



# Memorandum

Community & Neighborhoods Department

To: Salt Lake City Planning Commission  
From: John Anderson, Senior Planner  
Date: August 22, 2018  
Re: Proposed design standards for the D-2 Downtown Support District.

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## Action Required

Staff is requesting that the Planning Commission provide feedback on the proposed design standards for the D-2 Downtown Support District. Staff would like to identify any issues or concerns with the proposal prior to the commission holding a public hearing at a future meeting.

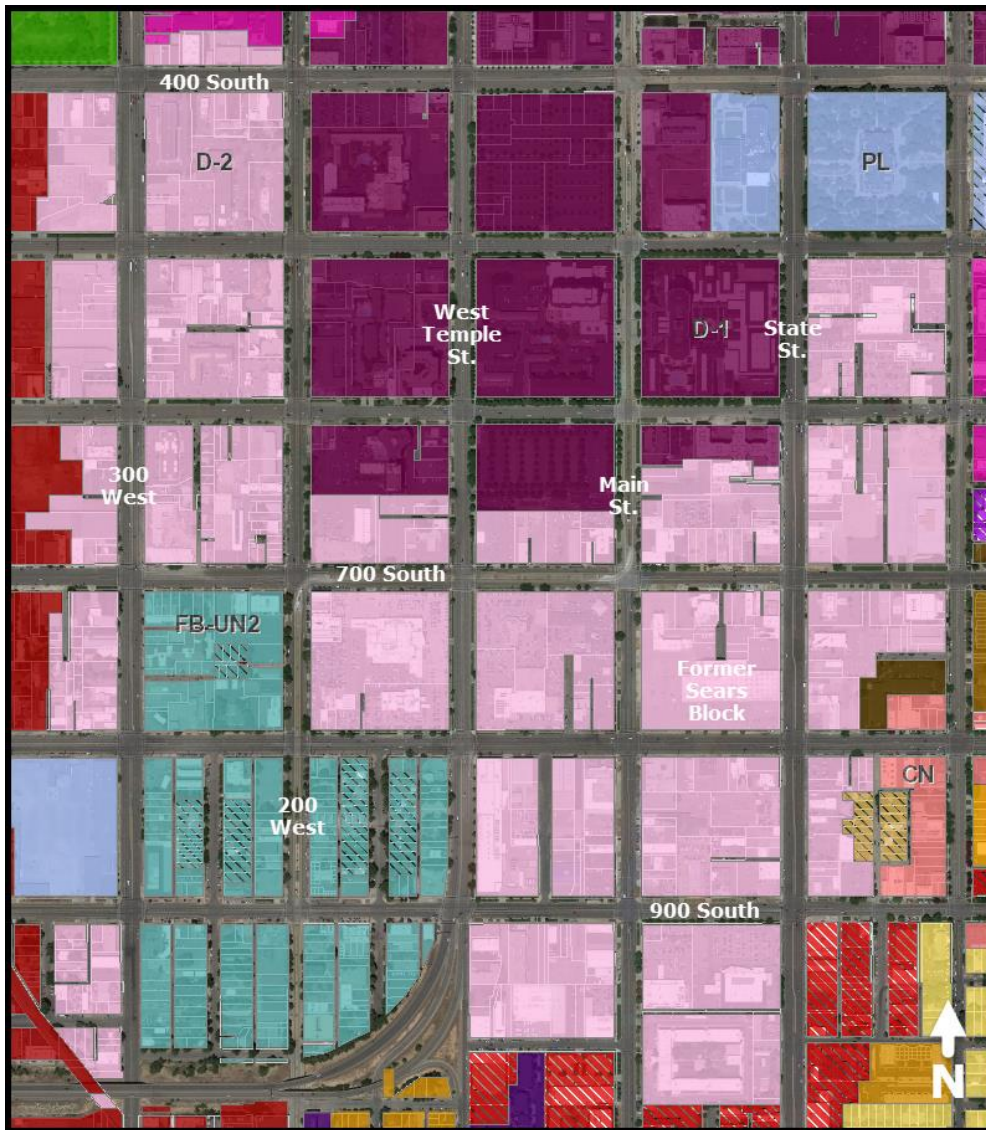
## Background

Mayor Jackie Biskupski initiated a petition instructing staff to propose additional design standards in the D-2 Downtown Support District. The D-2 zone covers a large area of Salt Lake City surrounding the southern portions of downtown. It stretches from 300 West to 200 East and 400 South to 900 South. It includes portions of major street corridors such as State Street, Main Street, 300 West and 900 South and includes significant commercial development. (See map below.) Much of the area is highly trafficked and very visible as the southern and western gateways into downtown. Most of the properties in the area are already developed but many will no doubt redevelop in the near future including highly visible sites such as the former Sears site and areas north of the rapidly growing Central Ninth neighborhood.

