



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Kelsey Lindquist, Planning Manager, kelsey.lindquist@slcgov.com, 385-226-7227
Date: August 18, 2022
Re: PLNPCM2022-00529, Downtown Building Height and Street Activation Text Amendment

Text Amendment

PROPERTY ADDRESS: Downtown Plan Area

MASTER PLAN: Downtown Plan

ZONING DISTRICT: D-1, D-2, D-3, D-4, CG, GMU, FBUN₁, FBUN₂, 21A.33.050 Land Use Tables for Downtown Zoning Districts, 21A.37 Design Standards, 21A.59 Design Review

REQUEST:

The Mayor, at the request of the City Council, initiated an amendment to the allowed building heights, required design features, and public space activation within the Downtown Plan area. This proposal includes amendments to the following zoning districts and chapters: D-1, D-2, D-3, D-4, Downtown District Land Use Table, CG, GMU, FBUN₁, FBUN₂, Design Standards and Design Review. Additionally, the proposed code revisions aim to accommodate growth and respond to new development pressures, while developing standards for public spaces. Changes seek to have a positive impact on human-scale orientation, pedestrian accessibility, and community character.

RECOMMENDATION:

Staff recommends that the Planning Commission forward a positive recommendation to the City Council for the proposed Downtown Building Height and Street Activation Text Amendment, with the ability to amend the adopted ordinance language as necessary to eliminate potential conflicts with other pending ordinances and ensure consistency with other code sections and references in the zoning ordinance. The content and intent of the proposed regulations will not be changed.

ATTACHMENTS:

- A. ATTACHMENT A: Downtown Plan Area Map and Amendment Information
- B. ATTACHMENT B: 21A.30 Downtown Districts Draft
- C. ATTACHMENT C: 21A.31 Gateway District Draft
- D. ATTACHMENT D: 21A.26.070 General Commercial Draft
- E. ATTACHMENT E: 21A. 27 Form Based District Draft
- F. ATTACHMENT F: 21A.33.050 Downtown Land Use Table Draft

G. ATTACHMENT G: 21A.36 Design Standards Draft

H. ATTACHMENT H: 21A.59 Design Review Draft

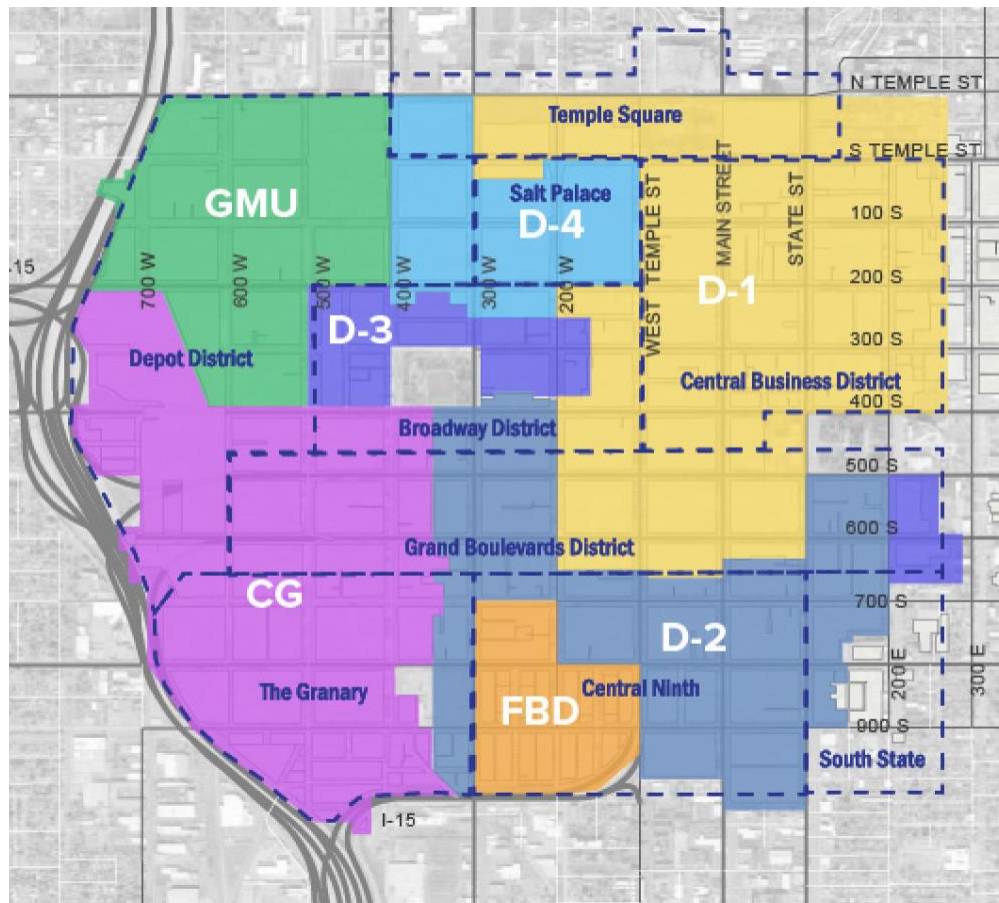
I: ATTACHMENT I: Zoning Text Amendment Standards

J: ATTACHMENT J: Public Process & Comments

K: ATTACHMENT K: Department Review Comments

PROJECT BACKGROUND

The Salt Lake City Planning Division was awarded a Transportation Land Use Connection Grant from the Wasatch Regional Council in 2021 to update sections of the Salt Lake City Zoning Ordinance pertaining to building heights and pedestrian engagement in the Downtown Plan area. The consultant, Design Workshop, is proposing updates to portions of the Zoning Ordinance as it pertains to building heights, review processes, and pedestrian spaces downtown. These code amendments aim to accommodate growth and respond to new development pressures while developing standards for public spaces that improve the livability of the downtown area. Changes seek to promote future downtown growth that is safe, aligns land use with transportation to reduce vehicle trips, and encourages downtown living. All of the proposed amendments implement the Downtown Plan goals and policy statements.



Project Area and Specific Zoning Districts

Planning staff and Design Workshop briefed the Planning Commission on the proposed amendments on June 8, 2022. The Planning Commission was provided an overview of the public process associated

with the project, as well as the summary of the provided public comments and direction. During this briefing, the Planning Commission provided the following comments, concerns, and recommendations:

1. Limit ability for residential development to utilize private amenities on the ground floor, in lieu of commercial space.

Staff Response: The consultants developed language that addresses active ground floor uses. This language expands the existing Ground Floor Use and Visual Interest language in Chapter 37, Design Standards. The new language creates two options for developments to meet the intent of this section, which is to “increase the amount of active uses and/or visual interest on the ground floor of a building”. The options include:

- Providing Ground Floor Use Only – the ground floor of a new principal building would include a permitted use, conditional use, or an amenity space within a residential building that is only available for the residents of the building. All new buildings will have a minimum floor to ceiling height of 16’ and will include uses such as: retail establishments, retail services, civic spaces, restaurants, bars, art and craft studios. There is some built in flexibility for the Planning Director or Planning Commission to consider other similar uses. For developments that are entirely residential active uses could include small store, café or gym. All back of house uses, residential mailrooms, private offices and common rooms are not allowed as an active use.
 - Specific residential uses have decreased active ground floor requirements.
- Allowing a combination of active ground floor use and visual interest.

2. Whether there is a cohesive plan for the Downtown Area?

Staff Response: The City Council adopted the Downtown Plan in 2016. This Plan delineates the downtown area and provides a vision for the future development and growth. The Downtown Plan establishes 10 districts with each district having specific policies and action items related to the built environment. The Downtown Plan states:

The districts provide for local quality of life each in a distinct way, offering a different set of amenities and means for achieving local livability. All of the districts are considered mixed use; only the scale of buildings and intensity differ between districts.

The Plan recognizes that buildings and uses play a key part of creating a livable downtown, but there are other actions required, such as safe sidewalks, programming, street furniture, and infrastructure that create a successful urban environment. While buildings and land uses vary, the unifying features that tie the districts together are the streets and public spaces and how space is allocated. A significant defining feature of the Downtown Plan is the concept of growing the Central Business District and having growth spread to the west and south. This is reflected in a number of policies found in the plan. The consultants and staff are utilizing the key goals and policy directions stated in the Downtown Plan to inform the development of this proposal.

3. Consider adjusting the façade length threshold.

Staff Response: Staff considered decreasing the façade length threshold to 150 feet. However, in order to analyze the impact of this change to existing properties over 150 feet in length, would require additional analysis of all parcels with frontage over 150 feet in length, the likelihood of parcels being assembled into larger pieces that may result in a development site with more than

150 feet in street width, and the likelihood of redevelopment. This research is outside the scope of work with the consultant team and would require city staff to perform that analysis. The Planning Division has the capability to do the work, but it would likely take additional time because the staff members with the GIS experience to do the analysis are allocated to different projects. Waiting for that analysis would likely result in a several month delay in this project which impacts the consultant's contract. The Division recommends that if the PC wants to lower the threshold, that it includes in its recommendation to the City Council a request to do so. Doing so may provide enough time to perform that analysis so the City Council can make a data-based decision. In order to address the immediate concern of long facades, the consultants did introduce the requirement of including 80% active ground floor use for all buildings that exceed 200 feet in length and a maximum percentage of amenity space along street frontages at the ground level to reduce the negative impacts that lengthy building facades have on street activation.

4. Is this amendment considered an expansion of the Downtown Area?

Staff Response: No, the Downtown Plan (2016) identifies the boundaries of Downtown as North Temple as the northern boundary, I-15 as the western boundary, 900 South Off-Ramp and 900 South as the southern boundary and 200 East as the eastern boundary.

5. Considerations for encroachments into a midblock walkway.

Staff Response: The revised draft proposal includes allowed encroachments into midblock walkways. The allowed encroachments include balconies, awnings, colonnades, staircases, skybridge, and architectural elements. This addition provides flexibility to developers to create a unique midblock walkway that includes one of these proposed features.

6. Anything above 200 feet in height should be a real public benefit.

Staff Response: The consultants and staff believe the options created through this proposed amendment to increase height through the Design Review process, addresses the public benefit concern provided by the Planning Commission. The proposed options to increase height, include the following:

- Inclusion of a midblock walkway in a location not identified in the Downtown Plan. This option would also allow the increase of width of the provided midblock walkway.
- Inclusion of affordable housing incentives.
- Inclusion of ground floor uses that exceed the requirement.
- Providing a restrictive covenant for a building 50 years or older and not listed as a local historic landmark.
- Providing a restrictive covenant for a 500 square foot open space with 60% shade canopy.

7. The optional open space associated with additional height isn't large enough to create a meaningful impact.

Staff Response: This open space proposal was identified through engaging with the Accessibility and Disability Commission. The members of this commission requested that Planning Staff consider integrating more small open space areas of refuge in the Downtown area, in order to create areas for rest. These small open space areas would provide shade and benches for members of this community, as well as the general public. Additionally, staff believes that a

dedicated 500 square foot open space area that is open to the public and accessible is adequate due to the cost of land in the Downtown area.

8. Rework design standards that address building articulation and materials.

Staff Response: Staff introduced consistent language for the use of what is defined as durable materials. Ideally, the introduction of the consistent language for both the ground floor and upper floor material requirements will limit the number of materials applied in a development. Additionally, the consultant is introducing a new design standard that could eliminate the over articulation of some developments. The new language includes the following:

R. Horizontal articulation: Buildings shall be designed in such a way that they are appropriately scaled to the pedestrian at the street level. This scale is emphasized through authentic breaks in the façade. These breaks shall be articulated on the primary façade to the full height of the building to the cornice or to the full height of the building to the first horizontal setback. There may be a maximum spacing of sixty feet (60') for horizontal articulation. Horizontal articulation shall be achieved through one (1) of the following architectural features:

1. Bay windows: Bay windows shall be a minimum of two feet (2') in depth and four feet (4') in width; or
2. Recessed entrances or windows: These shall be recessed a minimum of four feet (4') in depth and six feet (6') in width. Canopies or awnings are required at primary building entries; or
3. Niches: Niches shall be a minimum of two feet (2') in depth and four feet (4') in width; or
4. Openings for gates that are a minimum of four feet (4') in width; or
5. Porches measuring at least 48 square feet; or
6. Colonnades that are a minimum of four feet (4') in width.

9. The streets should be designed to be more human scale.

Staff Response: Transportation manages all the street studies and adopted street f plans. When a development is proposed, Staff routes the proposal to Transportation to determine if street improvements are required.

PROPOSED AMENDMENTS (See attachments for the full text)

Downtown Districts (D-1, D-2, D-3, & D-4)

The draft proposal introduces consistent language for all four downtown districts, which include the following:

- Eliminating the need for design review for all conditional uses allowed in the downtown districts.
- Limiting the location and size of surface parking lots to two double loaded parking isles no more than 10 parking spaces wide. The surface parking lot location is limited to behind the building.
- Prohibiting parking lots, structures or garages as a principal use, when they result in the demolition of a building. (Please note that parking lot regulations are being consolidated into a single section of the city code as part of the update to the Parking Chapter. That proposal is likely to be adopted prior to this project. That would necessitate the need to move these regulations to a different section of code, which is why staff is asking for some leeway in the recommended motion.)
- Standards for midblock walkways, which include a minimum 15' wide walkway with 6' unobstructed pedestrian path. These standards include the introduction of allowed encroachments into the midblock walkway.
- Sidewalk standards of a minimum of 10'.

D-1 (Central Business District) Amendments:

- Introduction of a maximum yard of 8'. If a yard is provided, the yard must include one of the pedestrian elements:
 - Seating at a ratio of one bench for every 500 square feet
 - Increase of 25% in the total number of trees required
 - Awning or similar form of weather protection that covers at least 5' in width and length from all street facing building entrances
- Eliminated the distinction between block corners and midblock lots.
- Increased the by-right height allowance to 200'.
- Built in exceptions to the minimum height requirement of 100. These exceptions include:
 - Utility buildings
 - Accessory building and structures that serve public transportation, downtown improvement districts or public maintenance
 - Buildings on lots less than 5,000 square feet in size
- Glass buildings in excess of 100' must have a setback between the first floor and 150'.
- Buildings in excess of 200' are allowed through the Design Review process and require compliance with one of the identified options:
 - Inclusion of a midblock walkway
 - Inclusion of the affordable housing incentives
 - Exceeding the requirements for ground floor use and visual interest
 - Providing a restrictive covenant for a building older than 50 years and not currently listed as a local landmark site
 - Providing 500 square feet of open space that is privately owned but publicly accessible
- Introducing new design standards and adjusting the requirement for some required design standards. The amendments include the following:
 - Upper floor reflective glass limitation
 - Dimensions between building entrances
 - Maximum blank wall limitation
 - Tree canopy coverage percentage requirements
 - Minimum vegetation standards
 - Street trees
 - Soil volume
 - Curb cut reduction
 - Overhead cover
 - Streetscape landscaping
 - Horizontal articulation

D-2 (Downtown Support) Amendments:

- Requiring a minimum setback of 8' and maximum of 16' for residential developments. If the maximum setback is provided, the development must include one of the pedestrian features listed (see the list above).
- Required interior side and rear yard setbacks when adjacent to a zone with a height limit of 35' or less.
- Introducing new design standards and adjusting the requirement for some required design standards. See list in D-1.

D-3 (Downtown Warehouse) Amendments:

- Requiring a minimum setback of 8' and maximum of 16' for residential developments. If the maximum setback is provided, the development must include one of the pedestrian features listed (see the list above).
- Building height of 75' by right.

- Buildings taller than 75' to a maximum height of 180' are allowed through the Design Review process with one of the following options:
 - Inclusion of a midblock walkway
 - Inclusion of the affordable housing incentives
 - Exceeding the requirements for ground floor use and visual interest
 - Providing a restrictive covenant for a building older than 50 years and not currently listed as a local landmark site
 - Providing 500 square feet of open space that is privately owned but publicly accessible
- Introducing new design standards and adjusting the requirement for some required design standards. See list in D-1.

D-4 (Downtown Secondary Central Business District) Amendments:

- Introduction of a maximum front yard of 8'. If the maximum front yard is provided, one of the listed pedestrian amenities would be required.
- Interior side and rear yard of 10' required when abutting a district with a maximum height of 35' or lower.
- Additional height beyond 120' requires one of the identified options listed above.
- Introducing new design standards and adjusting the requirement for some required design standards. See list in D-1.

GMU (Gateway Mixed-Use) Amendments:

- This draft proposes to delete the existing G-MU language and replace it with the language provided. The draft eliminates the required Planned Development Application for all new development in the GMU. It also relocates the design standards for the GMU to Chapter 37, so that it is consistent with the rest of the zoning ordinance.
- Similarly, to the Downtown Districts, the draft language for the GMU includes midblock walkway standards and allowed encroachments.
- Introduction of a maximum front yard setback of 10' for 30% of the building façade. If the maximum yard is provided, one of the pedestrian amenities would be required.
- Increased the height minimum to 75'. Any building over 90' up to 180' is allowed through the Design Review process.
- Introducing new design standards and adjusting the requirement for some required design standards. The amendments include the following:
 - Upper floor reflective glass limitation
 - Dimensions between building entrances
 - Maximum blank wall limitation
 - Tree canopy coverage percentage requirements
 - Minimum vegetation standards
 - Street trees
 - Soil volume
 - Curb cut reduction
 - Overhead cover
 - Streetscape landscaping
 - Horizontal articulation

CG (General Commercial) Amendments:

- Decrease of the required 10' front yard to 5'.
- Introduction of a maximum front yard of 10'. If the maximum front yard is provided, one of the pedestrian amenities would be required. See the list under the D-1 heading.
- Increase of height to 75'. Specific boundary for height between 75' and 150' through the design review process. The boundaries for this height are for properties between 400 S to

700 S from 300 W to I-15. Outside of the boundaries, 105' is the maximum height allowed through Design Review.

- Introduction of outdoor usable space, which provides flexibility for locating the additional required landscaping in the midblock walkway, on the rooftop, plaza or the provided yard requirement.
- Introducing midblock walkway standards. The dimensional requirements and allowed encroachments are the same as the proposed language for the D districts.
- Restricting the location and size of surface parks.
- Introducing the following design standards to CG:
 - Ground Floor Use
 - Ground Floor Use and Visual Interest
 - Building Materials
 - Ground floor and upper floor glass requirements
 - Building entrance locations
 - Blank wall limitations
 - Street facing façade limitation
 - Upper floor stepback

FBUN Districts (FBUN₁ & FBUN₂) Amendments:

- These amendments address many of the community concerns with the form-based districts.
- Moving the design standards for FB districts to Chapter 21A.37: Design Standards.
- Building form regulations include specific open space requirements.
- Introducing tree standards to the required open space in the district.
- Allowing height encroachments for rooftop uses, such as a garden or outdoor living space with the following requirements:
 - The rooftop garden includes vegetation that covers 15% of the space on the roof.
 - Requires a 6' tall wall when abutting an FBUN₁, if the rooftop space is used for a commercial space.
- Introducing new design standards and adjusting the requirement for some required design standards. The amendments include the following:
 - Ground floor use
 - Ground floor use and visual interest
 - Building materials for both the ground and upper floors
 - Ground and upper floor glass requirements
 - Building entrance requirements
 - Blank wall limitations
 - Street facing façade length limitations
 - Upper floor step back required in FBUN₂
 - Tree canopy coverage percentage requirements
 - Minimum vegetation standards
 - Street trees
 - Soil volume
 - Curb cut reduction
 - Overhead cover
 - Streetscape landscaping
 - Horizontal articulation
 - Height transition
 - Screening of mechanical equipment

Design Standards Amendments:

- Clarifies the authority of the Planning Director when reviewing a modification to a design standard.
- New ground floor use only definition, which includes the following language:
 - *This option requires that a portion of the length of any street-facing building façade on the ground floor of a new principal building include a permitted use, conditional use, or an amenity space within a residential building that is only available for the residents of the building. The ground floor of all new buildings shall have a minimum floor to ceiling height of 16’ and shall promote an active pedestrian environment through inclusion of uses that capture the attention of a passer-by. This includes retail establishments, retail services, civic spaces (theatres, museums, etc), restaurants, bars, art and craft studios, and other uses determined to be substantially similar by the Planning Director and/or Commission. For buildings that are entirely residential, active uses may be considered a small store, care, or gym. Establishments could also be considered as meeting the definition if they meet the criteria of an active use. The ground floor use shall not consist of spaces that discourage walk-in traffic, such as a residential mailroom, common room, back of house functions or private business offices with an active use.*
- New definition for amenity space.
- Clarifying durable materials requirements.
- Limiting the percentage of reflective glass on new developments.
- Clarifying the requirement of an upper floor setback.
- Introducing tree canopy coverage requirements.
- Introducing height transitions between districts with a taller height allowance and districts with a height maximum of 35’ or less.
- Clarifying the horizontal articulation requirements.

Design Review Amendments:

- Clarification on the applicability of the design review standards.
- Introduces a small threshold for some design review proposals to be administratively approved.
- Introducing new requirements for building facades that exceed 200’ in length.
- Clarification on the roof and cornice design review standard.

APPROVAL PROCESS AND COMMISSION AUTHORITY

The proposal is for a zoning text amendment. The Planning Commission may make a recommendation to the City Council on this type of proposal per 21A.50.050.A. The Planning Commission may make modifications to the proposed amendments, direct staff to make changes, or forward a recommendation to the City Council.

KEY CONSIDERATIONS

The key considerations listed below were identified through the analysis of the project:

1. How the proposal helps implement city goals and policies identified in adopted plans.
2. New Administrative Review Threshold
3. Public Engagement and Public Comments

Consideration 1: How the proposal helps implements city goals and policies identified in adopted plans.

The city's adopted plans and policies provide a basis for this proposal. The plans include both the citywide plan, Plan Salt Lake (2015) and Downtown Plan (2016). These plans were both adopted by the City Council after extensive engagement and review by the public and city boards and commissions. The proposal is consistent with a number of principals, objectives, and policies in both plans. See below for the specific items and analysis.

Plan Salt Lake

The proposal is consistent with several identified goals and policy statements, including *Sustainable Growth & Development*. The key sub principals implemented by the proposal include *Diverse Mix of Uses, Connectivity & Circulation, Density, and Maximize Public Investments*. This section specifically addresses the need to locate development and density where public investment has already occurred. Additionally, it is key, as identified in this section of Plan Salt Lake, to locate development near transit and existing economic bases. Increasing many of the by-right heights and height allowed through design review, new development with an increased density will occur where prior public investment in infrastructure can support this type of development.

The proposal is also consistent with the following Guiding Principles and associated Initiatives:

- Growing responsibly while providing people with choices about where they live, how they live, and how they get around.
 - Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.
 - Encourage a mix of land uses.
 - Promote infill and redevelopment of underutilized land.
 - Accommodate and promote an increase in the City's population.
 - Work with regional partners and stakeholders to address growth collaboratively.
- Access to a wide variety of housing types for all income levels throughout the City, providing the basic human need for safety and responding to changing demographics.
 - Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented.
 - Promote high density residential in areas served by transit.
- A beautiful city that is people focused.
 - Reinforce downtown as the visually dominant center of the City through the use of design standards and guidelines.
 - Identify and establish standards for key gateways into the City.
 - Identify, preserve and enhance view corridors and vistas, including views of natural lands around and within the City.
 - Support and encourage architecture, development, and infrastructure that:
 - Is people-focused;
 - Responds to its surrounding context and enhances the public realm;
 - Reflects our diverse cultural, ethnic, and religious heritage; and
 - Is sustainable, using high quality materials and building standards.
 - Promote increased connectivity through midblock connections.
 - Protect, maintain, and expand the City's urban forest, including the provision of adequate space and infrastructure for street trees to thrive.

- Maintaining places that provide a foundation for the City to affirm our past.
 - Retain areas and structures of historic and architectural value.
 - Integrate preservation into City regulation, policy, and decision-making.
 - Balance preservation with flexibility for change and growth.

The proposal addresses the need to increase height and implement more effective pedestrian activation requirements in the Downtown Plan area. The increase in height in several of the districts will likely provide for additional housing units within the neighbors located in the Downtown Plan area, as well as active and engaging ground floor uses that will increase neighborhood vibrancy. In addition to increased heights, this proposal also introduces new design standards that address durable building materials, limitations of reflective glass, and required step backs. These design standards will aid in creating a compatible, livable and pedestrian friendly downtown area.

Downtown Plan (2016)

This amendment was initiated to implement goals, objectives and policy statements from the Downtown Plan. As discussed in the *Directing Growth & Development* section, the following objectives are directly applicable: *Intensifying the Core Brings More Choice* and *Growing Out from the Core to the South & West*.

Intensifying the Core Brings More Choice:

The Central Business District (CBD) will continue to develop, increasing in intensity over time as opportunity sites are redeveloped. The scale of development in the CBD will be the greatest in the region, but will respond to the human scale at the ground level. Development intensity will be greatest along the core’s main streets and scale down towards the middle of the blocks. The CBD will offer the most urban living in Utah – a unique option in the region....

This proposal aims to intensify the D-1 (CBD) district by increasing the by-right development allowance, while still requiring design standards that help promote an attractive and compatible development. The proposal also introduces additional requirements to exceed 200’ in building height. The additional requirements were created to provide a public benefit when increasing height beyond the identified by-right threshold. Adding design standards are intended to promote more street activation.

Growing Out from the Core to the South & West:

Moving away from the CBD, the scale of development and intensity of use steps down gradually to the south and west. Intensity of development may increase slightly around TRAX stations. District identify is established by the change in building scale and the mix of uses. A wide range of housing types will be offered across the districts. The design scale of development and mix of uses is unique to each district.

This proposal directly implements a gradual step down in scale from the D-1 district. The scale decreases towards the west and south from the proposed by-right height of 200’ in the core of the CBD.

Regarding identified Principles and Goals, this proposal implements the following:

- **Provides Housing Choice** – Housing Choice is Key to Fulfilling City Livability Goals

- A downtown that is a model for sustainable, urban living that accommodates all life stages including families, enabling them to choose downtown living, if they desire.
- Increased residential density for a better jobs-housing balance.
- Downtown is the number one choice for true urban living in Utah – a unique option in the region.
- **Is Vibrant and Active** – A Critical Mass of People Makes Downtown Come to Life 24/7
 - Increase the residential population downtown by at least 20,000 residents or more by 2040 to build a 24/7 downtown.
 - Create unique places for different age groups, interests, and needs within each downtown district that are active 7 days a week.
 - Establish an active public realm that supports a vibrant downtown experience.
- **Is Prosperous** – An Internationally Competitive Economy That Benefits All Utahns
 - Elevated quality of life for all downtown residents and workers.
 - A helpful government permitting environment for businesses and developers looking to grow downtown. Associated initiatives:
 - Address infrastructure needs and develop a city plan for infrastructure investment (i.e. don't rely on private development alone to upgrade infrastructure).
 - Invest in industry-based infrastructure, such as high speed internet, fiber optic communications, and traditional utilities, to stimulate innovation and economic development.
 - Evaluate the permitting process for inefficiencies, consistency, and transparency and improve the process where appropriate.
 - Investigate per square foot fee structures citywide that favor high density development downtown over low density development on the fringe of the city.
 - Facilitate continuity of local businesses by stimulating and supporting local business growth and local business retention within the downtown.
- **Is Walkable** – Choice, Comfort And Interest For People
 - An integrated mid-block walkway system that prioritizes pedestrians.
 - A complete pedestrian network that makes walking downtown safe, convenient and comfortable.
 - An urban pedestrian experience that is dynamic and stimulating.
- **Unites City & Nature** – Linking Our Mountain Setting to Everyday City Life
 - An urban ecosystem that integrates parks, plazas, urban forestry, stormwater, productive landscapes, community gardens, green roofs, and urban design for the benefit of people, business and environment.
 - An interesting skyline that complements the natural setting of the Wasatch Front.
 - A maintained and expanded urban forest in the downtown.
- **Is Beautiful** – Impressing A Long-Lasting, Positive Memory For All
 - A densely-developed downtown core.
 - A significant tree canopy that can effectively shade the public realm and reduce urban heat island effect.
 - Quality architecture and construction practices.

The purpose of this proposal is to implement the provided policy statements and goals within the Downtown Plan. The goals of creating a vibrant and dense downtown will be attainable by increasing the heights within the specific districts located within the plan area, as well as implementing the pedestrian activation features proposed.

Consideration 2: New Administrative Review Threshold

Prior to the adoption of the 2019 Design Review ordinance, modifications to design standards were processed through Conditional Building and Site Design Review (CBSDR). The CBSDR process allowed for some administrative approvals, which resulted in a total of 26% of all CBSDR applications between 2010-2018. The remaining 56% of the CBSDR applications were reviewed by the Planning Commission. Please note, the remaining 17% were withdrawn by the applicant.

As part of this project, the consultants evaluated the current Design Review process for modifying building height and design standards within the downtown plan area. This evaluation identified two areas where delegation of review authority could be modified. The proposed draft includes administrative review for modification to building entrances and the maximum length of a blank wall. Both standards are proposed to be modified up to 10% through an administrative design review. Any modification beyond the proposed 10% would require Planning Commission review and approval.

The introduction of this threshold allows some design reviews seeking minimal relief for a design standard to be reviewed at an administrative level, rather than at the Planning Commission. This will aid in saving time and money for the applicant, as well as staff and commission time.

Consideration 3: Public Engagement and Public Comments

Public Process Design Workshop and the SLC Planning Division met with community stakeholder groups, contacted individual property owners, and requested input from the general public regarding the proposed code changes. Public engagement details are below for reference.

Stakeholder Meetings:

- November 30, 2021: Design Workshop and the SLC Planning Division held a stakeholder meeting with the local development community.
- December 1, 2021: Design Workshop and the SLC Planning Division held a stakeholder meeting with the Neighborhood Councils and the Downtown Development Committee.
- December 2, 2021: Design Workshop and the SLC Planning Division held a stakeholder meeting with an ADA community representative group.
- January 19, 2022: Design Workshop held a stakeholder meeting with the Downtown Alliance.
- June 1, 2022: The Planning Division presented an update to the Downtown Development Committee.

Other Community Engagement:

- January 17, 2022: A public visual preference survey was advertised on Facebook, Instagram, and Twitter.
- May 9, 2022: The proposed code changes were posted to the Planning Division's Online Open House webpage.
- May 13, 2022: An informational postcard was mailed to approximately 1,700 property owners within the study area informing them of the study and providing them with a QR code to obtain more information.

- June 1, 2022: Staff provided an update to the Downtown Development Committee.

Visual Preference Survey Results As a part of the public engagement process, a visual preference survey was released in January 2022. The team received comments from over 450 community members. A summary of the survey responses is detailed below.

- 34% of respondents said that taller buildings were not a concern and 14% said they were concerned about the compatibility of taller buildings with historic buildings
- When given 3 alternative locations for height (CBD, Depot District and Granary District), respondents had slightly more support (72% vs 69% and 67%) for increased building height in the Depot District
- 21% of the respondents support protecting views from public rooftops, such as the Downtown Public Library, and 17% of respondents don't believe protecting view corridors is important
- 47% of respondents believe the ground floor of buildings can be designed to be more "human scale" if there is a variation of materials or changes in the façade and rhythm that break up the street wall
- 49% of respondents believe street trees are the best option for pedestrians to be protected from natural elements such as heat or rain
- Street trees and pedestrian refuges are considered the two most important design elements that contribute to a pedestrian friendly and walkable streetscape
- 33% of respondents believe prohibiting buildings made entirely of reflective glass is the best option for managing glare
- The majority of respondents do not believe the "wind tunnel effect" is an issue in downtown

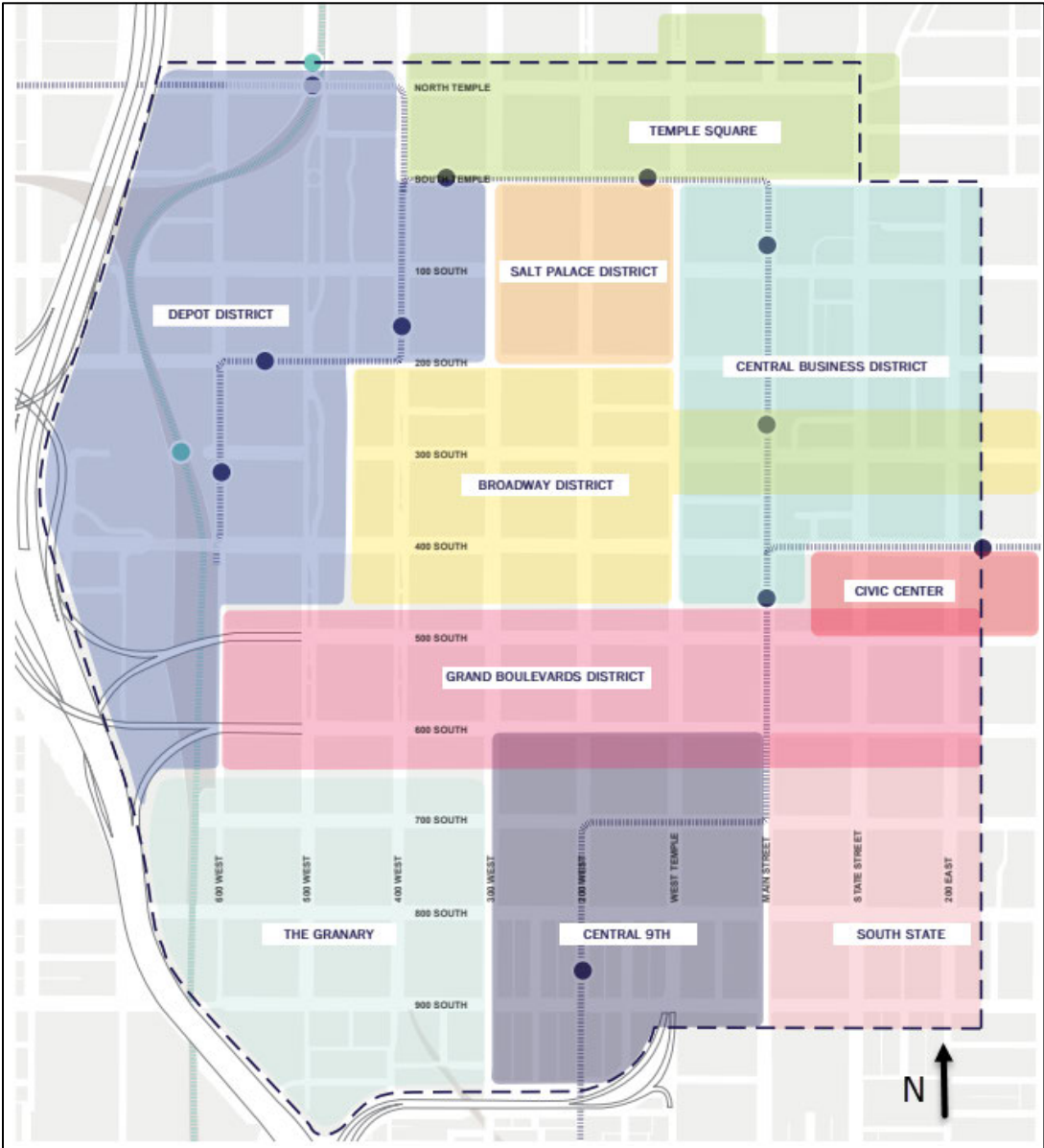
STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a positive recommendation to the City Council for the proposed Downtown Building Height and Street Activation Text Amendment, with the ability to amend the ordinance language as necessary to ensure consistency with other code sections and references in the zoning ordinance.

