



MEMORANDUM

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Daniel Echeverria, daniel.echeverria@slcgov.com, 801-535-7165

Date: December 6, 2018

Re: PLNPCM2018-00210 Sugar House Business District Design Standards

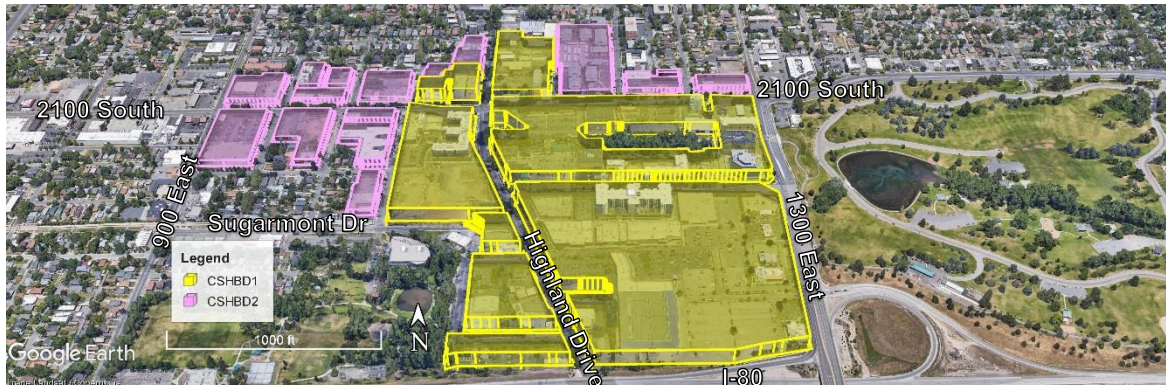
ACTION REQUIRED:

No action required. Planning staff would like the Planning Commission's input on the direction staff is taking with the proposed zoning amendment petition.

BACKGROUND/DISCUSSION:

In March 2018, the Mayor initiated this petition to add additional design standards that would apply to development in the Sugar House Business District (CSHBD) zone. Design standards regulate such things as exterior building materials, the number of doors on a facade, and the percent of window glass.

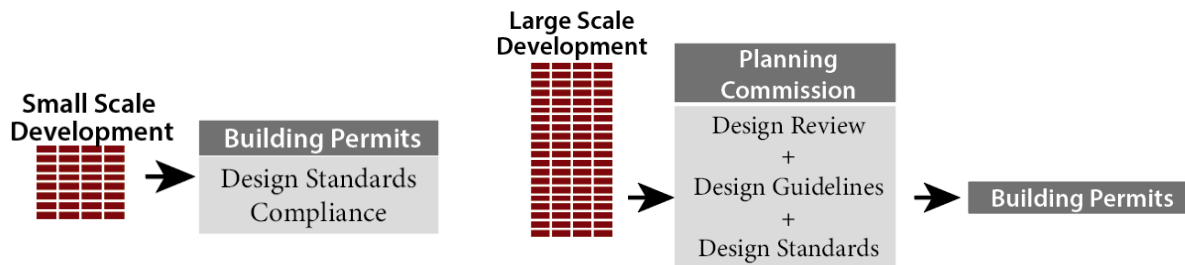
For location context, the CSHBD zone is highlighted on the below map. The yellow areas are the CSHBD-1 zone, allowing development up to 105' in height, and the pink areas are the CSHBD-2 zone, allowing development up to 60 feet in height.



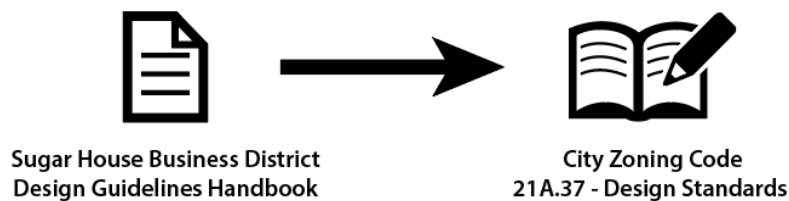
The main purpose of the petition is to put in place minimum, objective design standards for new development proposals that are too small in this zone to trigger a design review process with the Planning Commission. The zoning code currently includes a small number of design standards for lower scale development in this zone.

In the CSHBD-1 district, buildings less than 50' in height or less than 20,000 square feet in size are not required to go through a design review process. In the CSHBD-2 district (the less intense of the two districts), the size threshold is 30' in height or 20,000 square feet in size. When buildings are

under this size limit, development can simply proceed to building permits and just must comply with the base zoning, which includes objective, measurable design standards.



Larger scale developments over these thresholds must go through a design review process with the Planning Commission known as “Conditional Building and Site Design Review.” Through that process Planning staff and the Planning Commission can analyze the proposal against a number of design review standards, as well as adopted design guidelines in the *Sugar House Business District Design Guideline Handbook* (the “Handbook”). The *Handbook* is attached as [Attachment 2](#). The *Handbook* is a list of approximately 112 different design guidelines that apply to new development. The majority of these guidelines are subjective, but there are some objective guidelines that could be incorporated into the base zoning code as design standards.



This text amendment proposal would put some of those objective guidelines in the zoning code as design standards so that they could be applied to smaller scale buildings. These design standards would also apply to larger buildings in combination with the guidelines from the *Handbook*.