Currently the D-2 zone has very few design standards, meaning as properties and neighborhoods redevelop, the city has little to no influence regarding the design of any structure and how it impacts the streetscape as well as adjacent properties. In looking at the existing condition of much of the D-2 zoned properties, the lack of design standards has not helped the city achieve the purpose statement of the D-2 District.

*The purpose of the D-2 downtown support commercial district is to provide an area that fosters the development of a sustainable urban neighborhood that accommodates commercial, office, residential and other uses that relate to and support the central business district. Development within the D-2 downtown support commercial district is intended to be less intensive than that of the central business district, with high lot coverage and buildings placed close to the sidewalk.*

*This district is appropriate in areas where supported by applicable master plans. Design standards are intended to promote pedestrian oriented development with a strong emphasis on a safe and attractive streetscape.*



*The map above displays all D-2 zoned properties in pink.*

Plan Salt Lake supports the proposal to increase design standards downtown, it states as an initiative, “Reinforce downtown as the visually dominant center of the City through the use of design standards and guidelines.” It also describes establishing standards for key gateways into the city. As discussed earlier, many of the D-2 zoned corridors act as gateways to downtown and into the city as a whole.

Regarding increased design standards, the Downtown Master Plan echoes the goals of Plan Salt Lake which describes having a beautiful downtown as a primary goal. When discussing design it states, “Quality architecture and design supports livability, provides location opportunities for business, and is an important part of creating an attractive world-class city. It also supports economic growth, as well as local economic development and employment.” It later lists as an initiative, “Review and update existing design standards for all zoning districts downtown as needed to provide greater certainty about project design for applicants and community members.”

These proposed changes will help to shape future development in the zoning district in a manner that is consistent with the goals and initiatives of the Downtown Master Plan and Plan Salt Lake as well as meeting the purpose statement of the zoning district.

### **Proposal**

Currently, the only design standard in the zoning district is the height requirement. The proposed design standards would add significant changes that would affect the height and placement of the building, building materials, ground floor uses, entrances, glass requirements, etc. The proposed standards would push buildings towards the streets and place parking in the rear of the property which was the historic development pattern along many of these streets and matches the vision for the area that is identified in the Downtown Plan.

If the proposed amendments are adopted, the streets would be further activated with entrances, windows and active ground floor uses. This activation will encourage additional pedestrian traffic and increase the safety of the area as pedestrians provide eyes on the street. The quality of development will improve as well with the requirement of durable building materials and glazing on the ground and upper floors of the structures, limiting the length of structures along the street and requiring articulation to avoid large blank walls.

Staff has taken existing uses into consideration when developing these new standards. The D-2 zoning district is home to a large portion of all of the auto sales lots in the city. As these uses are unique, the sites generally do not conform to typical urban development patterns. They occupy highly visible parcels along State St., Main St. and West Temple St with large areas for the storage of vehicles. Vehicle sales lots have occupied these parcels for a number of years and they are not likely to relocate in the near future. The proposed approach accommodates their continued use but applies design standards to all new construction.

The complete draft is attached to this memorandum.

### **Public Engagement**

Staff has been seeking feedback from a diverse group which includes residents, local business owners, community councils as well city boards and commissions. On March 14, 2018 staff presented proposed design standards to the Business Advisory Board. The group

was generally supportive to additional design standards but did not propose any specific modifications.

On June 7, 2018 staff presented at the State Street Main Street America group. It is a group of business owners and property owners in the south downtown area with most being located in the D-2 zone. The group expressed support for the proposed changes and general redevelopment in their neighborhood with an emphasis along State St.

Later on June 7, 2018, staff presented at the Ballpark Community Council. All community councils that have property zoned as D-2 were contacted but only Ballpark requested a presentation from staff. The feedback staff received was that they would like to see improvement in the development along the major street corridors that are zoned as D-2.

Staff will be holding an open house on August 16, 2018 after the publication of this memo. Staff will share any comments received at that open house during the scheduled briefing.

In addition to formalized meetings, staff has been meeting with residents and local business owners to discuss the proposed text amendment. Staff worked with the Economic Development Department to identify stakeholders in the affected neighborhood. The feedback received was generally supportive but there was some concerns about the effects on existing businesses and the expansion or redevelopment of existing structures.

### **Next Steps**

After the briefing staff will make any necessary changes in response to the Planning Commission's discussion. A final draft will be produced and staff will return to the Planning Commission in order to hold a public hearing and seek a recommendation to the City Council. The City Council will also hold a public hearing. The City Council makes the final decision for zoning text amendments.