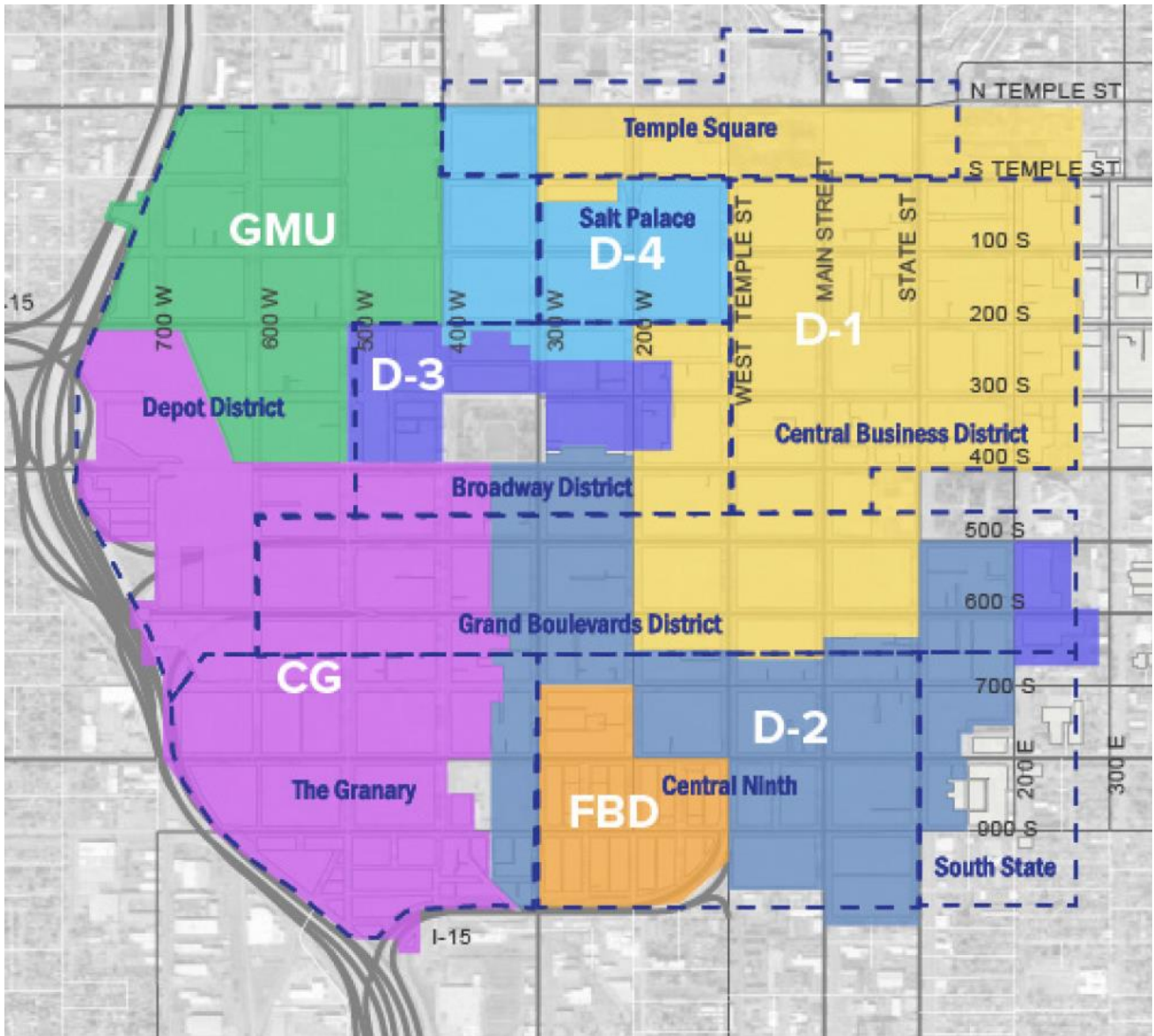
NEXT STEPS

Staff recommends that the Planning Commission forward a positive recommendation to the City Council. After the recommendation is provided, staff will compile the information and transmit the proposal to City Council for a briefing, public hearing and potential adoption.

ATTACHMENT A: Downtown Plan Area Map and Amendment Information

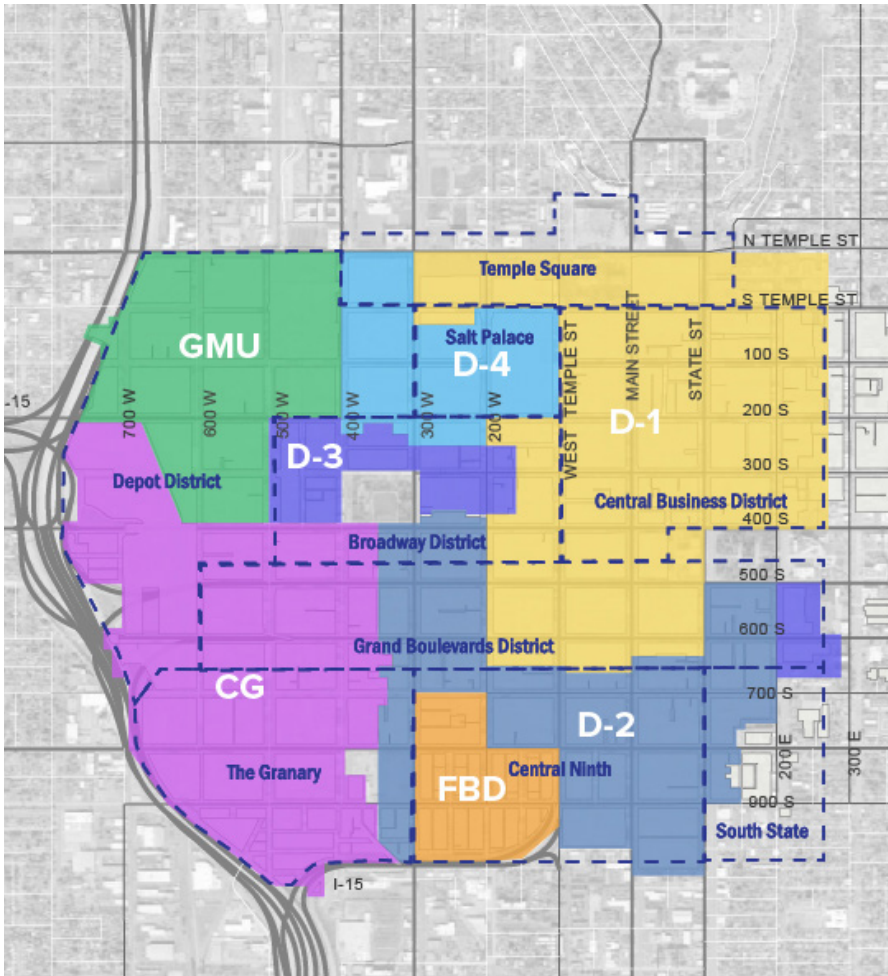


Downtown Plan Area Map from pg. 11 in the Downtown Plan



Associated Zones with the Downtown Plan Area

Salt Lake City Existing and Proposed Building Height Changes by Zone District



SLC Zone Districts, see table at right
 Downtown Districts, per Downtown Plan

Zone District	Existing Minimum	Proposed Minimum	Existing Maximum	Proposed Maximum
D1 Central Business District 21A.30.020	100'	100'	375' corner lots 100' mid-block	None >100' subject to conditions and Design Review
D-2 Downtown Support District 21A.30.030	65'	65'	120'	120' with conditions
D-3 Downtown Warehouse 21A.30.040	75'	75'	90'	180' with conditions
D-4 Downtown Secondary Central Business District 21A.30.045	N/A	N/A	75' 120' - 375' in permitted locations ¹	75' 120' - 375' in permitted locations ¹ subject to conditions and Design Review
GMU Gateway District Mixed Use 21A.30	45' 25' along 200 South Corridor	75'	75' flat roofs 90' non-flat roofs	180'
CG General Commercial 21A.26.070			60' 90' subject to Design Review	75' 150' in Depot District
FBD Form Based District 21A.27	N/A	N/A	30	30

1. The centerlines of South Temple, West Temple, 200 South, and 200 West Streets; and beginning at the Southeast Corner of Block 67, Plat 'A' Salt Lake City Survey, and running thence along the south line of said Block 67, N89°54'02"W 283.86 feet; thence N00°04'50"E 38.59 feet; thence N10°46'51"W 238.70 feet; thence N24°45'15"W 62.98 feet; thence S89°54'02"E 355.45 feet to the east line of said Block 67; thence along said east line S00°06'35"W 330.14 feet to the point of beginning. Contains 102,339 square feet, or 2.349 acres, more or less.

Current and Proposed Building Heights (in feet)

District	Section	Current Height Minimum	Current Height Maximum	Current Height Maximum with Conditions	Proposed Height Minimum	Proposed Height Maximum	Additional Proposed Height Maximum with Conditions
General Commercial (CG)	21A.26.070	None	60	90, subject to Design Review	None	75 Depot District portion: 150 ¹	None, modifications subject to Design Review
Form Based District (FB-UN1 and 2)	21A.27	None	30	None, modifications subject to Design Review	None	30	None, modifications subject to Design Review
Central Business District (D-1)	21A.30.020	Corner lots: 100	Corner lots: 375 Mid Block: 100 ²	Corner lots: above 375; modifications subject to Design Review	100 ³	None, modifications required for buildings over 100 ⁴	None, 200 ⁵ and above subject to conditions and Design Review
Downtown Support District (D-2)	21A.30.030	65 ⁶	120	None, modifications subject to Design Review	None	65 ⁶	120; modifications subject to Design Review
Downtown Warehouse (D-3)	21A.30.040	None	75	90 ⁷	None	75	180 ⁸ ; modifications subject to Design Review
Downtown Secondary Central Business District D-4	21A.30.045	None	75	120 - 375 is permitted in certain locations ⁹ and subject to Design Review	None	75	120 - 375 in permitted locations ⁸ subject to conditions and Design Review ^(10 and 11)

Gateway District Mixed Use (GMU)	21A.31	200 S St Corridor: 25 Everywhere else: 45	Flat roofs: 75 Nonflat roofs: 90	None, modifications through Design Review	75	180	N/A
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Notes:

¹ No building shall exceed sixty seventy-five feet (75') unless the property is within the following boundary, from 400 S to 700 S from 300 W to I-15, shall not exceed one-hundred fifty feet (150').

² a. Conditions For Taller Corner Buildings: Corner buildings may exceed the three hundred seventy five foot (375') height limit provided they conform to the following requirements:

- (1) To minimize excessive building mass at higher elevations and preserve scenic views, some or all of the building mass over the three hundred seventy five foot (375') height level shall be subject to additional setback, as determined appropriate through the design review process.
- (2) Not less than one percent (1%) of the building construction budget shall be used for enhanced amenities, including art visible to the public, enhanced design elements of the exterior of the building or exterior spaces available to the public for cultural or recreational activities. The property owner shall not be required to exceed one hundred thousand dollars (\$100,000.00) in required amenities.
- (3) The operation of uses within the building, including accessory parking facilities, shall comply with the adopted traffic demand management guidelines administered by the City Traffic Engineer.

b. Additional Standards For Certain Height Modifications:

- (1) The first one hundred feet (100') of height shall not be set back from the street front more than five feet (5') except that setbacks above the first fifty feet (50') may be approved through the design review process.
- (2) Modifying the height will achieve the preservation of a landmark site or contributing structure in an H Historic Preservation Overlay District.
- (3) Modifying the height will allow interim service commercial uses to support the downtown community.

c. Design Review Approval: A modification to the height regulations in subsection E6a of this section may be granted through the design review process, subject to conformance with the standards and procedures of chapter 21A.59 of this title.

³ Exceptions to the minimum height requirements are as follows:

- a. Utility Buildings necessary to provide electricity, water, sewer, storm water, and other necessary utility services to the downtown area.
- b. Accessory building and structures, including accessory buildings that serve public transportation, downtown improvement districts, and other public maintenance buildings.
- c. Buildings on lots or parcels that are less than 5,000 square feet in size.

d. Buildings with a footprint of less than 5,000 square feet.

e. Building approved through the design review process in chapter 21A.59.

⁴ Buildings in excess of one hundred feet (100') are allowed subject to the following standard:

a. A minimum setback of five feet (5') or other architectural feature that can deflect snow and ice from falling directly onto a sidewalk, midblock walkway, or other public space. The setback may be located above the height of the first floor and below one hundred and fifty feet (150') in height above the sidewalk or public space. Buildings that are not clad in glass are exempt from this requirement.3. Buildings in excess of two hundred feet (200') shall include:

a. A minimum setback of five feet (5') or other architectural feature that can deflect snow and ice from falling directly onto a sidewalk, midblock walkway, or other public space. The setback may be located above the height of the first floor and below one hundred and fifty feet (150') in height above the sidewalk or public space. Buildings that are not clad in glass are exempt from this requirement.

⁵ Buildings in excess of two hundred feet (200') shall include:

b. At least one of the following five (5) options:

(1) Midblock walkway meeting all the required dimensions of Section 21A.30.010.G is provided on the property and the midblock walkway connects to an existing or planned street, midblock walkway, or publicly accessible public space; or

(2) The building is utilizing affordable housing incentives identified in chapter 21A.52 of this title; or

(3) The property where the building is located exceeds the minimum requirement for ground floor uses identified in chapter 21A.37 (Design Standards) of this title, specifically:

(A) For 21A.37.050.A.1 (Design Standards Defined, Ground Floor Use Only), the requirement must be increased to one hundred percent (100%); or

(B) For 21A.37.050.A.2 (Design Standards Defined, Ground Floor Use And Visual Interest), the requirement must be increased to one hundred (100) / twenty (20); or

(4) The applicant provides a deed restriction on a historic building located outside of the Historic Preservation Overlay Zoning District.

(5) The proposal includes a privately owned, publicly accessible open space on the property or on another property within the geographic boundaries of the Downtown Plan. To qualify for this provision, a deed restriction in the favor of the city shall be recorded against the open space portion of the property. The space shall be a minimum of five hundred (500) square feet and include enough trees to provide a shade canopy that covers at least sixty percent (60%) of the open space area.

c. Approval is subject to 21A.59 Design Review.

⁶ Buildings over sixty five feet (65') in height are subject to design review according to the requirements of chapter 21A.59 of this title.

⁷ Buildings taller than seventy five feet (75') but less than ninety feet (90') may be authorized through the design review process, provided the additional height is supported by the applicable master plan, the overall square footage of the buildings is greater than fifty percent (50%) residential use, and subject to the requirements of chapter 21A.59 of this title.

⁸ Approval is subject to 21A.59 Design Review:

- (1) The design review process, provided the additional height is supported by the applicable master plan.
- (2) The building includes at least one of the following:
 - (A) A midblock walkway is provided on the property and the midblock walkway connects to an existing or planned street, midblock walkway or publicly accessible public space.
 - (B) The building is utilizing affordable housing incentives identified in chapter 21A.52 of this title.
 - (C) The property where the building is located exceeds the minimum requirement for ground floor uses identified in chapter 21A.37 of this title.
 - i. For 21A.37.050.A.1, the requirement must be increased to ninety percent (90%).
 - ii. For 21A.37.050.A.2, the requirement must be increased to ninety and ten (90/10).
 - (D) The applicant provides a deed restriction on a historic building located outside of the Historic Preservation Overlay Zoning District.
 - (E) The proposal includes a privately owned, publicly accessible open space on the property or on another property within the geographic boundaries of the Downtown Plan. To qualify for this provision, a deed restriction in favor of the city shall be recorded against the open space portion of the property. The space shall be a minimum of five hundred (500) square feet and include enough trees to provide a shade canopy that covers at least sixty percent (60%) of the open space area."

⁹ The centerlines of South Temple, West Temple, 200 South, and 200 West Streets; and beginning at the Southeast Corner of Block 67, Plat 'A', Salt Lake City Survey, and running thence along the south line of said Block 67, N89°54'02"W 283.86 feet; thence N00°04'50"E 38.59 feet; thence N10°46'51"W 238.70 feet; thence N24°45'15"W 62.98 feet; thence S89°54'02"E 355.45 feet to the east line of said Block 67; thence along said east line S00°06'35"W 330.14 feet to the point of beginning. Contains 102,339 square feet, or 2.349 acres, more or less.

¹⁰ Additional height may be authorized up to one hundred and twenty feet (120') subject to the street facing facades containing ground floor commercial uses other than parking for at least seventy five percent (75%) of the street facing facades according to section 21A.37 and subject to approval through the design review process in 21A.59.

¹¹ Buildings in excess of one hundred feet (120') up to three hundred seventy five feet (375') may be authorized subject to the following provisions.

- (1) Approval is subject to 21A.59 Design Review
- (2) Shall include a minimum stepback of five feet (5') or other architectural feature that can deflect snow and ice from falling directly onto a sidewalk, midblock walkway, or other public space. The stepback may be located above the height of the first floor and below 120 feet in height above the sidewalk or public space. Buildings that are clad in glass that totals less than 50% of the total wall surface area are exempt from this requirement.
- (3) The building includes at least one of the following:
 - (A) A midblock walkway is provided on the property and the midblock walkway connects to an existing or planned street, midblock walkway, or publicly accessible public space.
 - (B) The building is utilizing affordable housing incentives identified in chapter 21A.52 of this title.

- (C) The property where the building is located exceeds the minimum requirement for ground floor uses identified in chapter 21A.37 of this title.
 - i. For 21A.37.050.A.1, the requirement must be increased to ninety percent (90%).
 - ii. For 21A.37.050.A.2, the requirement must be increased to ninety and ten (90/10).
- (D) The applicant provides a deed restriction on a historic building located outside of the Historic Preservation Overlay Zoning District.
- (E) The proposal includes a privately owned, publicly accessible open space on the property or on another property within the geographic boundaries of the Downtown Plan. To qualify for this provision, a deed restriction in the favor of the city shall be recorded against the open space portion of the property. The space shall be a minimum of five hundred (500) square feet and include enough trees to provide a shade canopy that covers at least sixty percent (60%) of the open space area.
- c. Exception: The first fifty feet (50') of height shall not be set back from the street front more than five feet (5') except that setbacks greater than five feet (5') may be approved through the design review process or, has otherwise allowed by this code.

ATTACHMENT B: 21A.30 Downtown District Draft

CHAPTER 21A.30

DOWNTOWN DISTRICTS

SECTION:

21A.30.010: General Provisions

21A.30.020: D-1 Central Business District

21A.30.030: D-2 Downtown Support District

21A.30.040: D-3 Downtown Warehouse/Residential District

21A.30.045: D-4 Downtown Secondary Central Business District

~~21A.30.050: Table Of Permitted And Conditional Uses For Downtown Districts 1 (Rep. by Ord. 66-13, 2013)~~

~~21A.30.060: Summary Table Of Yard And Bulk Requirements; Downtown Districts (Rep. by Ord. 19-11, 2011)~~

~~21A.30.070: Downtown Districts Development Approval Process~~

Notes

- 1 ~~1. See section 21A.33.050 of this title.~~

21A.30.010: GENERAL PROVISIONS:

A. Statement Of Intent: The downtown districts are intended to provide use, bulk, urban design and other controls and regulations appropriate to the commercial core of the city and adjacent areas in order to enhance employment opportunities; to encourage the efficient use of land; to enhance property values; to improve the design quality of downtown areas; to create a unique downtown center which fosters the arts, entertainment, financial, office, retail and governmental activities; to provide safety and security; encourage permitted residential uses within the downtown area; and to help implement adopted plans.

~~—B. Site Plan Review; Design Review: In certain districts, permitted uses and conditional uses have the potential for adverse impacts if located and laid out on lots without careful planning. Such impacts may interfere with the use and enjoyment of adjacent property and uses. Site plan review is a process designed to address such adverse impacts and minimize them where possible. Design review is a process which addresses elements of urban design.~~

~~Site plan review, pursuant to chapter 21A.58 of this title, for all of the downtown districts, D-1, D-2, D-3 and D-4 is required to protect the local economy, maintain safe traffic conditions, maintain the environment, and assure harmonious land-use relationships between commercial uses and more sensitive land uses in affected areas.~~

~~Design review is necessary to implement the policies of the urban design plan as adopted by the city council. Design review shall apply only to conditional uses in the D-1 and D-4 districts. In the D-1 district, the conditional use process is used to evaluate and resolve urban design issues related to the downtown area.~~

~~—C. Development Review Steps In The Downtown Districts: The process for review of development proposals in the downtown districts is illustrated in the diagram set forth in section 21A.30.070 of this chapter. The specific procedures involving conditional use approval and site plan review are set forth in part V of this title.~~

~~All proposed uses shall be subject to site plan review. For conditional uses in the D-1 district, the petition will be forwarded to the planning commission for approval.~~

B. F. Permitted Uses: The uses specified as permitted uses in section 21A.33.050, "Table Of Permitted And Conditional Uses For Downtown Districts", of this title are permitted; provided, that they comply with all requirements of this chapter, the general standards set forth in part IV of this title, and all other applicable requirements of this title.

C. G. Conditional Uses: The uses specified as conditional uses in section 21A.33.050, "Table Of Permitted And Conditional Uses For Downtown Districts", of this title, may be allowed in the downtown districts provided they are approved pursuant to the standards and procedures for conditional uses set forth in chapter 21A.54 of this title, and comply with all other applicable requirements.

D. Impact Controls And General Restrictions In The Downtown Districts:

1. Refuse Control: Refuse containers must be covered and shall be stored within completely enclosed buildings or screened in conformance with the requirements of chapter 21A.48 of this title. For buildings existing as of April 12, 1995, this screening provision shall be required if the floor area or parking requirements are increased by twenty five percent (25%) or more by an expansion to the building or change in the type of land use.
2. Lighting: On site lighting, including parking lot lighting and illuminated signs, shall be located, directed or designed in such a manner so as not to create glare on adjacent properties.

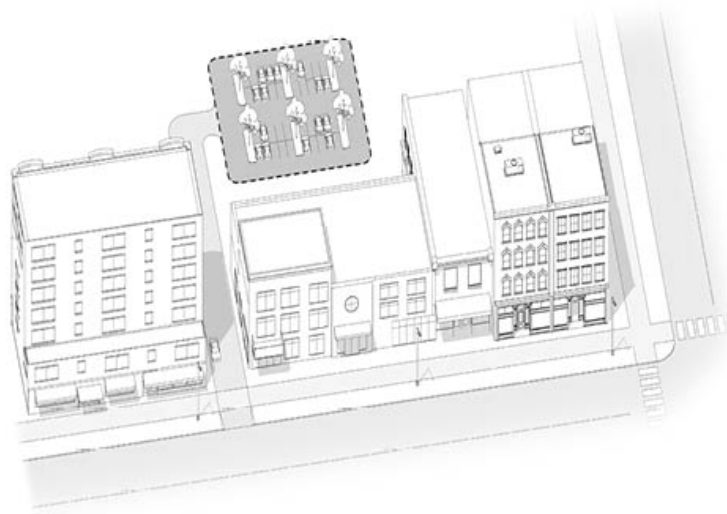
E. Outdoor Sales, Display And Storage: "Sales and display (outdoor)" and "storage and display (outdoor)", as defined in chapter 21A.62 of this title, are allowed where specifically authorized in section 21A.33.050, "Table Of Permitted And Conditional Uses For Downtown Districts", of this title. These uses shall conform to the following:

1. The outdoor sales or display of merchandise shall not encroach into areas of required parking for periods longer than 30 days;
2. The outdoor sales or display of merchandise shall not be located in any required yard area within the lot when the required yard abuts a residential zoning district;
3. The outdoor sales or display of merchandise shall not include the use of banners, pennants or strings of pennants;
4. Outdoor storage shall be allowed only where specifically authorized in the applicable district regulation and shall be required to be fully screened with opaque fencing not to exceed eight feet (8') in height; and
5. Outdoor sales and display and outdoor storage shall also be permitted when part of an authorized temporary use as established in chapter 21A.42 of this title.

F. Restrictions On Parking Lots and Structures: An excessive amount of at or above ground parking lots and structures can negatively impact the urban design objectives of the Downtown Zoning Districts. To control such impacts, the following regulations apply to surface parking and above grade structures:

1. Parking shall be located behind principal buildings or incorporated into the principal building provided the parking is wrapped on street facing facades with a use allowed in the zone other than parking.
2. A parking lot shall not consist of more than two double-loaded parking aisles (bays) adjacent to each other. The length of a parking lot shall not exceed ten (10) stalls. Parking for government facilities necessary for public health and safety are exempt from this provision.

Surface Parking Lots



- 1 A parking lot shall not consist of more than two double-loaded parking aisles (bays) adjacent to each other. The length of a parking lot shall not exceed ten (10) stalls.

3. Parking lots, garages or parking structures, proposed as the only principal use on a property that has frontage on a public street and that would result in a building demolition are prohibited in the D zoning districts.

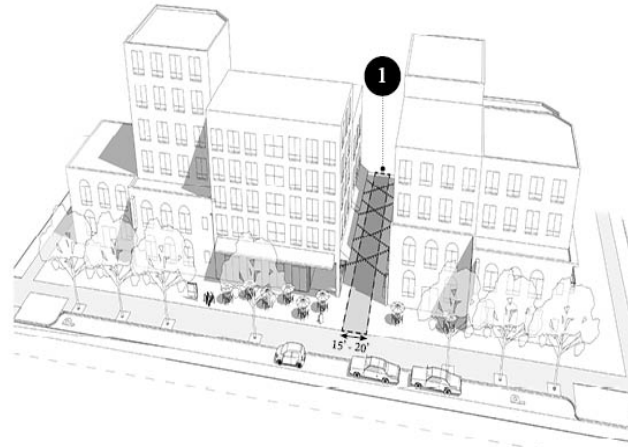
4. No special restrictions shall apply to belowground parking facilities.

G. Mid Block Walkways: As part of the City's plan for the downtown area, it is intended that mid block walkways be provided to increase pedestrian connectivity and overall livability downtown through the creation of an intricate pedestrian network. The City has adopted the Downtown Master Plan that includes a mid block walkway map and establishes a need for such walkways as the Downtown grows. Because the districts within the downtown area allow building heights that exceed those of other districts in the city, the requirement for a mid block walkway is considered to be necessary to alleviate pedestrian impacts on the public sidewalks by dispersing future use of the public sidewalks. All buildings constructed after the effective date hereof within the Downtown Zoning Districts shall conform to this officially adopted plan for mid block walkways, in addition to the following standards:

1. 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.
2. The following standards apply to the mid block walkway:

- a. The mid block walkway must be a minimum of fifteen (15') wide and include a minimum six foot (6') wide unobstructed path.

Mid Block Walkways



- 1 The midblock walkway must be a minimum of fifteen feet (15') wide and include a minimum six foot (6') wide unobstructed path.

- b. The mid block 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.

- c. Building encroachments into the midblock walkway are permitted if they include one or more of the following elements:

(1) Colonnades;

(2) Staircases;

(3) Balconies – All balconies must be located at the third (3rd) story or above.

(4) Building overhangs and associated cantilever - These coverings may be between nine (9) and fourteen (14) feet above the level of the sidewalk. They shall provide a minimum depth of coverage of six feet (6') and project no closer to the curb than three feet (3').

(5) Skybridge – A single skybridge is permitted. All skybridges must be located at the third (3rd), fourth (4th), or fifth (5th) stories.

(6) Other architectural element(s) not listed above that offers refuge from weather and/or provide publicly accessible usable space.

~~D. F. Permitted Uses: The uses specified as permitted uses in section 21A.33.050, "Table Of Permitted And Conditional Uses For Downtown Districts", of this title are permitted; provided, that they comply with all requirements of this chapter, the general standards set forth in part IV of this title, and all other applicable requirements of this title.~~

~~E. G. Conditional Uses: The uses specified as conditional uses in section 21A.33.050, "Table Of Permitted And Conditional Uses For Downtown Districts", of this title, shall be permitted in the downtown districts provided they are approved pursuant to the standards and procedures for conditional uses set forth in chapter 21A.54 of this title, and comply with all other applicable requirements of this title, including the design review process established in this chapter.~~

~~I. Landscaping And Buffering: All uses in the downtown districts shall comply with the provisions governing landscaping and buffering in chapter 21A.48 of this title, including section 21A.48.100 of this title.~~

~~J. Signs: Signs shall be allowed in the downtown districts in accordance with provisions of chapter 21A.46 of this title.~~

~~K. Environmental Performance Standards: All uses in the downtown districts shall conform to the environmental performance standards in section 21A.36.180 of this title. (Ord. 66-13, 2013; Ord. 83-98 § 1, 1998; Ord. 26-95 § 2(15-0), 1995)~~

H. Sidewalks: For all downtown districts, sidewalks must be a clear walking path that is a minimum of ten feet (10') wide. Outdoor dining shall be permitted within the sidewalk if it complies with the minimum width of a clear path as defined in the outdoor dining design guidelines.

I. Additional Standards: All uses in the downtown districts shall comply with the standards set in Part IV, Regulations of General Applicability, of this title, including the applicable standards in:

1. 21A.36 General Provisions
2. 21A.37 Design Standards
3. 21A.38 Nonconforming Uses and Noncomplying Structures
4. 21A.40 Accessory Uses, Buildings, and Structures
5. 21A.42 Temporary Uses
6. 21A.44 Off Street Parking, Mobility, and Loading
7. 21A.46 Signs
8. 21A.48 Landscaping and Buffers
9. Any other applicable chapter of this Title that may include applicable provisions.

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

A. Purpose Statement: The purpose of the D-1 central business district is to provide for commercial and economic development within Salt Lake City's most urban and intense areas. A broad range of uses, including very high density housing, are intended to foster a twenty four (24) hour activity environment consistent with the area's function as the business, office, retail, entertainment, cultural and tourist center of the region.

Development is intended to be very intense with high lot coverage and large buildings that are placed close together while being oriented toward the pedestrian with a strong emphasis on a safe and attractive streetscape and preserving the urban nature of the downtown area. This district is appropriate in areas where supported by applicable master plans. The standards are intended to achieve established objectives for urban design, pedestrian amenities and land use control.

B. Uses: Uses in the D-1 central business 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. ~~In addition,~~

all conditional uses in the D-1 district shall be subject to design evaluation and approval by the Planning Director and/or Planning Commission.

