet) <i>21A.37.050.E</i>						15	15	15	
Street-facing Façade: Maximum Length (feet) <i>21A.37.050.F</i>									
Upper Floor Step Back (feet) <i>21A.37.050.G</i>							10		
Lighting: Exterior <i>21A.37.050.H</i>									
Lighting: Parking Lot <i>21A.37.050.I</i>					X			X	
Screening of Mechanical Equipment <i>21A.37.050.J</i>						X	X	X	
Screening of Service Areas <i>21A.37.050.K</i>						X	X	X	
Ground Floor Residential Entrances <i>21A.37.050.L</i>									
Parking Garages or Structures <i>21A.37.050.M</i>									
Residential Character in RB district <i>21A.37.050.N</i>					X				
Primary Entrance Design in SNB district <i>21A.37.050.O</i>									

B. Commercial Districts

Standard	District							
	SNB	CN	CB	CS	CC	CSHBD	CG	TSA
Ground Floor Use (%) <i>21A.37.050.A.1</i>								80
Ground Floor Use + Visual Interest (%) <i>21A.37.050.A.2</i>								60/25
Building Materials: Ground Floor (%) <i>21A.37.050.B.1</i>								90
Building Materials: Upper Floors (%) <i>21A.37.050.B.2</i>								50
Glass: Ground Floor (%) <i>21A.37.050.C.1</i>		40	40	40			40	60
Glass: Upper Floors (%) <i>21A.37.050.C.2</i>								
Building Entrances (feet) <i>21A.37.050.D</i>		X	X	X	X	X	X	40
Blank Wall: Maximum Length (feet) <i>21A.37.050.E</i>		15	15	15			15	15
Street-facing Façade: Maximum Length (feet) <i>21A.37.050.F</i>								200
Upper Floor Step Back (feet) <i>21A.37.050.G</i>							15	
Lighting: Exterior <i>21A.37.050.H</i>		X					X	X
Lighting: Parking Lot <i>21A.37.050.I</i>		X	X	X	X	X	X	X
Screening of Mechanical Equipment <i>21A.37.050.J</i>		X	X	X			X	X

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Screening of Service Areas 21A.37.050.K	X	X	X					X
Ground Floor Residential Entrances 21A.37.050.L								X
Parking Garages or Structures 21A.37.050.M								
Primary Entrance Design SNB district 21A.37.050.O	X							

C. Manufacturing Districts

Standard	District	
	M-1	M-2
Ground Floor Use (%) 21A.37.050.A.1		
Ground Floor Use + Visual Interest (%) 21A.37.050.A.2		
Building Materials: Ground Floor (%) 21A.37.050.B.1		
Building Materials: Upper Floors (%) 21A.37.050.B.2		
Glass: Ground Floor (%) 21A.37.050.C.1		
Glass: Upper Floors (%) 21A.37.050.C.2		
Building Entrances (feet) 21A.37.050.D		
Blank Wall: Maximum Length (feet) 21A.37.050.E		
Street-facing Façade: Maximum Length (feet) 21A.37.050.F		
Upper Floor Step Back (feet) 21A.37.050.G		
Lighting: Exterior 21A.37.050.H	X	X
Lighting: Parking Lot 21A.37.050.I	X	X
Screening of Mechanical Equipment 21A.37.050.J		
Screening of Service Areas 21A.37.050.K		
Ground Floor Residential Entrances 21A.37.050.L		
Parking Garages or Structures 21A.37.050.M		

D. Downtown Districts

Standard	District			
	D-1	D-2	D-3	D-4
Ground Floor Use (%) 21A.37.050.A.1				75 ³
Ground Floor Use + Visual Interest (%) 21A.37.050.A.2				
Building Materials: Ground Floor (%) 21A.37.050.B.1			70 ²	
Building Materials: Upper Floors (%) 21A.37.050.B.2			70 ²	
Glass: Ground Floor (%) 21A.37.050.C.1	40/60 ¹		40	40
Glass: Upper Floors (%) 21A.37.050.C.2				
Building Entrances (feet) 21A.37.050.D				
Blank Wall: Maximum Length (feet) 21A.37.050.E				
Street-facing Façade: Maximum Length (feet) 21A.37.050.F				
Upper Floor Step Back (feet) 21A.37.050.G				
Lighting: Exterior 21A.37.050.H				
Lighting: Parking Lot 21A.37.050.I				
Screening of Mechanical Equipment 21A.37.050.J				
Screening of Service Areas 21A.37.050.K				
Ground Floor Residential Entrances 21A.37.050.L				
Parking Garages or Structures 21A.37.050.M				

¹ Minimum requirement is sixty percent (60%) when project is within the Main Street retail core.

² In the D-3 zoning district this percentage applies to all sides of the building , not just the front or street-facing façade.

³ This percentage applies only as a requirement as noted in 21A.30.045.C.7.a.(1) for projects that are seeking conditional height

ATTACHMENT B: Current Ordinance - Edited

21A.24.160: RB RESIDENTIAL/BUSINESS DISTRICT:

...(No change to items A through H)