### **Attachments**

A. Proposed draft of the zoning text amendment

# **Attachment A. Proposed draft of the zoning text amendment**

## **21A.30.030: D-2 DOWNTOWN SUPPORT DISTRICT:**

A. Purpose Statement: The purpose of the D-2 downtown support commercial district is to provide an area that fosters the development of a sustainable urban neighborhood that accommodates commercial, office, residential and other uses that relate to and support the central business district. Development within the D-2 downtown support commercial district is intended to be less intensive than that of the central business district, with high lot coverage and buildings placed close to the sidewalk. This district is appropriate in areas where supported by applicable master plans. Design standards are intended to promote pedestrian oriented development with a strong emphasis on a safe and attractive streetscape.

B. Uses: Uses in the D-2 downtown support district, as specified in section [21A.33.050](#), "Table Of Permitted And Conditional Uses For Downtown Districts", of this title, are permitted subject to the general provisions set forth in section [21A.30.010](#) of this chapter and this section.

C. Lot Size Requirements: ~~No minimum lot area or lot width shall be required.~~

1. Minimum Lot Size: No minimum lot area or lot width shall be required.

2. Maximum Lot Size: The maximum size of a new lot shall not exceed 1 acre except as approved as a Planned Development.

D. Maximum Building Height: ~~The maximum permitted building height No building shall not exceed sixty five feet (65'). Buildings taller than sixty five feet (65') but less than one hundred twenty feet (120') subject to the following review process: may be authorized through the conditional building and site design process, subject to the requirements of chapter 21A.59 of this title.~~

1. Buildings over sixty five feet (65') in height are subject to Design Review according to the requirements of chapter 21A.59 of this title.

2. Buildings taller than sixty five feet (65') in height may be exempt from the conditional building and site design review process if the building includes at least 20% affordable housing units. The maximum permitted building height shall not exceed one hundred twenty feet (120').

E. Minimum Yard Requirements: ~~None required.~~

1. Front and Corner Side Yard: There is no minimum setback. The maximum setback is ten feet (10').

2. Interior side yards: No minimum side yard is required except a minimum of fifteen feet (15') side yard is required when the side yard is adjacent to a single or two family residential zoning district.

3. Rear yard: No minimum rear yard is required except a minimum of twenty five feet (25') rear yard is required when the rear yard is adjacent to a single or two family residential district.

4. Buffer Yards: Any lot abutting a lot in a residential district shall conform to the buffer yard requirements of chapter 21A.48 of this title.

F. Landscape Yard Requirements: If a front or corner side yard is provided, such yard shall be maintained as a landscaped yard. The landscaped yard can take the form of outdoor dining, patio, courtyard or plaza, subject to site plan review approval.

G. Parking Lot Setbacks: If a front or corner side yard is provided surface parking is prohibited in those areas. Surface parking lots that are not located completely behind the primary structure shall maintain a twenty foot (20') landscaped yard from the front and corner side yard property lines.

H. Mid-block Walkways: Any new development shall provide a midblock walkway if a midblock walkway on the subject property has been identified in a master plan that has been adopted by the City. The following standards apply to the midblock walkway:

1. The midblock walkway must be a minimum of ten feet (10') wide and include a minimum six foot (6') wide unobstructed path.

2. The midblock walkway may be incorporated into the building provided it is open to the public. A sign shall be posted indicating that the public may use the walkway

I. Ground Floor Uses: To activate the ground floor of structures, retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns/ brewpubs, social clubs, art galleries, theaters or performing art facilities are required on the ground floor of structures facing State Street, Main Street, 800 South and 900 South.

J. Existing Vehicle Sales or Lease Lots:

1. Vehicle Display Area: The parking provided in the vehicle display area will not be counted as off street parking when computing maximum parking requirements and is not considered to be a surface parking lot when determining required setbacks in this section.

2. Design Standards: Structures associated with accessory uses such as but not limited to repair shops or vehicle washing do not need to meet required design standards and may exceed the maximum front and corner side yard setbacks. Primary structures that contain sales floors and auto display areas must meet all design standards and setbacks.

3. Landscaping: A landscaped yard of at least ten feet (10') in depth is required along any portion of the street frontage of the property that is not occupied by a permanent structure. All other landscaping requirements in 21A.48 remain applicable.

4. Multiple Buildings: Vehicle sales or lease lots may have multiple buildings on a parcel subject to all buildings being associated with the use of the lot as vehicles sales or lease.