~~C. Organization Of District Regulations: In addition to regulations that apply to the D-1 central business district as a whole, three (3) sets of regulations are contained in this district that apply to specific geographical areas.~~

~~1. Special Controls Over Block Corners: These regulations apply only to properties within a specified distance from street intersections, as established in subsection E of this section.~~

~~2. Special Controls Over Mid Block Areas: These regulations apply only to the intervening property between block corner properties, as established in subsection F of this section.~~

~~1. Special Controls Over Block and Mid Block Areas: These regulations apply to all properties that are not considered Main Street Retail Core, established in subsection F of this section.~~

~~2. Special Controls Over The Main Street Retail Core: These regulations apply only to the Main Street retail core area, as established in subsection G of this section. The regulations governing block corners and mid block areas also apply to the Main Street retail core.~~

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

~~1. Minimum Lot Size: No minimum lot area or lot width is required, except in block corner areas as specified in subsection E5 of this section.~~

~~2. Yard Requirements:~~

~~a. Front and corner side yards: No minimum yards are required, however, no yard shall exceed five feet (5') except as authorized through the design review process. Such design reviews shall be subject to the requirements of [chapter 21A.59](#) of this title. Where an entire block frontage is under one ownership, the setback for that block frontage shall not exceed twenty five feet (25'). Exceptions to this requirement may be authorized through the design review process, subject to the requirements of [chapter 21A.59](#) of this title.~~

~~b. Interior side and rear yards: None required. No minimum yards are required. A maximum yard of eight feet (8') is allowed.~~

~~a. If provided, the yard must include one (1) of the following elements:~~

~~i. Seating at a ratio of at least one bench for every 500 square feet of yard space;~~

~~or~~

~~ii. Landscaping that includes an increase of at least 25% in the total number of trees required to be planted on the site; or~~

~~iii. Awning or a similar form of weather protection that covers at least 5 feet in width and length from all street-facing building entrances.~~

~~b. Exceptions to this requirement may be authorized through the design review process, subject to the requirements of Chapter 21A.59 of this title.~~

~~c. The Planning Director, in consultation with the Transportation Director, may modify this requirement to accommodate a wider sidewalk if the adjacent public sidewalk is less than fifteen feet (15') wide and the resulting modification to the setback results in a more efficient public sidewalk. The Planning Director may waive this requirement for any addition, expansions, or intensification, which increases the~~

floor area or parking requirement by less than fifty percent (50%) if the Planning Director finds the following:

i. The architecture of the addition is compatible with the architecture of the original structure or the surrounding architecture, or

ii. The addition reduces the extent of the noncompliance of the existing building.

d. Regardless of the setback provided, doors shall be setback a minimum distance to allow the door to operate without swinging into a right of way or midblock walkway.

2. Interior Side Yards: no minimum interior side yard is required.

3. Rear Yard: No minimum rear yard is required.

~~3. Interior Plazas, Atriums And Galleries: Interior plazas, atriums and galleries shall be permitted throughout the D-1 Central Business District.~~

~~4. Location Of Service Areas: All loading docks, refuse disposal areas and other service activities shall be located on block interior away from view of any public street. Exceptions to this requirement may be approved through the site plan review process when a permit applicant demonstrates that it is not feasible to accommodate these activities on the block interior. If such activities are permitted adjacent to a public street, a visual screening design approved by the Zoning Administrator shall be required.~~

~~5. 4. Landscape Requirements: All buildings constructed after April 12, 1995, shall conform to the special landscape requirements applicable to the D-1 Central Business District as contained in Chapter 21A.48 of this title.~~

~~6. 4. Landscape Requirements For Demolition Sites: Vacant lots, resulting from demolition activities where no replacement use is proposed, shall conform to chapter 21A.48 of this title, special landscape requirements applicable to the D-1 Central Business District.~~

~~E. Special Controls Over Block Corners:~~

~~— 1. Intent: Special controls shall apply to land at block corners to encourage greater commercial vitality in the downtown by focusing a higher level of development intensity at street intersections. Control over the intensity of development on blocks is needed due to the large size of blocks and streets and the resulting effects on pedestrian/vehicular circulation and business activity.~~

~~— 2. Block Corner: "Block corner" means the ninety degree (90°) intersection of private property adjacent to the intersection of two (2) public street rights-of-way both of which are at least one hundred thirty two feet (132') wide.~~

~~— 3. Corner Building: "Corner building" means a building, the structure of which rises above the ground within one hundred feet (100') of a block corner on the street face and one hundred feet (100') in depth.~~

~~— 4. Application: For corner buildings, the provisions of this subsection shall extend to one hundred sixty five feet (165') from the block corner on the street face and one hundred sixty five feet (165') in depth.~~

~~— 5. Lot Size And Shape: The size and shape of the lot shall conform to the following. Lots existing prior to April 12, 1995, which do not meet these requirements shall be exempt.~~

~~— a. Minimum lot area: Ten thousand (10,000) square feet.~~

~~c. Minimum lot width: One hundred feet (100').~~

~~6. Height Regulations: No corner building shall be less than one hundred feet (100') nor more than three hundred seventy five feet (375') in height. The minimum one hundred foot (100') high portion of the building shall be located not farther than five feet (5') from the lot line along front and corner lot lines. Buildings higher than three hundred seventy five feet (375') may be allowed in accordance with the provisions of subsections E6a and E6b of this section.~~

~~— a. Conditions For Taller Corner Buildings: Corner buildings may exceed the three hundred seventy five foot (375') height limit provided they conform to the following requirements:~~

~~— (1) To minimize excessive building mass at higher elevations and preserve scenic views, some or all of the building mass over the three hundred seventy five foot (375') height level shall be subject to additional setback, as determined appropriate through the design review process.~~

~~— (2) Not less than one percent (1%) of the building construction budget shall be used for enhanced amenities, including art visible to the public, enhanced design elements of the exterior of the building or exterior spaces available to the public for cultural or recreational activities. The property owner shall not be required to exceed one hundred thousand dollars (\$100,000.00) in required amenities.~~

~~— (3) The operation of uses within the building, including accessory parking facilities, shall comply with the adopted traffic demand management guidelines administered by the City Traffic Engineer.~~

~~— b. Additional Standards For Certain Height Modifications:~~

~~— (1) The first one hundred feet (100') of height shall not be set back from the street front more than five feet (5') except that setbacks above the first fifty feet (50') may be approved through the design review process.~~

~~— (2) Modifying the height will achieve the preservation of a landmark site or contributing structure in an H Historic Preservation Overlay District.~~

~~— (3) Modifying the height will allow interim service commercial uses to support the downtown community.~~

~~— c. Design Review Approval: A modification to the height regulations in subsection E6a of this section may be granted through the design review process, subject to conformance with the standards and procedures of [chapter 21A.59](#) of this title.~~

~~F. Special Controls Over Mid Block Areas:~~

~~— 1. Intent: Special controls shall apply to land located at the middle of blocks. Such controls are needed to establish coordinated levels of development intensity and to promote better pedestrian and vehicular circulation.~~

~~— 2. Area Of Applicability: The controls established under this subsection shall apply to:~~

~~— a. Buildings constructed after April 12, 1995; and~~

~~— b. All intervening land between block corner properties, as established in subsection E2 of this section.~~

~~— 3. Height Regulations: No building shall be more than one hundred feet (100') in height; provided, that taller buildings may be authorized through the design review process, subject to the requirements of [chapter 21A.59](#) of this title.~~

D. Height Regulations: Buildings in the D-1 zoning district shall comply with the following provisions:

1. Minimum Building Heights: No building shall be less than one hundred feet (100'). There is no maximum building height, subject to standards contained in sections 21A.30.020.D.2 – 3.
2. Exceptions to the minimum height requirements are as follows:
 - a. Utility Buildings necessary to provide electricity, water, sewer, storm water, and other necessary utility services to the downtown area.
 - b. Accessory building and structures, including accessory buildings that serve public transportation, downtown improvement districts, and other public maintenance buildings.
 - c. Buildings on lots or parcels that are less than five thousand (5,000) square feet in size.
 - d. Buildings with a footprint of less than two thousand five hundred (2,500) square feet.
 - e. Building approved through the design review process in chapter 21A.59.
- ~~3. Buildings between one hundred (100) and three hundred and seventy five (375) feet in height are allowed subject to the following standards~~
 - ~~a. For any building that is greater than one hundred and fifty feet (150') in height, a wind study analysis shall be submitted. The wind study analysis shall identify any changes to wind patterns caused by the proposed building that may impact abutting public spaces, including streets, sidewalks, parks, open spaces, and midblock walkways.~~
 - ~~ab. Shall include a minimum stepback of five feet (5') or other architectural feature that can deflect snow and ice from falling directly onto a sidewalk, midblock walkway, or other public space. The stepback may be located above the height of the first floor and below one hundred and fifty feet (150') in height above the sidewalk or public space. Buildings that are not clad in glass are exempt from this requirement.~~
- ~~4. Buildings in excess of two hundred feet (200') three hundred and seventy five feet (375') shall be allowed subject to the following provisions:~~
 - ~~a. Approval is subject to 21A.59 Design Review.~~
 - ~~3b. The standards that apply to Buildings between one hundred (100) and two hundred feet (200') three hundred and seventy five (375) are as follows: complied with; shall include:~~
 - ~~c. The building includes at least one of the following:~~
2. Buildings in excess of one hundred feet (100'), are allowed subject to the following standard:
 - a. A minimum stepback of five feet (5') or other architectural feature that can deflect snow and ice from falling directly onto a sidewalk, midblock walkway, or other public space. The stepback may be located above the height of the first floor and below one hundred and fifty feet (150') in height above the sidewalk or public space. Buildings that are not clad in glass are exempt from this requirement.
 3. Buildings in excess of two hundred feet (200') with no limit and subject to 21A.59 Design Review, shall include at least one of the following five (5) options:
 - a. Midblock walkway is provided on the property and the midblock walkway connects to an existing or planned street, midblock walkway, or publicly accessible public space and exceeds all the required dimensions of Section 21A.30.010.G by at least five feet (5'). This option allows for additional height in return for exceeding the midblock walkway requirements; or

b. The building is utilizing affordable housing incentives identified in chapter 21A.52 of this title; or

c. The property where the building is located exceeds the minimum requirement for ground floor uses identified in chapter 21A.37 (Design Standards) of this title, specifically:

(1) For 21A.37.050.A.1 (Design Standards Defined, Ground Floor Use Only), the requirement must be increased to one hundred percent (100%). This option requires that the entire ground floor use of a building consists of retail good establishments, retail service establishments or restaurants, public service portions of businesses, department stores, art galleries, motion picture theaters, performing art facilities or similar uses that encourages walk-in traffic through an active use. Vehicle entry and exit ways necessary for access to parking are exempt from this requirement.; or

(2) For 21A.37.050.A.2 (Design Standards Defined, Ground Floor Use And Visual Interest), the ground floor use requirement must be increased to eighty five percent (85%) and the visual interest requirement must be increased to fifteen percent (15%). This option requires for an increased percentage of ground floor space to be used for an active use, and an increased percentage of the building to provide visual interest;

d. The applicant provides a restrictive covenant on a historic building, a building that is fifty (50) years or older, or a building that is a nationally recognized property, located outside of the Historic Preservation Overlay Zoning District for the purpose of preserving the structure for a minimum of 50 years.

e. The proposal includes a privately owned, publicly accessible open space on the property or on another property within the geographic boundaries of the Downtown Plan. To qualify for this provision, a restrictive covenant in the favor of the city shall be recorded against the open space portion of the property. The space shall be a minimum of five hundred (500) square feet and include enough trees to provide a shade canopy that covers at least sixty percent (60%) of the open space area. This option allows for additional height in return for the designation of open public open space.

E. Special Controls Over The Main Street Retail Core:

1. Intent: Special controls shall apply to land located within the Main Street retail core area to preserve and enhance the viability of retail uses within the downtown area. The regulations of this subsection shall be in addition to the requirements of subsections ~~EC~~ and ~~Dand F~~ of this section.

2. Area Of Applicability: The controls established in this subsection shall apply to property developed or redeveloped after April 12, 1995, when located along any block face on the following streets:

- a. Main Street between South Temple Street and 400 South Street located within the D-1 District;
- b. 100 South Street between West Temple Street and State Street;
- c. 200 South Street between West Temple Street and State Street; and
- d. 300 South Street between West Temple Street and State Street.

3. First Floor Retail Required: The first floor space of all buildings within this area shall be required to provide uses consisting of retail goods establishments, retail service establishments or restaurants, public service portions of businesses, department stores, art galleries, motion picture theaters or performing arts facilities.

4. Restrictions On Driveways: Driveways shall not be permitted along Main Street, but shall be permitted along other streets within the Main Street retail core area, provided

they are located at least eighty feet (80') from the intersection of two (2) street right-of-way lines.

(Ord. 14-19, 2019: Ord. 12-17, 2017: Ord. 66-13, 2013: Ord. 62-13, 2013: Ord. 15-13, 2013)

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.

D. Maximum Building Height: The maximum permitted building height shall not exceed one hundred twenty feet (120') subject to the following review process: Buildings over sixty five feet (65') in height are subject to design review according to the requirements of chapter 21A.59 of this title.

E. ~~Minimum~~ Yard Requirements:

1. Front And Corner Side Yard: There is no minimum setback. The maximum setback is 10 feet. Buildings that contain ground floor residential uses shall have a front yard setback of a minimum of 8 feet and a maximum setback no greater than 16 feet. A provided front yard for any use shall be considered a landscaped yard and subject to the provisions of 21A.48 for required landscaped yards.

a. If provided, the yard must include one (1) of the following elements:

i. Seating at a ratio of at least one bench for every 500 square feet of yard space;

or

ii. Landscaping that includes an increase of at least 25% in the total number of trees required to be planted on the site; or

iii. Awning or a similar form of weather protection that covers at least 5 feet in width and length from all street-facing building entrances.

b. Exceptions to this requirement may be authorized through the design review process, subject to the requirements of Chapter 21A.59 of this title.

c. The Planning Director, in consultation with the Transportation Director, may modify this requirement to accommodate a wider sidewalk if the adjacent public sidewalk is less than fifteen feet (15') wide and the resulting modification to the setback results in a more efficient public sidewalk. The Planning Director may waive this requirement for any addition, expansions, or intensification, which increases the floor area or parking requirement by less than fifty percent (50%) if the Planning Director finds the following:

i. The architecture of the addition is compatible with the architecture of the original structure or the surrounding architecture, or

ii. The addition reduces the extent of the noncompliance of the existing building.

d. Regardless of the setback provided, doors shall be setback a minimum distance to allow the door to operate without swinging into a right of way or midblock walkway.

2. Interior Side Yards: No Minimum side yard is required except a minimum of ten feet (10') is required when the side yard is adjacent to a zoning district with a maximum permitted height of thirty five (35') or less. ~~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 ten feet (10) ~~twenty five (25')~~ rear yard is required when the rear yard is adjacent to a zoning district with a maximum permitted height of thirty five (35') or less. ~~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 or the above standards, whichever is greater.

~~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.~~

F. 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. These structures are required to have one of the following elements listed below

a. Durable materials, as defined in 21A.37.050.B; or

b. Landscaping; or

c. 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 Chapter 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.

(Ord. 44-19, 2019: Ord. 14-19, 2019: Ord. 66-13, 2013: Ord. 15-13, 2013: Ord. 12-11, 2011: Ord. 88-95 § 1 (Exh. A), 1995: Ord. 26-95 § 2(15-2), 1995)

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

A. Purpose Statement: The purpose of the D-3 Downtown Warehouse/Residential District is to provide for the reuse of existing warehouse buildings for multi-family and mixed use while also allowing for continued retail, office and warehouse uses within the district. The reuse of existing buildings and the construction of new buildings are to be done as multi-family residential or mixed use developments containing retail or office uses

on the lower floors and residential on the upper floors. This district is appropriate in areas where supported by applicable master plans. The standards are intended to create a unique and sustainable downtown neighborhood with a strong emphasis on urban design, adaptive reuse of existing buildings, alternative forms of transportation and pedestrian orientation.

B. Uses: Uses in the D-3 Downtown Warehouse/Residential 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 provisions of this chapter and other applicable provisions of this title.

~~C. Controls Over Mixed Use: The concept of mixed use is central to the nature of the D-3 Downtown Warehouse/Residential District. To ensure that mixed use developments provide for on site compatibility as well as neighborhood compatibility, the change of land use type or an increase in floor area by twenty five percent (25%) of existing principal buildings and the construction of buildings for new uses after April 12, 1995, shall conform to the following provisions. Construction related to the rehabilitation including remodeling or modification of existing uses, or the change of use to a similar use, shall not be subject to these provisions:~~

~~— 1. Buildings containing commercial/office uses located above the second story shall incorporate multi-family dwellings, boarding house, bed and breakfast, or hotel uses in the amount of at least fifty percent (50%) of the total floor area of the building;~~

~~— 2. Commercial/office uses shall be permitted as the sole use in two-story buildings only; and~~

~~— 3. Commercial/office uses in buildings of three (3) stories or more without multi-family dwellings shall be allowed only as a conditional use and then only when the applicant has demonstrated that the proposed location is not suitable for multi-family residential use.~~

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

~~D. Minimum Yard Requirements: None required, except for surface parking lots which are required to be set back from the front and corner side yard property lines fifteen feet (15').~~

There are no minimum setbacks, except for buildings that contain ground floor residential uses in which case the front yard setback shall be a minimum of eight feet (8') and no greater than sixteen feet (16'). A provided front yard for any use shall be considered a landscaped yard and subject to the provision of 21A.48 for required landscaped yards. The maximum front yard setback shall be eight feet (8') for all other uses.

1. The yard must be designed with usability as a consideration. Development that implements the maximum yard is required to have at least one (1) of the following elements:

i. Seating at a ratio of at least one bench for every 500 square feet of yard space;

or

ii. Landscaping that includes an increase of at least 25% in the total number of trees required to be planted on the site; or

iii. Awning or a similar form of weather protection that covers at least 5 feet in width and length from all street-facing building entrances.

b. Exceptions to this requirement may be authorized through the design review process, subject to the requirements of Chapter 21A.59 of this title.

c. The Planning Director, in consultation with the Transportation Director, may modify this requirement to accommodate a wider sidewalk if the adjacent public sidewalk is less than fifteen feet (15') wide and the resulting modification to the setback results in a more efficient public sidewalk. The Planning Director may waive this requirement for any addition, expansions, or intensification, which increases the floor area or parking requirement by less than fifty percent (50%) if the Planning Director finds the following:

i. The architecture of the addition is compatible with the architecture of the original structure or the surrounding architecture, or

ii. The addition reduces the extent of the noncompliance of the existing building.

d. Regardless of the setback provided, doors shall be setback a minimum distance to allow the door to operate without swinging into a right of way or midblock walkway.

~~—E. Maximum Building Height: No building shall exceed seventy five feet (75'). Buildings taller than seventy five feet (75') but less than ninety feet (90') may be authorized through the design review process, provided the additional height is supported by the applicable master plan, the overall square footage of the buildings is greater than fifty percent (50%) residential use, and subject to the requirements of [chapter 21A.59](#) of this title.~~

E. Maximum Building Height: Buildings in the D3 zoning district shall comply with the following provisions:

1. The permitted building height shall not exceed seventy five feet (75').

2. Buildings taller than seventy five feet (75') but less than one hundred eighty feet (180') may be allowed subject to the following provisions:

a. Approval is subject to 21A.59 Design Review:

(1) Provided the additional height is supported by the applicable master plan.

(2) The building includes at least one of the following five (5) options:

(A) Midblock walkway is provided on the property and the midblock walkway connects to an existing or planned street, midblock walkway, or publicly accessible public space and exceeds all the required dimensions of Section 21A.30.010.G by at least five feet (5'). This option allows for additional height in return for exceeding the midblock walkway requirements; or

b. The building is utilizing affordable housing incentives identified in [chapter 21A.52](#) of this title; or

c. The property where the building is located exceeds the minimum requirement for ground floor uses identified in [chapter 21A.37 \(Design Standards\)](#) of this title, specifically:

(1) For 21A.37.050.A.1 (Design Standards Defined, Ground Floor Use Only), the requirement must be increased to one hundred percent (100%). This option requires that the entire ground floor use of a building consists of retail good establishments, retail service establishments or restaurants, public service portions of businesses, department stores, art galleries, motion picture theaters, performing art facilities or similar uses that encourages walk-in traffic through an active use. Vehicle entry and exit ways necessary for access to parking are exempt from this requirement.; or

(2) For 21A.37.050.A.2 (Design Standards Defined, Ground Floor Use And Visual Interest), the ground floor use requirement must be increased to eighty five percent (75%) and the visual interest requirement must be increased to fifteen percent (25%). This option requires for an increased percentage of ground floor space to be used for an active use, and an increased percentage of the building to provide visual interest;

d. The applicant provides a restrictive covenant on a historic building, a building that is fifty (50) years or older, or a building that is a nationally recognized property, located outside of the Historic Preservation Overlay Zoning District for the purpose of preserving the structure for a minimum of 50 years.

e. The proposal includes a privately owned, publicly accessible open space on the property or on another property within the geographic boundaries of the Downtown Plan. To qualify for this provision, a restrictive covenant in the favor of the city shall be recorded against the open space portion of the property. The space shall be a minimum of five hundred (500) square feet and include enough trees to provide a shade canopy that covers at least sixty percent (60%) of the open space area. This option allows for additional height in return for the designation of open public open space.

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

A. Purpose Statement: The purpose of the D-4 Secondary Central Business District is to foster an environment consistent with the area's function as a housing, entertainment, cultural, convention, business, and retail section of the City that supports the Central Business District. Development is intended to support the regional venues in the district, such as the Salt Palace Convention Center, and to be less intense than in the Central Business District. This district is appropriate in areas where supported by applicable master plans. The standards are intended to achieve established objectives for urban and historic design, pedestrian amenities, and land use control, particularly in relation to retail commercial uses.

B. Uses: Uses in the D-4 Secondary Central Business 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. In addition, all conditional uses in the D-4 District shall be subject to design evaluation and approval by the Planning Commission.

C. ~~D-4 District General Regulations:~~

~~—1. Minimum Lot Size: No minimum lot area or lot width is required.~~

~~2. Yard Requirements:~~

~~—a. Front And Corner Side Yards: No minimum yards are required, however, no yard shall exceed five feet (5') except as authorized through the design review process. Such designs shall be subject to the requirements of chapter 21A.59 of this title. Where an entire block frontage is under one ownership, the setback for that block frontage shall not exceed twenty five feet (25'). Exceptions to this requirement may be authorized through the design review process subject to the requirements of chapter 21A.59 of this title.~~

D. Yard Requirements:

1. Front and Corner Side Yards: No minimum yards are required, however, a maximum front yard setback of eight feet (8') is allowed.

a. The yard must be designed with the usability as a consideration. Development that implements the maximum yard is required to have at least one (1) of the following elements:

- i. Seating at a ratio of at least one bench for every 500 square feet of yard space; or
- ii. Landscaping that includes an increase of at least 25% in the total number of trees required to be planted on the site; or
- iii. Awning or a similar form of weather protection that covers at least 5 feet in width and length from all street-facing building entrances.

b. Exceptions to this requirement may be authorized through the design review process, subject to the requirements of Chapter 21A.59 of this title.

c. The Planning Director, in consultation with the Transportation Director, may modify this requirement to accommodate a wider sidewalk if the adjacent public sidewalk is less than fifteen feet (15') wide and the resulting modification to the setback results in a more efficient public sidewalk. The Planning Director may waive this requirement for any addition, expansions, or intensification, which increases the floor area or parking requirement by less than fifty percent (50%) if the Planning Director finds the following:

- i. The architecture of the addition is compatible with the architecture of the original structure or the surrounding architecture, or
- ii. The addition reduces the extent of the noncompliance of the existing building.

d. Regardless of the setback provided, doors shall be setback a minimum distance to allow the door to operate without swinging into a right of way or midblock walkway.

2. Interior Side Yards: No minimum side yard is required except a minimum of ten feet (10') is required when the side yard is adjacent to a zoning district with a maximum permitted height of thirty five feet (35') or less.

3. Rear Yard: No minimum rear yard is required except a minimum of ten feet (10') is required when the rear yard is adjacent to a zoning district with a maximum permitted height of thirty five feet (35') or less.

b. Interior Side And Rear Yards: None Required.

~~— 3. Restrictions On Parking Lots And Structures: An excessive influence of at or above ground parking lots and structures can negatively impact the urban design objectives of the D-4 District. To control such impacts, the following regulations shall apply to at or above ground parking facilities:~~

~~— a. Within block corner areas, structures shall be located behind principal buildings, or at least seventy five feet (75') from front and corner side lot lines.~~

~~— b. Within the mid block areas, parking structures shall be located behind principal buildings, or at least thirty feet (30') from front and corner side lot lines. A modification to this requirement may be granted as a conditional use, subject to conformance with the standards and procedures of [chapter 21A.54](#) of this title. Parking structures shall meet the following:~~

~~— (1) Retail goods/service establishments, offices and/or restaurants shall be provided on the first floor adjacent to the front or corner side lot line. The facades of such first floor shall be compatible and consistent with the associated retail or office portion of the building and other retail uses in the area.~~

~~— (2) Levels of parking above the first level facing the front or corner side lot line shall have floors/facades that are horizontal, not sloped.~~

~~— (3) Mid block surface parking lots shall have a fifteen foot (15') landscaped setback.~~

~~— c. Accessory parking structures built prior to the principal use, and commercial parking structures, shall be permitted as conditional uses with the approval of the Planning Commission pursuant to the provisions of [chapter 21A.54](#) of this title.~~

~~— d. No special restrictions shall apply to belowground parking facilities.~~

~~— e. At grade (surface) parking facilities shall be set back behind the principal building and shall be set back at least seventy five feet (75') from front and corner side lot lines and landscaped in a way that minimizes visual impacts.~~

~~— 4. Interior Plazas, Atriums And Galleries: Interior plazas, atriums and galleries shall be permitted throughout the D-4 Secondary Central Business District.~~

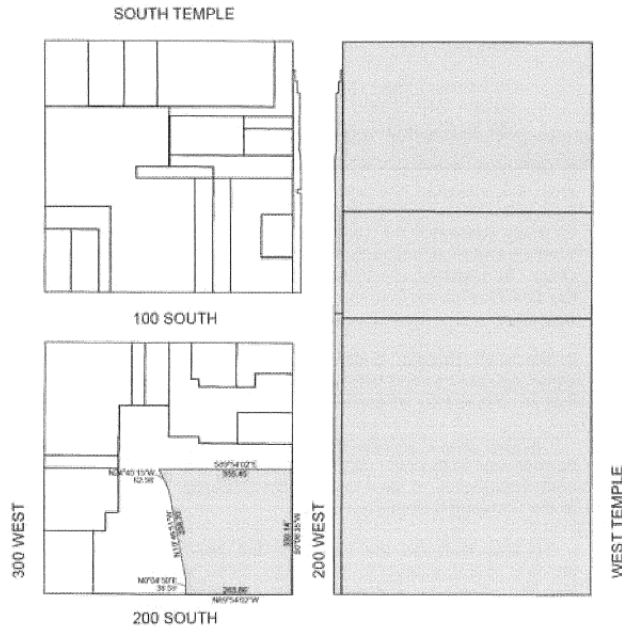
~~— 5. Location Of Service Areas: All loading docks, refuse disposal areas and other service activities shall be located on block interiors away from view of any public street.~~

~~Exceptions to this requirement may be approved through the site plan review process when a permit applicant demonstrates that it is not feasible to accommodate these activities on the block interior. If such activities are permitted adjacent to a public street, a visual screening design approved by the Zoning Administrator shall be required.~~

~~— 6. Landscape Requirements: All buildings constructed after April 12, 1995, shall conform to the special landscape requirements applicable to the D-4 Secondary Central Business District as contained in [chapter 21A.48](#) of this title.~~

E. ~~Maximum~~ Building Height: Buildings in the D4 zoning district shall comply with the following provisions:

1. The permitted building height shall not exceed seventy five feet (75').
2. Buildings taller than seventy five feet (75') ~~but less than~~ and up to one hundred twenty feet (120') may be authorized through the design review process, subject to the requirements of chapter 21A.59 of this title.
 - a. Additional Height: Additional height may be authorized up to one hundred and twenty feet (120') if the street facing facades contain ground floor commercial uses other than parking for at least seventy five percent (75%) of the street facing facades according to section 21A.37 and subject to approval through the design review process in 21A.59.
 - b. Additional Permitted Height Location: Additional height greater than one hundred twenty feet (120') but not more than three hundred seventy five feet (375') in height is permitted in the area bounded by:
 - (1) The centerlines of South Temple, West Temple, 200 South, and 200 West Streets; and
 - (2) Beginning at the Southeast Corner of Block 67, Plat 'A', Salt Lake City Survey, and running thence along the south line of said Block 67, N89°54'02"W 283.86 feet; thence N00°04'50"E 38.59 feet; thence N10°46'51"W 238.70 feet; thence N24°45'15"W 62.98 feet; thence S89°54'02"E 355.45 feet to the east line of said Block 67; thence along said east line S00°06'35"W 330.14 feet to the point of beginning. Contains 102,339 square feet, or 2.349 acres, more or less.



3. Buildings in excess of one hundred twenty feet (120') up to three hundred seventy five feet (375') may be authorized subject to the following provisions:
- a. Approval is subject to 21A.59 Design Review; and
A wind study analysis shall be submitted. The wind study analysis shall identify any changes to wind patterns caused by the proposed building that may impact abutting public spaces, including streets, sidewalks, parks, open spaces, and midblock walkways.
 - b. Shall include a minimum stepback of five feet (5') or other architectural feature that can deflect snow and ice from falling directly onto a sidewalk, midblock walkway, or other public space. The stepback may be located above the height of the first floor and below 120 feet in height above the sidewalk or public space. Buildings that are clad in glass that totals less than 50% of the total wall surface area are exempt from this requirement; and
 - c. The building includes at least one of the following five (5) options:
 - a. Approval is subject to 21A.59 Design Review:
 - (1) Provided the additional height is supported by the applicable master plan.
 - (2) The building includes at least one of the following five (5) options:
 - (A) Midblock walkway is provided on the property and the midblock walkway connects to an existing or planned street, midblock walkway, or publicly accessible public space and exceeds all the required dimensions of Section 21A.30.010.G by at least five feet (5'). This option allows for additional height in return for exceeding the midblock walkway requirements; or
 - b. The building is utilizing affordable housing incentives identified in chapter 21A.52 of this title; or
 - c. The property where the building is located exceeds the minimum requirement for ground floor uses identified in chapter 21A.37 (Design Standards) of this title, specifically:
 - (1) For 21A.37.050.A.1 (Design Standards Defined, Ground Floor Use Only),

the requirement must be increased to one hundred percent (100%). This option requires that the entire ground floor use of a building consists of retail good establishments, retail service establishments or restaurants, public service portions of businesses, department stores, art galleries, motion picture theaters, performing art facilities or similar uses that encourages walk-in traffic through an active use. Vehicle entry and exit ways necessary for access to parking are exempt from this requirement.; or

(2) For 21A.37.050.A.2 (Design Standards Defined, Ground Floor Use And Visual Interest), the ground floor use requirement must be increased to eighty five percent (75%) and the visual interest requirement must be increased to fifteen percent (25%). This option requires for an increased percentage of ground floor space to be used for an active use, and an increased percentage of the building to provide visual interest;

d. The applicant provides a restrictive covenant on a historic building, a building that is fifty (50) years or older, or a building that is a nationally recognized property, located outside of the Historic Preservation Overlay Zoning District for the purpose of preserving the structure for a minimum of 50 years.

e. The proposal includes a privately owned, publicly accessible open space on the property or on another property within the geographic boundaries of the Downtown Plan. To qualify for this provision, a restrictive covenant in the favor of the city shall be recorded against the open space portion of the property. The space shall be a minimum of five hundred (500) square feet and include enough trees to provide a shade canopy that covers at least sixty percent (60%) of the open space area. This option allows for additional height in return for the designation of open public open space.

d.

Exception: The first fifty feet (50') of height shall not be set back from the street front more than five feet (5') except that setbacks greater than five feet (5') may be approved through the design review process or, has otherwise allowed by this code.

~~b. Additional Permitted Height Conditions: Buildings may exceed the one hundred twenty foot (120') height limit to a maximum height of three hundred seventy five feet (375'), provided they conform to the standards and procedures outlined in the design review process of [chapter 21A.59](#) of this title and the following requirements:~~

~~—(1) Additional Setback: To minimize excessive building mass at higher elevations and preserve scenic views, some or all of the building mass shall be subject to additional setback, as determined appropriate through the design review process.~~

~~—8. Mid Block Walkways: As a part of the City's plan for the downtown area, it is intended that mid block walkways be provided to facilitate pedestrian movement within the area. To delineate the public need for such walkways, the City has formulated an official plan for their location and implementation, which is on file at the Planning Division Office. All buildings constructed after the effective date hereof within the D-4 Downtown District shall conform to this plan for mid block walkways.~~

~~—9. Mid Block Streets: Developments constructing mid block streets, either privately owned with a public easement or publicly dedicated, that are desired by an applicable master plan:~~

— a. May use a portion or all of the overhead and underground right-of-way of the new mid block street as part of their developable area irrespective of lot lines, subject to design review and approval of the Planning Commission.

— b. May increase the height of the building on the remaining abutting parcel, subject to the design review process in conformance with the standards and procedures of [chapter 21A.59](#) of this title. (Ord. 14-19, 2019; Ord. 75-18, 2018; Ord. 12-17, 2017)

~~21A.30.050: TABLE OF PERMITTED AND CONDITIONAL USES FOR DOWNTOWN DISTRICTS 1 :~~

(Rep. by Ord. 66-13, 2013)

Notes

1 1. See section [21A.33.050](#) of this title.