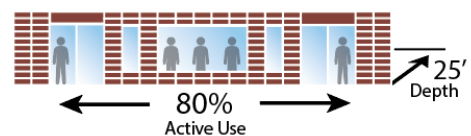
The City recently adopted a new chapter in the zoning ordinance to consolidate the design standards from various sections of the zoning ordinance into one place. This chapter has a number of standards that could be made applicable to developments in the Sugar House zone. The proposed changes use this chapter as a framework, to ensure that the design standards in place in Sugar House are consistent with others in the City.

New/Revised Design Standards

Staff has identified a number of standards that could be added into the ordinance as design standards. These all relate back to particular objective design guidelines from the *Handbook*. The proposed additional new design standards are noted below.

1. Ground Floor Use:

Active ground floor uses must occupy 80% of the façade length and have a minimum depth of 25'. Although there is currently language in the code requiring specific uses on the ground floor in Sugar House, the language does not include clear dimensional requirements for the space itself.



a. **Additional Commercial Requirement:**

The Sugar House zone currently requires that ground floor spaces incorporate one or more of some specific uses. A developer can include one of a number of commercial uses and/or a residential use. Currently, residential uses can take up the entire ground floor. Staff is considering a requirement that all ground floors along Highland Drive and 2100 South include a commercial use in the space. These streets are currently Sugar House's commercial corridors, and with more residential development the community may otherwise lose significant commercial space. Given the overall decline in retail uses with the growth of online options, staff is cautious about requiring the entirety of the ground floors to include commercial uses as these spaces could simply sit vacant - adding less vitality to the public street than a residential use may provide.

2. Durable, High Quality Building Materials:

Upper and lower building facades would need to incorporate certain minimum percentages of durable, high quality buildings materials. Upper levels would require 60% durable materials; lower levels would require 80%. Durable materials include brick, stone, masonry, textured/patterned concrete and fiber cement board. The minimums are similar to other districts in the City and generally reflect the percentages seen in high quality development in Sugar House.



3. Service Area Screening:

Service area screening is not currently regulated in the Sugar House zone. This would add screening requirements for service/loading areas.



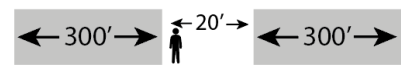
4. Building Entrances:

Currently, one entrance is required for each building façade. However, the *Handbook* calls for entrances every 30', so the proposed standard also calls for entrances every 30 feet. For context, staff measured building entrance spacing throughout the business district and found current average door spacing to be approximately every 45' for street facing facades. The 30' spacing requirement is well under this average and may result in excess, unutilized entrances, so a higher spacing requirement may be appropriate.



5. Maximum Façade Length:

The proposal would limit building lengths to 300 feet and require that when multiple buildings are located on a lot that they be separated with a 20' wide gap, including a 5' walkway. This proposal links to various design guidelines in the *Handbook* and guidance from the adopted *Sugar House Circulation and Amenities Plan* that encourage pedestrian walkways and connections throughout the Business District.



6. Parking Structure Design Standards:

The proposal would apply existing design standards in 21A.37 that regulate the design of parking structures. It includes nine different standards, including exterior material requirements, street level habitable space requirements, and lighting restrictions. The full list of parking structure standards is located in section M in [Attachment 3](#). Many of the standards relate to *Handbook* guidelines for parking structures.

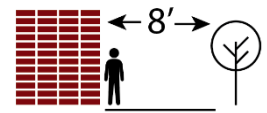


Other Additional Minimum Standards

Additionally, based on other objective guidelines in the *Handbook*, Planning staff is proposing that the following additional minimum standards be added into the Sugar House zoning.

Minimum Sidewalk Widths:

Sidewalks would need to be 8' in the CSHBD-1 zone and 6' in the CSHBD-2 zone. This corresponds with the specific guidelines in the *Handbook* for high traffic areas (8') and low traffic areas (6').



Street Lighting Installation Requirements:

Sugar House standard street lighting would be required where called for by the lighting master plan. Lighting installation is usually mandatory anyway, but it is not clear and upfront in the code. This additional language would make that requirement clear.

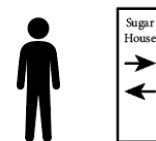


Additional Allowances and Clarifications

The proposal would also add additional allowances into the zone, based on items called for in the *Handbook*, and also make some clarifications to sections of the code that have been confusing in the past for developers and staff.

Directional (Wayfinding) Signage:

The proposal will increase the height limit allowed for directional signs from 4' to 6' to height to allow for eye-level wayfinding signage. The current height limit is not conducive to pedestrian wayfinding signage in the business district, which is called for in the *Sugar House Master Plan* and *Handbook*.



Park Strip Paving Materials:

The proposal would allow for paving, including concrete and brick, in park strips if the proposal complies with the *Sugar House Circulation and Amenities Plan*, with approval by the Planning Director. The *Circulation Plan* provides guidance about where it is appropriate to incorporate additional pavement areas in lieu of vegetated park strips. The full plan can be found here:

<http://www.slcdocs.com/Planning/MasterPlansMaps/SHCP.pdf>



Maximum Building Height Regulations Clarification:

The proposal would also simplify some language in the code relating to differing maximum building heights in the zone for residential and non-residential development. The proposal will convert the current code section into an easier to understand table, but will not change the requirements. A simplified version of the table is located in the information sheet in [Attachment 1](#).