**21A.37.060.D. Downtown districts**

Standard (Code Section)	District			
	D-1	D-2	D-3	D-4
Ground floor use (%) ( <a href="#">21A.37.050A1</a> )		75		75 <sup>3</sup>
Ground floor use + visual interest (%) ( <a href="#">21A.37.050A2</a> )		<u>60/25</u>		
Building materials: ground floor (%) ( <a href="#">21A.37.050B1</a> )		<u>80</u>	70 <sup>2</sup>	
Building materials: upper floors (%) ( <a href="#">21A.37.050B2</a> )		<u>50</u>	70 <sup>2</sup>	
Glass: ground floor (%) ( <a href="#">21A.37.050C1</a> )	40/60 <sup>1</sup>	<u>40</u>	40	40
Glass: upper floors (%) ( <a href="#">21A.37.050C2</a> )		<u>25</u>		
Building entrances (feet) ( <a href="#">21A.37.050D</a> )		<u>X</u>		
Blank wall: maximum length (feet) ( <a href="#">21A.37.050E</a> )		<u>15</u>		
Street facing facade: maximum length (feet) ( <a href="#">21A.37.050F</a> )		<u>200</u>		
Upper floor step back (feet) ( <a href="#">21A.37.050G</a> )				
Lighting: exterior ( <a href="#">21A.37.050H</a> )		<u>X</u>		
Lighting: parking lot ( <a href="#">21A.37.050I</a> )		<u>X</u>		
Screening of mechanical equipment ( <a href="#">21A.37.050J</a> )		<u>X</u>		
Screening of service areas ( <a href="#">21A.37.050K</a> )		<u>X</u>		
Ground floor residential entrances ( <a href="#">21A.37.050L</a> )		-		
Parking garages or structures ( <a href="#">21A.37.050M</a> )		<u>X</u>		

Notes:

1. Minimum requirement is 60 percent 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 facade.
3. This percentage applies only as a requirement as noted in subsection [21A.30.045C7a\(1\)](#) of this title for projects that are seeking conditional height.

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**21A.46.110.B. Sign Regulations For The D-2 District:**

1. Purpose: Sign regulations for the D-2 District are intended to respond to the existing diversity in signage characteristics within this district. The D-2 District is supportive of the D-1 District and reflects a similar purpose as the center for business and culture for the region.
2. Applicability: Regulations in subsection B3 of this section shall apply to all uses within the D-2 District.
3. Sign Type, Size And Height Standards:

**STANDARDS FOR THE D-2 DISTRICT**

<b>Types Of Signs Permitted</b>	<b>Maximum Area Per Sign Face</b>	<b>Maximum Height Of Freestanding Signs<sup>1</sup></b>	<b>Minimum Setback<sup>2</sup></b>	<b>Number Of Signs Permitted Per Sign Type</b>	<b>Limit On Combined Number Of Signs<sup>3</sup></b>
Awning/canopy sign	1 square foot per linear foot of storefront (sign area only)	See note 1	May extend 6 feet from face of building 2 feet from back of curb <sup>7</sup>	1 per first floor door/window	None
Canopy, drive-through	40% of canopy face if signage is on 2 faces; 20% of canopy face if signs are on 4 faces	See note 1	n/a	1 per canopy face	None
Construction sign	64 square feet	12 feet	5 feet	1 per street frontage	None
Flat sign (storefront orientation) <sup>4</sup>	2 square feet per linear foot of each store frontage <sup>5</sup>	See note 1	n/a	1 per business or storefront	None

Monument and pole signs:					
Monument sign <sup>6</sup>	1 square foot per linear foot of street frontage	20 feet	None	1 per street frontage	1 sign per street frontage
Pole sign <sup>6</sup>	1 square foot per linear foot of street frontage; 200 square feet maximum for a single business, 300 square feet maximum for multiple businesses	45 feet	None, but shall not extend across a property line	1 per street frontage	
Nameplate, building	3 square feet	8 square feet	None	1 per building	None
New development sign	200 square feet	12 feet	5 feet	1 per street frontage	None
Political sign	32 square feet	8 feet	5 feet	No limit	None
Private directional sign	8 square feet	4 feet	5 feet	No limit	None
<u>Projecting building sign</u>	<u>0.5 square foot per linear foot of street frontage; not to exceed 40 square feet</u>	<u>See note 1</u>	<u>May extend 6 feet from face of building, but shall not cross a</u>	<u>1 per street frontage</u>	

			<u>property line</u>		
Public safety sign	8 square feet	6 feet	5 feet	No limit	None
Real estate sign	64 square feet	12 feet	5 feet	1 per street frontage	None
Wall sign or flat sign (general building orientation)	4 square feet per linear foot of building face <sup>5</sup>	See note 1	n/a	1 per building face	None
Window sign	25% of total frontage window area per use	See note 1	n/a	No limit	n/a

Notes:

1. For height limits on building signs, see subsection [21A.46.070J](#) of this chapter.
2. Not applicable to temporary signs mounted as flat signs.
3. The total number of signs permitted from the sign types combined.
4. Storefront flat signs limited to locations on the lower 2 floors.
5. A single-tenant building may combine the square footage total of both the storefront orientation and the general building orientation flat signs to construct 1 larger sign.
6. See subsection B4a of this section.
7. Public property lease and insurance required for projection over property line.

4. Supplementary Regulations:

- a. Lot Frontage Requirements: A minimum lot frontage of one hundred feet (100') shall be required for pole signs or monument signs.