- I. Design Standards: All principal buildings constructed or remodeled after April 12, 1995, shall conform to the following design standards:
1. All roofs shall be of a hip or gable design, except additions or expansions to existing buildings may be of the same roof design as the original building;
 2. The remodeling of residential buildings for retail or office use shall be allowed only if the residential character of the exterior is maintained;
 3. The front building elevation shall contain not more than fifty percent (50%) glass;
 4. Special sign regulations of chapter 21A.46, "Signs", of this title;
 5. Building orientation shall be to the front or corner side yard; and
 6. Building additions shall consist of materials, color and exterior building design consistent with the existing structure, unless the entire structure is resurfaced.
- J. New Nonresidential Construction: Construction of a new principal building, parking lot or addition to an existing building for a nonresidential use that includes the demolition of a residential structure shall only be approved as a conditional use pursuant to chapter 21A.54, "Conditional Uses", of this title and subject to the design standards of subsection I of this section; provided, that in such cases the planning commission finds that the applicant has adequately demonstrated the following:
1. The location of the residential structure is impacted by surrounding nonresidential structures to the extent that it does not function as a contributing residential element to the residential-business neighborhood (RB district); and
 2. The property is isolated from other residential structures and does not relate to other residential structures within the residential-business neighborhood (RB district); and
 3. The design and condition of the residential structure is such that it does not make a material contribution to the residential character of the neighborhood.
- K. Parking Lot/Structure Lighting: If a parking lot/structure is adjacent to a residential zoning district or land use, the poles for parking lot/structure security lighting are limited to sixteen feet (16') in height and the globe must be shielded to minimize light encroachment onto adjacent residential properties. Lightproof fencing is required adjacent to residential properties. (Ord. 66-13, 2013: Ord. 62-13, 2013: Ord. 12-11, 2011: Ord. 23-10 § 2, 2010: Ord. 61-09 § 8, 2009: Ord. 3-05 § 3, 2005: Ord. 8-97 §§ 1, 2, 1997: Ord. 26-95 § 2(12-15), 1995)

21A.24.164: R-MU-35 RESIDENTIAL/MIXED USE DISTRICT:

...(No change to items A through G)

- H. Design Standards: These standards apply when constructing a new building, an addition of one thousand (1,000) square feet or more that extends a street facing building facade, additions that increase the height of an existing building or when specifically indicated below:
1. Minimum Ground Floor Glass: The ground floor elevation facing a street of all new buildings shall not have less than sixty percent (60%) glass surfaces between three (3) and eight feet (8') above grade. All ground floor glass shall be nonreflective and allow visibility into the building for a depth of at least five feet (5'). 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.
 - c. The ground level of the building is occupied by residential uses, in which case the sixty percent (60%) glass requirement may be reduced to forty percent (40%).
 2. Ground Floor Uses: On the ground floor, a permitted or conditional use other than parking shall occupy at least seventy five percent (75%) of the width of any street facing building facade. 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.
 3. Ground Floor Building Materials: Other than windows and doors, eighty percent (80%) of the remaining ground floor wall area shall be clad in durable materials. Durable materials include brick, masonry, textured or patterned concrete and/or cut stone. 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

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director if it is found that the proposed material is of a durable material and is appropriate for the ground floor of a structure.

4. Entrances: Provide at least one operable building entrance for every street facing facade. Additional operable building entrances shall be required for each seventy five feet (75') of street facing building facade.
5. Maximum Length Of Blank Walls: The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the ground floor level along any street facing facade shall be fifteen feet (15'). 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").
6. Building Equipment And Service Areas: All building equipment and service areas 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.
7. Parking Structures: Parking structures not attached to the principal building shall maintain a forty five foot (45') minimum setback from a front or corner side yard property line or be located behind the primary structure.
8. Modifications To Design Standards: Exceptions to this subsection H may be authorized through the conditional building and site design review process, subject to the requirements of chapter 21A.59 of this title, and the review and approval of the planning commission. (Ord. 47-15, 2015)

H. Parking Structures: Parking structures not attached to the principal building shall maintain a forty five foot (45') minimum setback from a front or corner side yard property line or be located behind the primary structure.

21A.24.168: R-MU-45 RESIDENTIAL/MIXED USE DISTRICT:

...(No change to items A through G)

H. Design Standards: These standards apply when constructing a new building, an addition of one thousand (1,000) square feet or more that extends a street facing building facade, additions that increase the height of an existing building or when specifically indicated below:

1. Minimum Ground Floor Glass: The ground floor elevation facing a street of all new buildings shall not have less than sixty percent (60%) glass surfaces between three (3) and eight feet (8') above grade. All ground floor glass shall be nonreflective and allow visibility into the building for a depth of at least five feet (5'). 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;
 - b. The requirement would negatively affect the structural stability of an existing building; or
 - c. The ground level of the building is occupied by residential uses, in which case the sixty percent (60%) glass requirement may be reduced to forty percent (40%).
2. Ground Floor Uses: On the ground floor, a permitted or conditional use other than parking shall occupy at least seventy five percent (75%) of the width of any street facing building facade. 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.
3. Ground Floor Building Materials: Other than windows and doors, eighty percent (80%) of the remaining ground floor wall area shall be clad in durable materials. Durable materials include brick, masonry, textured or patterned concrete and/or cut stone. 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.
4. Entrances: Provide at least one operable building entrance for every street facing facade. Additional operable building entrances shall be required for each seventy five feet (75') of street facing building facade.
5. Maximum Length Of Blank Walls: The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the ground floor level along any street facing facade shall be fifteen feet (15'). 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").