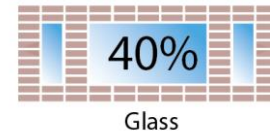
Height	Residential	Non-Res
Up to 30'	Allowed	Allowed
>30' to 75'	Allowed	Requirement

Existing Design Standards

The Sugar House zone includes some existing design standards. Those standards will remain in place. These standards include:

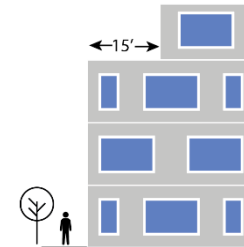
Minimum Glass Requirements:

40% of the ground floor façade between 3' and 8' height level needs to be glass with visibility into the building at least 5 feet.



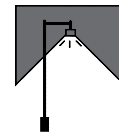
Upper Floor Stepback:

Requires that floors above the 30' height level be stepped back 15' from the lower front façade. The intent of this to reduce the impact of taller buildings on the traditional lower building scale of Sugar House.



Lighting:

Limits the height of parking lot light poles and requires shielding of light poles and exterior lighting to prevent light trespass and nuisance to adjacent properties.



Maximum Length of Blank Wall:

This limits the length of any blank wall on street facing building façades to 15' in length maximum.



One important item to note is that design standards may be modified for a development by going through the “Conditional Building and Site Design Review” process. The proposed alternative design would still have to meet the intent of design standard.

Design Standards Table for Reference

The design standards referenced above are located in a table in Chapter 21A.37 of the Zoning Code. That table with the proposed new additions for the CSHBD zone is copied below. New regulations are noted with an underline. An excerpt of the existing chapter that explains the requirements for each regulation in greater detail is located in [Attachment 3](#).

Regulation	CSHBD Requirement
Ground floor use (%) (21A.37.050A1)	<u>80%</u>
Ground floor use + visual interest (%) (21A.37.050A2)	<u>60%/25%</u>
Building materials: ground floor (%) (21A.37.050B1)	<u>80%</u>
Building materials: upper floors (%) (21A.37.050B2)	<u>60%</u>
Glass: ground floor (%) (21A.37.050C1)	<u>40%</u>

Glass: upper floors (%) (21A.37.050C2)	
Building entrances (feet) (21A.37.050D)	X-30
Blank wall: maximum length (feet) (21A.37.050E)	15
Street facing facade: maximum length (feet) (21A.37.050F)	<u>300</u>
Upper floor step back (feet) (21A.37.050G)	15
Lighting: Exterior (21A.37.050H)	X
Lighting: Parking lot (21A.37.050I)	X
Screening of mechanical equipment (21A.37.050J)	X
Screening of service areas (21A.37.050K)	<u>X</u>
Ground floor residential entrances (21A.37.050L)	
Parking garages or structures (21A.37.050M)	<u>X</u>
Primary entrance design SNB district (21A.37.050O)	

Public Process

Planning staff has met with the Sugar House Community Council's Land Use Committee multiple times to go over the proposed changes and get their input. Staff also sent a survey to developers who have completed developments in Sugar House within the last 10 years, requesting their input on the clarity of the current regulations and any issues they may have encountered.

Staff will continue to reach out to the public and stakeholders, including developers, business groups, property owners, and the community council prior to taking the proposal to the Planning Commission for a public hearing and recommendation.

Attachments

- [1. Zoning Information Sheet with Highlighted Changes](#)
- [2. Sugar House Business District Design Guidelines Handbook](#)
- [3. Current Design Standards Chapter Excerpt](#)

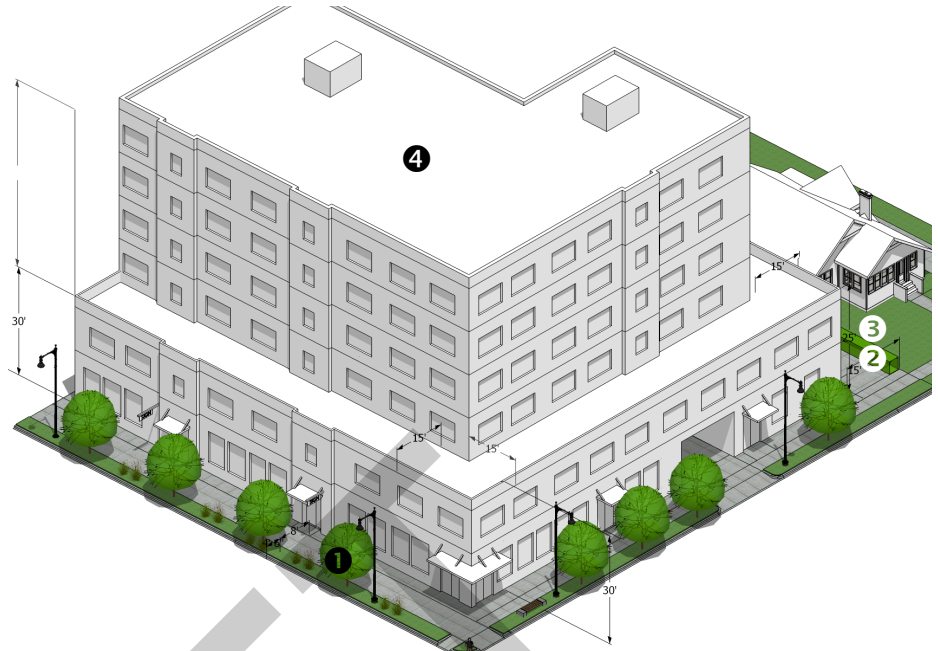
Attachment 1.