~~21A.30.060: SUMMARY TABLE OF YARD AND BULK REQUIREMENTS, DOWNTOWN DISTRICTS:~~

(Rep. by Ord. 19-11, 2011)

~~21A.30.070: DOWNTOWN DISTRICTS DEVELOPMENT APPROVAL PROCESS:~~

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(Ord. 26-95 § 2(15-6), 1995)

DRAFT

ATTACHMENT C: 21A.31 Gateway District Draft

~~CHAPTER 21A.31
GATEWAY DISTRICTS~~

~~SECTION:~~

~~21A.31.010: General Provisions~~

~~21A.31.020: G MU Gateway Mixed Use District~~

~~21A.31.010: GENERAL PROVISIONS:~~

~~—A. Statement Of Intent: The Gateway Districts are intended to provide controlled and compatible settings for residential, commercial, and industrial developments, and implement the objectives of the adopted gateway development master plan through district regulations that reinforce the mixed use character of the area and encourage the development of urban neighborhoods containing supportive retail, service commercial, office, industrial uses and high density residential.~~

~~—B. Uses: Uses in the Gateway District as specified in section 21A.33.060, "Table Of Permitted And Conditional Uses In The Gateway District", of this title, are permitted subject to the general provisions set forth in this section.~~

~~—C. Permitted Uses: The uses specified as permitted uses, in section 21A.33.060, "Table Of Permitted And Conditional Uses In The Gateway District", of this title are permitted; provided, that they comply with all requirements of this chapter, the general standards set forth in part IV of this title, and all other applicable requirements of this title.~~

~~—D. Conditional Uses: The uses specified as conditional uses in section 21A.33.060, "Table Of Permitted And Conditional Uses In The Gateway District", of this title, shall be permitted in the Gateway District provided they are approved pursuant to the standards and procedures for conditional uses set forth in chapter 21A.54 of this title, and comply with all other applicable requirements of this title, including the urban design evaluation and/or the design review process established in this chapter and chapter 21A.59 of this title.~~

~~D. Modifications of standards: A modification to the provisions of this chapter may be granted through the design review process, subject to conformance with the standards and procedures of chapter 21A.59 of this title~~

~~—E. Site Plan Review; Design Review: In certain districts, permitted uses and conditional uses have the potential for adverse impacts if located and oriented on lots without careful planning. Such impacts may interfere with the use and enjoyment of adjacent property and uses. Site plan review is a process designed to address such adverse impacts and minimize them where possible. The design may also be evaluated to address elements of urban design.~~

~~Site plan review, pursuant to [chapter 21A.58](#) of this title, for all of the Gateway Districts, is required to protect the local economy, maintain safe traffic conditions, maintain the environment, and assure harmonious land-use relationships between commercial uses and more sensitive land uses in affected areas.~~

~~Design evaluation is necessary to implement the policies of the urban design plan as adopted by the City Council. Design review shall apply to conditional uses in the Gateway District. In the Gateway District, the design review process is used to evaluate and resolve urban design.~~

~~F. Mid Block Walkways: As a part of the City's plan for the downtown area, it is intended that mid block walkways be provided to facilitate pedestrian movement within the area. To delineate the public need for such walkways, the City has formulated an official plan for their location and implementation, which is on file at the Planning Division Office. All buildings constructed after the effective date hereof within the G-MU Gateway-Mixed Use District shall conform to this plan for mid block walkways.~~

~~G. Location Of Service Areas: All loading docks and other service activities shall be located on block interiors away from view of any public street. Exceptions to this requirement may be approved through the site plan review process when a permit applicant demonstrates that it is not feasible to accommodate these activities on the block interior. If such activities are permitted adjacent to a public street, a visual screening design approved by the Zoning Administrator shall be required.~~

~~H. Restrictions On Parking Lots And Structures: The following regulations shall apply to surface or aboveground parking facilities:~~

~~— 1. Block Corner Areas: Within block corner areas, surface parking lots and structures shall be located behind principal buildings, or at least seventy five feet (75') from front and corner side lot lines.~~

~~— 2. Mid Block Areas: Within the mid block areas, parking structures shall be located behind principal buildings, or at least thirty feet (30') from front and corner side lot lines. A modification to this requirement may be granted as a conditional use, subject to conformance with the standards and procedures of [chapter 21A.54](#) of this title. Parking structures shall meet the following:~~

~~— a. Retail goods/service establishments, offices and/or restaurants shall be provided on the first floor adjacent to the front or corner side lot line. The facades of such first floors shall be compatible and consistent with the associated retail or office portion of the building and other retail uses in the area.~~

~~— b. Levels of parking above the first level facing the front or corner side lot line shall have floors and/or facades that are horizontal, not sloped.~~

~~— c. Mid block surface parking lots shall have a fifteen foot (15') landscaped setback.~~

~~— 3. Accessory And Commercial Parking Structures: Accessory parking structures built prior to the principal use, and commercial parking structures, shall be permitted as conditional uses with the approval of the Planning Commission pursuant to the provisions of [chapter 21A.54](#) of this title.~~

~~— 4. Belowground Parking Facilities: No special design and setback restrictions shall apply to belowground parking facilities.~~

~~— 5. Height Requirements: The minimum height for a parking structure shall be forty five feet (45'). The maximum height shall not exceed seventy five feet (75').~~

~~— 6. Site Plan Review: Parking structures shall be required to go through the site plan review process.~~

—7. Landscape Requirements: Surface parking lots shall have a landscaped setback of at least twenty feet (20') and meet interior landscaped requirements as outlined in [chapter 21A.48](#) of this title.

—8. Design Review Approval: A modification to the restrictions on parking lots and structures provisions of this section may be granted through the design review process, subject to conformance with the standards and procedures of [chapter 21A.59](#) of this title. Such conditional uses shall also be subject to urban design evaluation.

—I. Impact Controls And General Restrictions:

—1. Refuse Control: Refuse containers must be covered and shall be stored within completely enclosed buildings or screened in conformance with the requirements of [chapter 21A.48](#) of this title. For buildings existing as of April 12, 1995, this screening provision shall be required if the floor area or parking requirements are increased by twenty five percent (25%) or more by an expansion to the building or change in the type of land use.

—2. Lighting: On site lighting, including parking lot lighting and illuminated signs, shall be located, directed or designed in a manner to prevent glare on adjacent properties.

—J. Outdoor Sales, Display And Storage: "Sales and display (outdoor)" and "storage and display (outdoor)", as defined in [chapter 21A.62](#) of this title, are allowed where specifically authorized in section [21A.33.060](#), "Table Of Permitted And Conditional Uses In The Gateway District", of this title. These uses shall conform to the following:

—1. Outdoor sales and display and outdoor storage may also be permitted when part of an authorized temporary use as established in [chapter 21A.42](#) of this title;

—2. The outdoor permanent sales or display of merchandise shall not encroach into areas of required parking;

—3. The outdoor permanent sales or display of merchandise shall not be located in any required yard area within the lot;

—4. The outdoor sales or display of merchandise shall not include the use of banners, pennants or strings of pennants; and

—5. Outdoor storage shall be allowed only where specifically authorized in the applicable district regulation and shall be required to be fully screened with opaque fencing not to exceed eight feet (8') in height.

—K. Off Street Parking And Loading: All uses in the Gateway District shall comply with the provisions governing off street parking and loading in [chapter 21A.44](#) of this title.

—L. Environmental Performance Standards: All uses in the Gateway District shall conform to the environmental performance standards in section [21A.36.180](#) of this title.

—M. Wall Or Fencing: All uses in the Gateway District shall comply with the provisions governing fences, walls and hedges in section [21A.40.120](#) of this title.

—N. Affordable Housing:

— 1. Notwithstanding the minimum height requirements identified above, any buildings that have ten (10) or more residential units with at least twenty percent (20%) of the units as affordable shall be allowed to have a minimum building height of thirty feet (30').

— 2. Affordable housing units within a market rate development shall be integrated throughout the project in an architectural manner.

— O. Accessory Uses, Buildings And Structures: Accessory uses and structures are permitted in the Gateway District subject to the requirements of this chapter, [chapter 21A.36](#), subsection [21A.36.020B](#), section [21A.36.030](#), and [chapter 21A.40](#) of this title.

— P. Urban Design: The urban design standards are intended to foster the creation of a rich urban environment that accommodates growth and is compatible with existing buildings and uses in the area. All general development and site plans shall be designed to complement the surrounding existing contiguous (historic) development. The following design standards will provide human scale through change, contrast, intricacy, color and materials where the lower levels of buildings face public streets and sidewalks. They will also spatially define the street space in order to concentrate pedestrian activity, create a clear urban character and promote visibility of commercial activities at the ground level. The standards will also encourage diversity through the use of building forms and materials, while respecting the patterns, styles and methods of construction traditionally used in the gateway area.

The following urban design standards will be reviewed as part of the site plan review process, with assistance from Planning Division staff as necessary:

— 1. Architectural Character And Materials:

— a. A differentiated base (on a building over 45 feet high) will provide human scale through change, contrast, and intricacy in facade form, color and/or material where the lower levels of the building face the sidewalk(s) and street(s). Scaling elements such as insets and projections serve to break up flat or monotonous facades, and respond to older nearby buildings. Therefore, all buildings in the Gateway Districts are subject to the following standards:

— (1) All buildings over forty five feet (45') in height shall be designed with a base that is differentiated from the remainder of the building. The base shall be between one and three (3) stories in height, be visible from pedestrian view, and appropriately scaled to the surrounding contiguous historic buildings. The base shall include fenestration that distinguishes the lower from upper floors. Insets and/or projections are encouraged.

— (2) All new buildings in the Gateway District shall have a minimum of seventy percent (70%) of the exterior material (excluding windows) be brick, masonry, textured or patterned concrete and/or cut stone. With the exception of minor building elements (e.g., soffit, fascia) the following materials are allowed only through the design review process: EIFS, tilt-up concrete panels, corrugated metal, vinyl and aluminum siding, and other materials.

~~—— (3) All buildings which have been altered over seventy five percent (75%) on the exterior facade shall comply with the exterior material requirement for new construction. Buildings older than fifty (50) years are exempt from this requirement if alterations are consistent with the existing architecture.~~

~~—— (4) Two-dimensional curtain wall veneer of glass, spandrel glass or metal as a primary building material is prohibited. The fenestration of all new construction shall be three-dimensional (e.g., recessed windows, protruding cornice, etc.).~~

~~—— b. The climate in Salt Lake City is such that in the summer months shade is preferred, and in the winter months protection from snow is preferred. By providing the pedestrian with a sidewalk that is enjoyable to use year round, a pedestrian-oriented neighborhood is encouraged. Therefore, new construction in the gateway area is subject to the following standards:~~

~~—— (1) Arcades are permitted in the Gateway District, but where an arcade extends over the public way, a revocable permit is required. Where an arcade is on private property facing the street, the maximum setback for the building shall be measured to the supporting beams for the arcade or the facade of the upper floors, not the facade of the arcade level.~~

~~—— (2) Awnings and/or marquees, with or without signage, are required over entry doors which are set back from the property line and may be allowed, under revocable permit, when an entry is at a property line.~~

~~—— (3) Awnings, with or without signage, are permitted over ground level windows. Where awnings extend out over the public way, a revocable permit is required.~~

~~—— 2. Windows And Building Fenestration:~~

~~—— a. Buildings whose exteriors are smooth, and do not provide any three-dimensional details or fenestration are not appropriate in the Gateway District. Recessed windows will eliminate flat, sterile elevations. Highly reflective materials are distracting, and focus attention away from the positive qualities of the Gateway District. Therefore, all buildings in the Gateway Districts are subject to the following standards:~~

~~—— (1) Buildings with completely smooth exterior surfaces shall not be permitted, all new construction shall have three-dimensional details on the exterior that includes cornices, windowsills, headers and similar features.~~

~~—— (2) All windows shall be recessed from the exterior wall a minimum of three inches (3"). Bay windows, projecting windows, and balcony doors are exempt from this requirement.~~

~~—— (3) The reflectivity of the glass used in the windows shall be limited to eighteen percent (18%) as defined by the ASTA standard.~~

~~—— 3. Entrance And Visual Access:~~

~~—— a. The intent in the Gateway District is to encourage pedestrian activity between the public street/sidewalk and buildings. Sidewalks shall provide continuous, uninterrupted~~

interest to the pedestrian by providing visual interest and/or amenities. The gateway environment will benefit with increased pedestrian activity; this activity will only occur if opportunities are provided that make walking to a destination a preferred and an enjoyable pursuit. The use of blank building facade walls is discouraged. Therefore, all buildings in the gateway area are subject to the following standards:

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

—— (A) ~~The requirement would negatively impact the historic character of the building, or~~

—— (B) ~~The requirement would negatively impact the structural stability of the building.~~

—— (C) ~~The ground level of the building is occupied by residential uses, in which case the forty percent (40%) glass requirement may be reduced to twenty five percent (25%).~~

~~Appeal of administrative decision is to the Planning Commission.~~

—— (2) ~~Facades: Provide at least one operable building entrance per elevation that faces a public street. Buildings that face multiple streets are only required to have one door on either street, if the facades for both streets meet the forty percent (40%) glass requirement.~~

—— (3) ~~Maximum Length: The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the first floor level shall be fifteen feet (15').~~

—— (4) ~~Screening: All building equipment and service areas, including on-grade and roof mechanical equipment and transformers that are readily visible from the public right-of-way, shall be screened from public view. These elements shall be sited to minimize their visibility and impact, or enclosed as to appear to be an integral part of the architectural design of the building.~~

—— 4. ~~Building Lines And Front Area Requirements:~~

—— a. ~~A continuity of building frontage adjacent and parallel to the street encourages a more active involvement between building uses and pedestrians. Leftover or ambiguous open space that has no apparent use or sense of place will not contribute positively to an active street life. Therefore, all buildings in the Gateway District are subject to the following standard:~~

~~—(1) The majority of the ground level facade of a building shall be placed parallel, and not at an angle, to the street.~~

~~—5. Public Amenities And Public Art:~~

~~—a. Amenities and works of art enhance quality of life as well as visual interest. Public amenities and public art encourage pedestrian activity and contribute to the pedestrian experience. A cohesive, unified lighting and amenity policy will help give the Gateway District its own distinctive identity. Therefore, public amenities and public art are subject to the following standards:~~

~~—(1) Sidewalks and street lamps installed in the public right of way shall be of the type specified in the sidewalk/street lighting policy document.~~

~~—(2) Public art (which may include artists' work integrated into the design of the building and landscaping, sculpture, painting, murals, glass, mixed media or work by artisans), that is accessible or directly viewable to the general public shall be included in all projects requiring design review approval for a site or design standard. The plan to incorporate public art shall be reviewed by the Salt Lake Art Design Board.~~

~~—6. Design Review Approval: A modification to the urban design provisions of this section may be granted through the design review process, subject to conformance with the standards and procedures of [chapter 21A.59](#) of this title.~~

~~—Q. Definitions: For the purposes of this section, the following terms shall have the following meanings:~~

~~—AFFORDABLE HOUSING: Housing which persons of income below the County area median are able to afford. See definitions of moderate income, low income and very low income.~~

~~—BLOCK FACE: Structures that appear on one of four (4) sides of a block, the structures along a street that are between two (2) other streets.~~

~~—CONTIGUOUS: Next in sequence, touching or connected throughout an unbroken sequence.~~

~~—FACADE: The front of a building, or any other "face" of a building on a street or courtyard given special architectural treatment.~~

~~—FENESTRATION: The arrangement, proportioning and design of windows and doors in a building, an opening in a surface.~~

~~—LOW INCOME: Between fifty percent (50%) and eighty percent (80%) of the County area median income.~~

~~—MASSING: The principal part or main body of matter, bulk.~~

~~—MODERATE INCOME: Between eighty percent (80%) and one hundred twenty percent (120%) of the County area median income.~~

—PROPORTION: The relation of one part to another or to the whole with respect to magnitude, quantity or degree.

—PROPORTIONAL: Corresponding in size, degree or intensity, having the same or a constant ratio.

—REMODEL: To alter the structure of, remake.

—SCALE: A proportion between two (2) sets of dimensions.

—STREETSCAPE: A general description of all structures along a street frontage that may include: multiple buildings, benches, works of art, and landscaping.

—VERY LOW INCOME: At or below fifty percent (50%) of the County area median income. (Ord. 14-19, 2019; Ord. 66-13, 2013; Ord. 62-13, 2013; Ord. 15-13, 2013; Ord. 83-98 § 6 (Exh. D), 1998)

~~21A.31.020: G-MU GATEWAY-MIXED USE DISTRICT:~~

—A. Purpose Statement: The G-MU Gateway Mixed Use District is intended to implement the objectives of the adopted gateway development master plan and encourage the mixture of residential, commercial and assembly uses within an urban neighborhood atmosphere. The 200 South corridor is intended to encourage commercial development on an urban scale and the 500 West corridor is intended to be a primary residential corridor from North Temple to 400 South. Development in this district is intended to create an urban neighborhood that provides employment and economic development opportunities that are oriented toward the pedestrian with a strong emphasis on a safe and attractive streetscape. The standards are intended to achieve established objectives for urban and historic design, pedestrian amenities and land use regulation.

—B. Uses: Uses in the G-MU Gateway Mixed Use District as specified in section [21A.33.060](#), "Table Of Permitted And Conditional Uses In The Gateway District", of this title are permitted subject to the general provisions set forth in section [21A.31.010](#) of this chapter and this section.

—C. Planned Development Review: All new construction of principal buildings, uses, or additions that increase the floor area and/or parking requirement by twenty five percent (25%) in the G-MU Gateway Mixed Use District may be approved only as a planned development in conformance with the provisions of [chapter 21A.55](#) of this title.

—D. Special Provisions:

—1. Commercial Uses, 200 South: All buildings fronting 200 South shall have commercial uses that may include retail goods/service establishments, offices, restaurants, art galleries, motion picture theaters or performing arts facilities shall be provided on the first floor adjacent to the front or corner side lot line. The facades of such first floor shall be compatible and consistent with the associated retail or office portion of the building and other retail uses in the area.

~~—2. Residential Units, 500 West: Buildings fronting on 500 West shall be required to have residential units occupying a minimum of fifty percent (50%) of the structure's gross square footage.~~

~~—3. Mid Block Street Development: Developments constructing mid block streets, either privately owned with a public easement or publicly dedicated, that are desired by an applicable master plan:~~

~~— a. May use a portion or all of the overhead and underground right-of-way of the new mid block street as part of their developable area irrespective of lot lines, subject to design evaluation and approval of the Planning Commission.~~

~~— b. May increase the height of the building on the remaining abutting parcel, subject to conformance with the standards and procedures of [chapter 21A.59](#), "Design Review", of this title.~~

~~—4. Design Reviews: A modification to the special provisions of this section may be granted through the design review process, subject to conformance with the standards and procedures of [chapter 21A.59](#) of this title.~~

~~—E. Building Height: The minimum building height shall be forty five feet (45') and the 200 South Street corridor shall have a minimum height of twenty five feet (25'). The maximum building height shall not exceed seventy five feet (75') except buildings with nonflat roofs (e.g., pitched, shed, mansard, gabled or hipped roofs) may be allowed, up to a maximum of ninety feet (90') (subject to subsection I of this section). The additional building height may incorporate habitable space.~~

~~—1. Design Review: A modification to the minimum building height or to the maximum building height (up to 120 feet) provisions of this section may be granted through the design review process, subject to conformance with the standards and procedures of [chapter 21A.59](#) of this title, and subject to compliance to the applicable master plan.~~

~~—2. Height Exceptions: Spires, tower, or decorative noninhabitable elements shall have a maximum height of ninety feet (90') and with design review approval may exceed the maximum height, subject to conformance with the standards and procedures of [chapter 21A.59](#) of this title.~~

~~—F. Minimum Lot Area And Lot Width: None required.~~

~~—G. Minimum Yard Requirements: No minimum setback requirements. There is not a maximum front yard or corner side yard setback except that a minimum of twenty five percent (25%) of the length of the facade of a principal building shall be set back no farther than five feet (5') from the street right-of-way line. Surface parking lots shall have a fifteen foot (15') landscape setback from the front property line.~~

~~—H. Signs: Signs shall be allowed in the Gateway Districts in accordance with provisions of [chapter 21A.46](#) of this title.~~

~~—I. Affordable Housing: Notwithstanding the maximum height requirements identified above, any buildings that have at least ten (10) or more residential units with at least~~

twenty percent (20%) of the units as affordable shall be allowed a maximum building height of ninety feet (90'). The affordable units shall be integrated throughout the project in an architectural manner. (Ord. 14-19, 2019; Ord. 66-13, 2013; Ord. 15-13, 2013)

Chapter 21A.31

GATEWAY DISTRICTS

21A.31.010: General Provisions

21A.31.020: G-MU Gateway-Mixed Use District

A. Statement Of Intent: The Gateway Districts are intended to provide an urban setting for residential and commercial, developments, and implement the objectives of the Downtown master plan through district regulations that reinforce the mixed use character of the area and encourage the development of urban neighborhoods containing supportive retail, service commercial, office, and high density residential.

B. Uses: Uses in the Gateway District as specified in section [21A.33.060](#), "Table Of Permitted And Conditional Uses In The Gateway District", of this title, are permitted subject to the general provisions set forth in this section.

C. Permitted Uses: The uses specified as permitted uses, in section [21A.33.060](#), "Table Of Permitted And Conditional Uses In The Gateway District", of this title are permitted; provided, that they comply with all requirements of this chapter, the general standards set forth in part IV of this title, and all other applicable requirements of this title.

D. Conditional Uses: The uses specified as conditional uses in section [21A.33.060](#), "Table Of Permitted And Conditional Uses In The Gateway District", of this title, shall be permitted in the Gateway District provided they are approved pursuant to the standards and procedures for conditional uses set forth in [chapter 21A.54](#) of this title.

E. Mid Block Walkways: As part of the City's plan for the downtown area, it is intended that mid block walkways be provided to increase pedestrian connectivity and overall livability downtown through the creation of an intricate pedestrian network. The City has adopted the Downtown Master Plan that includes a mid block walkway map and establishes a need for such walkways as the Downtown grows. Because the districts within the downtown area allow building heights that exceed those of other districts in the city, the requirement for a mid block walkway is considered to be necessary to alleviate pedestrian impacts on the public sidewalks by dispersing future use of the public sidewalks. This requirement implements the city's Downtown Master Plan and provides visual relief from the additional height that is available in these zone districts when compared to the remainder of the city. All buildings constructed after the effective date hereof within the Downtown Zoning Districts shall conform to this officially adopted plan for mid block walkways, in addition to the following standards:

1. 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.

2. The following standards apply to the mid block walkway:

a. The mid block walkway must be a minimum of fifteen (15') wide and include a minimum six foot (6') wide unobstructed path.

b. The mid block 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.

c. Building encroachments into the midblock walkway are permitted if they include one or more of the following elements:

(1) Colonnades;

(2) Staircases;

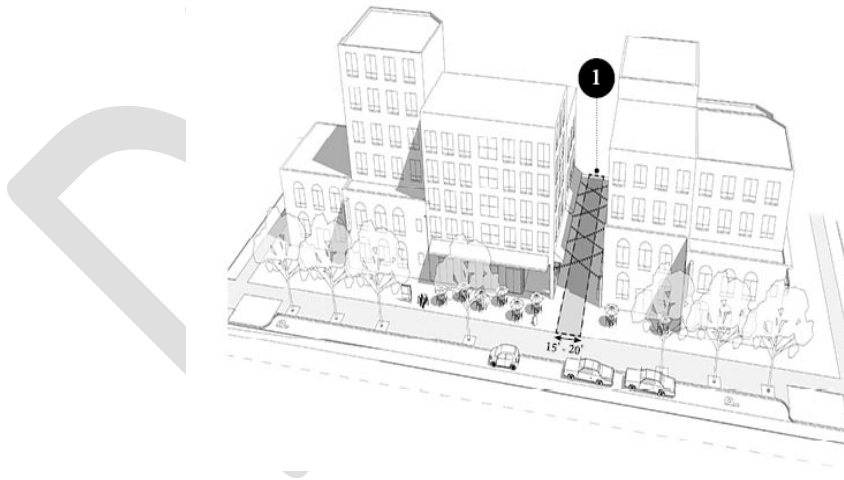
(3) Balconies – All balconies must be located at the third (3rd) story or above.

(4) Building overhangs and associated cantilever - These coverings may be between nine (9) and fourteen (14) feet above the level of the sidewalk. They shall provide a minimum depth of coverage of six feet (6') and project no closer to the curb than three feet (3').

(5) Skybridge – A single skybridge is permitted. All skybridges must be located at the third (3rd), fourth (4th), or fifth (5th) stories.

(6) Other architectural element(s) not listed above that offers refuge from weather and/or provide publicly accessible usable space.

Mid Block Walkways



1 The midblock walkway must be a minimum of fifteen feet (15') wide and include a minimum six foot (6') wide unobstructed path.

F. Modifications of Standards: A modification to the provisions of this chapter may be granted through the design review process, subject to conformance with the standards and procedures of chapter 21A.59 of this title.

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

a. May transfer a portion or all of the above ground development square footage of the proposed new mid block street to other land within the proposed development.

b. May increase the height of the building on the remaining land within the development site to a height necessary to accommodate the development square footage of the proposed right of way that is being transferred.

c. Any proposal under this section shall be subject to conformance with the standards and procedures of chapter 21A.59, "Design Review", of this title.

H. Parking:

1. Belowground Parking Facilities: No special design and setback restrictions shall apply to belowground parking facilities.

2. Landscape Requirements: Surface parking lots shall have a landscaped setback of at least twenty feet (20') and meet interior landscaped requirements as outlined in chapter 21A.48 of this title.

3. Design Review Approval: A modification to the restrictions on parking lots and structures provisions of this section may be granted through the design review process, subject to conformance with the standards and procedures of chapter 21A.59 of this title. Such conditional uses shall also be subject to urban design evaluation.

4. Parking structures shall conform to the requirements set forth in chapter 21A.37 of this title.

I. Outdoor Sales, Display and Storage: "Sales and display (outdoor)" and "storage and display (outdoor)", is permitted for retail uses and the retail components of other permitted and conditional uses authorized in 21A.22.060 "Table of Permitted and Conditional Uses in the Gateway District. These uses shall conform to the following:

1. Outdoor sales and display and outdoor storage may also be permitted when part of an authorized temporary use as established in chapter 21A.42 of this title;

2. The outdoor sales or display of merchandise shall not encroach into areas of required parking for longer than 30 days;

3. The outdoor permanent sales or display of merchandise shall not be located in any required yard area within the lot when the lot abuts a residential zoning district;

4. The outdoor sales or display of merchandise shall not include the use of banners, pennants or strings of pennants.

21A.31.020: G-MU GATEWAY-MIXED USE DISTRICT:

A. Purpose Statement: The G-MU Gateway-Mixed Use District is intended to implement the objectives of the adopted Downtown master plan and encourage the mixture of residential, commercial and assembly uses within an urban neighborhood atmosphere. The 200 South corridor is intended to encourage commercial development on an urban scale and the 500 West corridor is intended to be a primary residential corridor from North Temple to 400 South. Development in this district is intended to create an urban neighborhood that provides employment and economic development opportunities that are oriented toward the pedestrian with a strong emphasis on a safe and attractive

streetscape. The standards are intended to achieve established objectives for urban and historic design, pedestrian amenities and land use regulation.

B. Special Provisions:

1. Commercial Uses, 200 South: All buildings fronting 200 South shall have commercial uses that may include retail goods/service establishments, offices, restaurants, art galleries, motion picture theaters or performing arts facilities shall be provided on the first floor adjacent to the front or corner side lot line. The facades of such first floor shall be compatible and consistent with the associated retail or office portion of the building and other retail uses in the area.

2. Residential Units, 500 West: Buildings fronting on 500 West shall be required to have residential units occupying a minimum of fifty percent (50%) of the structure's gross square footage.

C. Building Height: The minimum building height shall be seventy five (75') The maximum building height shall not exceed one hundred eighty feet (180').

1. Design Review: A modification to building height over ninety feet (90) in height shall only be allowed if approved through the design review process, subject to conformance with the standards and procedures of chapter 21A.59 of this title, and subject to compliance to the applicable master plan.

2. The ground floor of all new buildings shall have a minimum floor to ceiling height of sixteen feet (16').

D. All buildings shall be designed with a base that is differentiated from the remainder of the building. The base shall be between one (1) and three (3) stories in height, be visible from pedestrian view, and appropriately scaled to the surrounding contiguous historic buildings. The base shall include fenestration that distinguishes the lower from upper floors. Insets and/or projections are encouraged.

E. Yard Requirements: No minimum setback requirements. A maximum setback of ten feet (10') is allowed for up to thirty percent (30%) of the building facade.

1. If provided, the yard must include one (1) of the following elements:

a. Seating at a ratio of at least one bench for every 500 square feet of yard space;

or

b. Landscaping that includes an increase of at least 25% in the total number of trees required to be planted on the site; or

c. Awning or a similar form of weather protection that covers at least 5 feet in width and length from all street-facing building entrances.

2. Exceptions to this requirement may be authorized through the design review process, subject to the requirements of Chapter 21A.59 of this title.

3. Regardless of the setback provided, doors shall be setback a minimum distance to allow the door to operate without swinging into a right of way or midblock walkway.

4. Exceptions to this requirement may be authorized through the design review process, subject to the requirements of Chapter 21A.59 of this title.,

5. The Planning Director, in consultation with the Transportation Director, may modify this requirement to accommodate a wider sidewalk if the adjacent public sidewalk is less

than fifteen feet (15') wide and the resulting modification to the setback results in a more efficient public sidewalk. The Planning Director may waive this requirement for any addition, expansion, or intensification, which increases the floor area or parking requirement by less than fifty percent (50%) if the Planning Director finds the following:

a. The architecture of the addition is compatible with the architecture of the original structure or the surrounding architecture, or

b. The addition reduces the extent of the noncompliance of the existing building.

5. Ground floor residential uses shall have a minimum setback of ten feet (10'). This setback shall be incorporated into a private yard for the ground floor units.

(Ord. 14-19, 2019: Ord. 66-13, 2013: Ord. 15-13, 2013)

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ATTACHMENT D: 21A.26.070 General Commercial Draft

21A.26.070: CG GENERAL COMMERCIAL DISTRICT:

A. Purpose Statement: The purpose of the CG General Commercial District is to provide an environment for a variety of commercial uses, some of which involve the outdoor display/storage of merchandise or materials. This district provides economic development opportunities through a mix of land uses, including retail sales and services, entertainment, office, residential, heavy commercial and low intensities of manufacturing and warehouse uses. This district is appropriate in locations where supported by applicable master plans and along major arterials. Safe, convenient and inviting connections that provide access to businesses from public sidewalks, bike paths and streets are necessary. Access should follow a hierarchy that places the pedestrian first, bicycle second and automobile third. The standards are intended to create a safe and aesthetically pleasing commercial environment for all users.

B. Uses: Uses in the CG General Commercial District as specified in section 21A.33.030, "Table Of Permitted And Conditional Uses For Commercial Districts", of this title are permitted subject to the general provisions set forth in section 21A.26.010 of this chapter and this section.

C. Minimum Lot Size:

1. Minimum Lot Area: Ten thousand (10,000) square feet.
2. Minimum Lot Width: Sixty feet (60').
3. Existing Lots: Lots legally existing prior to April 12, 1995, shall be considered legal conforming lots.

D. Minimum Yard Requirements:

1. Front Yard: ~~Ten feet (10')~~ Five feet (5').
2. Corner Side Yard: Ten feet (10').
3. Interior Side Yard: None required.
4. Rear Yard: Ten feet (10').
5. Buffer Yard: All lots abutting residential property shall conform to the buffer yard requirements of chapter 21A.48 of this title.
6. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to section 21A.36.020, table 21A.36.020B of this title.

E. Maximum Yard: The maximum yard requirement is ten feet (10').

1. If provided, the yard must include one (1) of the following elements:
 - a. Seating at a ratio of at least one bench for every 500 square feet of yard space;
or
 - b. Landscaping that includes an increase of at least 25% in the total number of trees required to be planted on the site; or
 - c. Awning or a similar form of weather protection that covers at least 5 feet in width and length from all street-facing building entrances.
2. Exceptions to this requirement may be authorized through the design review process, subject to the requirements of Chapter 21A.59 of this title.
3. Regardless of the setback provided, doors shall be setback a minimum distance to allow the door to operate without swinging into a right of way or midblock walkway.
4. All provided front or corner side yards must contain a tree every thirty feet (30').

5. Exceptions to this requirement may be authorized through the design review process, subject to the requirements of chapter 21A.59 of this title.