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6. ~~Building Equipment And Service Areas: All building equipment and service areas 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.~~
7. ~~Stepback Requirement: Floors rising above thirty feet (30') in height shall be stepped back ten (10) horizontal feet from the building foundation at grade, in those areas abutting a single or two family residential district and/or public street.~~
8. ~~Parking Structures: Parking structures not attached to the principal building shall maintain a forty five foot (45') minimum setback from a front or corner side yard property line or be located behind the primary structure.~~
9. ~~Modifications To Design Standards: Exceptions to this subsection H may be authorized through the conditional building and site design review process, subject to the requirements of chapter 21A.59 of this title, and the review and approval of the planning commission. (Ord. 47-15, 2015)~~

H. ~~Parking Structures: Parking structures not attached to the principal building shall maintain a forty five foot (45') minimum setback from a front or corner side yard property line or be located behind the primary structure.~~

21A.24.170: R-MU RESIDENTIAL/MIXED USE DISTRICT:

... (No change to items A through I)

J. ~~Entrance And Visual Access:~~

1. ~~Minimum First Floor Glass: The first floor elevation facing a street of all new buildings or buildings in which the property owner is modifying the size of windows on the front facade, shall not have less than forty percent (40%) glass surfaces. All first floor glass shall be nonreflective. Display windows that are three dimensional and are at least two feet (2') deep are permitted and may be counted toward the forty percent (40%) glass requirement. Exceptions to this requirement may be authorized through the conditional building and site design review process, subject to the requirements of chapter 21A.59 of this title, and the review and approval of the planning commission. The planning director, in consultation with the transportation director, may modify this requirement if the adjacent public sidewalk is substandard and the resulting modification to the setback results in a more efficient public sidewalk. The planning director may approve a modification to this requirement, if the planning director finds:
 - a. The requirement would negatively impact the historic character of the building,
 - b. The requirement would negatively impact the structural stability of the building, or
 - c. The ground level of the building is occupied by residential uses, in which case the forty percent (40%) glass requirement may be reduced to twenty five percent (25%).Appeal of administrative decision is to the planning commission.~~
2. ~~Facades: Provide at least one operable building entrance per elevation that faces a public street. Buildings that face multiple streets are only required to have one door on any street, if the facades for all streets meet the forty percent (40%) glass requirement as outlined in subsection J1 of this section.~~
3. ~~Maximum Length: The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the first floor level shall be fifteen feet (15').~~
4. ~~Screening: All building equipment and service areas, including on grade and roof mechanical equipment and transformers that are readily visible from the public right of way, shall be screened from public view. These elements shall be sited to minimize their visibility and impact, or enclosed as to appear to be an integral part of the architectural design of the building.~~

K. ~~Parking Lot/Structure Lighting: If a parking lot/structure is adjacent to a residential zoning district or land use, the poles for parking lot/structure security lighting are limited to sixteen feet (16') in height and the globe must be shielded to minimize light encroachment onto adjacent residential properties. Lightproof fencing is required adjacent to residential properties. (Ord. 20-14, 2014: Ord. 66-13, 2013: Ord. 62-13, 2013: Ord. 15-13, 2013: Ord. 12-11, 2011: Ord. 23-10 § 3, 2010: Ord. 61-09 § 11, 2009: Ord. 3-05 § 4, 2005: Ord. 26-95 § 2(12-16), 1995)~~

21A.26.020: CN NEIGHBORHOOD COMMERCIAL DISTRICT

...(No change to items A through H)

I. Entrance And Visual Access:

1. **Minimum First Floor Glass:** The first floor elevation facing a street of all new buildings or buildings in which the property owner is modifying the size of windows on the front facade, shall not have less than forty percent (40%) glass surfaces. All first floor glass shall be nonreflective. Display windows that are three dimensional and are at least two feet (2') deep are permitted and may be counted toward the forty percent (40%) glass requirement. Exceptions to this requirement may be authorized through the conditional building and site design review process, subject to the requirements of [chapter 21A.59](#) of this title, and the review and approval of the planning commission. The planning director may approve a modification to this requirement if the planning director finds:
 - a. The requirement would negatively impact the historic character of the building, or
 - b. The requirement would negatively impact the structural stability of the building.Appeal of administrative decision is to the planning commission.
2. **Facades:** Provide at least one operable building entrance per elevation that faces a public street. Buildings that face multiple streets are only required to have one door on any street, if the facades for all streets meet the forty percent (40%) glass requirement as outlined in subsection I1 of this section.
3. **Maximum Length:** The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the first floor level shall be fifteen feet (15').
4. **Screening:** All building equipment and service areas, including on grade and roof mechanical equipment and transformers that are readily visible from the public right of way, shall be screened from public view. These elements shall be sited to minimize their visibility and impact, or enclosed as to appear to be an integral part of the architectural design of the building.

J. **Parking Lot/Structure Lighting:** If a parking lot/structure is adjacent to a residential zoning district or land use, the poles for the parking lot/structure security lighting are limited to sixteen feet (16') in height and the globe must be shielded to minimize light encroachment onto adjacent residential properties. Lightproof fencing is required adjacent to residential properties. (Ord. 66-13, 2013: Ord. 15-13, 2013: Ord. 59-12, 2012: Ord. 23-10 § 4, 2010: Ord. 61-09 § 14, 2009: Ord. 3-05 § 5, 2005: Ord. 88-95 § 1 (Exh. A), 1995: Ord. 26-95 § 2(13-1), 1995)

21A.26.025: SNB SMALL NEIGHBORHOOD BUSINESS DISTRICT:

...(No change to items A through J)

K. Minimum First Floor Glass:

1. The first floor elevation of all new facades facing a street, or buildings in which the property owner is modifying the size of windows on the front facade, shall not have less than forty percent (40%) glass surfaces. All first floor glass shall be nonreflective. The window face of display windows that are three dimensional and are at least two feet (2') deep are permitted and may be counted toward the forty percent (40%) glass requirement. Exceptions to this requirement may be authorized through the conditional building and site design review process, subject to the requirements of [chapter 21A.59](#) of this title. The planning director may approve a modification to this requirement if the planning director finds:
 - a. The requirement would negatively impact the historic character of the building, or
 - b. The requirement would negatively impact the structural stability of the building.
 - c. This requirement would not be required for first floor residential development.