Zoning Information Sheet with Highlighted Changes

The purpose of the CSHBD Sugar House Business District is to promote a walkable community with a transit oriented, mixed use town center that can support a twenty four (24) hour population. The CSHBD provides for residential, commercial and office use opportunities, with incentives for high density residential land use in a manner compatible with the existing form and function of the Sugar House master plan and the Sugar House business district.



Development Examples



Zoning Diagram

CSHBD-1 & CSHBD-2 Development Standards (21A.26.060)

LOT WIDTH	LOT AREA	FRONT YARD ①	REAR/SIDE YARDS ②	LANDSCAPE BUFFERS ③	HEIGHT ④	SURFACE PARKING	CBSDR THRESHOLD	PARK STRIP ALTERNATIVE	STREET LIGHTING
No min or max	No min	0' min, 15' max (Modifiable through CBSDR* or by Planning Director). <u>Min. sidewalk width of 8' in CSHBD-1 or 6' in CSHBD-2.</u>	None, except next to single-family residential zones: 1' for every 3' of height above 30'.	7' min. required next to residential zones.	Varies based on zone area and use, see height tables and CBSDR process threshold.	Prohibited between front/ corner property line and the front/ corner building line.	New construction over 50' in CSHBD-1 or 30' in CSHBD-2, or >20,000 sq ft in size in either district is subject to CBSDR process.*	<u>Alternative to landscaping is allowed (special pavement treatments) when compliant with SH Circulation Plan</u>	<u>New street lights required where identified by street light master plan.</u>

GROUND FLOOR USE ⑤

Ground floor shall include at least one of the following uses: residential, retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns/brewpubs, social clubs, art galleries, theaters or performing art facilities. Ground floors facing Highland Drive or 2100 South must include a commercial use.

*Conditional Building and Site Design Review (CBSDR) requires that development meet additional design review standards, see 21A.59. Development over the threshold is also subject to the Sugar House Business District Design Guideline Handbook.

CSHBD-1 Height	Residential Use	Nonresidential Use
Up to 30'	Allowed.	Allowed.
>30' to 75'	Allowed.	<u>Nonresidential floor area above 30' in height must be matched with equivalent residential floor area. Residential floor area may be provided within the same building or in a separate building. If in separate building, development agreement is required.</u>
>75' to 105'	Allowed; 90% of required parking must be in structure.	1. Compliance with the same standard for ≥30' to 75' noted above; and 2. 90% of required parking must be in structure.

CSHBD-2 Height	Residential Use	Nonresidential Use
Up to 30'	Allowed.	Allowed.
>30' to 60'	Allowed.	Nonresidential floor area above 30' in height must be matched with equivalent residential floor area. Residential floor area may be provided within the same building or in a separate building. If in separate building, development agreement is required and nonresidential building limited to 45' in height.

DESIGN STANDARDS

The below tables include the design standards from Chapter 21A.37 "Design Standards" that apply to the Sugar House Business District zone.

CSHBD Design Standards (21A.37)	
GROUND FLOOR ACTIVE USES	<u>80% of ground floor facade must include uses other than parking; shall extend min 25' into building. Exceptions:</u> 1. <u>Single-family detached and two-family dwellings: up to 50% of facade may be garage.</u> 2. <u>Single-family attached: May be reduced to 10' depth.</u> 3. <u>Necessary vehicle access-ways to parking.</u>
FACADE BUILDING MATERIALS	<u>Min. % of street facing facades shall be clad in durable materials, i.e. brick, masonry, textured/patterned concrete or cut stone</u> <u>Ground Floor: 80% min.</u> <u>Upper Floors: 60% min.</u>
GROUND FLOOR GLASS	<u>40% glass & non-reflective, allows 5' of visibility into building; Reducible by 15% for residential</u>
ENTRANCES	<u>Min 1 entry for each street facing facade; entry required for every 30' (±6') of facade</u>
UPPER FLOOR STEP BACK (STREET FACING)	<u>Floors above 30' in height adjacent to public street must be stepped back 15' from the front building line.</u>
UPPER FLOOR STEP BACK (SIDE/REAR FACADES)	<u>Floors above 30' in height adjacent to a public trail, public open space, or single/two-family residential use must be stepped back 15' from the required yard setback.</u>

CSHBD Design Standards (21A.37)	
MAXIMUM LENGTH OF BLANK WALLS	<u>No blank walls over 15' long; must be broken up by windows, doors, art, or architectural detailing</u>
MAXIMUM LENGTH OF STREET FACING FACADES	<u>No street facing building wall may be longer than 300'. A minimum of 20' required between separate buildings on the lot and shall include 5' walkway</u>
BUILDING EQUIPMENT & SERVICE AREAS SCREENING	<u>On roof or in rear yard, sited to minimize visibility or integrated into design</u>
PARKING LOT LIGHTING	<u>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.</u>
EXTERIOR LIGHTING	<u>Exterior lighting shall be shielded and directed down to prevent light trespass onto adjacent properties. Exterior lighting shall not strobe, flash or flicker.</u>
PARKING STRUCTURES	<u>Regulates external skin, elevator/stair design, ramp location, lighting, signage, and ground level uses. See 21A.37.050.M for full list.</u>

All of the above design standards apply to new construction or additions of at least 1,000 square feet or more.

All of the design standards may be modified through the Conditional Building and Site Design Review process. See Chapter 21A.59.

ADDITIONAL APPLICABLE STANDARDS

Additional standards in the zoning ordinance apply to development, including those related to landscaping and parking. Please see the zoning ordinance for the complete applicable regulations.