6. The Planning Director, in consultation with the Transportation Director, may modify this requirement to accommodate a wider sidewalk if the adjacent public sidewalk is less than fifteen feet (15') wide and the resulting modification to the setback results in a more efficient public sidewalk. The Planning Director may waive this requirement for any addition, expansion, or intensification, which increases the floor area or parking requirement by less than fifty percent (50%) if the Planning Director finds the following:

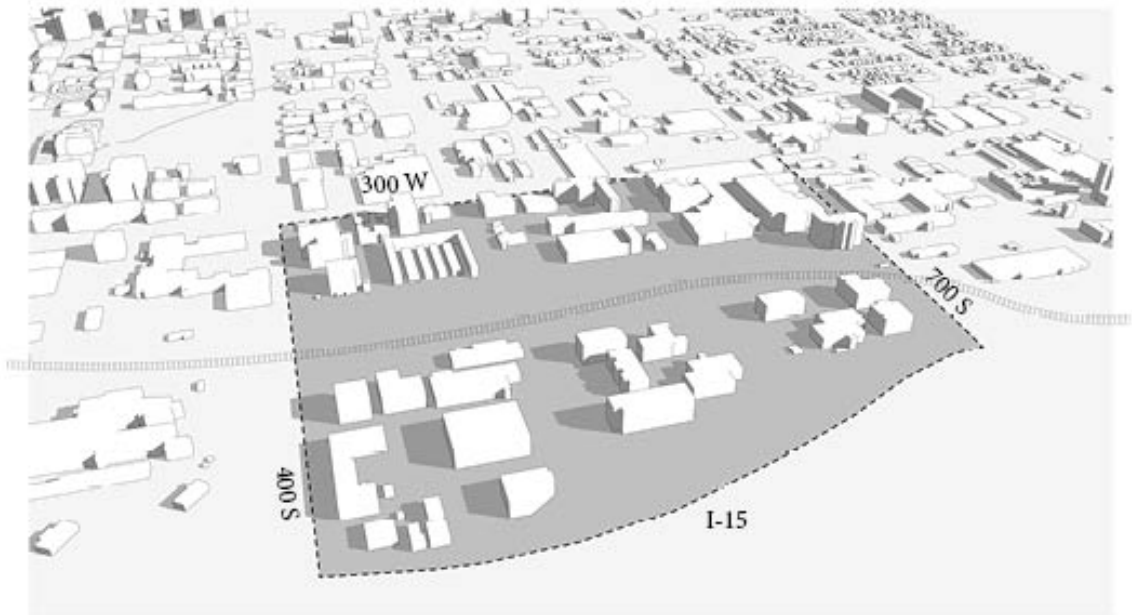
(a) The architecture of the addition is compatible with the architecture of the original structure or the surrounding architecture, or

(b) The addition reduces the extent of the noncompliance of the existing building.

F. Landscape Yard Requirements: A landscape yard of five feet (5') shall be required on all front or corner side yards, conforming to the requirements of section 21A.48.090 of this title.

G. Maximum Height: No building shall exceed seventy-five feet (75') unless the property is within the following boundary, from 400 S to 700 S from 300 W to I-15, where buildings shall not exceed one-hundred fifty feet (150'). Additionally, buildings taller than seventy five feet (75') to a maximum of one hundred five feet (105') outside of the described boundary may be allowed in accordance with the provisions of subsections G1 through G3 of this section.

Maximum Height



1 No building shall exceed seventy-five feet (75') unless it is within the identified boundaries.

2	<u>Buildings that are outside of the identified boundary higher than seventy five feet (75') may be allowed in accordance with the provisions of subsections G1 through G3 of this section.</u>
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1. Procedure For Modification: A modification to the height regulations, in this subsection (G) may be granted through the Design Review process in conformance with the provisions of chapter 21A.59 of this title. In evaluating an application submitted pursuant to this section, the Planning Commission or in the case of an administrative approval the Planning Director or designee, shall find that the increased height will result in improved site layout and amenities.

2. Outdoor Usable Space: If additional height is approved, the site shall include outdoor usable space for the building occupants that is equal to at least ten percent (10%) of the gross floor area of the additional floors. The outdoor usable area may be located within a wider park strip that extends further into the right of way than the current park strip, in midblock walkways that include a public access easement, in rooftop gardens, plazas, or in a provided yard that exceeds the minimum yard requirement. The outdoor usable space shall include a minimum dimension of at least ten feet (10') by ten feet (10'). ~~Increased landscaping shall be provided over and above that which is normally required for landscape yards, landscape buffer yards, and parking lot perimeter and interior landscaping. The amount of increased landscaping shall be equal to ten percent (10%) of the area of the additional floors.~~

~~3. Maximum Additional Height For Properties Outside of Identified Boundary: Additional height shall be limited to thirty feet (30') subject to the provisions in G2 for a maximum height of one hundred and five feet (105').~~

~~F. Maximum Height: No building shall exceed sixty feet (60'). Buildings higher than sixty feet (60') may be allowed in accordance with the provisions of subsections F1 and F3 of this section.~~

H. Mid Block Walkways: As part of the City's plan for the downtown area, it is intended that mid block walkways be provided to facilitate pedestrian movement within the area. The City has adopted the Downtown Master Plan that includes a mid block walkway map and establishes a need for such walkways as the Downtown grows. Because the districts within the downtown area allow building heights that exceed those of other districts in the city, the requirement for a mid block walkway is considered to be necessary to alleviate pedestrian impacts on the public sidewalks by dispersing future use of the public sidewalks. This requirement implements the city's Downtown Master Plan and provides visual relief from the additional height that is available in these zone districts when compared to the remainder of the city. All buildings constructed after the effective date hereof within the Downtown Zoning Districts shall conform to this officially adopted plan for mid block walkways, in addition to the following standards:

1. 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.

2. The following standards apply to the mid block walkway:

a. The midblock walkway must be a minimum of fifteen feet (15') wide and include a minimum six foot (6') wide unobstructed path.

b. The mid block 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.

c. Building encroachments into the midblock walkway are permitted if they include one or more of the following elements:

(1) Colonnades;

(2) Staircases;

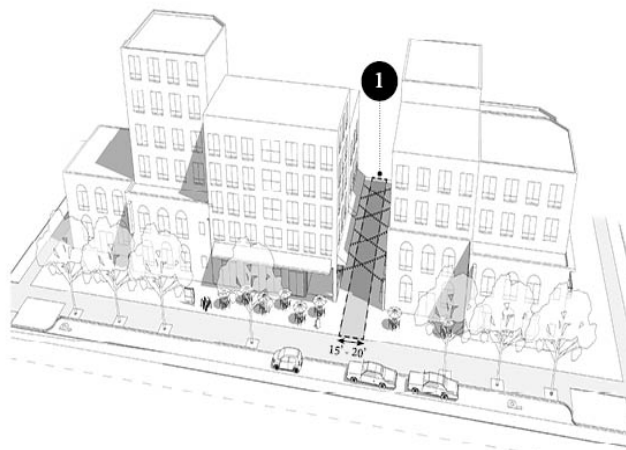
(3) Balconies – All balconies must be located at the third (3rd) story or above.

(4) Building overhangs and associated cantilever - These coverings may be between nine (9) and fourteen (14) feet above the level of the sidewalk. They shall provide a minimum depth of coverage of six feet (6') and project no closer to the curb than three feet (3').

(5) Skybridge – A single skybridge is permitted. All skybridges must be located at the third (3rd), fourth (4th), or fifth (5th) stories.

(6) Other architectural element(s) not listed above that offers refuge from weather and/or provide publicly accessible usable space.

Mid Block Walkways



1

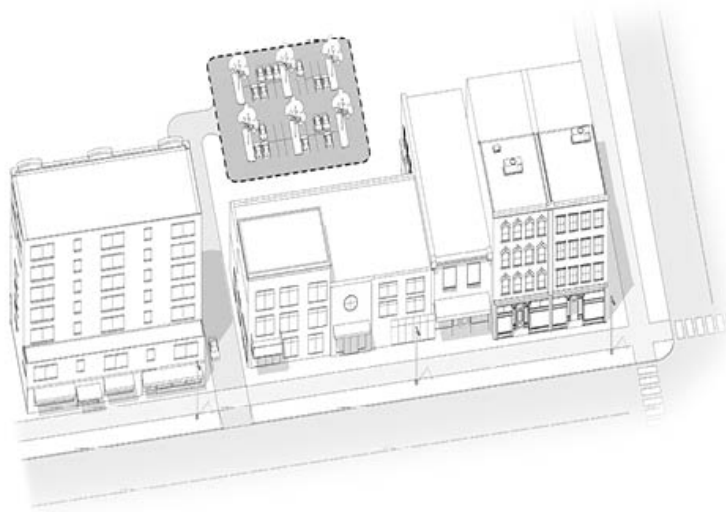
The midblock walkway must be a minimum of fifteen feet (15') wide and include a minimum six foot (6') wide unobstructed path.

I. Restrictions On Parking Lots and Structures: An excessive amount of at or above ground parking lots and structures can negatively impact the urban design objectives of the General Commercial (CG) District. To control such impacts, the following regulations shall apply parking facilities that are at or above ground:

1. Parking shall be located behind principal buildings or incorporated into the principal building provided the parking is wrapped on street facing facades with a use allowed in the zone other than parking.

2. Parking lots not wholly behind the principal building are limited to no more than two double-loaded parking aisles (bays) adjacent to each other when the parking lot is not located . The length of a parking lot shall not exceed ten (10) stalls.

Surface Parking Lots



1 A parking lot shall not consist of more than two double-loaded parking aisles (bays) adjacent to each other. The length of a parking lot shall not exceed ten (10) stalls.

~~3. Accessory parking structures built prior to the principal use,, shall be allowed as conditional uses with the approval of the Planning Commission pursuant to the provisions of chapter 21A.54 of this title.~~

~~4-3. No special restrictions shall apply to belowground parking facilities.~~

~~5 4. Parking structures shall conform to the requirements set forth in chapter 21A.37 of this title.~~

~~65. All parking lot and structure landscaping must comply with the provisions set forth in chapter 21A.48 of this title.~~

(Ord. 14-19, 2019: Ord. 66-13, 2013: Ord. 15-13, 2013: Ord. 12-11, 2011: Ord. 61-09 § 18, 2009: Ord. 3-01 § 2, 2001: Ord. 35-99 § 27, 1999: Ord. 26-95 § 2(13-6), 1995)

ATTACHMENT E: 21A.27 Form Based District Draft

CHAPTER 21A.27

FORM BASED DISTRICTS

SECTION:

21A.27.010: Purpose Statement And General Provisions

21A.27.020: Building Types And Forms Established

21A.27.030: Building Configuration And Design Standards

21A.27.010: PURPOSE STATEMENT AND GENERAL PROVISIONS:

- A. Purpose Statement: The purpose of the form based districts is to create urban neighborhoods that provide the following:
1. People oriented places;
 2. Options for housing types;
 3. Options in terms of shopping, dining, and fulfilling daily needs within walking distance or conveniently located near mass transit;
 4. Transportation options;
 5. Access to employment opportunities within walking distance or close to mass transit;
 6. Appropriately scaled buildings that respect the existing character of the neighborhood;
 7. Safe, accessible, and interconnected networks for people to move around in; and
 8. Increased desirability as a place to work, live, play, and invest through higher quality form and design.
- B. Context Description: The form based districts are intended to be utilized in areas with the following characteristics:
1. Street, Block, And Access Patterns: A regular pattern of blocks surrounded by a traditional grid of streets that provide mobility options and connections for pedestrians, bicyclists, and automobiles. Blocks include sidewalks separated from vehicle travel lanes by a landscaped park strip. Front yards are landscaped or include active, outdoor uses.
 2. Building Placement And Location: Residential buildings are generally located close to the sidewalk with a small, transitional, semipublic space, such as a landscaped front yard, that is consistent along the block face. Buildings along arterials are located close to the sidewalk with parking to the side or rear of building.
 3. Building Height: Building heights on local streets are relatively low and consistent with existing building heights with little variation. Buildings located on arterial streets are generally taller.
 4. Mobility: A balance between pedestrians, bicyclists, transit riders, and motorists exist in the area, and residents are well connected to other parts of the city.
- C. Intent Of Form Based Districts:
1. Statement Of Intent: Form based districts are intended to provide zoning regulations that focus on the form of development, the manner in which buildings are oriented toward public spaces, the scale of development, and the interaction of uses within the city. Form based districts provide places for people to live, work, and play within a close proximity.

Regulations within form based districts place emphasis on the built environment over land use.

2. How To Use This Chapter: Form based districts emphasize the form, scale, placement, and orientation of buildings. Each subdistrict includes a table of permitted building forms and specific development regulations for each building form. The first step is to identify which subdistrict the property is located in, and then identify what building forms are permitted, and finally what standards apply to the specific building form. All new developments and additions to existing buildings shall comply with the specific requirements of this chapter. (Ord. 23-16, 2016)

21A.27.020: BUILDING TYPES AND FORMS ESTABLISHED:

A. Building Types And Form Standards:

1. Encourage building forms that are compatible with the neighborhood and the future vision for the neighborhood by acknowledging the current scale of the area and it's architectural and material elements. These elements within new development shall compliment those of the existing buildings. ~~there will be different scaled buildings in the area;~~

2. Arrange building heights and scale to provide appropriate transitions between buildings of different scales and adjacent areas, especially between different subdistricts;

3. Guide building orientation through setbacks and other requirements to create a consistent street edge, enhance walkability by addressing the relationship between public and private spaces, and ensure architectural design will contribute to the character of the neighborhood;

4. Use building form, placement, and orientation to identify the private, semiprivate, and public spaces;

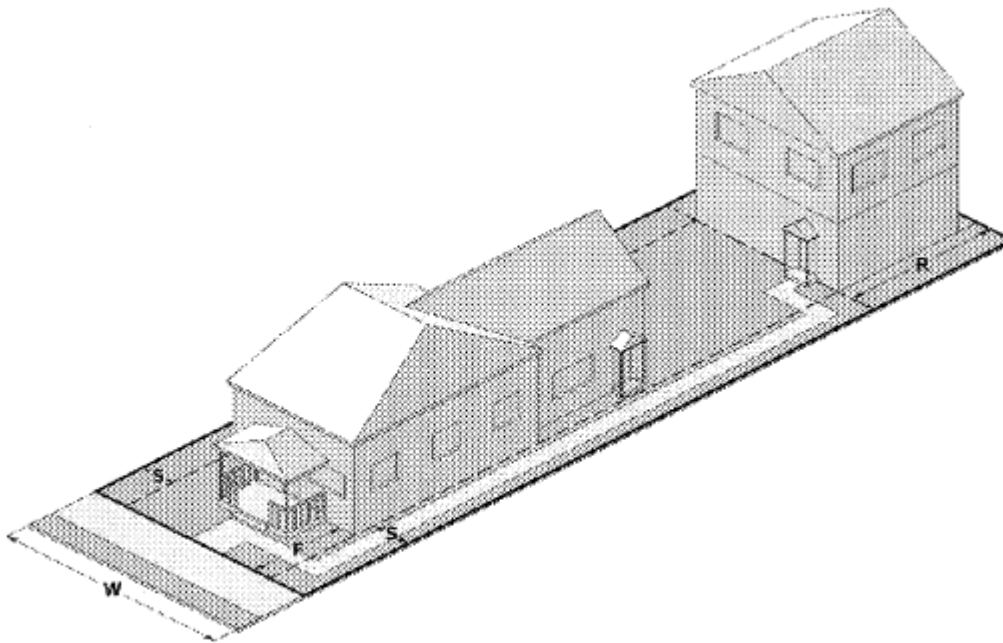
5. Minimize the visual impact of parking areas; and

6. Minimize conflicts between pedestrians, bicyclists, and vehicles.

B. Building Types And Forms:

1. Description: The permitted building forms are described in this subsection. Each building form includes a general description and definition, as well as images of what the building form may look like. Building form images are for informational purposes only and not intended to demonstrate exactly what shall be built. The description and images should be used to classify existing and proposed buildings in order to determine what development regulations apply. The drawings are not to scale. They should not be used to dictate a specific architectural style as both traditional and contemporary styles can be used.

a. Urban House: A residential structure with the approximate scale of a single dwelling unit, as viewed from the street, but may contain up to two (2) dwelling units. The structure has a single entry facing the street, a front porch or stoop, and a small front yard. Second units may be arranged vertically (up and down) or horizontally (front and back), but the entry to the second unit is from the side, rear, or interior of structure. A third unit may also be located along an alley as a stand alone unit or as a dwelling unit located in an accessory building. All units are on a single lot.



Urban House With Detached Dwelling

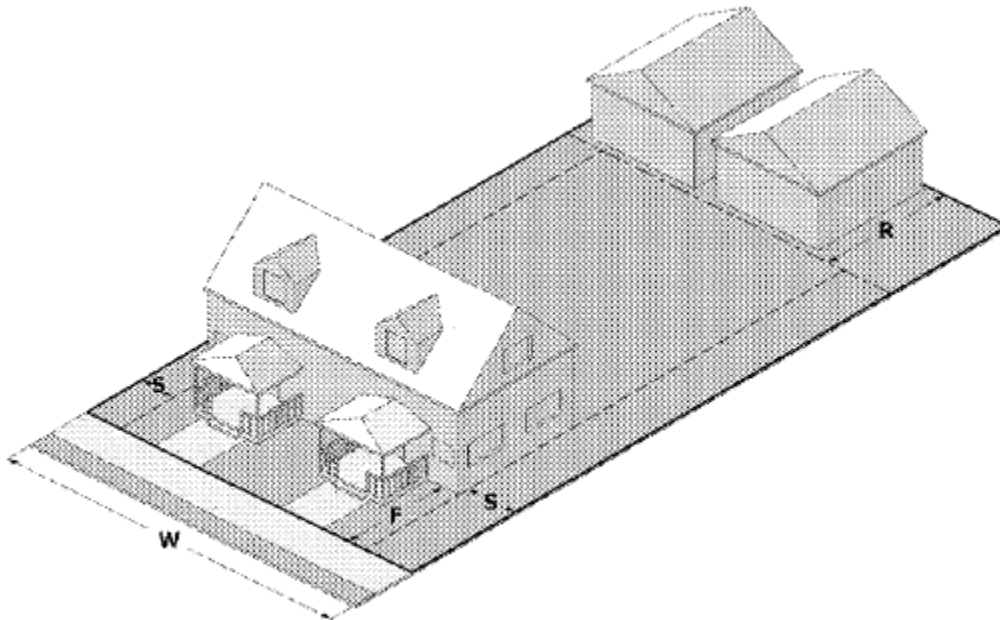


Modern And Traditional Forms



Two-Story Contemporary Form

b. Two-Family Dwelling: A residential structure that contains two (2) dwelling units in a single building. The units may be arranged side by side, up and down, or front and back. Each unit has its own separate entry directly to the outside. Dwellings may be located on separate lots or grouped on one lot. A third unit may also be located along an alley as a stand alone unit or as a dwelling unit located in an accessory building, but may not be located on a separate lot.



Two-Family Dwelling With Garages



Traditional Two-Family Dwelling



Modern Two-Family Dwelling

c. Cottage Development: A unified development that contains two (2) or more detached dwelling units with each unit appearing to be a small single-family dwelling with a common green or open space area. Dwellings may be located on separate lots or grouped on one lot.

d. Additional Development Standards For Cottage Building Forms:

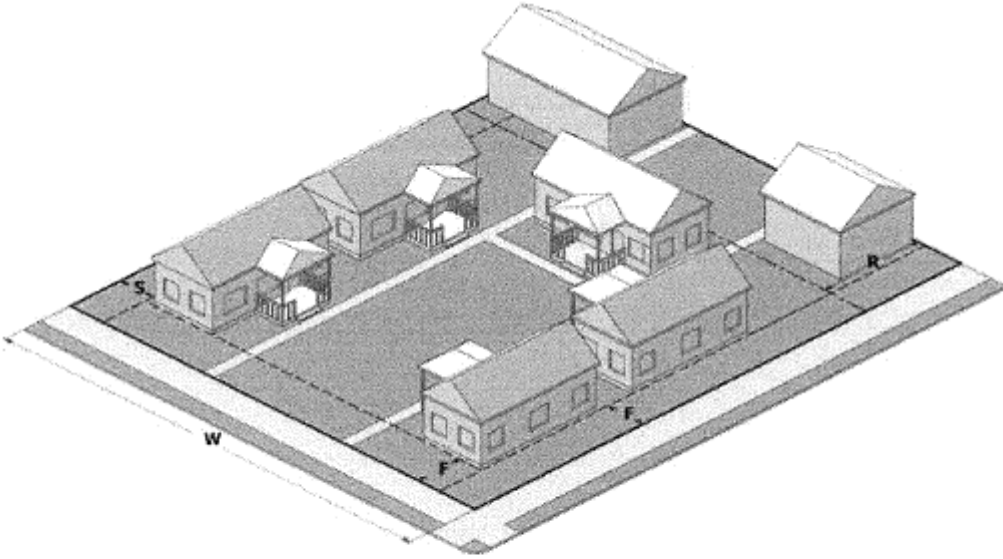
(1) Setbacks Between Individual Cottages: All cottages shall have a minimum setback of eight feet (8') from another cottage.

(2) Footprint: No cottage shall have a footprint in excess of eight hundred fifty (850) square feet.

(3) Building Entrance: All building entrances shall face a public street or a common open space area.

(4) Open Space Area: A minimum of two hundred fifty (250) square feet of common, open space area is required per cottage ~~up to a maximum of one thousand (1,000) square feet.~~ At least fifty percent (50%) of the open space area shall be contiguous and include landscaping, walkways or other amenities intended to serve the residents of the development.

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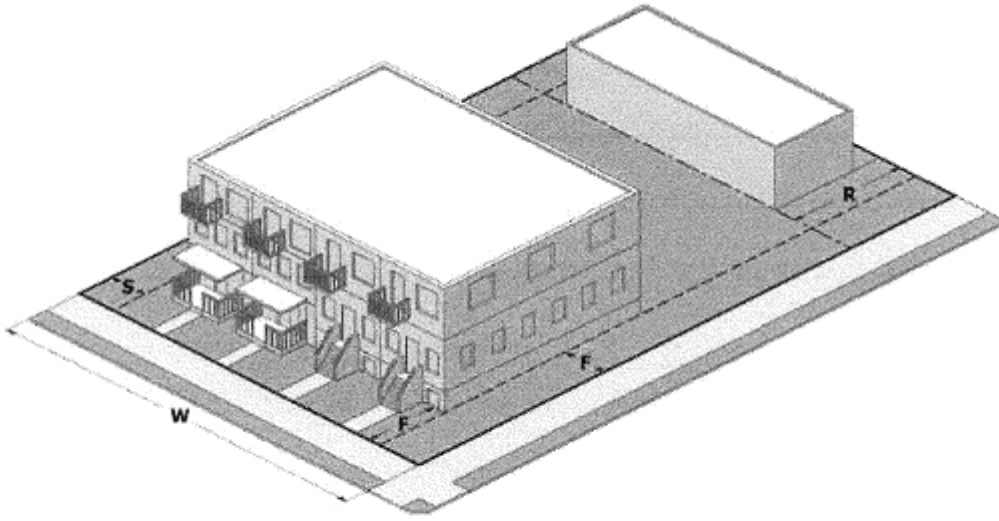


Cottage Development On Single Parcel



Cottage Development

e. Row House: A series of attached single-family dwellings that share at least one common wall with an adjacent dwelling unit. A row house contains a minimum of three (3) residential dwelling units. Each unit may be on its own lot. If possible, off street parking is accessed from an alley.



Row House On Single Parcel

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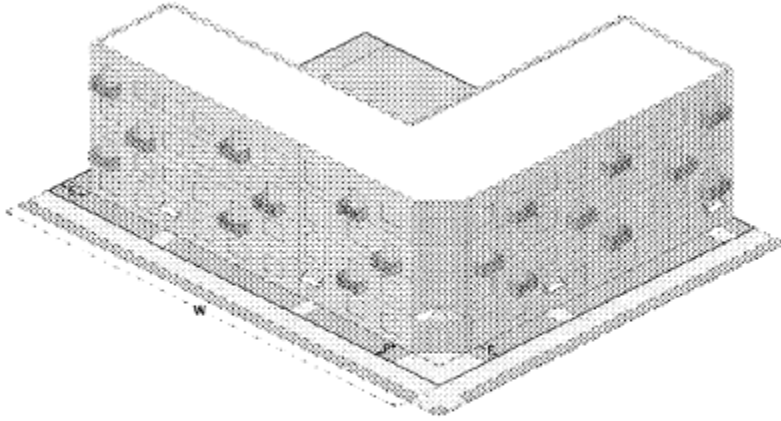


Modern Row House Form



Traditional Row House Form

f. Multi-Family Residential: A multi-family residential structure containing three (3) or more dwelling units that may be arranged in a number of configurations.

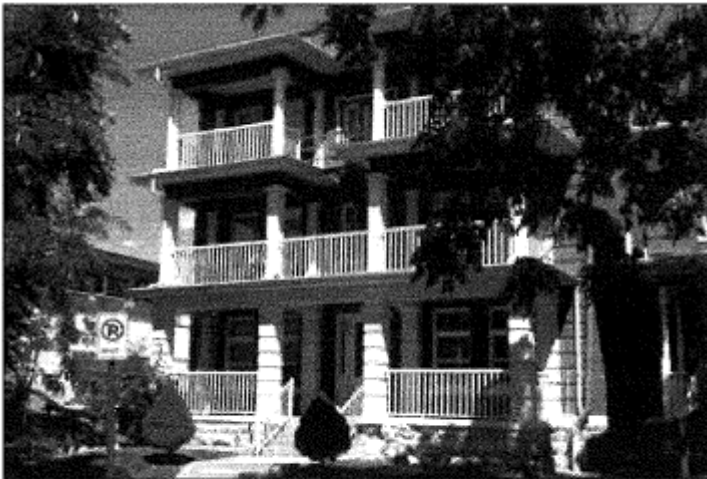


Multi-Family Residential Form

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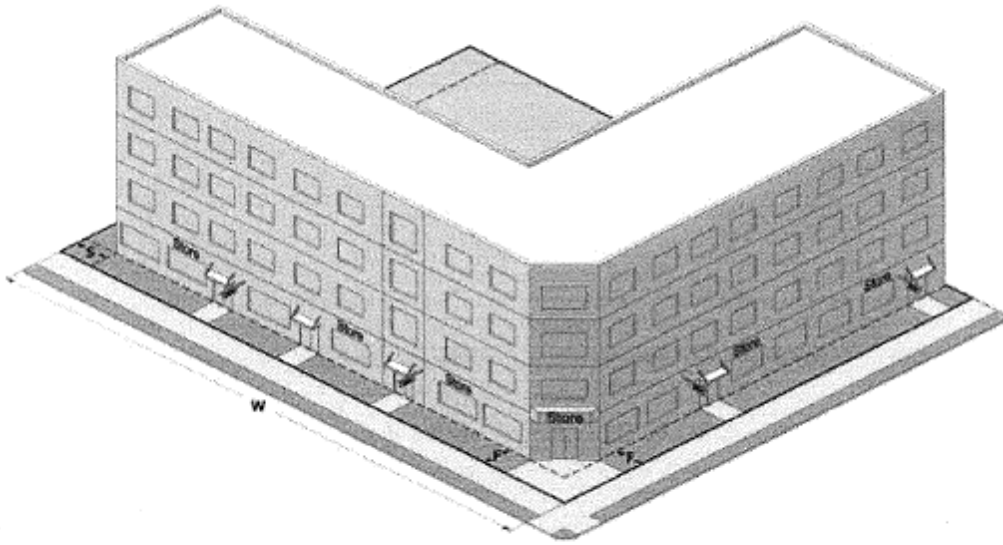


Multi-Family Modern Form

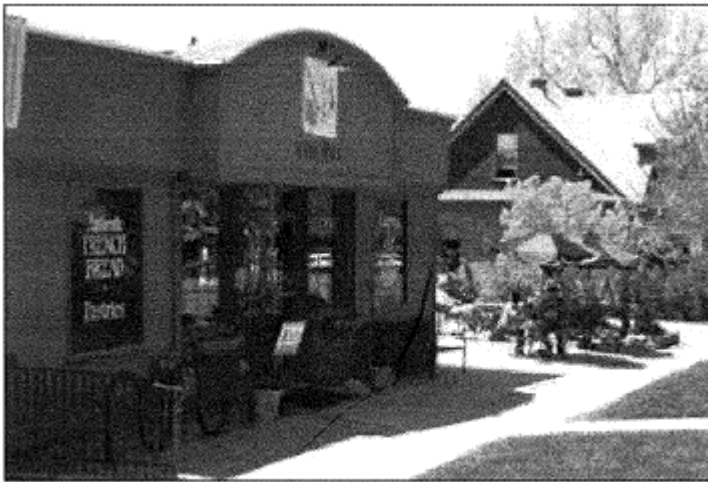


Multi-Family Traditional Form

g. Storefront: A commercial structure that may have multiple stories and contain a variety of commercial uses that are allowed in the district that permits this building type. All buildings, regardless of the specific use, have a ground floor that looks like a storefront.



Storefront Form



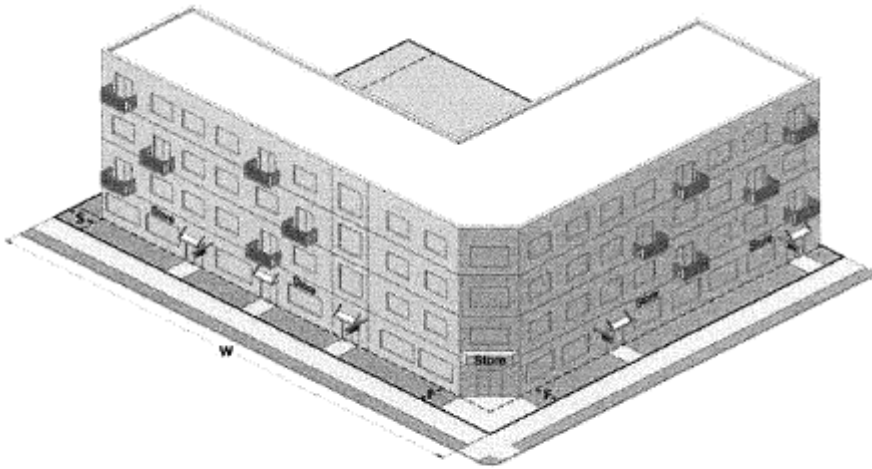
Contemporary Storefront



Traditional Storefront

h. **Vertical Mixed Use:** A multi-story building that contains a mix of commercial and/or office with residential uses.

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Vertical Mixed Use Multi-Story Form



Modern Materials



Traditional Materials

C. Building Form Standards:

1. The provisions of this section shall apply to all properties located within the Form Based Districts as indicated on the maps in each Form Based District.

2. Building form and street type standards apply to all new buildings and additions when the new construction related to the addition is greater than twenty five percent (25%) of the footprint of the structure or one thousand (1,000) square feet, whichever is less. Refer to section 21A.27.030 of this chapter on the building configuration standards for more information on how to comply with the standards. The graphics included provide a visual representation of the standards as a guide and are not meant to supersede the standards in the tables. Only building forms identified in the table are permitted. (Ord. 13-19, 2019; Ord. 23-16, 2016)

21A.27.030: BUILDING CONFIGURATION AND DESIGN STANDARDS:

A. Specific Intent Of Configuration And Design Standards:

1. Design Related Standards: The design related standards are intended to do the following:

- a. Implement applicable master plans;
- b. Continue the existing physical character of residential streets while allowing an increase in building scale along arterials and near transit stations;
- c. Focus development and future growth in the City along arterials and near transit stations;
- d. Arrange buildings so they are oriented toward the street in a manner that promotes pedestrian activity, safety, and community;
- e. Provide human scaled buildings that emphasize design and placement of the main entrance/exit on street facing facades;
- f. Provide connections to transit through public walkways;
- g. Provide areas for appropriate land uses that encourage use of public transit and are compatible with the neighborhood;
- h. Promote pedestrian and bicycle amenities near transit facilities to maximize alternative forms of transportation; and
- i. Rehabilitate and reuse existing residential structures in the Form Based Zoning Districts when possible to efficiently use infrastructure and natural resources, and preserve neighborhood character.

B. Building Entry: Refer to the standards set in 21A.37.050.D of this title.

1. Entry Feature: The following building entries are permitted as indicated:

~~—B. Building Configuration Standards Defined: The building configuration standards are defined in this section. The defined standards in this section are intended to identify how to comply with the building configuration standards tables located in this chapter.~~

~~—C. Application Of Building Configuration Standards: Building configuration standards apply to all new buildings and additions when the new construction related to the addition is greater than twenty five percent (25%) of the footprint of the structure or one thousand (1,000) square feet, whichever is less. The graphics included provide a visual~~

representation of the standards as a guide and are not meant to supersede the standards in the tables. This standard applies to all Form Based Zoning Districts unless otherwise indicated.