L. Facade Articulation:

1. Structures of greater than thirty feet (30') in width shall consist of one of the following design features:
 - a. The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the first floor level shall not exceed seventy five percent (75%) of the building facade.
 - b. Changes of color, texture, or material, either horizontally or vertically, at intervals of not less than ten feet (10') and not more than twenty feet (20').
 - c. A repeating pattern of wall recesses and projections, such as bays, offsets, reveals or projecting ribs, that has a relief of at least eight inches (8").

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M. Primary Entrance Design:

1. Primary entrance design shall consist of at least three (3) of the following design elements at the primary entrance, so that the primary entrance is architecturally prominent and clearly visible from the abutting street. Alternatives to these standards may be reviewed by the planning director:
 - a. Architectural details such as arches, friezes, tile work, canopies, or awnings.
 - b. Integral planters or wing walls that incorporate landscape or seating.
 - c. Enhanced exterior light fixtures such as wall sconces, light coves with concealed light sources, or decorative pedestal lights.
 - d. A repeating pattern of pilasters projecting from the facade wall by a minimum of eight inches (8") or architectural or decorative columns.
 - e. Recessed entrances that include a minimum step back of two feet (2') from the primary facade and that include glass on the sidewalls.
 - f. All building equipment and service areas, including on-grade and roof mechanical equipment and transformers that are readily visible from the public right of way, shall be screened from public view. These elements shall be sited to minimize their visibility and impact, or enclosed as to appear to be an integral part of the architectural design of the building. Refer to section [21A.48.120](#) of this title for refuse dumpster screening requirements.

N. Exterior Lighting:

1. Exterior lighting for structures in the SNB zone shall have the following qualities in addition to lighting requirements found in subsection [21A.24.010K](#) of this title:
 - a. Exterior lighting shall be down directed and shielded from adjacent properties.
 - b. All exterior and interior lighting features that are readily visible from the exterior shall not strobe, flash, or flicker.

KQ. New Nonresidential Construction:

1. Construction of a new principal building, parking lot or addition to an existing building for a nonresidential use that includes the demolition of a commercial structure or a structure containing residential units may only be approved through a conditional building and site design review process pursuant to [chapter 21A.59](#) of this title and subject to the design standards of subsection I of this section; provided, that in such cases the planning commission finds that the applicant has adequately demonstrated the following:
 - a. The replacement use for properties containing residential units will include an equal or greater number of residential units; and
 - b. The structure is isolated from other structures and does not relate to other structures within the residential-business neighborhood. For purpose of this section, an isolated structure is a structure that does not meet the development pattern of the block face or block faces for corner properties; and
 - c. The design and condition of the structure is such that it does not make a material contribution to the character of the neighborhood. A structure is considered to make a material contribution when it is similar in scale, height, width, and solid to void ratio of openings in the principal street facing facade.

LP. Enlargement Of A Structure: The enlargement by square footage of an existing structure may be approved by an administrative hearing officer only if all of the following conditions are met:

1. Use is permitted in the zone.
2. The proposed use is compatible to the neighborhood in terms of development intensity, building configuration, building height, and building bulk.
3. The traffic generated by the proposed expansion is similar to that generated by the existing use or off street parking is available for the additional square footage.
4. The use will not be detrimental to the existing character of development in the immediate neighborhood or endanger the public health, safety, or general welfare. (Ord. 66-13, 2013: Ord. 64-12, 2012: Ord. 59-12, 2012)

21A.26.030: CB COMMUNITY BUSINESS DISTRICT:

...(No change to items A through H)

I. Entrance And Visual Access:

1. **Minimum First Floor Glass:** The first floor elevation facing a street of all new buildings or buildings in which the property owner is modifying the size of windows on the front facade, shall not have less than forty percent (40%) glass surfaces. All first floor glass shall be nonreflective. Display windows that are three dimensional and are at least

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two feet (2') deep are permitted and may be counted toward the forty percent (40%) glass requirement. Exceptions to this requirement may be authorized through the conditional building and site design review process, subject to the requirements of chapter 21A.59 of this title, and the review and approval of the planning commission. The planning director may approve a modification to this requirement if the planning director finds:

- a. The requirement would negatively impact the historic character of the building,
- b. The requirement would negatively impact the structural stability of the building, or
- c. The ground level of the building is occupied by residential uses, in which case the forty percent (40%) glass requirement may be reduced to twenty five percent (25%).

Appeal of administrative decision is to the planning commission.

2. ~~Facades: Provide at least one operable building entrance per elevation that faces a public street. Buildings that face multiple streets are only required to have one door on any street, if the facades for all streets meet the forty percent (40%) glass requirement as outlined in subsection I1 of this section.~~
3. ~~Maximum Length: The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the first floor level shall be fifteen feet (15').~~
4. ~~Screening: All building equipment and service areas, including on grade and roof mechanical equipment and transformers that are readily visible from the public right of way, shall be screened from public view. These elements shall be sited to minimize their visibility and impact, or enclosed as to appear to be an integral part of the architectural design of the building.~~

J. ~~Parking Lot/Structure Lighting: If a parking lot/structure is adjacent to a residential zoning district or land use, the poles for the parking lot/structure security lighting are limited to sixteen feet (16') in height and the globe must be shielded to minimize light encroachment onto adjacent residential properties. Lightproof fencing is required adjacent to residential properties.~~ (Ord. 2-16, 2016: Ord. 45-15, 2015: Ord. 66-13, 2013: Ord. 15-13, 2013)

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

...(No change to items A through F)

