



Memorandum

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission

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

Date: August 24, 2016 (date of public hearing)

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

PROPOSAL:

The proposal 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 and most multi-family residential districts at this point.

ACTION REQUIRED:

Review the following proposed new chapter and take public comment. This item is being presented as public hearing for the purpose of gathering public comments and discussion by the planning commission but no recommendation is sought at this stage. Staff will follow up later with a recommendation in conjunction with the proposed design changes to the TSA district. A briefing on this proposed new design standards chapter was given to the full commission last November (2015) and a subcommittee of the commission gave input back in May of 2016. As part of this public hearing, planning staff would again like input on the proposed new design standards chapter, particularly are the standards clear and easy to understand/interpret?

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 and create a basic format for the new chapter.

Staff is proposing a few new standards at this time, but they would not apply to any zoning districts in this first phase of the design standards chapter. More input will be sought during subsequent phases from professionals in design (architects, landscape designers, planners, engineers, etc) to decide if a new standard should apply in a zoning district and to what extent. Your initial thoughts on the wording of the following new or modified standards are also welcome:

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

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.

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2. 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 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: 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. 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 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 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 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. Each ground floor 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 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, 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 projected a minimum of twelve inches (12") in either case.

F. Maximum Length of Street-Facing Facades

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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 of a façade that faces a street 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 of a façade that faces a single- or two-family residential district, a public trail, or public open space 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 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. Parking Garages or Structures

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

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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 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 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 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.

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.

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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 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 | | | | |
| 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 | | | | |
| 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 Structures 21A.37.050.M | | | | |

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

² This percentage applies to the full height and width of the new building, not just the front façade, and it includes the windows.