- 1. ~~Building Entry: A minimum of one main entry with an entry feature facing a public street or walkway, excluding alleys, is required. The main entry is the primary pedestrian entrance into a building. Two-family dwelling buildings shall have a minimum of one main entry with porch or stoop for at least one of the dwelling units facing a street. The main entry for the second dwelling unit may face the street or side yard, but must also have a porch or stoop entrance. Where required, the building entry must be one of the following:~~
 - a. ~~Front entrance: Door on the same plane as street facing facade;~~
 - b. ~~Recessed entrance: Inset behind the plane of the building no more than ten feet (10'). If inset, then the side walls of the inset must be lined with clear glass. Opaque, smoked, or darkened glass is not permitted; or~~
 - c. ~~Corner entrance: Entry that is angled or an inside corner located at the corner of two (2) intersecting streets.~~
 - d. ~~Number: Every building shall have at least one entry for every seventy five feet (75') of building facade along a public or private street, alley or greenway.~~
- 2. ~~Encroachments: A permitted entry feature may encroach into a required yard provided no portion of the porch is closer than five feet (5') to the front property line.~~
- 3. ~~Entry Feature: The following building entries are permitted as indicated:~~

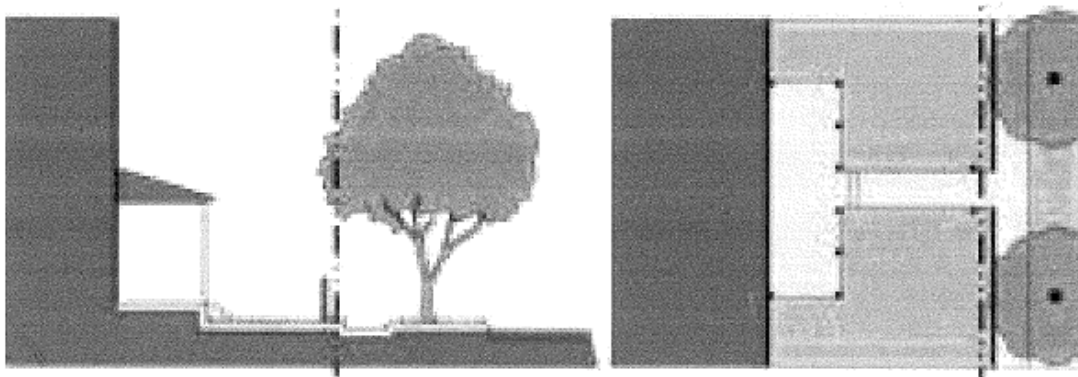
TABLE 21A.27.030.B
ENTRY FEATURE STANDARDS

Entry Feature Permitted Based On Building Form Type	Urban House	Cottage Development	Two-Family Dwelling	Row House	Multi-Family	Storefront	Vertical Mixed Use
Porch and fence: A planted front yard where the street facing building facade is set back from the front property line with an attached porch that is permitted to	P	P	P	P	P		P

encroach into the required yard. The porch shall be a minimum of 6' in depth. The front yard may include a fence no taller than 3' in height

Reference Illustration - Porch And Fence

Reference Illustration - Porch And Fence

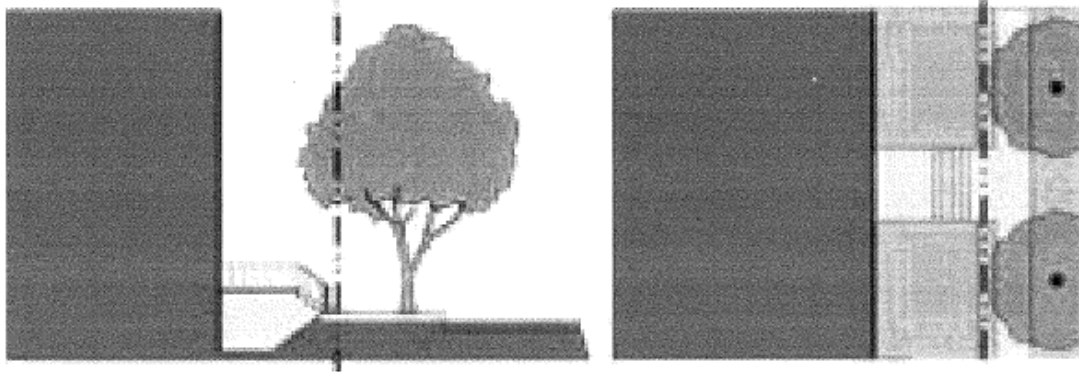


Entry Feature Permitted Based On Building Form Type	Urban House	Cottage Development	Two-Family Dwelling	Row House	Multi-Family	Storefront	Vertical Mixed Use
Terrace or lightwell: An entry feature where the street facing facade is set back from the front property line	P	P	P	P	P	P	P

by an elevated terrace or sunken lightwell. May include a canopy or roof

Reference Illustration - Terrace Or Lightwell

Reference Illustration - Terrace Or Lightwell

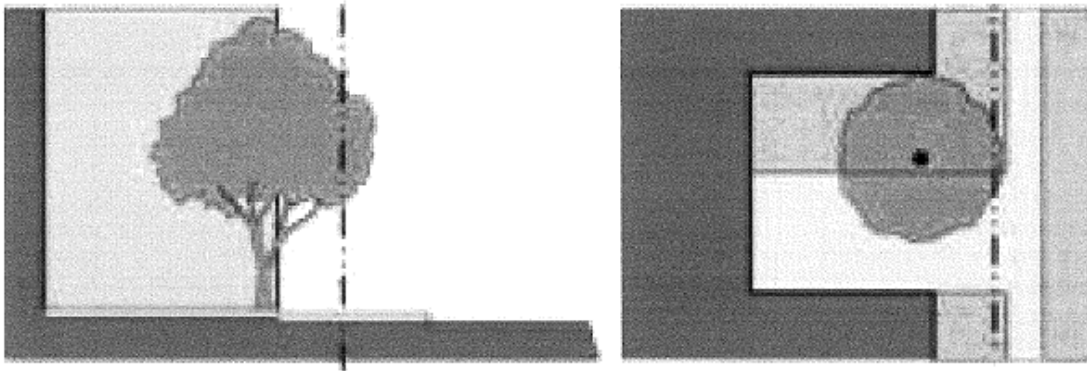


Entry Feature Permitted Based On Building Form Type	Urban House	Cottage Development	Two-Family Dwelling	Row House	Multi-Family	Storefront	Vertical Mixed Use
Forecourt: An entry feature wherein a portion of the street facing facade is close to the property line and the central portion is set back. The court created must be landscaped, contain	P	P	P	P	P	P	P

outdoor
plazas,
outdoor
dining areas,
private yards,
or other
similar
features that
encourage
use and
seating

Reference Illustration - Forecourt

Reference Illustration - Forecourt

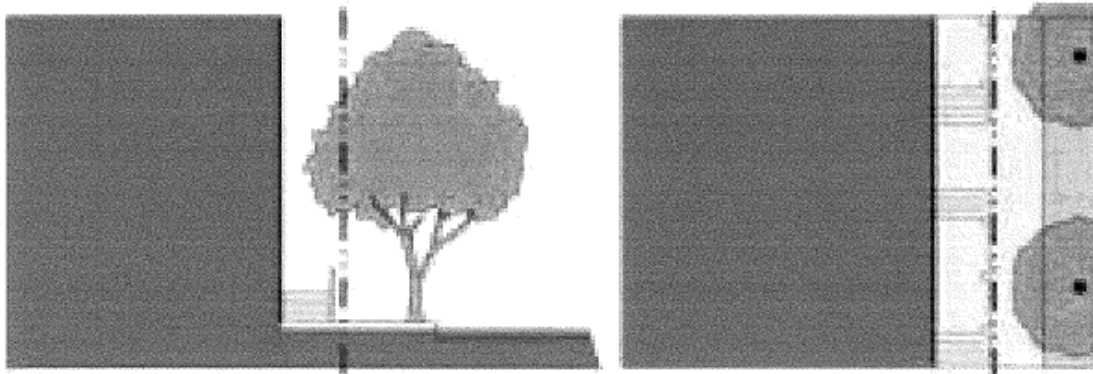


Entry Feature Permitted Based On Building Form Type	Urban House	Cottage Development	Two-Family Dwelling	Row House	Multi-Family	Storefront	Vertical Mixed Use
Stoop: An entry feature wherein the street facing facade is close to the front property line and the first story is elevated from the sidewalk sufficiently to	P	P	P	P	P	P	P

secure privacy for the windows. The entrance contains an exterior stair and landing that is either parallel or perpendicular to the street. Recommended for ground floor residential uses

Reference Illustration - Stoop

Reference Illustration - Stoop

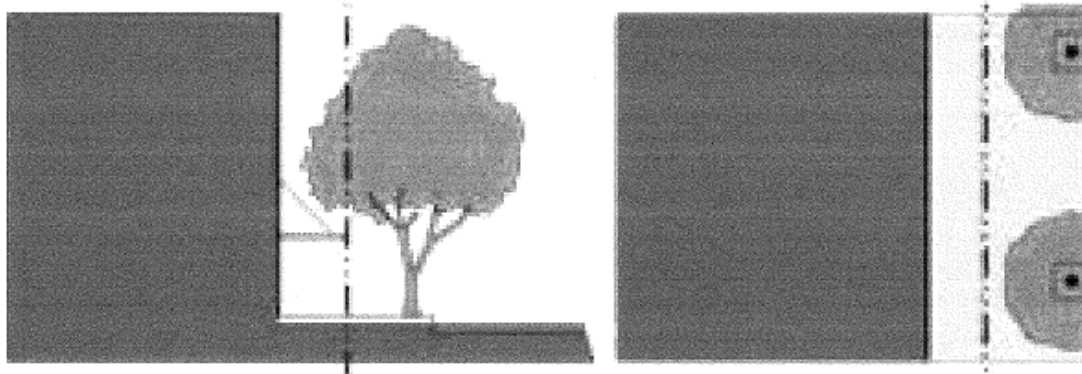


Entry Feature Permitted Based On Building Form Type	Urban House	Cottage Development	Two-Family Dwelling	Row House	Multi-Family	Storefront	Vertical Mixed Use
Shopfront: An entry feature where the street facing facade is close to the property line and building			<u>P</u>		P	P	P

entrance is at sidewalk grade. Building entry is covered with an awning, canopy, or is recessed from the front building facade, which defines the entry and provides protection for customers

Reference Illustration - Shopfront

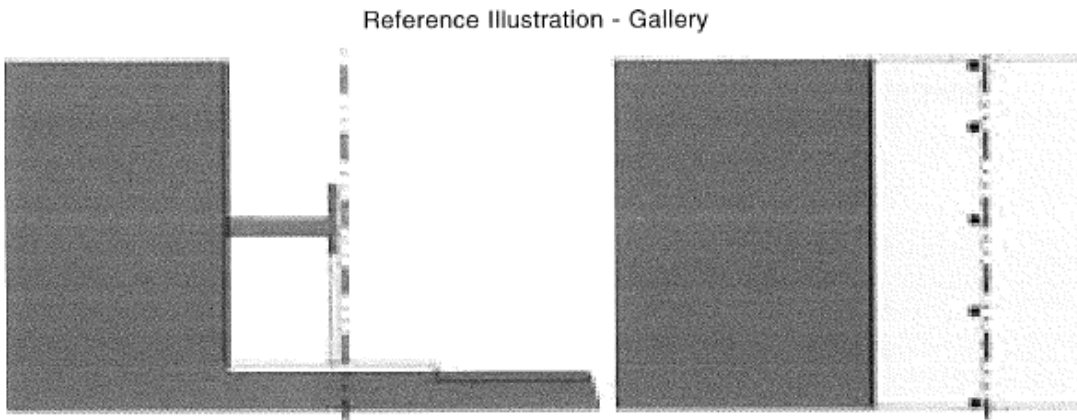
Reference Illustration - Shopfront



Entry Feature Permitted Based On Building Form Type	Urban House	Cottage Development	Two-Family Dwelling	Row House	Multi-Family	Storefront	Vertical Mixed Use
Gallery: A building entry where the ground floor is no more than 10' from the					P	P	P

front
property line
and the
upper levels
or roofline
cantilevers
from the
ground floor
facade up to
the front
property line

Reference Illustration - Gallery



4. Additional Design Standards Required For The Form Based Districts (These Standards Do Not Apply To The FB-UN1 Zoning District):

- a. Facade Length: The maximum length of any building facade facing a street is two hundred feet (200').
- b. Stepback Requirement: Floors rising above thirty feet (30') in height shall be stepped back fifteen (15) horizontal feet from the building foundation at grade for building elevations that are adjacent to a public street, public trail, or public open space. This stepback does not apply to buildings that have balconies on floors rising above thirty feet (30') in height.
- c. Glass: For all floors or levels above the ground floor, a minimum of fifteen percent (15%) of all street facing facades must be glass.
- d. Second Floor Balconies And Patios: Commercial uses or businesses that face a greenway corridor may have a second floor balcony or patio. Rooftops can be used as patios and shall comply with all applicable zoning standards.
- e. Ground Floor Uses: On the ground floor, a permitted use other than parking shall occupy at least seventy five percent (75%) of the width of any street-facing building facade. All portions of such ground floor spaces shall extend a minimum of twenty five feet (25') into the structure of all building forms with the exception of row houses, two-family

dwelling, and cottage developments, which shall extend a minimum of ten feet (10'). Parking may be located behind these spaces.

— f. Design Standards For Parking Structures: The following standards shall apply to parking structures whether stand alone or incorporated into a building:

— (1) Parking structures shall have an external skin designed to improve visual character when adjacent to a public street or other public space. Examples include heavy-gauge metal screen, precast concrete panels; live green or landscaped walls, laminated or safety glass, decorative photovoltaic panels or match the building materials and character of the principal use. The Planning Director may approve other decorative materials not listed if the materials are in keeping with the decorative nature of the parking structure.

— (2) The architectural design of the 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 way-finding shall be integrated with the architecture of the parking structure and be architecturally compatible with the design. Public parking structure entrances shall be clearly signed from public streets.

— (6) Interior garage lighting shall not produce glaring sources towards adjacent properties while providing safe and adequate lighting levels. The use of sensor dimmable LEDs and white-stained ceilings are a good strategy to control light levels on site while improving energy efficiency.

— (7) Where a driveway crosses a public sidewalk, the driveway shall be a different color, texture, or paving material than the sidewalk to warn drivers of the possibility of pedestrians in the area.

— (8) The street level facing facades of all parking structures shall be wrapped along all street frontages with habitable space that is occupied by a use that is allowed in the zone as a permitted or conditional use.

— (9) Parking structures 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.

— 5. Pedestrian Connections: Where required, the following pedestrian connection standards apply:

— a. The connection shall provide direct access from any building entry to the public sidewalk or walkway.

— b. The connection shall comply with the Americans With Disabilities Act (ADA) standards for accessibility.

— c. The connection shall be fully paved and have a minimum width of four feet (4').

— d. The connection shall be separated from vehicle drive approaches and drive lanes by a change in grade and a wheel stop if the walkway is less than eight feet (8') wide.

— e. Pedestrian connections that lead directly from the sidewalk to the primary building entrance may contain wing walls, no taller than two feet (2') in height for seating, landscaping, etc.

— 6. Ground Floor Transparency: Where required, the ground floor transparency standards apply:

— a. Minimum of sixty percent (60%) of street facing facade, located between two feet (2') and eight feet (8') above the grade of the sidewalk, shall be transparent glass. This may be reduced to twenty percent (20%) if the ground floor is within one of the following building types: urban house, two-family, cottage, and row house.

— b. There must be visual clearance behind the glass for a minimum of six feet (6'). Three-dimensional display windows at least six feet (6') deep are permitted and may be counted toward the sixty percent (60%) glass requirement.

— c. Ground floor windows of commercial uses shall be kept clear at night, free from any window covering, with internal illumination. When ground floor glass conflicts with the internal function of the building, other means shall be used to activate the sidewalk, such as display windows, public art, architectural ornamentation or detailing or other similar treatment.

— d. The first floor elevation facing a street of all new buildings, or buildings in which the property owner is modifying the size of windows on the front facade, shall comply with these standards.

— 7. Building Materials: A minimum of seventy percent (70%) of any street facing building facade shall be clad in high quality, durable, natural materials, such as stone, brick, wood lap siding, fiber cement board siding, shingled or panel sided, and glass. Other materials may count up to thirty percent (30%) of the street facing building facade. Exterior insulation and finishing systems (EIFS) is permitted for trim only.

8C. Additional Design Standards Required For The Form Based Districts:

1. Open Space Area: A minimum of ten percent (10%) of the lot area shall be provided for open space area, unless a different requirement is specified in the building form regulation. Individual districts may require additional open space area requirements. Open space area may include landscaped yards, patio, dining areas, common balconies, rooftop gardens, and other similar outdoor living spaces. Private balconies shall not be counted toward the minimum open space area requirement. Required parking lot landscaping or perimeter parking lot landscaping shall also not count toward the minimum open space area requirement.

a. At least one open space area shall include a minimum dimension of at least fifteen feet (15') by fifteen feet (15').

b. Open space areas that are greater than five hundred (500) square feet must contain at least one useable element, accessible to all building occupants, from the following list. The chosen element shall be appropriate with the land use.

i. A bench for every two hundred fifty (250) square feet of open space area;

ii. A table for outdoor eating for every five hundred (500) square feet of open space area;

iii. An walking path outdoor amenity. This is defined as an amenity that intends to provide outdoor recreation and leisure opportunities including, but not limited to,

walking paths, playgrounds, seating areas, gardens, sport court or similar amenity intended to promote outdoor activity;

iv. Trees with a minimum spread of twenty feet (20') at mature height to shade a minimum of thirty three percent (33%) of the open space area; and/or

v. landscaping that equals at least 1/3rd three percent (33%) of the landscaped area.

~~9. Building Fenestration: No building wall that faces onto a street shall exceed more than thirty feet (30') in length without being interrupted by windows, doors, or change of building wall plane that results in an offset of at least twelve inches (12").~~

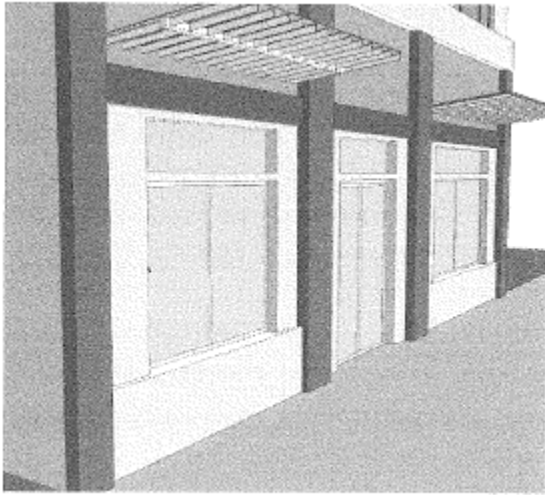


Illustration Of Building Fenestration

210. Residential Balconies: All street facing residential units above the ground floor or level shall contain a usable balcony facing the street that is a minimum of four feet (4') in depth. Balconies may overhang any required yard.

~~311. Design Standards Alternatives:~~

a. Alternatives To Required Build-To Line: Where a "required build-to" standard applies, the following alternatives may count toward the minimum build-to requirement as indicated:

(1) Landscaping Walls: Landscaping walls between twenty four inches (24") and forty two inches (42") high may count up to twenty five percent (25%) toward the minimum requirement provided the following:

(A) The wall incorporates seating areas.

(B) The wall is constructed of masonry, concrete, stone or ornamental metal.

(C) The wall maintains clear view sightlines where sidewalks and pedestrian connections intersect vehicle drive aisles or streets.

(2) Pergolas And Trellises: Pergolas and trellises may count up to twenty five percent (25%) toward the minimum build-to requirement provided the following:

(A) The structure is at least forty eight inches (48") deep as measured perpendicular to the property line.

(B) A vertical clearance of at least eight feet (8') is maintained above the walking path of pedestrians.

(C) Vertical supports are constructed of wood, stone, concrete or metal with a minimum of six inches by six inches (6" x 6") or a radius of at least four inches (4").

(D) The structure maintains clear view sightlines where sidewalks and pedestrian connections intersect vehicle drive aisles or streets.

(3) Arcades: Arcades may count up to one hundred percent (100%) toward the minimum requirement provided the following:

(A) The arcade extends no more than two (2) stories in height.

(B) No portion of the arcade structure encroaches onto public property.

(C) The arcade maintains a minimum pedestrian walkway of five feet (5').

(D) The interior wall of the arcade complies with the building configuration standards.

(4) Plazas And Outdoor Dining: Plazas and outdoor dining areas may count up to fifty percent (50%) toward the minimum requirement, and have a maximum front setback of up to fifteen feet (15') provided the following:

(A) The plaza or outdoor dining is between the property line adjacent to the street and the street facing building facade.

(B) Shall be within two feet (2') of grade with the public sidewalk.

(C) The building entry shall be clearly visible through the courtyard or plaza.

(D) The building facades along the courtyard or plaza shall comply with the ground floor transparency requirement.

b. Alternatives To Ground Floor Transparency Requirement: The planning director may modify the ground floor transparency requirement in the following instances:

(1) The requirement would negatively impact the historical character of a building within the H historic preservation overlay district; or

(2) The requirement conflicts with the structural integrity of the building and the structure would comply with the standard to the extent possible.

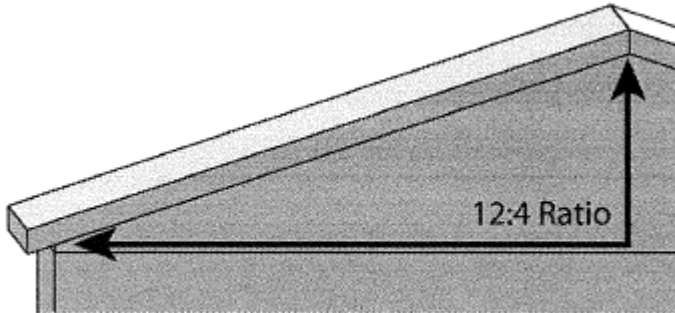
~~124.~~ Permitted Encroachments And Height Exceptions: Obstructions and height exceptions are permitted as listed in this section or in section 21A.36.020 of this title or as indicated in this subsection.

~~a. Canopies: Canopies covering the primary entrance or entrances to a structure may extend into the right of way provided all city processes and requirements for right of way encroachments are complied with. No commercial signs are allowed on entrance canopies if the canopy encroaches into the public right of way, and may encroach into a required yard as indicated in this section or into a public right of way with an approved encroachment agreement with the City~~

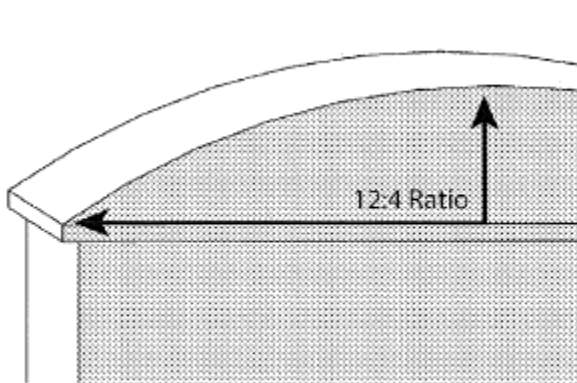
b. Building Height: In order to promote a varied skyline and other roof shapes in the area, structures with a sloped roof may exceed the maximum building height in the form based districts by five feet (5') provided:

(1) The additional height does not include additional living space. Vaulted ceilings, storage spaces, and utility spaces are permitted.

(2) The slope of the roof is a minimum of a twelve-four (12:4) pitch or a quarter barrel shape.



Minimum Slope Of Pitched Roof



Minimum Slope Of Quarter Barrel Roof

d. Roof Top Gardens: Building height encroachments for rooftop uses are permitted to encroach up to 6 feet to accommodate rooftop gardens and/or outdoor living space provided;

(1) The rooftop garden includes vegetation that covers a minimum of fifteen percent (15%) of the outdoor living space on the roof. The vegetation coverage shall be calculated by utilizing the spread of any trees, shrubs, or ground cover at maturity.

(2) If the rooftop is used for non-residential land uses allowed in the zone and located adjacent to the FB-UN1, single-family, or two-family zone, a six foot (6') wall shall be installed along the entire length of the outdoor space facing such zones.

D. Other Applicable Development Standards: All uses in the form based districts shall comply with the standards set in Part IV, Regulations of General Applicability, of this title, including the applicable standards in:

1. 21A.33 Land Use Tables
2. 21A.36 General Provisions

3. 21A.37 Design Standards
4. 21A.38 Nonconforming Uses and Noncomplying Structures
5. 21A.40 Accessory Uses, Buildings, and Structures
6. 21A.42 Temporary Uses
7. 21A.44 Off Street Parking, Mobility, and Loading
8. 21A.46 Signs
9. 21A.48 Landscaping and Buffers
10. Any other applicable chapter of this Title that may include applicable provisions.

E. Form Based Special Purpose Corridor District specific standards for detached or accessory parking garages or structures:

1. Detached or accessory multilevel parking garages or structures shall have the same setback requirements for principal structures.

2. When a required setback abuts a Residential District, the minimum setback required shall be a landscape yard to provide a buffer to the abutting Residential District. No structure (primary or accessory) shall be permitted within this landscaped buffer.

~~1. Landscaping: Any applicable standard listed in chapter 21A.48, "Landscaping And Buffers", of this title shall be complied with.~~

~~2. Signs: All signs shall comply with the standards found in section 21A.46.096 of this title.~~

~~3. Landscaped Yard Requirements (These Standards Only Apply To The FB-UN2 District):~~

~~a. Front and Corner Side Yard: For ground floor residential uses, including amenity space, a minimum setback of ten feet (10') and a maximum of fifteen feet (15') is allowed. There are no front and corner side yard requirements for all other uses.~~

~~(1) The front yard setback must include trees that have a combined tree canopy of fifty percent (50%) of the street frontage.~~

~~b. Side Yard: A minimum setback of six feet (6') is required for all uses.~~

~~3. Accessory Uses, Buildings And Structures: All accessory uses, buildings and structures shall comply with the applicable standards in chapter 21A.40 of this title, except as noted below:~~

~~a. Form based urban neighborhood district specific standards for detached dwelling units:~~

~~(1) Detached dwelling units may be built in a required yard as a stand alone unit or attached to an accessory building, such as a garage.~~

~~(2) Detached dwelling units are only permitted with the urban house, two-family dwelling, and cottage development building forms.~~

~~(3) No accessory structure containing a detached dwelling unit shall exceed twenty five feet (25') in height.~~

~~(4) If a detached dwelling unit is built as a second level, the minimum setback from property line shall be a minimum of four feet (4').~~

— (5) All building configuration standards that apply to the primary building form shall also apply to the detached dwelling unit, with the exceptions listed below:

— (A) The detached dwelling unit shall have an entry feature that faces or is accessible from a public alley when present;

— (B) The entry feature may be a stoop that has a minimum dimension of four feet by four feet (4' x 4'); and

— (C) The ground floor transparency requirement does not apply to detached dwelling units located on the second floor of an accessory structure.

ba. Form Based Special Purpose Corridor District specific standards for detached or accessory parking garages or structures:

— (1) Detached or accessory multilevel parking garages or structures shall have the same setback requirements for principal structures.

— (2) The minimum setback required shall be landscaped to provide a buffer to the abutting Residential District. No structure (primary or accessory) shall be permitted within this landscaped buffer.

4. Parking Regulations: All parking regulations shall comply with the requirements of chapter 21A.44 of this title.

— 5. Permitted Land Use: All uses allowed in the Form Based Districts can be found in chapter 21A.33 of this title. (Ord. 13-19, 2019; Ord. 69-17, 2017; Ord. 23-16, 2016) 21A.27.050.

F. FB-UN2 Building Form Standards: Building form standards are listed in tables 21A.27.050.F 1-3 of this section.

TABLE 21A.27.050.C

FB-UN2 BUILDING FORM STANDARDS

Building Regulation		Building Form				
		Cottage Development	Row House	Multi-family Residential	Mixed-Use	Storefront
Building Height and Placement						
H	Height	2.5 stories, 30' maximum from established grade	4 stories with a maximum of 50'. 5 stories with a maximum of 65' on parcels located on the corners of West Temple at 800 or 900 South, 200 West at 700, 800 or 900 South, 200 West at Fayette Avenue, 300 West at 800 or 900 South and in the area identified on Figure 21A.27.050C.1. All heights measured from established grade			
F	Front and Corner Side Yard	No minimum Maximum 10'				
B	Required Build To	Minimum of 50% of street facing facade shall be built to the minimum setback line				
S	Interior Side Yard	4' setback required	Minimum of 15'	Minimum of 15' along a side property line adjacent to FB-UN1 or any		

			along a side property line adjacent to FB-UN1 or any residential zoning district that has a maximum building height of 35' or less; otherwise 4' setback required	residential zoning district that has a maximum building height of 35' or less; otherwise no setback required
R	Rear Yard	Minimum of 20' along a rear property line adjacent to FB-UN1 or any residential zoning district that has a maximum building height of 35' or less; otherwise no setback required	Minimum of 25' along a rear property line adjacent to FB-UN1 or any residential zoning district that has a maximum building height of 35' or less; otherwise no setback required	Minimum of 20' along a rear property line adjacent to FB-UN1 or any residential zoning district that has a maximum building height of 35' or less
U	Upper Level Step Back	Buildings shall be stepped back 1 additional foot for every foot of building height above 30' along a side or rear property line adjacent to FB-UN1 or any residential zoning district that has a maximum building height of 35' or less, unless the building is set back from the property line 45' or more. When a parcel in the FB-UN2 District is separated by an alley from a parcel in the FB-UN1 District, or any residential zoning district that has a maximum building height of 35' or less, the width of the alley may be counted toward the upper level step back		
L	Minimum Lot Size	4,000 sq. ft.; not to be used to calculate density	1,500 sq. ft.; not to be used to calculate density	4,000 sq. ft.; not to be used to calculate density

W	Minimum Lot Width	15' per unit facing a street. Side orientation allowed provided building configuration standards are complied with		30'
DU	Dwelling Units per building form	1 per cottage	Minimum of 3; no maximum	No minimum or maximum
BF	Number of Building Forms per lot	1 cottage for every 1,000 sq. ft. of lot area	1 building form permitted for every 1,000 sq. ft. of lot area	1 building form permitted for every 4,000 sq. ft. of lot area
Parking				
	Surface parkd in Front and Corner Side Yards	Not permitted		
	Vehicle Access	If off street parking is provided, vehicle access from an alley is required when property is served by a public or private alley with access rights. Vehicle access from street is only permitted when no alley access exists. If pull through parking is required by Fire or other Code, ingress shall be from street and egress onto alley	<p>If property is less than 30' wide, vehicle access from an alley is required when property is served by a public or private alley with access rights. If no alley access exists, only 1 vehicle access point from a street may be permitted</p> <p>If property is 30' wide or more, only 1 vehicle access point from a street may be permitted. If property is served by a public or private alley, ingress shall be from street and egress onto alley unless otherwise permitted by this section</p> <p>Corner lots with a minimum width of 120', may have 1 vehicle access point per street frontage. Vehicle access may be one way or multidirectional</p>	
	Vehicle Access Width at Street	When a one-way vehicle drive is included in a development, no vehicle drive or curb cut may exceed 12' in width. When a multidirectional vehicle drive is included, a curb cut may not exceed 24' in width		
	Vehicle Access front street: design standards	If vehicle access is from a street, the following additional design standards shall apply: garage entry shall have a minimum 20' setback from property line; garage entry may not exceed 50% of first floor building width; one way garage entry may not exceed 14' in width; multiway garage entry may not exceed 26' in width; garage door or gate shall be constructed of durable building materials and compatible with building design		
	Driveway Location	The minimum distance between curb cuts shall be 12'. Driveways shall be at least 6' from abutting property lines for a depth of 10' unless shared. Driveways shall be at least 12' from property lines adjacent to a		

		street corner or 5' from the point of tangency of the curb return, whichever is greater. Abandoned curb cuts shall be removed and replaced with City standard curb
	Vehicle Access and parking Compliance	All new drive approaches, driveways, and parking lots shall comply with form based urban neighborhood regulations, and all other applicable sections of this Code. Existing drive approaches, driveways, and parking lots shall be made compliant with form based urban neighborhood regulations upon change of use, increase in parking, or building additions greater than 25% of the footprint of the structure or 1,000 sq. ft., whichever is less
	Parking on Separate Lots	Parking may be provided on an adjacent lot, or in a common area associated with the development, or within 500' of the property. If located on an adjacent parcel or on a parcel within 500', the proposed location of the parking shall contain a principal building and the parking shall be located behind a principal building
	Attached Garages and Carports	Attached garages and carports are required to be accessed from the rear yard where the rear yard is accessible by an alley with access rights to the subject property. If there is no access to the rear yard, an attached garage may be accessed from the front or corner side yard provided that the garage door (or doors) is no wider than 50% of the front facade of the structure and the entry to the garage is set back at least 10' from the street facing building facade and at least 20' from a public sidewalk. Side loaded garages are permitted

1. Cottage Development Form Standards:
TABLE 21A.27.050.F.1

<u>Building Regulation</u>		<u>Regulation for Building Form:</u> <u>Cottage Development</u>
<u>H</u>	<u>Height</u>	<u>Thirty feet (30') maximum. All heights measured from the established grade.</u>
<u>F</u>	<u>Front and Corner Side Yard Setback</u>	<u>Minimum ten feet (10'). Provided front or corner side yard shall provide one tree for every thirty (30) linear foot of front or corner side yard property line. The mature tree canopy must cover at least fifty percent (50%) of the required yard area and sidewalk area.</u>
<u>S</u>	<u>Interior Side Yard</u>	<u>Minimum of six feet (6').</u>
<u>R</u>	<u>Rear Yard</u>	<u>Minimum of twenty feet (20') between cottage building form and rear property line.</u>
<u>SC</u>	<u>Separation between Cottages</u>	<u>Minimum of ten feet (10'), measured from the outside perimeter wall of the principal structure.</u>

E	<u>Entry Feature</u>	<u>Each dwelling unit must include an allowed entry feature. See Table 21A.27.030.B for allowed entry features. Dwelling units adjacent to a street must include an entry feature on the street facing façade. Pedestrian connections with minimum of five feet (5') width required to each required entry feature.</u>
OS	<u>Open space Area</u>	<u>At least twenty five percent (25%) of the total land area of the cottage development shall be maintained as an open space area that complies with the requirements of 21A.27.030.B.1.c “Open Space Area.”</u>
BF	<u>Building forms per lot</u>	<u>Multiple buildings may be built on a single lot. Individual lots without street frontage may be created provided each lot has legally established access to a public street that includes a minimum five feet (5') wide solid surface walkway.</u>
SO	<u>Side/Interior Orientation</u>	<u>Dwelling units not located directly adjacent to a street are permitted, provided the building configuration standards for glass and ground floor transparency are complied with on the façade with the required entry feature.</u>
L	<u>Lots without Street Frontage</u>	<u>Lots for individual cottage units without public street frontage are allowed subject to recording a final subdivision plat that:</u> <u>1. Documents that new lots have adequate access for pedestrians and vehicles to a public street by way of a minimum five feet (5') wide solid surface walkway, easements or a shared driveway; and</u> <u>2. Includes a disclosure of private infrastructure costs for any shared infrastructure associated with the new lot(s). The requirements for the disclosure of private infrastructure costs shall be the same as required for Planned Developments per section 21A.55.110 of this title.</u>
MW	<u>Mid-block Walkway</u>	<u>As part of the City’s plan for the downtown area, it is intended that mid block walkways be provided to increase pedestrian connectivity and overall livability downtown through the creation of an intricate pedestrian network. The City has adopted the Downtown Master Plan that includes a mid block walkway map and establishes the need for such walkways as the Downtown grows. Because the districts within the downtown area allow building heights that exceed those of other districts in the city, the requirement for a mid block walkway is considered to be necessary to alleviate pedestrian impacts on the public sidewalks by dispersing future use of the public sidewalks. All buildings constructed after the effective date hereof within this district shall conform to this officially adopted plan for mid block walkways, in addition to the following standards:</u>

		<p>a. <u>The mid block walkway must be a minimum of fifteen (15') wide and include a minimum six foot (6') wide unobstructed path.</u></p> <p>b. <u>The mid block 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.</u></p> <p>c. <u>Building encroachments into the midblock walkway are permitted if they include one or more of the following elements:</u></p> <p><u>(1) Colonnades;</u></p> <p><u>(2) Staircases;</u></p> <p><u>(3) Balconies – All balconies must be located at the third (3rd) story or above.</u></p> <p><u>(4) Building overhangs and associated cantilever – These coverings may be between (9) and fourteen (14) feet above the level of the sidewalk. They shall provide a minimum depth of coverage of six feet (6') and project no closer to the curb than three feet (3').</u></p> <p><u>(5) Skybridge – A single skybridge is permitted. All skybridges must be located at the third (3rd), fourth (4th), or fifth (5th) stories.</u></p> <p><u>(6) Other architectural element(s) not listed above that offers refuge from weather and/or provide publicly accessible usable space.</u></p>
<u>DS</u>	<u>Design Standards</u>	See section 21A.27.030 and 21A.37 for other applicable building configuration and design standards.