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

1. CSHBD1:

- a. The maximum building height in the CSHBD1 zone shall not exceed thirty feet (30') for those buildings used exclusively for nonresidential purposes.
- b. Additional building square footage may be obtained up to a maximum building height of one hundred five feet (105'); however, for each additional floor of nonresidential use above thirty feet (30'), one floor of residential use is required.
- c. The residential component may be transferred off site to another property within the CSHBD zoning district in accordance with the provisions of subsection K of this section. If the required residential component is transferred off site, the maximum nonresidential building height allowed shall be seventy five feet (75'). Any building with a height in excess of seventy five feet (75') shall be subject to the requirements of subsection G1d of this section.
- d. Maximum building height may be obtained to one hundred five feet (105') for any building subject to at least ninety percent (90%) of all parking for said building being provided as structured parking, and in the case of a nonresidential building, the developer shall provide off site residential development that is equal to or greater than the square footage of the nonresidential building that exceeds thirty feet (30') in height.

2. CSHBD2:

- a. The maximum building height in the CSHBD2 zone shall not exceed thirty feet (30') for those buildings used exclusively for nonresidential purposes.
- b. Additional square footage may be obtained up to a maximum building height of sixty feet (60'); however, for each additional floor of nonresidential use above thirty feet (30'), one floor of residential use is required.
- c. The residential component may be transferred off site to another property within the CSHBD zoning district in accordance with the provisions of subsection K of this section. If the residential component is transferred "off site", the maximum nonresidential building height allowed shall be forty five feet (45').
- d. Buildings used exclusively for residential purposes may be built to a maximum height of sixty feet (60').

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~~3. Stepback Requirement: In the CSHBD1 and CSHBD2 zoning districts, floors rising above thirty feet (30') in height shall be stepped back fifteen (15) horizontal feet from the building foundation at grade, in those areas abutting low density, single-family residential development and/or public streets.~~

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

- ~~1. The requirement would negatively impact the historic character of the building; or~~
- ~~2. The requirement would negatively impact the structural stability of the building; or~~
- ~~3. The ground level of the building is occupied by residential uses, in which case the forty percent (40%) glass requirement may be reduced to twenty five percent (25%). Appeal of administrative decision is to the planning commission.~~

~~I. Mechanical Equipment: Rooftop mechanical equipment should be screened with architecturally integrated elements of the building.~~

~~HJ. First Floor/Street Level Requirements: The first floor or street level space of all buildings within this area shall be required to provide uses consisting of residential, retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns/brewpubs, social clubs, art galleries, theaters or performing art facilities.~~

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

- ~~1. Located in the same building as noted in subsection G of this section, or~~
- ~~2. May be located on a different property in the area zoned CSHBD. For such off site residential configuration, the amount of residential development required is equal to the total amount of square footage obtained for the nonresidential floors rising in excess of thirty feet (30'), less any square footage of the required fifteen foot (15') stepback noted in subsection G of this section. In addition, prior to the issuance of a building permit for the nonresidential structure, the applicant must identify specifically where the residential structure will be located in the area zoned CSHBD and enter into a development agreement with the city to ensure the construction of the residential structure in a timely manner. In such cases where the residential use is built off site, one of the following shall apply:
 - ~~a. Construction of the off site residential use must be progressing beyond the footings and foundation stage, prior to the nonresidential portion of the development obtaining a certificate of occupancy, or~~
 - ~~b. A financial assurance that construction of the off site residential use will commence within two (2) years of receiving a certificate of occupancy for the nonresidential component of the development. The financial assurance shall be in an amount equal to fifty percent (50%) of the construction valuation for the residential component of the development by the building official. The city shall call the financial assurance and deposit the proceeds in the city's housing trust fund if construction has not commenced within two (2) years of the issuance of the certificate of occupancy for the nonresidential component of the development. The financial assurance shall be in an amount equal to fifty percent (50%) of the construction valuation for the residential component of the development as determined by the building official. The city shall call the financial assurance and deposit the proceeds in the city's housing trust fund if construction has not commenced within two (2) years of the issuance of the certificate of occupancy for the nonresidential component of the development. (Ord. 66-13, 2013: Ord. 64-12, 2012: Ord. 89-05 § 5, 2005: Ord. 35-99 §§ 25, 26, 1999: Ord. 26-95 § 2(13-5), 1995)~~~~

21A.30.020: D-1 CENTRAL BUSINESS DISTRICT:

...(No change to items A through C)