The above information is a synopsis of the DRAFT CSHBD zoning regulations and represents a work in progress.

Attachment 2.

Sugar House Business District Design Guidelines Handbook

Sugar House Business District Design Guidelines Handbook

Reformatted from the *Sugar House Community Master Plan*

These Design Guidelines apply to the Sugar House Business District Zoning District. Their purpose is to assure high quality development. The high quality of the district should be reflected in all of its aspects, including design, construction and tenant mix.

The intent of these Design Guidelines is to give general design guidance with flexibility to the development of the area. They are not intended to restrict creativity or to dictate design solutions. Guidelines are intended to support and expand on the guidelines established in the Urban Design Element. They are also intended to be compatible with Salt Lake City zoning ordinances. In the development of design proposals, developers are encouraged to explore solutions and to present alternatives to these guidelines if they can be shown to achieve the same goals for high quality development.

Pedestrian/Bicycle System Design Guidelines

Pedestrian and bicycle access through the development and to surrounding areas and uses are critical to integrating the Sugar House community. It is important to develop a full range of pedestrian options with connections to adjacent uses, amenities and developments. Clearly defined, safe and pleasant pedestrian access through and between all of the use areas on the project should be provided. High traffic areas such as those between parking lots and building entrances, between buildings within the project, and other areas where the majority of pedestrians will be walking, should be a priority.

1. Design the town center with pedestrian-oriented corridors providing pedestrian comfort and amenities.
2. Provide proper separation of pedestrian and vehicular movement at a scale that encourages activity and pedestrian comfort.
3. Form pedestrian/commercial promenades with planting and paving treatments in pedestrian corridors, coupled with active uses in adjacent buildings.
4. Incorporate special pavement treatment using materials and patterns coordinated for the district into pedestrian-activity areas.
5. Provide pedestrian circulation from buildings adjacent to pedestrian corridors.
6. Develop pedestrian corridors to connect activity centers and connect blocks.
7. Provide clear, visible signage for pedestrian accessways.
8. Orient public entrances to the street. Functional entrances every 30 linear feet is desirable.
9. Require continuous street frontages except for driveways, plazas and walkways that allow the pedestrian to get to parking located behind buildings.
10. Provide a refuge for pedestrians with overhead protection at doorways on new buildings along 2100 South and Highland Drive/1100 South.

11. Articulate pedestrian/bicycle corridors and linkages with pedestrian scale furnishings, lighting, paving materials, public art, trees, and other plantings where appropriate.
12. Accommodate the needs of disabled and elderly people by meeting requirements of the American's With Disabilities Act (ADA) along pedestrian areas.
13. Provide adequate width along walkways: major pedestrian walkways in high traffic areas should be a minimum of 8 feet' in width; secondary walkways in low traffic areas should be a minimum of 6 feet in width; and walkways adjacent to parking lots where automobile bumpers may overhang the walk should be designed to allow a minimum of 6 feet clearance for walking.
14. Delineate space with paving materials and design to help define pedestrian areas from other circulation systems.
15. Use easily maintained, durable, slip resistant paving materials suitable for this climate, such as concrete, concrete pavers, brick pavers, tile, etc.
16. Avoid the use of rough or uneven paving materials which can be hazardous, particularly for elderly persons and persons in wheelchairs.
17. Design drainage grates to allow safe passage by bicycles and pedestrians, particularly in pedestrian/ bicycle circulation areas.

Vehicular Circulation and Parking Design Guidelines

18. Encourage on-street parking in front of buildings as a traffic calming method and as a buffer for pedestrians.
19. Incorporate structured parking in new structures or adaptive reuse of existing structures and coordinate the parking with building and landscaping designs. Parking structures should not occupy the street frontage of 1100 East/Highland Drive and 2100 South. Parking structures on other streets should have retail/office use on the ground level.
20. Designate parking lots and structures with uniform identification signs.
21. Encourage through-block parking lots along the north side of 2100 South behind the building frontages and adequately buffered from adjoining residential areas. Encourage shared/coordinated parking with all businesses.
22. Avoid access to parking through residential areas.
23. Provide islands throughout parking areas to break up hard-surfaced areas. Berms and other changes of grade are recommended where possible.
24. Encourage shared parking and structured parking, either below grade or above grade.
25. Design primary access points to avoid traffic conflicts. Wherever possible, they should be located directly across from existing access drives and streets. Interior circulation drives should be articulated and reinforced with other site design features such as lighting standards, trees and other plantings, special paving and walkways, etc. An interior circulation system which includes a clearly defined route to parking areas is necessary. Immediate entry to large parking areas is not desirable.

26. Design access points to adequately meet traffic needs with consideration for consolidation to minimize the number of curb cuts along the block face.
27. Design interior drives and parking lots so that pedestrian, service, and vehicular conflicts are minimized.
28. Design the vehicular circulation system to reduce traffic impacts to neighboring residential uses.
29. Locate parking lots back from buildings to allow for pedestrian space and landscaping.
30. Landscape parking lots. Interior islands, at least 6' in width between parking rows or bays can be used to minimize the visual impact of large expanses of asphalt and to control cross traffic through parking lots.
31. Screen service, storage and trash areas. These areas should be screened and buffered from pedestrian corridors, surrounding streets, residential units, Parleys Creek open space and other public use areas using materials compatible with the architecture and adjacent site features.