2. Row House Building Form Standards:
TABLE 21A.27.050.F.2

<u>Building Regulation</u>		<u>Regulation for Building Form: Row House</u>
<u>H</u>	<u>Height</u>	<u>Maximum of forty feet (40)'; All heights measured from established grade. Rooftop decks and associated railing/parapet are allowed on any roof, including roofs at the maximum allowed height. The height of the railing/parapet is limited to the height required to meet building code requirements.</u>
<u>F</u>	<u>Front and Corner Side Yard Setback</u>	<u>Minimum ten feet (10') and maximum fifteen feet (15'), unless a greater setback is required due to existing utility easements in which case the maximum setback shall be at the edge of the easement. This requirement may be modified through Design Review (21A.59). Provided front or corner side yard shall provide one tree for every thirty (30) linear foot of front or corner side yard property line. The mature tree canopy must cover at least fifty percent (50%) of the required yard area and sidewalk area.</u>
<u>S</u>	<u>Interior Side Yard</u>	<u>Minimum of six feet (6') between row house building form and side property line. Minimum of ten feet (10') along a side property line when abutting a property in a zoning district with a maximum permitted building height of thirty five feet (35') or less. No setback is required for common walls.</u>
<u>R</u>	<u>Rear Yard</u>	<u>Minimum of twenty feet (20') between row house building form and rear property line, except when rear yard is abutting a zoning district with a maximum permitted building height of thirty five feet (35') or less, then the minimum is twenty five feet (25'). For the purpose of this regulation, an alley that is a minimum of ten feet (10') in width that separates the subject property from another property shall be counted towards the minimum setback.</u>
<u>U</u>	<u>Uses Per Story</u>	<u>Residential on all stories; live/work units permitted on ground level.</u>
<u>E</u>	<u>Entry Feature</u>	<u>Each dwelling unit must include an allowed entry feature. See Table 21A.27.030.B for allowed entry features. Dwelling units adjacent to a street must include an entry feature on street facing facade. Pedestrian connections with minimum 5' width required to each required entry feature.</u>
<u>U</u>	<u>Upper level Step Back</u>	<u>When adjacent to a lot in a zoning district with a maximum building height of 35' or less, the first full floor of the building above thirty feet (30'), measured from finished grade, shall step back 10' from the building facade along the side or rear yard that is adjacent to the lot in the applicable zoning district. This</u>

		<u>regulation does not apply when a lot in a different zoning district is separated from the subject parcel by a street or alley.</u>
OS	<u>Open space Area</u>	<u>Each dwelling unit shall include a minimum open space area that is equal to at least twenty five percent (25%) of the footprint of the individual unit, subject to all other open space area requirements of 21A.27.030.B.1.c “Open Space Area.” A minimum of twenty percent (20%) of the required open space area shall include vegetation. Tree canopy at maturity shall count toward the vegetation requirement.</u>
BF	<u>Building forms per lot</u>	<u>Multiple buildings may be built on a single lot provided all of the buildings have frontage on a street. All buildings shall comply with all applicable standards.</u>
SO	<u>Side/Interior Orientation</u>	<u>Dwelling units not located directly adjacent to a street are permitted, provided the building configuration standards for glass and ground floor transparency are complied with on the façade with the required entry feature. Lots for individual row house dwelling units without public street frontage are allowed subject to recording a final subdivision plat that:</u> <ol style="list-style-type: none"> <u>1. Documents that new lots have adequate access to a public street by way of easements or a shared driveway; and</u> <u>2. Includes a disclosure of private infrastructure costs for any shared infrastructure associated with the new lot(s) per section 21A.55.110 of this title.</u>
MW	<u>Mid-block Walkway</u>	<u>As part of the City’s plan for the downtown area, it is intended that mid block walkways be provided to facilitate pedestrian movement within the area. The City has adopted the Downtown Master Plan that includes a mid block walkway map and establishes a need for such walkways as the Downtown grows. Because the districts within the downtown area allow maximum building heights that exceeds those of other districts in the city, the requirement for the mid block walkway is important to maintain the overall scale and pedestrian nature of the downtown. This requirement implements the city’s Downtown Master Plan and provides visual relief from the additional height that is available in these zone districts when compared to the remainder of the city. All buildings constructed after the effective date hereof within the Downtown Zoning Districts shall conform to this officially adopted plan for mid block walkways, in addition to the following standards:</u> <ol style="list-style-type: none"> <u>a. 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.</u>

		<p>b. <u>The mid block 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.</u></p> <p><u>The following building encroachments are permitted in midblock walkway. Under no circumstances shall a mid block walkway be entirely covered.</u></p> <p><u>(1) Colonnades; and</u></p> <p><u>(2) Staircases; and</u></p> <p><u>(3) Balconies - All balconies must be located at the third (3rd) story or above; and</u></p> <p><u>(4) Building overhangs and associated cantilever - These coverings may be between nine (9) and fourteen (14) feet above the level of the sidewalk. They shall provide a minimum depth of coverage of six feet (6') and project no closer to the curb than three feet (3'); and</u></p> <p><u>(5) Skybridge - A single skybridge is permitted. All skybridges must be located at the third (3rd), fourth (4th), or fifth (5th) stories.; and</u></p> <p><u>(6) Other architectural element(s) not listed above that offers refuge from weather and/or provide publicly accessible usable space.</u></p>
DS	Design Standards	See section 21A.27.030 and 21A.37 for other applicable building configuration and design standards.

3. Multi-family Residential, Storefront, and Vertical Mixed-use building form standards:
TABLE 21A.27.050.F.3

Building Regulation		Regulation for Building Forms: Multi-family Residential/Storefront/Vertical Mixed Use
H	Height	<u>Maximum height of fifty feet (50').¹ All heights measured from established grade.</u> <u>Rooftop use is permitted and required railings and walls necessary to comply with building code requirements are permitted to encroach beyond the maximum height up to five feet (5').</u>
GH	Ground Floor Height	<u>Minimum ground floor height of fourteen feet (14').</u>
F	Front and Corner	<u>Ground Floor Residential Uses: A minimum of ten feet (10') and a maximum of twenty feet (20'). Ground Floor occupied by retail, restaurants, taverns, brewpubs, bar establishments, art galleries,</u>

	<u>Side Yard Setback</u>	<p><u>theaters, or performing art facilities: no minimum is required, provided no doors open into the right of way. A maximum setback of up to ten feet (10') is allowed. All other ground floor uses: A minimum of five feet (5') and a maximum ten feet (10'). The maximum may be increased due to existing utility easements in which case the maximum setback shall be at the edge of the easement.</u></p> <p><u>This requirement may be modified through Design Review process (21A.59).</u></p> <p><u>Provided front or corner side yard shall provide one tree for every thirty (30) linear foot of front or corner side yard property line. The mature tree canopy must cover at least fifty percent (50%) of the required yard area and sidewalk area.</u></p>
<u>S</u>	<u>Interior Side Yard</u>	<p><u>Minimum of six feet (6') required, except when an interior side yard is abutting a property in a zoning district with a maximum permitted building height of 35' or less, then the minimum shall be fifteen feet (15'). For the purpose of this regulation, an alley that is a minimum of ten feet (10') in width that separates a subject property from a different zoning district shall be counted towards the minimum setback.</u></p>
<u>R</u>	<u>Rear Yard</u>	<p><u>The rear yard minimum shall be ten feet (10'), except when rear yard is adjacent to a zoning district with a maximum permitted building height of thirty feet (30') or less, then the minimum is twenty feet (20'). For the purpose of this regulation, an alley that is a minimum of ten feet (10') in width that separates a subject property from a property in a different zoning district shall be counted towards the minimum setback.</u></p>
<u>GU</u>	<u>Ground Floor Use Requirements</u>	<p><u>900 South: The ground floor use space facing 900 South shall be limited to the following uses: retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns/brewpubs, bar establishments, art galleries, theaters, or performing art facilities for a depth of twenty five feet (25'). Amenity space for the occupants of the building shall account for no more than twenty five percent (25%) of the length of the ground floor space.</u></p>
<u>E</u>	<u>Ground Floor Dwelling Entrances</u>	<p><u>Ground floor dwelling units adjacent to a street must have an allowed entry feature. See Table 21A.27.030.B for allowed entry features.</u></p>
<u>U</u>	<u>Upper Level Step Back</u>	<p><u>When adjacent to a lot in a zoning district with a maximum building height of thirty feet (30') or less, the first full floor of the building above thirty feet (30') shall step back ten feet (10') from the building</u></p>

		<p><u>facade at finished grade along the side or rear yard that is adjacent to the lot in the applicable zoning district. This regulation does not apply when a lot in a different zoning district is separated from the subject parcel by a street or alley</u></p>
<p><u>M</u> <u>W</u></p>	<p><u>Mid-block</u> <u>Walkway</u></p>	<p><u>As part of the City’s plan for the downtown area, it is intended that mid block walkways be provided to facilitate pedestrian movement within the area. The City has adopted the Downtown Master Plan that includes a mid block walkway map and establishes a need for such walkways as the Downtown grows. Because the districts within the downtown area allow maximum building heights that exceeds those of other districts in the city, the requirement for the mid block walkway is important to maintain the overall scale and pedestrian nature of the downtown. This requirement implements the city’s Downtown Master Plan and provides visual relief from the additional height that is available in these zone districts when compared to the remainder of the city. All buildings constructed after the effective date hereof within this district shall conform to this officially adopted plan for mid block walkways, in addition to the following standards:</u></p> <p><u>1. 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.</u></p> <p><u>2. The following standards apply to the mid block walkway:</u></p> <p><u>a. The midblock walkway must be a minimum of fifteen feet (15’) wide and include a minimum six foot (6’) wide unobstructed path.</u></p> <p><u>b. 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.</u></p> <p><u>c. The following building encroachments are permitted in midblock walkway. Under no circumstances shall a mid block walkway be entirely covered.</u></p> <p><u>(1) Colonnades; or and</u></p> <p><u>(2) Staircases; or and</u></p> <p><u>(3) Balconies - All balconies must be located at the third (3rd) story or above; or and</u></p> <p><u>(4) Building overhangs and associated cantilever - These coverings may be between nine (9) and fourteen (14) feet above the level of the sidewalk. They shall provide a minimum depth of coverage of six feet (6’) and project no closer to the curb than three feet (3’); or and</u></p> <p><u>(5) Skybridge - A single skybridge is permitted. All skybridges must be located at the third (3rd), fourth (4th), or fifth (5th) stories.; and</u></p>

		<u>— (6) Other architectural element(s) not listed above that offers refuge from weather and/or provide publicly accessible usable space.</u>
BF	Building Forms Per Lot	<u>Multiple buildings may be built on a single lot provided all of the buildings have frontage on a street. All buildings shall comply with all applicable standards.</u>
OS	Open Space Area	<u>As required in section 21A.27.030.B.1.c “Open Space Area.”</u>
DS	Design Standards	<u>See section 21A.27.030 and 21A.37 for other applicable building configuration and design standards.</u>

Footnotes:

1. Additional Building Height Regulations. Properties listed in this footnote shall have a permitted building height of up to 65’ and 5 stories.

a. For legally existing parcels or lots as of January 1, 2023 located on the corners of West Temple at 800 South or 900 South;

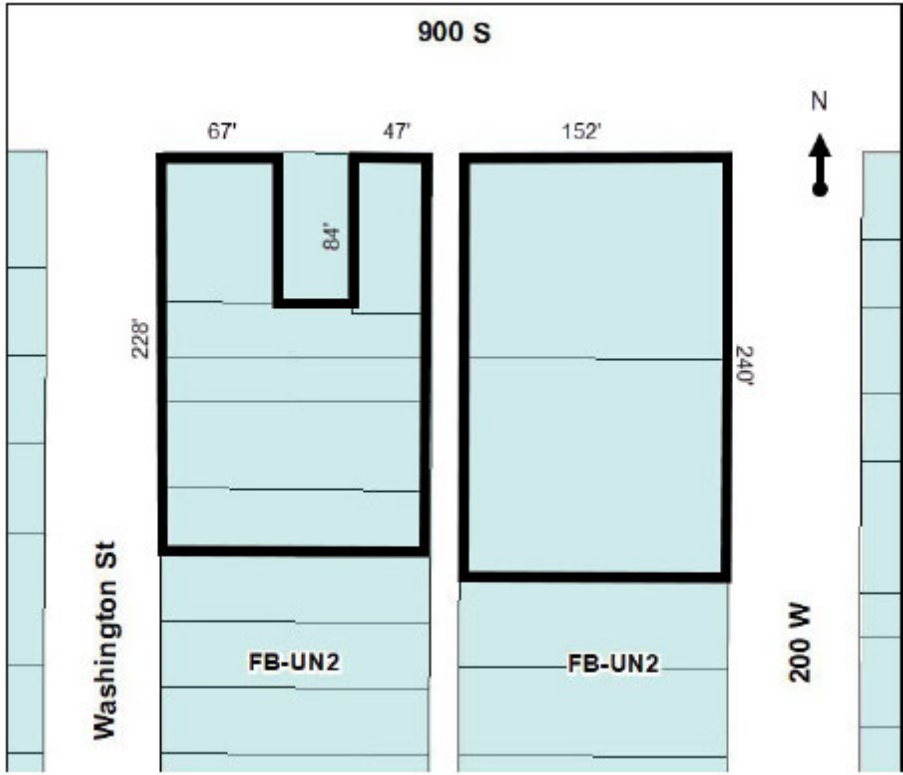
b. For legally existing parcels or lots as of January 1, 2023 located on the corners of 200 West at 700 South, 800 South or 900 South;

c. For legally existing parcels or lots as of January 1, 2023 located on the corners of West Temple at Fayette Avenue;

d. For legally existing parcels or lots as of January 1, 2023 located on the corners of 300 West at 800 South or 900 South;

e. on the southeast corner of 1300 South and State Street.

f. As indicated on the following map:



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ATTACHMENT F: 21A.33.050 Downtown Land Use Table Draft

21A.33.050: TABLE OF PERMITTED AND CONDITIONAL USES FOR DOWNTOWN DISTRICTS:

To view TABLE OF PERMITTED AND CONDITIONAL USES FOR DOWNTOWN DISTRICTS in PDF, click [HERE](#)

Legend: C = Conditional P = Permitted

Use	Permitted And Conditional Uses By District			
	D-1	D-2	D-3	D-4
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	P	P	P	P
Adaptive reuse of a landmark site	P	P	P	p4
Alcohol:				
Bar establishment (indoor)	p6	c6	c6	p6
Bar establishment (outdoor)	P6	C6	C6	p6
Brewpub (indoor)	p6	p6	p6	p6
Brewpub (outdoor)	p6	p6	p6	p6
Tavern (indoor)	p6	c6	c6	p6
Tavern (outdoor)	p6	c6	c6	p6
Animal, veterinary office		P	P	
Antenna, communication tower	P	P	P	P
Antenna, communication tower, exceeding the maximum building height	C	C	C	C
Art gallery	P	P	P	P
Artisan food production	p14,18	p18	p18	p18
Bed and breakfast	P	P	P	P
Bed and breakfast inn	P	P	P	P
Bed and breakfast manor	P	P	P	P
Bio-medical facility	p17,18	p17,18	p17,18	p17,18
Blood donation center		P		

Bus line station/terminal	p7	p7	p7	p7
Bus line yard and repair facility		P		
Car wash		P3		
Check cashing/payday loan business	p5			
Clinic (medical, dental)	P	P	P	P
Commercial food preparation	p18	p18	p18	p18
Community garden	P	P	P	P
Convention center				P
Crematorium	P	P	P	
Daycare center, adult	P	P	P	P
Daycare center, child	P	P	P	P
Daycare, nonregistered home daycare	p12	p12	p12	p12
Daycare, registered home daycare or preschool	p12	p12	p12	p12
Dwelling:				
Artists' loft/studio	P	P	P	P
Assisted living facility (large)	P	P	P	P
Assisted living facility (limited capacity)		P	P	P
Assisted living facility (small)	P	P	P	P
Congregate care facility (large)	C	C	C	C
Congregate care facility (small)	P	P	P	P
Group home (large)		C	C	
Group home (small)	P	P	P	P
Multi-family	P	P	P	P
Residential support (large)		C	C	
Residential support (small)		C	C	
Exhibition hall				P

Farmers' market			P	
Financial institution	P	P	P	P
Financial institution with drive-through facility		p8		p8
Funeral home	P	P	P	
Gas station		P	p7	p7
Government facility	C	C	C	C
Government facility requiring special design features for security purposes			p7	p7
Heliport, accessory	C	C		C
Home occupation	p13	p13	p13	p13
Homeless resource center		c15	c15	
Homeless shelter		c15	c15	
Hotel/motel	P	P	P	P
Industrial assembly		c18	c18	
Laboratory, medical related	p18	p18	p18	p18
Laundry, commercial		p18		
Library	P	P	P	P
Limousine service		P		
Mixed use development	P	P	P	P
Mobile food business (operation in the public right-of-way)	P	P	P	P
Mobile food business (operation on private property)	P	P	P	P
Mobile food court	P	P	P	P
Municipal services uses including City utility uses and police and fire stations	P	P	P	P
Museum	P	P	P	P
Office	P	P	P	P

Office, publishing company	P	P	P	P
Open space on lots less than 4 acres in size	p7	p7	p7	p7
Park	P	P	P	P
Parking, commercial	€c19	P19	€c19	€c19
Parking, off site	P19	P19	P19	P19
Performing arts production facility	P	P	P	P
Place of worship	p11	p11	p11	p11
Radio, television station	P	P		P
Railroad, passenger station	P	P	P	P
Reception center	P	P	P	P
Recreation (indoor)	P	P	P	P
Recreation (outdoor)		P		
Research and development facility	p18	p18	p18	p18
Restaurant	P	P	P	P
Restaurant with drive-through facility		p8		
Retail goods establishment	P	P	P	P
Retail service establishment	P	P	P	P
Retail service establishment, upholstery shop		P	P	
Sales and display (outdoor)	P	P	P	P
School:				
College or university	P	P	P	P
K - 12 private			P	P
K - 12 public			P	P
Music conservatory	P	P	P	P
Professional and vocational	P	P	P	P
Seminary and religious institute	P	P	P	P

Small brewery		c18		
Social service mission and charity dining hall		C	C	
Stadium	C	C		C
Storage, self	p16	P	P	
Store:				
Department	P	P		P
Fashion oriented department	p2			
Mass merchandising	P	P		P
Pawnshop		P		
Specialty	P	P		P
Superstore and hypermarket		P		
Studio, art	P	P	P	P
Technology facility	p18	p18	p18	p18
Theater, live performance	p9	p9	p9	p9
Theater, movie	P	P	P	P
Utility, buildings or structure	p1	p1	p1	p1
Utility, transmission wire, line, pipe or pole	p1	p1	p1	p1
Vehicle:				
Automobile repair (major)		P	p7	p7
Automobile repair (minor)		P	p7	p7
Automobile sales/rental and service	p10	P	p10	
Vending cart, private property	P	P	P	P
Vending cart, public property				
Warehouse		p18		
Warehouse, accessory		P	P	
Wholesale distribution		p18		

Wireless telecommunications facility (see section 21A.40.090, table 21A.40.090E of this title)				
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Qualifying provisions:

1. Subject to conformance to the provisions in subsection 21A.02.050B of this title.
2. Uses allowed only within the boundaries and subject to the provisions of the Downtown Main Street Core Overlay District (section 21A.34.110 of this title).
3. A car wash located within 165 feet (including streets) of a residential use shall not be allowed.
4. Building additions on lots less than 20,000 square feet for office uses may not exceed 50 percent of the building's footprint. Building additions greater than 50 percent of the building's footprint or new office building construction are subject to a design review (chapter 21A.59 of this title).
5. No check cashing/payday loan business shall be located closer than 1/2 mile of other check cashing/payday loan businesses.
6. Subject to conformance with the provisions in section 21A.36.300, "Alcohol Related Establishments", of this title.
7. Subject to conformance with the provisions of chapter 21A.59, "Design Review", of this title.
8. Subject to conformance to the provisions in section 21A.40.060 of this title for drive-through use regulations.
9. Prohibited within 1,000 feet of a Single- or Two-Family Zoning District.
10. Must be located in a fully enclosed building and entirely indoors.
11. If a place of worship is proposed to be located within 600 feet of a tavern, bar establishment, or brewpub, the place of worship must submit a written waiver of spacing requirement as a condition of approval.
12. Subject to section 21A.36.130 of this title.
13. Allowed only within legal conforming single-family, duplex, and multi-family dwellings and subject to section 21A.36.030 of this title.
14. Must contain retail component for on-site food sales.
15. Subject to conformance with the provisions of section 21A.36.350 of this title.
16. Limited to basement/below ground levels only. Not allowed on the ground or upper levels of the building, with the exception of associated public leasing/office space.
17. Prohibited within 1/2 mile of a residential use if the facility produces hazardous or radioactive waste as defined by the Utah Department of Environmental Quality administrative rules.

18. Consult the water use and/or consumption limitations of Subsection 21A.33.010.D.1.

19. Parking lots, garages or parking structures, proposed as the only principal use on a property that has frontage on a public street that would result in a building demolition are prohibited subject to the provisions of 21A.30.010.F.3.

(Ord. 15B-22, 2022: Ord. 15A-22, 2022: Ord. 69-21, 2021: Ord. 67-21, 2021: Ord. 51-20, 2020: Ord. 20-19, 2019: Ord. 14-19, 2019:

Ord. 13-19, 2019: Ord. 23-18, 2018: Ord. 60-17, 2017: Ord. 47-17, 2017: Ord. 46-17, 2017)

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ATTACHMENT G: 21A.36 Design Standards Draft

CHAPTER 21A.37
DESIGN STANDARDS

SECTION:

21A.37.010: Purpose Statement

21A.37.020: Applicability

21A.37.030: Submittal Requirements

21A.37.040: Modifications Of Design Standards

21A.37.050: Design Standards Defined

21A.37.060: Design Standards Required In Each Zoning District

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 place making 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. (Ord. 12-17, 2017)

21A.37.020: APPLICABILITY:

The design standards identified in this chapter apply to all properties in the zoning districts listed in section 21A.37.060 of this chapter and pursuant to the following:

A. Change In Use: A change in use shall be exempt from this chapter, provided that it does not result in alterations of existing design elements regulated by the standards of this chapter.

B. Additions: When an addition to an existing structure is made, only the addition is subject to this chapter, provided that no existing design element regulated by these standards is altered in other portions of the existing structure.

C. Repair, Maintenance Or Alterations: Structures may be repaired, maintained or altered, except that no such work shall create a noncompliance or increase the degree of an existing noncompliance. If a design element of an existing structure complies with this chapter, the design element shall not be altered such that the structure becomes noncompliant.

D. Certificate Of Appropriateness: 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 remains subject to a certificate of appropriateness as required in subsection 21A.34.020E of this title. (Ord. 46-18, 2018)

21A.37.030: SUBMITTAL REQUIREMENTS:

All applications that are subject to site plan review as indicated in chapter 21A.58 of this title shall address as part of their submittal drawings all applicable design standards identified in this chapter, in addition to all other applicable regulations. (Ord. 12-17, 2017)

21A.37.040: MODIFICATIONS OF DESIGN STANDARDS:

The Planning Director and/or Commission may modify any of the design standards identified in this chapter subject to the requirements of chapter 21A.59, “Design Review”, of this title. The applicant must demonstrate that the modification meets the intent for the specific design standards requested to be modified, the standards for design review and any adopted design guidelines that may apply.

A. The Planning Director may approve, approve with modifications, deny or refer to the Planning Commission modifications to specific design standards when proposed as new construction, an addition or modification to the exterior of an existing structure, or a modification to an existing structure as authorized in section 21A.59.040, table 21A.59.040 of this chapter or when authorized in the specific zoning district.

1. The Director shall approve a request to modify a design standard if the Director finds that the proposal complies with the purpose of the individual zoning district, the purpose of the individual design standards that are applicable to the project, the proposed modification is compatible with the development pattern of other buildings on the block face or on the block face on the opposite side of the street, and the project is compliant with the applicable design standards (section 21A.37.050 and 21A.37.060).

2. The Director may approve a request to modify a design standard with conditions or modifications to the design if the Director determines a modification is necessary to:

- a. Comply with the purpose of the base zoning district;
- b. Comply with the purpose of the applicable design standards of the base zoning;
- c. Achieve compatibility with the development pattern of other buildings on the block face or on the block face on the opposite side of the street;
- d. Achieve the applicable design review objectives; or
- e. Encourage the reuse of existing buildings when a modification to a noncomplying building results in the building becoming closer to complying with a specific design standard.

3. The Director shall deny a request to modify a design standard if the design does not comply with the purpose of the base zoning district, the purpose of the applicable design standards or the applicable design review objectives and no modifications or conditions of approval can be applied that would make the design comply.

4. The Director may forward a request to modify a design standard to the Planning Commission if the Director finds that the request for modification is greater than allowed by this chapter, a person receiving notice of the proposed modification can demonstrate that the request will negatively impact their property, or at the request of the applicant if the Director is required to deny the request as provided in this section.

B. For properties subject to the H Historic Preservation Overlay District, the Historic Landmark Commission may modify any of the design standards in this chapter as part of the review of the standards in section 21A.34.020 of this title. (Ord. 14-19, 2019)

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, in cases where a conflict exists between the definition and the graphic, the definition shall take precedence. The table that follows

(Section 21A.37.060) highlights the connection between each design standard and the zoning districts. It identifies whether a standard is required (emphasized by an X) or not (identified by a dash). If there is a specific detail for the standard, it will also be identified in the table.

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. Active uses are those that support the vibrancy and usability of the public realm adjacent to a building, and encourage walk-in traffic. 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. The majority of the ground level facade of a building shall be placed parallel, and not at an angle, to the street.

1. Ground Floor Use Only: This option requires that a portion of the length of any street-facing building facade on the ground floor of a new principal building include a permitted use, conditional use, or an amenity space within a residential building that is only available for the residents of the building. The ground floor of all new buildings shall have a minimum floor to ceiling height of sixteen feet (16') and shall promote an active pedestrian environment through inclusion of uses that capture the attention of a passer-by. This includes retail establishments, retail services, civic spaces (theaters, museums, etc), restaurants, bars, art and craft studios, and other uses determined to be substantially similar by the Planning Director and/or Commission. For buildings that are entirely residential, active uses may be considered a small store, café, or gym. Establishments could also be considered as meeting the definition if they meet the criteria of an active use The ground floor use shall not consist of spaces that discourage walk-in traffic, such as a residential mailroom, common room, back of house functions, or private business offices associated with an active use. Allowed uses shall occupy a minimum portion percentage of the length of any street facing building of the street facing 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~~ length 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.

d. Amenity space is defined as a portion of the public right-of-way adjacent to the sidewalk, outside of the pedestrian walking area, which can include streetscape elements, street furniture, landscaping, outdoor dining areas, and/or trees. It shall ~~for buildings shall~~ only be counted for up to twenty five percent (25%) of the length of the building facade. For corner properties, each street facing building facade shall be allowed to have up to twenty five percent (25%) of the ground floor use required for this section to include amenity space. This is applicable in districts where there are no front or side yard setback requirements. Subject to any necessary encroachment agreements that may be required.

e. Areas such as kitchens, storage, bicycle parking, and other areas that are not accessible to customers shall not be counted towards the requirement for ground floor use and visual interest.

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. This option identifies a required percentage of ground floor space that must be an active use, and the percentage of the building which must provide visual interest. An applicant utilizing this option must proceed through the design review process, Chapter 21.59), for review of the project for determination of the project's compliance with those standards, and in addition, whether the design ~~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.

Ground Floor Use And Visual Interest	
	
1	<u>Contribute to increased visual interest through a combination of increased building material variety, architectural features, facade changes, art, and colors.</u>
2	<u>Contribute to increased pedestrian activity through a clear visual relationship between the building and the adjacent public realm using niches, bays, gateways, porches, colonnades, stairs or other similar features.</u>

B. Building Materials:

1. All buildings which have been altered over seventy five percent (75%) on the exterior facade shall comply with the material requirements detailed below. Buildings older than fifty (50) years are exempt from this requirement if alterations are consistent with the existing architecture.

2. For the purpose of the requirements below, a durable material is defined as any material that has a manufacturer's warranty of a minimum of 20 years or is a natural

material such as stone or wood provided the wood is treated and maintained for exterior use.

~~13.~~ 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 or other material that includes a minimum manufacturer warranty of 20 years from color fading, weather, and local climate induced degradation of the material. 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.

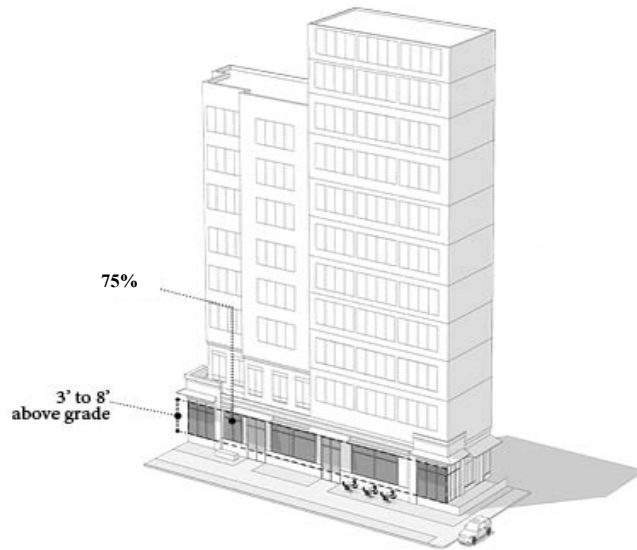
~~—24.~~ Upper Floor Building Materials: Floors above the ground floor level shall include durable materials on a minimum amount of any street facing building facade of those additional floors according to section 21A.37.060, table 21A.37.060 of this chapter. Windows and doors are not included in that minimum amount. Durable materials include stone, brick, masonry, textured or patterned concrete, and fiber cement board or other material that includes a minimum manufacturer warranty of 20 years from color fading, weather, and local climate induced degradation of the material. ~~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~~ percentage of glass, ~~or within a specified percentage range,~~ as calculated between three feet (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%).

Ground Floor Glass (References the measurements in Table D, D-1)



1 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 percentage of glass as indicated in the associated tables in this chapter, between three feet (3') and eight feet (8') above grade.