D. D-1 District General Regulations: The regulations established in this section apply to the D-1 district as a whole.

1. Minimum Lot Size: No minimum lot area or lot width is required, except in block corner areas as specified in subsection E5 of this section.
2. Yard Requirements:
 - a. Front and corner side yards: No minimum yards are required, however, no yard shall exceed five feet (5') except as authorized through the conditional building and site design review process. Such conditional building and site design reviews shall be subject to the requirements of [chapter 21A.59](#) of this title. Where an entire block frontage is under one ownership, the setback for that block frontage shall not exceed twenty five feet (25'). Exceptions to this requirement may be authorized through the conditional building and site design review process, subject to the requirements of [chapter 21A.59](#) of this title.
 - b. Interior side and rear yards: None required.
3. Restrictions On Parking Lots And Structures: An excessive influence of at or above ground parking lots and structures can negatively impact the urban design objectives of the D-1 district. To control such impacts, the following regulations shall apply to at or above ground parking facilities:
 - a. Within block corner areas and on Main Street, parking lots and structures shall be located behind principal buildings.
 - b. Within the mid block areas, parking lots and structures shall only be located behind principal buildings or be at least seventy five feet (75') from front and corner side lot lines or parking structures are allowed to be located adjacent to the front or corner side lot lines only if they provide adequately sized retail goods/service establishments, office and/or restaurant space on the ground floor adjacent to the public sidewalk to encourage pedestrian activity. The facades of the ground floor shall be designed to be compatible and consistent with the associated retail or office portion of the building and other retail uses in the area. Levels of parking above the first level facing the front or corner side lot line shall have floors/facades that are horizontal, not sloped.
 - c. Accessory parking structures built prior to the principal use, and commercial parking structures, shall be permitted as conditional uses with the approval of the planning commission pursuant to the provisions of [chapter 21A.54](#) of this title.
 - d. No special restrictions shall apply to belowground parking facilities.
 - e. Parking lots, proposed as a principal use to facilitate a building demolition, are prohibited in the D-1 district.
4. Minimum First Floor Glass: ~~The first floor elevation facing a street of all new buildings or buildings in which the property owner is modifying the size of windows on the front facade within the D-1 central business district shall be at least forty percent (40%) glass surfaces, except that in the Main Street retail core where this requirement shall be sixty percent (60%). All first floor glass in the Main Street retail core shall be nonreflective type glass. Exceptions to this requirement may be authorized through the conditional building and site design review process, subject to the requirements of [chapter 21A.59](#) of this title. The planning director may approve a modification to this requirement, if the planning director finds:
 - a. The requirement would negatively impact the historic character of the building, or
 - b. The requirement would negatively impact the structural stability of the building.
 - c. The ground level of the building is occupied by residential uses, in which case the forty percent (40%) glass requirement may be reduced to twenty five percent (25%).Appeal of administrative decision is to the planning commission.~~
45. Interior Plazas, Atriums And Galleries: Interior plazas, atriums and galleries shall be permitted throughout the D-1 central business district.
56. Location Of Service Areas: All loading docks, refuse disposal areas and other service activities shall be located on block interiors away from view of any public street. Exceptions to this requirement may be approved through the site plan review process when a permit applicant demonstrates that it is not feasible to accommodate these activities on the block interior. If such activities are permitted adjacent to a public street, a visual screening design approved by the zoning administrator shall be required.
67. Landscape Requirements: All buildings constructed after April 12, 1995, shall conform to the special landscape requirements applicable to the D-1 central business district as contained in [chapter 21A.48](#) of this title.
78. Mid Block Walkways: As part of the city's plan for the downtown area, it is intended that mid block walkways be provided to facilitate pedestrian movement within the area. To delineate the public need for such walkways, the city

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has formulated an official plan for their location and implementation, which is on file at the planning division office. All buildings constructed after the effective date hereof within the D-1 central business district shall conform to this officially adopted plan for mid block walkways.

89. Landscape Requirements For Demolition Sites: Vacant lots, resulting from demolition activities where no replacement use is proposed, shall conform to [chapter 21A.48](#) of this title, special landscape requirements applicable to the D-1 central business district.

...(No change to items E through G)

21A.30.040: D-3 DOWNTOWN WAREHOUSE/RESIDENTIAL DISTRICT:

...(No change to items A through F)

~~G. Minimum First Floor Glass: The first floor elevation facing a street of all new buildings or buildings in which the property owner is modifying the size of windows on the front facade within the D-3 downtown warehouse/residential district, shall be at least forty percent (40%) glass surfaces. Exceptions to this requirement may be authorized through the conditional building and site design review process, subject to the requirements of [chapter 21A.59](#) of this title. The planning director may approve a modification to this requirement, if the planning director finds:~~

- ~~1. The requirement would negatively impact the historic character of the building, or~~
 - ~~2. The requirement would negatively impact the structural stability of the building.~~
 - ~~3. The ground level of the building is occupied by residential uses, in which case the forty percent (40%) glass requirement may be reduced to twenty five percent (25%).~~
- ~~Appeal of administrative decision is to the planning commission.~~

GH. Mid Block Walkways: As a part of the city's plan for the downtown area, it is intended that mid block walkways be provided to facilitate pedestrian movement within the area. To delineate the public need for such walkways, the city has formulated an official plan for their location and implementation, which is on file at the planning division office. All buildings constructed within the D-3 downtown district shall conform to this plan for mid block walkways.

I. Special Provisions:

- ~~1. All new buildings constructed in the D-3 downtown district shall have a minimum of seventy percent (70%) of the exterior material of brick, masonry, textured or patterned concrete and/or cut stone. The seventy percent (70%) includes the windows of the building.~~
 - ~~a. Except for minor building designs (e.g., soffit, fascia) the following materials are only allowed under the conditional building and site design review process: EIFS, vinyl, tilt-up concrete panels, corrugated metal and aluminum siding and other materials.~~
 - ~~b. Two-dimensional curtain wall veneer of glass, spandrel glass or metal as a primary building material is prohibited.~~
 - ~~c. The fenestration of all new construction shall be three-dimensional (e.g., recessed windows, protruding cornices, etc.).~~
- ~~2. A modification to the special provisions of this section may be granted through the conditional building and site design review process, subject to conformance with the standards and procedures of [chapter 21A.59](#) of this title.~~

HJ. Minimum Open Space: All lots containing dwelling units shall provide common open space in the amount of twenty percent (20%) of the lot area. This common open space may take the form of ground level plazas, interior atriums, landscape areas, roof gardens and decks on top of buildings or other such forms of open space available for the common use by residents of the property. (Ord. 66-13, 2013; Ord. 62-13, 2013; Ord. 15-13, 2013)

21A.30.045: D-4 DOWNTOWN SECONDARY CENTRAL BUSINESS DISTRICT:

...(No change to items A through B)

C. D-4 District General Regulations:

1. Minimum Lot Size: No minimum lot area or lot width is required.
2. Yard Requirements:

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- a. Front And Corner Side Yards: No minimum yards are required, however, no yard shall exceed five feet (5') except as authorized through the conditional building and site design review process. Such designs shall be subject to the requirements of chapter 21A.59 of this title. Where an entire block frontage is under one ownership, the setback for that block frontage shall not exceed twenty five feet (25'). Exceptions to this requirement may be authorized through the conditional building and site design review process subject to the requirements of chapter 21A.59 of this title.
- b. Interior Side And Rear Yards: None required.
3. Restrictions On Parking Lots And Structures: An excessive influence of at or above ground parking lots and structures can negatively impact the urban design objectives of the D-4 district. To control such impacts, the following regulations shall apply to at or above ground parking facilities:
 - a. Within block corner areas, structures shall be located behind principal buildings, or at least seventy five feet (75') from front and corner side lot lines.
 - b. Within the mid block areas, parking structures shall be located behind principal buildings, or at least thirty feet (30') from front and corner side lot lines. A modification to this requirement may be granted as a conditional use, subject to conformance with the standards and procedures of chapter 21A.54 of this title. Parking structures shall meet the following:
 - (1) Retail goods/service establishments, offices and/or restaurants shall be provided on the first floor adjacent to the front or corner side lot line. The facades of such first floor shall be compatible and consistent with the associated retail or office portion of the building and other retail uses in the area.
 - (2) Levels of parking above the first level facing the front or corner side lot line shall have floors/facades that are horizontal, not sloped.
 - (3) Mid block surface parking lots shall have a fifteen foot (15') landscaped setback.
 - c. Accessory parking structures built prior to the principal use, and commercial parking structures, shall be permitted as conditional uses with the approval of the planning commission pursuant to the provisions of chapter 21A.54 of this title.
 - d. No special restrictions shall apply to belowground parking facilities.
 - e. At grade (surface) parking facilities shall be set back behind the principal building and shall be set back at least seventy five feet (75') from front and corner side lot lines and landscaped in a way that minimizes visual impacts.
- ~~4. Minimum First Floor Glass: The first floor elevation facing a street of all new buildings or buildings in which the property owner is modifying the size of windows on the front facade within the D-4 secondary central business district, shall be at least forty percent (40%) glass surfaces. All first floor glass shall be nonreflective type glass. Exceptions to this requirement may be authorized through the conditional building and site design review process, subject to the requirements of chapter 21A.59 of this title. The planning director may approve a modification to this requirement, if the planning director finds:
 - a. The requirement would negatively impact the historic character of the building; or
 - b. The requirement would negatively impact the structural stability of the building.
 - c. The ground level of the building is occupied by residential uses, in which case the forty percent (40%) glass requirement may be reduced to twenty five percent (25%).Appeal of administrative decision is to the planning commission.~~
- ~~45. Interior Plazas, Atriums And Galleries: Interior plazas, atriums and galleries shall be permitted throughout the D-4 secondary central business district.~~
- ~~56. Location Of Service Areas: All loading docks, refuse disposal areas and other service activities shall be located on block interiors away from view of any public street. Exceptions to this requirement may be approved through the site plan review process when a permit applicant demonstrates that it is not feasible to accommodate these activities on the block interior. If such activities are permitted adjacent to a public street, a visual screening design approved by the zoning administrator shall be required.~~
- ~~67. Landscape Requirements: All buildings constructed after April 12, 1995, shall conform to the special landscape requirements applicable to the D-4 secondary central business district as contained in chapter 21A.48 of this title.~~
- ~~78. Maximum Building Height: No building shall exceed seventy five feet (75'). Buildings taller than seventy five feet (75') but less than one hundred twenty feet (120') may be authorized through the conditional building and site design review process, subject to the requirements of chapter 21A.59 of this title. Additional height may be allowed as specified below:
 - a. Additional Permitted Height Location: Additional height greater than one hundred twenty feet (120') but not more than three hundred seventy five feet (375') in height is permitted in the area bounded by the centerlines of South Temple, West Temple, 200 South, and 200 West Streets.~~

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(1) Conditional Height: Buildings may exceed the one hundred twenty foot (120') height limit to a maximum height of three hundred seventy five feet (375'), provided they conform to the standards and procedures outlined in the conditional building and site design review process of chapter 21A.59 of this title and the following requirements:

- (A) Additional Setback: To minimize excessive building mass at higher elevations and preserve scenic views, some or all of the building mass shall be subject to additional setback, as determined appropriate through the conditional building and site design review process.
- (B) Exception: The first fifty feet (50') of height shall not be set back from the street front more than five feet (5') except that setbacks greater than five feet (5') may be approved through the conditional building and site design review process.
- (C) Ground Floor Uses: ~~On the ground floor, a permitted or conditional use other than parking shall occupy at least seventy five percent (75%) of the width of any street facing building facade. 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. See Section 21A.37.050.A and Table 21A.37.060.D of this Title for this requirement.~~

89. Mid Block Walkways: As a part of the city's plan for the downtown area, it is intended that mid block walkways be provided to facilitate pedestrian movement within the area. To delineate the public need for such walkways, the city has formulated an official plan for their location and implementation, which is on file at the planning division office. All buildings constructed after the effective date hereof within the D-4 downtown district shall conform to this plan for mid block walkways.