Town Center Scale Mixed Use - Parking

32. Allow surface and structured parking; however, structured parking is highly recommended.
33. Prohibit parking lots to front onto Highland Drive or 2100 South in the area of the Town Center Overlay.
34. Require parking structures that face onto the street to have retail spaces at the lower level.

Neighborhood Scale Mixed Use - Parking

35. Allow surface and structured parking. Structured parking facing onto the street must have retail space at the lower level.
36. Setback parking lots a minimum of 15 feet.
37. Locate parking lots to the rear of buildings.

Residential - Parking

38. Allow surface and structured parking; however, structured parking is preferred.
39. Prohibit parking lots to front onto 2100 South.
40. Setback parking lots a minimum of 15 feet.

Open Space - Parking

41. Avoid parking lots in Open Space areas.

Building Architecture and Siting

42. Require the general pattern of buildings to include and emphasize the importance of public gathering spaces and pedestrian connections.
43. Consider the relationship of building forms to one another and to other elements of the Sugar House area so the effects will be complimentary and harmonious.
44. Relate the mass and height of new buildings to the historical scale of Sugar House development to avoid an overwhelming or dominating appearance in new construction.

- 45.** Treat building height, scale, and character as significant features of the Business District's image.
- 46.** Ensure that features of building design such as color, detail, materials, and scale are responsive to district character, neighboring buildings, and the pedestrian.
- 47.** Require buildings situated in visually dominant positions to have interestingly detailed exteriors. Prohibit blank-walled facades.
- 48.** Allow buildings within the core of the town center to stand out prominently only in exceptional circumstances. This would be when they signify the presence of activity centers and occupy focal points.
- 49.** Design new construction to complement and enhance the character of adjacent older buildings having architectural merit through appropriate scale, massing, rhythm, and materials.
- 50.** Require where applicable, that the base of the building emphasize horizontal divisions, texture, and other architectural details to relate to pedestrian activity.
- 51.** Require the first floors of buildings to have clear, untinted glass that permits pedestrian contact with interior spaces along streets and pedestrian corridors. Prohibit dark-tinted or reflective glass windows, creating a blank, impersonal street front, uninviting to the pedestrian.
- 52.** Preserve historic structures and their facades in order to preserve the historical fabric of the area, wherever feasible.
- 53.** Complement the historic architecture of Sugar House with appropriate exterior building materials. Appropriate materials may include the following:
 - o Brick;
 - o Architectural concrete (precast or poured-in-place);
 - o Stone; and
 - o Glass.
- 54.** Choose exterior building materials to be consistent with appropriate standards for structures of the kind proposed; and address durability and life-cycle cost issue.
- 55.** Coordinate and compliment exterior materials throughout the area in order to develop a unified expression.
- 56.** Avoid placing mechanical equipment at grade level. Meters, pipes, stacks, heating and cooling equipment, control boxes, and antennas are examples of mechanical equipment requiring careful location and screening treatment.
- 57.** Roof top mechanical equipment should be screened with architecturally integrated elements of the building.
- 58.** Orient large buildings to minimize shadows falling on public open spaces. The height and mass of tall, closely packed buildings should be shaped to permit sunlight to reach open spaces.

59. Require large buildings and groups of buildings to maximize public views of the city's mountain backdrop. In larger projects, view corridors are needed to maintain a sense of living adjacent to the Wasatch Mountains.
60. Use sculpture, fountains, and monuments to enhance the three-dimensional quality of pedestrian gathering spaces.
61. Require loading docks on the "backside" of buildings to be carefully designed and screened.
62. Require the massing and scale of structures to be compatible with surrounding uses.
63. Orient buildings that are adjacent to the street, towards the street and promote a high quality image for each project.
64. Orient interior buildings towards each other and arrange them in clusters or in adjoining structures whenever possible.
65. Contain outdoor garden centers and other seasonal materials in permanently designated areas that are designed as part of the overall structure.
66. Include a variety of building heights in the mixed use area and take advantage of topographic changes, "stepping" the buildings down the profile.
67. Avoid construction of a "wall of buildings" along 1300 East blocking views to the west from Sugar House Park.
68. Avoid facade architecture: all faces of the building should be designed with similar detail and materials.

Landscape Design Guidelines

69. Coordinate landscape design, incorporating landscaped treatment for open space, roads, paths, buildings and parking areas into a continuous and integrated design.
70. Include primary landscape treatment that consists of shrubs, ground covers and shade trees appropriate to the character of the project, the site and climatic conditions.
71. Provide a variety of plantings that include changes in color, texture, height, density, light, ground plane, etc. A mixture of shrubs, trees, ground covers, perennials, turf and annuals is suggested.
72. Provide landscaped separations between parking, drives, and service areas, and public use areas including walkways, plazas, eating areas, view corridors, prime vehicular access points, etc.
73. Architectural materials may be used, but plant materials should also be incorporated in the screening/buffering treatments.
74. Provide raised planters in high use areas when appropriate. Raised planters offer a good solution that protects plant materials from damage, and they offer opportunities for seating as well.
75. Provide trees planted on grade with a minimum opening of 5' square or round. Openings may be covered with tree grates or other material that allows air to reach the soil within the 5' area.

- 76.** Group plantings in larger planting areas rather than individual trees in grates, wherever possible. Plants are more successful in groupings and in larger planting areas.
- 77.** Minimum plant sizes for all landscaped areas are as follows:
- o Deciduous trees 2 1/2" caliper
 - o Evergreen trees 6' in height
 - o Deciduous shrubs 5 gallon container
 - o Evergreen shrubs 24" - 36" in height or spread
 - o Perennials 1 gallon container
 - o Ground covers 4" pots

On-site Lighting Design Guidelines

- 78.** Design lighting as a system that is integrated throughout the development, and that is compatible with the other lighting in the area.
- 79.** Use pedestrian lighting along walkways, plazas, and other pedestrian areas to indicate routes and to provide safety. Fixture design should be appropriate and coordinated through the entire development.
- 80.** Use lighting to highlight building facades. Generally, all building facades should be lighted at the street level. Above the first floor, light should be selectively positioned or defined. A more limited lighting pattern in the higher areas of the building is intended to produce greater contrast of light and shadow, accenting unique features without lighting the entire structure.
- 81.** Use lighting to accent and highlight planting. Appropriate light levels and pleasant accent effects can be achieved with accent lighting, directed upwards into trees, provides low intensity, but offers dramatic illumination of nearby pedestrian areas.
- 82.** Reserve architectural lighting for individual plaza areas to emphasize focal points.
- 83.** Require parking lot lighting to meet Salt Lake City standards, at a minimum.
- 84.** Design appropriate lighting levels to provide a safe atmosphere while deterring undesirable activities and avoiding night-sky pollution.

Streetscape

The pattern and design of streetscapes should convey a significant message complimenting the type and intensity of land development. A streetscape design should unify a district or neighborhood and portray an identity through the design. The following streetscape guidelines are recommended for the Town Center:

- 85.** Design buildings to shape the street; the general pattern of buildings should help to define street areas and other public open spaces.
- 86.** Allow for informal events such as displays and outdoor dining to encourage pedestrian activity.
- 87.** Incorporate a consistent theme for streetscape design to strengthen the association of unrelated buildings.

- 88.** Select and design street landscaping according to a special theme for a given area to provide a sense of place in addition to its other amenities.
- 89.** Maintain and incorporate a regular-interval street lighting pattern into streetscape improvements.
- 90.** Choose light poles, arms, and fixture designs to preserve the historic character of the streetscape.
- 91.** Select lighting to be in scale with the pedestrian experience.

Signage

Since adoption of the 1985 Sugar House Master Plan, the quality of signs in the Business District has improved. The City's beautification project improved the area, along with the City Redevelopment Agency's façade improvement program. Nevertheless, strict adherence to the City's sign ordinance is necessary to ensure that new signs do not dominate the streetscape of the urban area. This ordinance does not allow new billboards and assumes a long-term decrease in their number over time. As part of all planned developments, the policies of the City's Urban Design Element relating to signage should be followed. In addition, planned developments must adhere to the following guidelines:

- 92.** Install signage that emphasizes design elements of a building's façade.
- 93.** Select sign materials made of high quality, durable materials that will continue to look good after several years in Salt Lake's climatic conditions.
- 94.** Discourage pole signs and encourage wall and blade signs, as well as monument signs consistent with a pedestrian scale.
- 95.** Provide street signs and other informational signage that are uniform and that provide neighborhood and community identity.
- 96.** Integrate signs or awnings into the architectural design of any building rather than a feature independent and in conflict with the building's architecture.
- 97.** Design signs and graphics to present their message with clarity; graphics should be clear and easily understood, so that people can orient themselves within the development and locate businesses and facilities easily.
- 98.** Locate and size signs so that views to and from adjoining land parcels will not be blocked.
- 99.** Design directional signing to be low, visible, integrated with the rest of the graphic systems, and functional. If directional signing is needed on the street directing people and vehicles, and on the interior of any development project, it should be consistently located in order to maximize its directional function.
- 100.** Design informational signing that helps orient people on the development. It may take the form of a directory or other project wide identification in which people can orient themselves and be directed to those activities and areas they wish to visit.

Off-Site Development Design Guidelines

Off-site development includes work that occurs in the public way and on properties otherwise considered public such as the Parleys Creek property owned by Salt Lake City and any others that may be designated or assigned.

- 101.** Provide public sidewalks and pedestrian/bike corridors that enhance the existing pedestrian circulation systems in the following locations:
 - o To the east along 2100 South and along Wilmington Avenue to Sugar House Park;
 - o Between the Sugar House Plaza Monument area and surrounding uses and areas;
 - o Between the public open space at Parleys Creek and surrounding uses and areas;
 - o Along the rail/trail designated in the Salt Lake City Open Space Plan; and
 - o To south and west to Fairmont Park.
- 102.** Accommodate public transportation at the street edges. Coordinate with the Utah Transit Authority on location and design of turnouts, bus stops and other transit facilities.
- 103.** Provide standard paving materials currently used in the area on sidewalks. Modifications to the patterns may be permitted and will require approval by Salt Lake City.
- 104.** Landscape park strips and public open space with street trees, shrubs, ground covers and lawn. Maintenance of park strips is the responsibility of the adjacent property owner.
- 105.** Select trees with guidance from the Salt Lake City Urban Forester.
- 106.** Preserve and maintain existing vegetation along Parleys Creek.
- 107.** Design street and circulation system drainage grates to allow safe passage by bicycles.
- 108.** Require light fixtures to meet Salt Lake City standards and specifications and be of a design that is compatible with the design theme of the business district.
- 109.** Include elements of visual interest and complexity into publicly owned open space. These elements can include landscaping, seating areas, furnishings, fountains, changes in grade, public art, etc. to add interest and excitement to the public spaces between buildings and along major circulation corridors.
- 110.** Incorporate into the design and provide in designated locations of outdoor open space and public space elements such as site furnishings such as drinking fountains, benches, trash receptacles and ash receptacles, telephones, newspaper stands, bicycle storage. They should be coordinated and compatible to other site furnishings and design elements.
- 111.** Design a mixture of seating opportunities if seating is provided. Materials that are comfortable and vandal resistant are preferred.
- 112.** Consider seatwalls, steps, fountain edges, grassy mounds, etc. for an attractive variety of seating options that can accommodate many different needs. If seatwalls are used they should be a minimum of 12" wide and 16" to 24" high for comfortable, flexible seating.