910. Mid Block Streets: Developments constructing mid block streets, either privately owned with a public easement or publicly dedicated, that are desired by an applicable master plan:

- a. May use a portion or all of the overhead and underground right of way of the new mid block street as part of their developable area irrespective of lot lines, subject to design review and approval of the planning commission.
- b. May increase the height of the building on the remaining abutting parcel, subject to the conditional building and site design review process in conformance with the standards and procedures of chapter 21A.59 of this title. (Ord. 27-16, 2016: Ord. 66-13, 2013: Ord. 62-13, 2013: Ord. 15-13, 2013)

21A.32.130: MU MIXED USE DISTRICT:

...(No change to items A through F)

G. Minimum Ground Floor Glass: The ground floor of the building elevation fronting the street on all nonresidential buildings and uses within the MU mixed use district shall contain not less than forty percent (40%) and not more than seventy percent (70%) nonreflective glass surfaces. Display windows that are three-dimensional and are at least two feet (2') deep are permitted and may be counted toward the forty percent (40%) glass requirement. Exceptions to this requirement may be authorized as conditional building and site design review, subject to the requirements of chapter 21A.59 of this title, and the review and approval of the planning commission. The planning director may approve a modification to this requirement if the planning director finds:

1. The requirement would negatively impact the historic character of the building,
 2. The requirement would negatively impact the structural stability of the building, or
 3. The ground level of the building is occupied by residential uses, in which case the forty percent (40%) glass requirement may be reduced to twenty five percent (25%).
- Appeal of administrative decision is to the planning commission.

GH. Minimum Open Space: For residential uses and mixed uses containing residential use, not less than twenty percent (20%) of the lot area shall be maintained as open space. This open space may take the form of landscaped yards or plazas and courtyards, subject to site plan review approval.

HI. Required Landscape Yards: All front and corner side yards shall be maintained as landscape yards.

IJ. Landscape Buffers: Where a nonresidential or mixed use lot abuts a residential or vacant lot within the MU mixed use district or any residential district, a ten foot (10') landscape buffer shall be provided subject to the improvement requirements of subsection 21A.48.080D of this title.

JK. Nonresidential Use Of A Residential Structure: The conversion and remodeling of a residential structure to a nonresidential use shall be allowed only if the exterior residential character is maintained.

KL. New Nonresidential Construction: Construction of a new principal building for a nonresidential use that includes the demolition of a residential structure or located between two (2) existing residential uses on the same block face shall only be approved as a conditional use pursuant to chapter 21A.54 of this title, unless located on an arterial street.

M. Entrance And Visual Access:

1. Facades: Provide at least one operable building entrance per elevation that faces a public street. Buildings that face multiple streets are only required to have one door on any street, if the facades for all streets meet the forty percent (40%) glass requirement as outlined in subsection G of this section.
2. Maximum Length: The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the first floor level shall be fifteen feet (15').
3. Screening: All building equipment and service areas, including on grade and roof mechanical equipment and transformers that are readily visible from the public right of way, shall be screened from public view. These elements shall be sited to minimize their visibility and impact, or enclosed as to appear to be an integral part of the architectural design of the building.

N. Parking Lot/Structure Lighting: If a parking lot/structure is adjacent to a residential zoning district or land use, the poles for parking lot/structure security lighting are limited to sixteen feet (16') in height and the globe must be shielded to minimize light encroachment onto adjacent residential properties. Lightproof fencing is required adjacent to residential properties. (Ord. 66-13, 2013: Ord. 62-13, 2013: Ord. 16-13, 2013: Ord. 15-13, 2013: Ord. 12-11, 2011: Ord. 23-10 § 12, 2010: Ord. 3-05 § 7, 2005: Ord. 64-01 § 1, 2001: Ord. 12-98 § 3, 1998)

ATTACHMENT C: ANALYSIS OF FACTORS

ZONING TEXT AMENDMENTS

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

Factor	Finding	Rationale
<p>1. Whether a proposed text amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;</p>	Complies	<p>Plan Salt Lake (2015) has a guiding principle described as “A beautiful city that is people focused”. This amendment, a design standards chapter, will contribute to that principle by implementing the city’s current design standards in a more effective way and clarifying the standards. The design standards were created with a focus on pedestrian interaction.</p>
<p>2. Whether a proposed text amendment furthers the specific purpose statements of the zoning ordinance.</p>	Complies	<p>One of the purposes of the zoning ordinance is to promote the order of the city’s development and foster business, residential, and industrial types of development. Having clear design standards that are focused on the interactive pedestrian level of the city helps foster activity and well-being through the city.</p>
<p>3. Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards;</p>	Not applicable	<p>The proposed design standards chapter does not affect any overlay zoning districts, but rather deals with the base zoning districts.</p>
<p>4. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.</p>	Complies	<p>The proposed design standards chapter attempts to more effectively and clearly implement professional urban design principles found in the existing design standards of our various zoning districts.</p>
<p>NOTES:</p>		

ATTACHMENT D: Public Process and Comments

Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed amendment:

Public notice and meetings for the proposal included:

Public open house October 15, 2015

Briefing at Planning Commission meeting November 18, 2015

Public hearing with Planning Commission on August 24, 2016

Public Comments

A sub-committee of the Planning Commission met in May 2016 to look more closely at the proposed amendments and give input. That input was implemented into the amendments as much as possible and is found in the attached draft of the chapter.

No other comments from the general public were received.

ATTACHMENT E: Alternate Motion

Alternate Motion

Not Consistent with Staff Recommendation:

Based on the findings and analysis listed in the staff report and the testimony and plans presented, *I move that the Planning Commission recommend denial to the City Council of the requested Design Standards Chapter text amendment PLNPCM2015-00150*

The Planning Commission should make findings on which of the four (4) factors this recommendation is based.