Attachment 3.

Current Design Standards Chapter Excerpt

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 (2) 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 facade'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 facade according to section [21A.37.060](#), table [21A.37.060](#) of this chapter. 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.

- a. For single-family attached uses, the required use depth may be reduced to ten feet (10').
- b. For single-family or two-family uses, garages occupying up to fifty percent (50%) of the width of the ground floor building facade are exempt from this requirement.
- c. For all other uses, vehicle entry and exit ways necessary for access to parking are exempt from this requirement. Such accessways shall not exceed thirty feet (30') in width. Individual dwelling unit garages do not qualify for this exemption.

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, facade 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 facade's wall area of any street facing facade shall be clad in durable materials according to section [21A.37.060](#), table [21A.37.060](#) of this chapter. 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 facade 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 facade of those additional floors according to section [21A.37.060](#), table [21A.37.060](#) of this chapter. 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 section [21A.37.060](#), table [21A.37.060](#) of this chapter. 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 chapter 21A.46, "Signs", of this title. 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 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 facade of each floor facing a street must contain a minimum amount of glass according to section [21A.37.060](#), table [21A.37.060](#) of this chapter.

D. Building Entrances: At least one operable building entrance on the ground floor is required for every street facing facade. Additional operable building entrances shall be required, at a minimum, at each specified length of street facing building facade according to section [21A.37.060](#), table [21A.37.060](#) of this chapter. The center of each additional entrance shall be located within six feet (6') either direction of the specified location. Each ground floor nonresidential 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 forty five degree (45°) angle to the two (2) 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 facade shall be as specified according to section [21A.37.060](#), table [21A.37.060](#) of this chapter. 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 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 section [21A.37.060](#), table [21A.37.060](#) of this chapter. A minimum of twenty feet (20') is required between separate buildings when multiple buildings are placed on a single parcel according to subsection [21A.36.010B](#), "One Principal Building Per Lot", of this title. The space between buildings shall include a pedestrian walkway at least five feet (5') 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 section [21A.37.060](#), table [21A.37.060](#) of this chapter. An alternative to this street facing facade step back requirement may be utilized for buildings limited to forty five feet (45') 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 toward the street at a height of between twelve feet (12') and fifteen feet (15') above the adjacent sidewalk. Such extension(s) shall extend horizontally parallel to the street for a minimum of fifty percent (50%) of the face of the building and may encroach into a setback as permitted per section [21A.36.020](#), table [21A.36.020B](#), "Obstructions In Required Yards", of this title.
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 section [21A.37.060](#), table [21A.37.060](#) of this chapter.

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 section [21A.36.020](#), table [21A.36.020B](#), "Obstructions In Required Yards", of this title.

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, and in the case of fences and/or masonry walls the height shall not exceed eight feet (8'). 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 section [21A.37.060](#), table [21A.37.060](#) of this chapter 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 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 facades should express the internal function of the structure. Facade elements shall 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 facade 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 wayfinding 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 toward 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 shall be designed to minimize vehicle noise and odors on the public realm. Venting and fan locations shall 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. Signs shall conform with 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.

1. Architectural details such as arches, friezes, tile work, canopies, or awnings.
2. Integral planters or wing walls that incorporate landscape or seating.
3. Enhanced exterior light fixtures such as wall sconces, light coves with concealed light sources, or decorative pedestal lights.
4. A repeating pattern of pilasters projecting from the facade wall by a minimum of eight inches (8") or architectural or decorative columns.
5. 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 when a dimension in this table conflicts with a dimension in the definition, the dimensions listed in the table supersede those in the definition.

TABLE 21A.37.060

B. Commercial Districts

Standard (Code Section)	District							
	SNB	CN	CB	CS	CC	CSHBD	CG	TSA
Ground floor use (%) (21A.37.050A1)								80
Ground floor use + visual interest (%) (21A.37.050A2)								60/25
Building materials: ground floor (%) (21A.37.050B1)								90
Building materials: upper floors (%) (21A.37.050B2)								60
Glass: ground floor (%) (21A.37.050C1)	40	40	40			40		60
Glass: upper floors (%) (21A.37.050C2)								
Building entrances (feet) (21A.37.050D)	X	X	X	X	X	X	X	40
Blank wall: maximum length (feet) (21A.37.050E)	15	15	15			15		15
Street facing facade: maximum length (feet) (21A.37.050F)								200
Upper floor step back (feet) (21A.37.050G)						15		
Lighting: exterior (21A.37.050H)	X					X		X
Lighting: parking lot (21A.37.050I)	X	X	X	X	X	X	X	X
Screening of mechanical equipment (21A.37.050J)	X	X	X			X		X
Screening of service areas (21A.37.050K)	X	X	X					X
Ground floor residential entrances (21A.37.050L)								X
Parking garages or structures (21A.37.050M)								
Primary entrance design SNB district (21A.37.050O)	X							