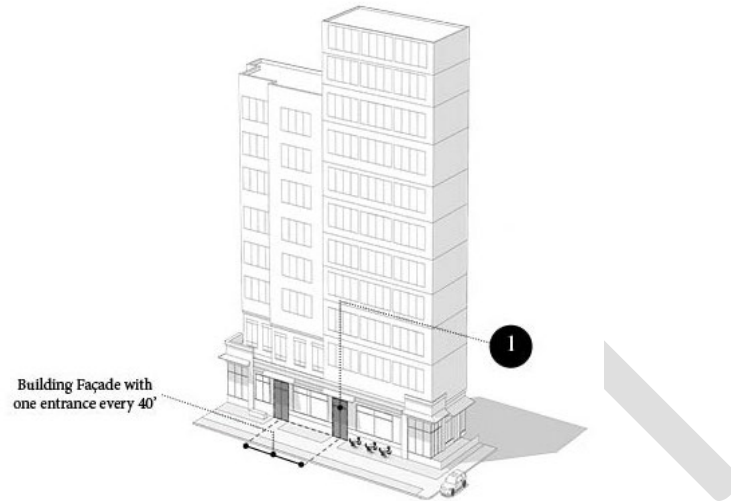
2. Upper Floor Glass: Above the first floor of any multi-story building, the surface area of the facade of each floor facing a street must contain a minimum ~~amount~~ percentage of glass according to section 21A.37.060, table 21A.37.060 of this chapter.

a. Reflective Glass: The maximum percentage of reflective glass, defined as glass with a coating that creates a mirror-like appearance, are allowed in buildings both in the ground floor and upper floor according to section 21A.37.060, table 21A.37.060 of this chapter.

D. Building Entrances: A building entrance is defined as an entrance to a building that includes a door and entry feature such as a recess or canopy that provides customers with direct access to the use. For the purpose of this provision, an operable building entrance shall be open and accessible during the hours that the business is open and comply with applicable ADA standards. 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.

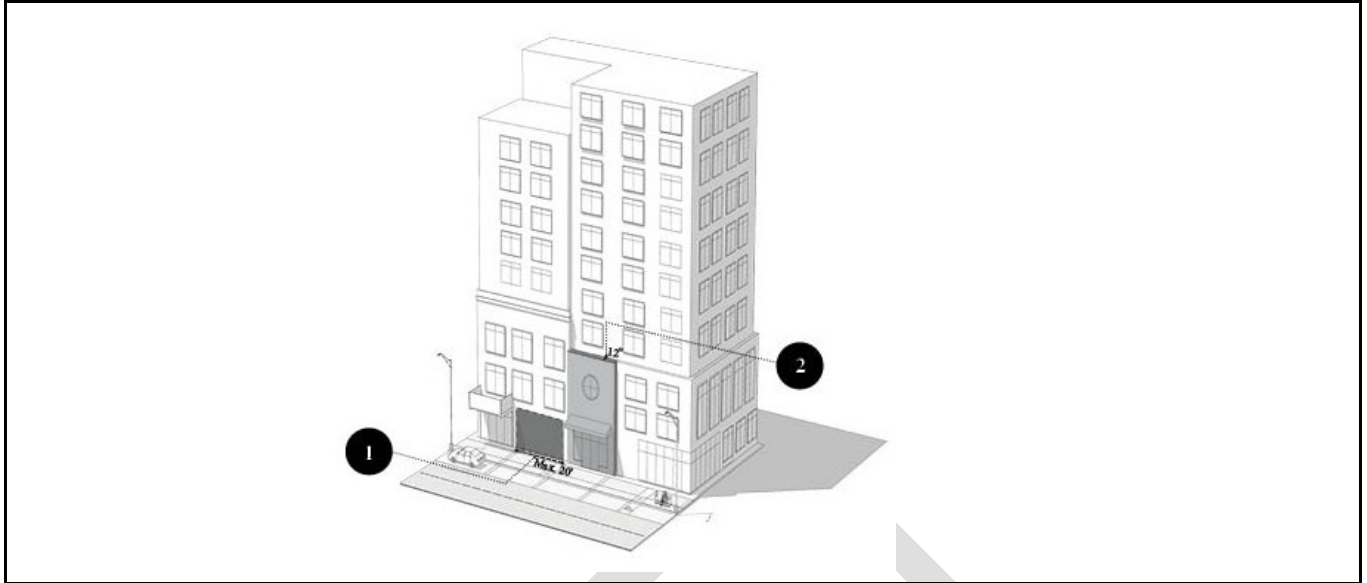
Building Entrances (References the measurements in Table D, D-1)



- | | |
|---|---|
| 1 | <u>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 distance as indicated in the associated tables in this chapter.</u> |
|---|---|

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").

Maximum Length of Blank Wall (References the measurements in Table D, Downtown Districts)



1	<u>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 limited to the specified measurement indicated in the associated table in this chapter.</u>
2	<u>The architectural feature shall be either recessed a minimum of twelve inches (12") or projected a minimum of twelve inches (12").</u>

F. Maximum Length Of Street Facing Facades: This requirement sets the maximum length of a single street facing façade of a structure. The purpose of this is to have building massing that better responds to human scale to create a walkable pedestrian environment. 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. The upper floor step back for street facing facades is dependent on the height of the building according to section 21A.37.060, table 21A.37.060 of this chapter. For buildings that are between buildings seventy eight feet (78') to one hundred and five (105'), or between six (6) and eight (8) stories, a minimum stepback of ten feet (10') is required at least twenty five feet (25') above grade. For buildings above one hundred and five feet (105'), or eight (8) stories, the step back shall be a minimum of fifteen feet (15') from the property line. The step back shall appear after the first two (2) to five (5) floors, 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. In addition to these provisions, twenty percent (20%) of the entire building façade can meet the street at the lot line with no step back. 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.

<u>Upper Floor Step Back</u>	
<p>The diagram shows two buildings on a lot. Building 1 is 80 feet tall and has a 10-foot step back. Building 2 is 108 feet tall and has a 15-foot step back. Both buildings have a 20% of the building facade meeting the street at the lot line with no step back. The lot lines are labeled 'Lot Line'.</p>	
1	<p><u>For buildings that are between seventy eight feet (78') to one hundred and four (104'), or between six (6) and eight (8) stories, a minimum stepback of 10 feet (10') is required at least twenty five feet (25') above grade. The step back shall appear after the first twenty-six feet (26') to sixty five feet (65'), or two (2) to five (5) floors. In addition to these provisions, twenty percent (20%) of the entire building façade can meet the street at the lot line with no step back.</u></p>
2	<p><u>For buildings above one hundred and five feet (104'), or eight (8) stories, the step back shall be a minimum of fifteen feet (15') from the property line. The step back shall appear after the first twenty six feet (26') to sixty five feet (65'), or two (2) to five (5) floors. In addition to these provisions, twenty percent (20%) of the entire building façade can meet the street at the lot line with no step back.</u></p>

2. Step backs are required for full floors above the height, according to section 21A.37.060, table 21A.37.060 of this chapter, measured from average finished grade that have facades facing single- or two-family residential districts with a permitted height that is thirty five feet (35') or less, a public trail or public open space. The purpose of this provision is to reduce the impact that buildings over a certain height have on abutting properties when the abutting properties have a permitted height that is thirty five feet (35') or less. 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 such impact-minimizing 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, utility meters, 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. Waste and loading facilities are prohibited from being located on street-facing facades and shall be co-located and screened when possible. Exceptions to this requirement may be approved by the Planning Director when the service provides power or some form of utilities in and around the surrounding area. Exemptions may also be approved through the site plan review process when a permit applicant demonstrates that it is not feasible to accommodate these activities on the block interior. If such activities are permitted adjacent to a public street, a visual screening design approved by the Planning Director shall be required.

1. 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 Dwellings With Individual Unit Entries Single-Family Dwellings: For the zoning districts listed in section 21A.37.060, table 21A.37.060 of this chapter all attached dwellings including attached single-family dwellings, townhomes, row houses, multi-family developments with ground floor uses, and other similar 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 both internally and externally.

5. Signage and wayfinding shall be integrated with the architecture of the parking structure and be architecturally compatible with the design. The entrances of 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 ground floor 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.

10. If the parking structure is adjacent to a midblock walkway, pedestrian oriented elements shall be provided. These may include, but are not limited to seating and vegetation.

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 covers 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.

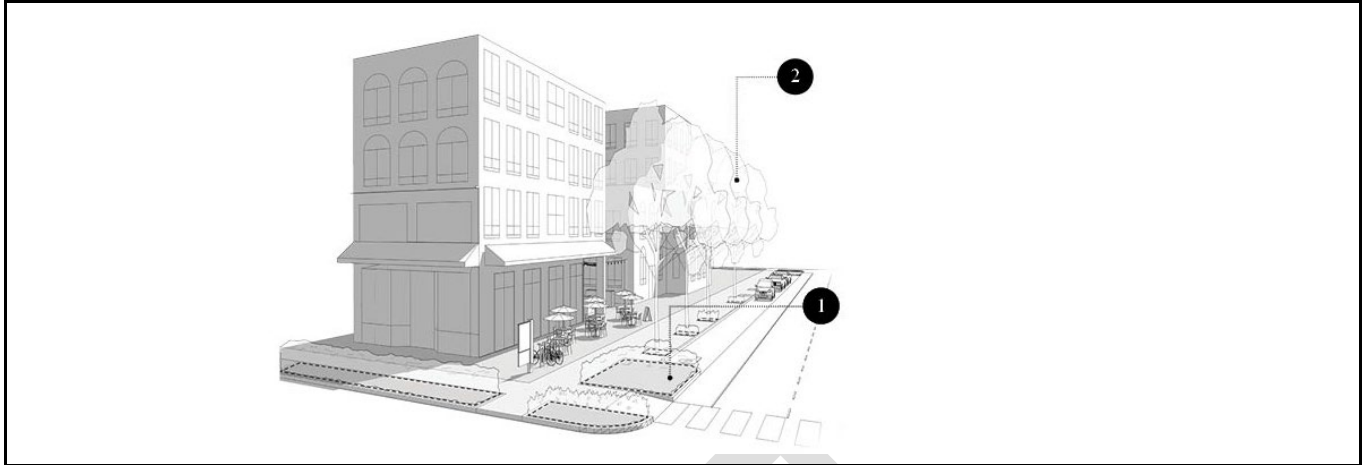
P. Streetscape Standards: These standards are required for landscaping that is within the public right of way. This is defined as the space between the private property line and the back of the curb.

1. Tree Canopy Coverage: No tree canopy shall cover less than the specified percentage according to section 21A.37.060, table 21A.37.060 of this chapter. The defined percentage represents the canopy coverage at maturity. At installation, a minimum of twenty percent (20%) of all trees shall have a minimum caliper of three inches (3").

<u>Tree Canopy Coverage</u>	
	
<u>1</u>	<u>No tree canopy coverage shall cover less than the specified percentage according to section 21A.37.060, table 21A.37.060 of this chapter.</u>

2. Minimum Vegetation Standards: The percentage of vegetation shall be no less than the specified amount according to Chapter 21A.48. The vegetation shall be planted in the public realm.

Minimum Vegetation Standards (References the measurements in Table D, Downtown Districts)

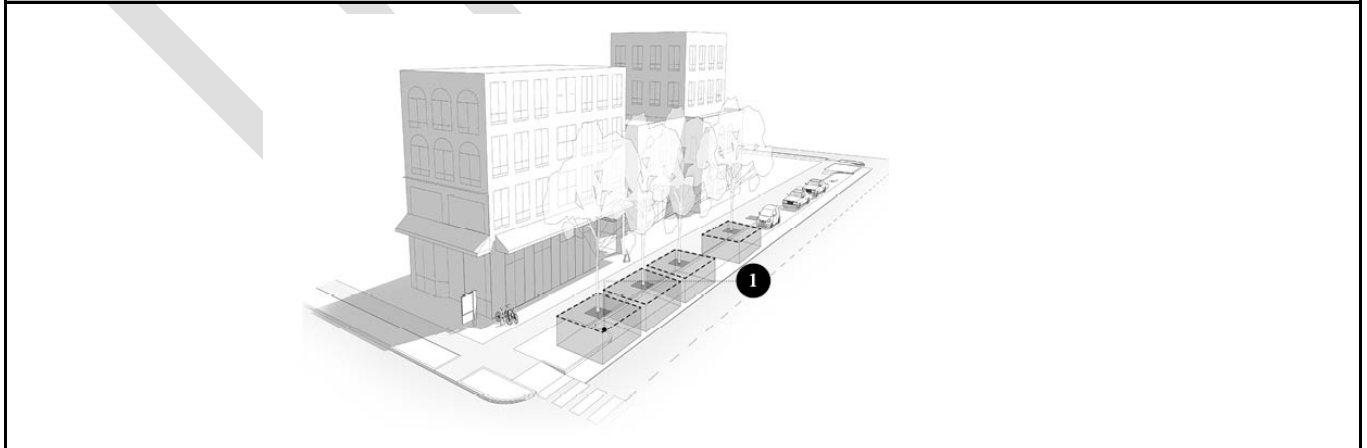


1	<u>The percentage of vegetation shall be no less than the specified percentage according to section 21A.37.060, table 21A.37.060 of this chapter.</u>
2	<u>Vegetation shall be planted in the public realm.</u>

3. Street Trees: Street trees are required and subject to the regulations in Section 21A.48.080. In addition to those standards, for every new development, there shall be one (1) street tree planted every thirty feet (30') of street frontage.


4. Soil Volume: In order to promote street tree health and longevity, the tree shall have an adequate volume of soil. The soil volume surrounding a tree shall be seven hundred and fifty cubic feet (750ft³) to one thousand cubic feet (1,000ft³) per tree, provided that this area is exclusive of the soils volume calculation for adjacent trees. The soil volume may be reduced if under ground utilities are present within the soil volume and the soil volume cannot be extended horizontally due to other obstructions or barriers.

Soil Volume

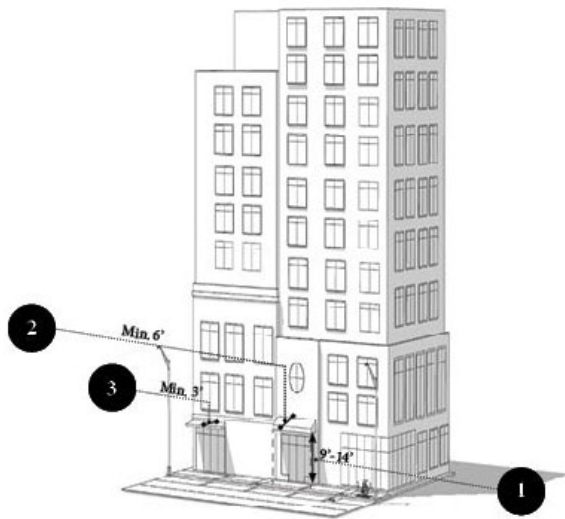


1	<u>The soil volume surrounding a tree shall be seven hundred and fifty cubic feet (750ft³) to one thousand cubic feet (1,000ft³) per tree, provided that this area is exclusive of the soils volume calculation for adjacent trees.</u>
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5. Minimize Curb Cuts: As an effort to emphasize the public realm and encourage the safety of pedestrians, places where cars intersect the street shall be minimized. More specifically, curb cuts are encouraged to be concentrated at mid-block and alley locations. The sidewalk material shall continue at ground level of the curb cuts.

Minimize Curb Cuts	
	
1	<u>Curb cuts are encouraged to be concentrated at mid-block and alley locations.</u>

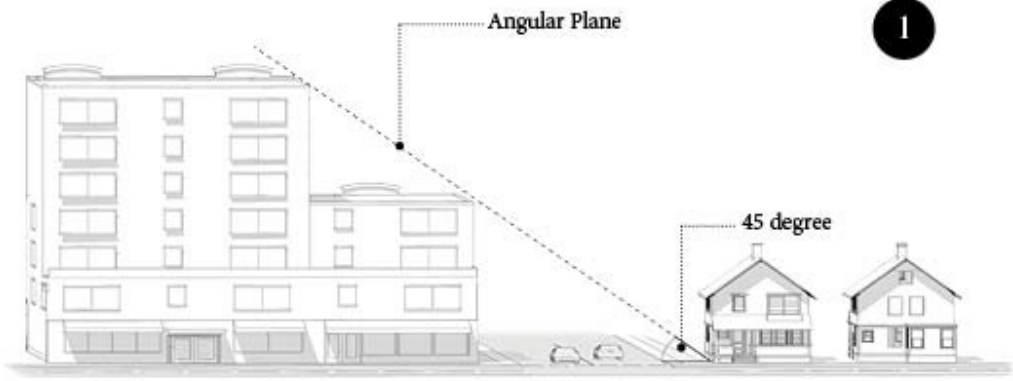
6. Overhead Cover: Overhead covers are required at building entrances to provide weather protection to pedestrians and may encroach into a required yard as indicated in this section or into a public right of way with an approved encroachment agreement with the City. These coverings are required to be between nine (9) and fourteen (14) feet above the level of the sidewalk. They shall also provide a minimum depth of coverage of six feet (6') and project no closer to the curb than three feet (3').

Overhead Cover	
	

1	The shade structure shall occur between nine (9') and fourteen feet (14') above the level of the sidewalk.
	The shade shall provide a minimum coverage of <u>six</u> feet (6') in width.
	The cover shall project no closer than three feet (3') to the curb.

7. Streetscape Landscaping: All vegetation used along the streetscape must comply with the landscape requirements set forth in chapter 21A.48.

Q. Height Transitions: This measurement is applied to control the size and shape of the building envelope or portion thereof for such purposes as promoting transition in scale between buildings of different height, protecting access to sunlight, and/or limiting shadow and overlook on neighboring properties. A transition may be achieved by relating a building's form to those that surround it through the following way. An angular plane of forty five degrees (45°), measured from the relevant property lines, should be used to provide a frame of reference for transition in scale from proposed high-rise buildings down to lower scale areas. The transition is required when development is directly adjacent to a zone with a height maximum of 35' or less or adjacent to a Local Historic Landmark Site. These standards do not apply when a right-of-way separates the buildings.

<u>Height Transitions</u>	
	
1	<u>An angular plane of forty five degrees (45°), measured from the relevant property lines, should be used to provide a frame of reference for transition in scale from proposed high-rise buildings down to lower scale areas. The transition is required when development is adjacent to a zone with a height maximum of 35' or less or adjacent to a Local Historic Landmark Site.</u>

R. Horizontal articulation: Buildings shall be designed in such a way that they are appropriately scaled to the pedestrian at the street level. This scale is emphasized through authentic breaks in the façade. These breaks shall be articulated on the primary façade to the full height of the building to the cornice or to the full height of the building to the first horizontal setback. There may be a maximum spacing of sixty feet (60') for horizontal articulation. Horizontal articulation shall be achieved through one (1) of the following architectural features:

1. Bay windows: Bay windows shall be a minimum of two feet (2') in depth and four feet (4') in width; or
2. Recessed entrances or windows: These shall be recessed a minimum of four feet (4') in depth and six feet (6') in width. Canopies or awnings are required at primary building entries; or
3. Niches: Niches shall be a minimum of two feet (2') in depth and four feet (4') in width; or
4. Openings for gates that are a minimum of four feet (4') in width; or
5. Porches measuring at least 48 square feet; or
6. Colonnades that are a minimum of four feet (4') in width.

(Ord. 14-19, 2019; Ord. 12-17, 2017)

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 (X), that standard is required. If a box has a dash ~~it 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~~ where a dimension in this table conflicts with a dimension in the definition, the dimensions listed in the table ~~supersede those in the definition~~ shall take precedence.

A. TABLE 21A.37.060 Residential Districts:

Standard (Code Section)	District								
	RMF-3 0	RMF-3 5	RMF-4 5	RMF-7 5	RB	R-MU-35	R-MU-45	R-M U	RO
Ground floor use (%) (21A.37.050.A.1)	-	-	-	-	-	75	75	-	-
Ground floor use + visual interest (%) (21A.37.050.A.2)	-	-	-	-	-	-	-	-	-
Building materials: ground floor (%) (21A.37.050.B.34)	-	-	-	-	-	80	80	-	-
Building materials: upper floors (%) (21A.37.050.B.42)	-	-	-	-	-	-	-	-	-
Glass: ground floor (%) (21A.37.050.C.1)	-	-	-	-	-	60	60	40	-
Glass: upper floors (%) (21A.37.050.C.2)	-	-	-	-	-	-	-	-	-
Building entrances (feet) (21A.37.050.D)	-	-	-	-	-	75	75	X	-
Blank wall: maximum length (feet) (21A.37.050.E)	-	-	-	-	-	15	15	15	-
Street facing facade: maximum length (feet) (21A.37.050.F)	-	-	-	-	-	-	-	-	-

21A.37.060

21A.37.060

Standard (Code Section)	District								
	RMF-3 0	RMF-3 5	RMF-4 5	RMF-7 5	RB	R-MU-35	R-MU-45	R-M U	RO
Upper floor step back (feet) (21A.37.050.G)	-	-	-	-	-	-	10	-	-
Lighting: exterior (21A.37.050.H)	-	-	-	-	-	-	-	-	-
Lighting: parking lot (21A.37.050.I)	-	-	-	-	X	-	-	X	-
Screening of mechanical equipment (21A.37.050.J)	-	-	-	-	-	X	X	X	-
Screening of service areas (21A.37.050.K.1)	-	-	-	-	-	X	X	X	-
Ground floor residential entrances for dwellings with individual unit entries (21A.37.050.L)	-	-	-	-	-	-	-	-	-
Parking garages or structures (21A.37.050.M)	-	-	-	-	-	-	-	-	-
Residential character in RB District (21A.37.050.N)	-	-	-	-	X	-	-	-	-

21A.37.060

21A.37.060

B. Commercial Districts:

Standard (Code Section)	District							
	SNB	CN	CB	CS	CC	CSHB D	CG ¹	TSA
Ground floor use (%) (21A.37.050.A.1)	-	-	-	-	-	80	<u>80</u> ²	80
Ground floor use + visual interest (%) (21A.37.050.A.2)	-	-	-	-	-	60/25	<u>70/20</u>	60/25
Building materials: ground floor (%) (21A.37.050.B.43)	-	-	-	-	-	80	<u>70</u>	90
Building materials: upper floors (%) (21A.37.050.B.42)	-	-	-	-	-	60	-	60
Glass: ground floor (%) (21A.37.050.C.1)	40	40	40	-	-	40	<u>60</u>	60
Glass: upper floors (%) (21A.37.050.C.2)	-	-	-	-	-	-	<u>25</u>	-
Reflective Glass: ground floor (%) (21A.37.050.C.1)	=	=	=	=	=	=	<u>0</u>	=
Reflective Glass: upper floors (%) (21A.37.050.C.2)	=	=	=	=	=	=	<u>40</u>	=
Building entrances (feet) (21A.37.050.D)	X	X	X	X	X	40	<u>40</u>	40
Blank wall: maximum length (feet) (21A.37.050.E)	15	15	15	-	-	15	<u>20</u>	15
Street facing facade: maximum length (feet) (21A.37.050.F)	-	-	-	-	-	200	<u>200</u>	200
Upper floor step back (feet) (21A.37.050.G.1)	-	=	-	-	-	<u>X</u> ³	<u>X</u>	-
Facade height for required step back (21A.37.050.G.2)	=	=	=	=	=	<u>30</u>	=	=
Lighting: exterior (21A.37.050.H)	X	-	-	-	-	X	-	X

21A.37.060

21A.37.060

Standard (Code Section)	District							
	SNB	CN	CB	CS	CC	CSHB D	CG	TSA
Lighting: parking lot (21A.37.050.I)	X	X	X	X	X	X	X	X
Screening of mechanical equipment (21A.37.050.J)	X	X	X	-	-	X	-	X
Screening of service areas (21A.37.050.K)	X	X	X	-	-	X	X	X
Ground floor residential entrances for dwellings with individual unit entries (21A.37.050.L)	-	-	-	-	-	-	-	X
Parking garages or structures (21A.37.050M)	-	-	-	-	-	X	-	-
Primary entrance design SNB District (21A.37.050.O)	X	-	-	-	-	-	-	-
Tree canopy coverage (%) (21A.37.050.P.1)	-	-	-	-	-	-	40	-
Minimum vegetation standards (%) (21A.37.050.P.2)	-	-	-	-	-	-	X	-
Street trees (21A.37.050.P.3)	-	-	-	-	-	-	X	-
Soil volume (21A.37.050.P.4)	-	-	-	-	-	-	X	-
Minimize curb cuts (21A.37.050.P.5)	-	-	-	-	-	-	X	-
Overhead cover (21A.37.050.P.6)	-	-	-	-	-	-	X	-
Streetscape landscaping (21A.37.050.P.7)	-	-	-	-	-	-	X	-
Height transitions: angular plane for adjacent buildings (21A.37.050.Q)	-	-	-	-	-	-	-	-
Height transitions: angular plane for smaller buildings (21A.37.050.Q.2)	-	-	-	-	-	-	-	-
Horizontal articulation (21A.37.050.R)	=	=	=	=	=	X	=	=

Notes:

Salt Lake City

21A.37.060

21A.37.060

1. These standards only apply to the portion of the CG within the boundaries of north of 900 S, south of 200 S, west 300 W and east of I-15.
2. Maximum width of the entrance shall be thirty five feet (35') if the additional 20% is used for an entrance to a parking structure.
3. All buildings in the CSHBD over sixty feet (60') in height are required to have a fifteen feet (15') step back in addition to the other requirements set forth in 21A.37.050.G.1.

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21A.37.060

21A.37.060

C. Manufacturing Districts:

Standard (Code Section)	District	
	M-1	M-2
Ground floor use (%) (21A.37.050A.1)	-	-
Ground floor use + visual interest (%) (21A.37.050.A.2)	-	-
Building materials: ground floor (%) (21A.37.050.B. 34)	-	-
Building materials: upper floors (%) (21A.37.050.B. 42)	-	-
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 facade: 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

21A.37.060

21A.37.060

DRAFT

Salt Lake City

21A.37.060

21A.37.060

Standard (Code Section)	District	
	M-1	M-2
Screening of mechanical equipment (21A.37.050.J)	-	-
Screening of service areas (21A.37.050.K)	-	-
Ground floor residential entrances <u>for dwellings with individual unit entries</u> (21A.37.050.L)	-	-
Parking garages or structures (21A.37.050.M)	-	-

21A.37.060

21A.37.060

D. Downtown Districts:

Standard (Code Section)	District				
	D-1	D-2	D-3	D-4	G-MU
Ground floor use (%) (21A.37.050.A.1)	90	80	80	80	80
Ground floor use + visual interest (%) (21A.37.050.A.2)	80/10	70/20	70/20	70/20	70/20
Building materials: ground floor (%) (21A.37.050.B.3)	70	80	70 ¹	70	70
Building materials: upper floors (%) (21A.37.050.B.4)	50	50	70 ¹	50	50
Glass: ground floor (%) (21A.37.050.C.1)	60	60	60	60	60
Glass: upper floors (%) (21A.37.050.C.2)	50	50	50	50	50
Reflective Glass: ground floor (%) (21A.37.050.C.1)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Reflective Glass: upper floors (%) (21A.37.050.C.2)	<u>50</u>	<u>50</u>	<u>50</u>	<u>50</u>	<u>50</u>
Building entrances (feet) (21A.37.050.D)	<u>40</u>	<u>40</u>	<u>60</u>	<u>60</u>	<u>40</u>
Blank wall: maximum length (feet) (21A.37.050.E)	<u>20</u>	15 <u>20</u>	<u>20</u>	<u>20</u>	<u>15</u>
Street facing facade: maximum length (feet) (21A.37.050.F)	150	200	150	150	150
Upper floor step back (feet) (21A.37.050.G)	X	X	X	X	X
Lighting: exterior (21A.37.050.H)	-	X	-	X	X ²

December 2019

21A.37.060

21A.37.060

Standard (Code Section)	District				
	D-1	D-2	D-3	D-4	G-MU
Lighting: parking lot (21A.37.050.I)	-	X	-	-	X ²
Screening of mechanical equipment (21A.37.050.J)	X	X	X	X	X ³
Screening of service areas (21A.37.050.K.1)	X	X	X	X	X ³
Ground floor residential entrances for dwellings with individual unit entries (21A.37.050.L)	-	-	-	-	-
Parking garages or structures (21A.37.050.M)	X ⁴	X ⁴	-	-	X ⁴
Tree canopy coverage (%) (21A.37.050.P.1)	<u>40</u>	<u>40</u>	<u>40</u>	<u>40</u>	<u>40</u>
Minimum vegetation standards (21A.37.050.P.2)	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Street trees (21A.37.050.P.3)	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Soil volume (21A.37.050.P.4)	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Minimize curb cuts (21A.37.050.P.5)	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Overhead cover (21A.37.050.P.6)	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Street Trees (21A.37.050.P.6)	X	X	X	X	X
Streetscape landscaping (21A.37.050.P.7)	X	X	X	X	X
Height transitions: angular plane for adjacent zone districts (21A.37.050.Q)	=	X	X	X	X
Height transitions: angular plane for smaller buildings (21A.37.050.Q.2)	=	X	X	X	X
Horizontal articulation (21A.37.050.R)	X	X	X	X	X

Notes:

Salt Lake City

21A.37.060

21A.37.060

1. In the D-3 Zoning District this percentage applies to all sides of the building, not just the front or street facing facade.

2. Sidewalks and street lamps installed in the public right-of- way shall be of the type specified in the sidewalk/street lighting policy document adopted by the city.

3. For buildings existing as of April 12, 1995, this screening provision shall be required if the floor area or parking requirements are increased by twenty five percent (25%) or more by an expansion to the building or change in the type of land use.

4. Parking structures shall be located behind principal buildings. This requirement may be modified so that structures may be located at least-fifteen feet (15') from front and corner side lot lines if a minimum of seventy five percent (75%) of the ground floor adjacent to a sidewalk is used for retail goods/service establishments, office and/or restaurant space to encourage pedestrian activity. The facades of the ground floor shall be designed to be compatible and consistent with the associated retail or office portion of the building and other retail uses in the area.

21A.37.060

21A.37.060

E. Special Purpose Districts:

Standard (Code Section)	District															
	RP	BP	FP	AG	AG-2	AG-5	AG-20	PL	PL-2	I	UI	OS	NOS	MH	EI	MU
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.3)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Building materials: upper floors (%) (21A.37.050.B.4)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Glass: ground floor (%) (21A.37.050.C.1)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	40-70
Glass: upper floors (%) (21A.37.050.C.2)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Building entrances (feet) (21A.37.050.D)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X
Blank wall: maximum length (feet) (21A.37.050.E)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	15
Street facing facade: maximum length (feet) (21A.37.050.F)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Upper floor step back (feet) (21A.37.050.G)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting: exterior (21A.37.050.H)	-	-	-	-	-	-	-	-	-	X	X	-	-	-	-	X

21A.37.060

21A.37.060

Standard (Code Section)	District															
	RP	BP	FP	AG	AG-2	AG-5	AG-20	PL	PL-2	I	UI	OS	NOS	MH	EI	MU
Lighting: parking lot (21A.37.050.I)	-	X	-	-	-	-	-	-	-	-	-	-	-	-	-	X
Screening of mechanical equipment (21A.37.050.J)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X
Screening of service areas (21A.37.050.K.1)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X
Ground floor residential entrances for dwellings with individual unit entries (21A.37.050.L)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Parking garages or structures (21A.37.050.M)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tree canopy coverage (%) (21A.37.050.P.1)	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=
Minimum vegetation standards (21A.37.050.P.2)	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=
Street trees (21A.37.050.P.3)	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=
Soil Volume (21A.37.050.P.4)	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=
Minimize curb cuts (21A.37.050.P.5)	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=
Overhead cover (21A.37.050.P.6)	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=
Streetscape landscaping (21A.37.050.P.7)	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=
Height transitions: angular plane for adjacent zone districts (21A.37.050.Q)	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=
Height transitions: angular plane for smaller buildings (21A.37.050.Q.2)	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=
Horizontal articulation (21A.37.050.R)	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=

21A.37.060

21A.37.060

Street Trees (21A.37.050P6)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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(Ord. 72-21, 2021: Ord. 44-19, 2019: Ord. 12-17, 2017)

F. Form Based Districts

Standard (Code Section)	District	
	FB-UN1	FB-UN2
Ground floor use (%) (21A.37.050.A.1)	<u>75</u>	<u>75</u>
Ground floor use + visual interest (%) (21A.37.050.A.2)	=	=
Building materials: ground floor (%) (21A.37.050.B.3)	<u>70</u>	<u>70</u>
Building materials: upper floors (%) (21A.37.050.B.4)	<u>70</u>	<u>70</u>
Glass: ground floor (%) (21A.37.050.C.1)	<u>60^{1,2,3}</u>	<u>60^{1,2,3}</u>
Glass: upper floors (%) (21A.37.050.C.2)	60 <u>15</u>	60 <u>15</u>
Reflective Glass: ground floor (%) (21A.37.050.C.1)	=	=

21A.37.060

21A.37.060

Reflective Glass: upper floors (%) (21A.37.050.C.2)	=	=
Building entrances (feet) (21A.37.050.D)	<u>75</u>	<u>75</u>
Blank wall: maximum length (feet) (21A.37.050.E)	<u>15</u>	<u>15</u>
Street facing facade: maximum length (feet) (21A.37.050.F)	<u>200</u>	<u>200</u>
Upper floor step back (feet) (21A.37.050.G)	=	X
Lighting: exterior (21A.37.050.H)	X	X

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21A.37.060

21A.37.060

Standard (Code Section)	District	
	FB-UN1	FB-UN2
Lighting: parking lot (21A.37.050.I)	X	X
Screening of mechanical equipment (21A.37.050.J)	X	X
Screening of service areas (21A.37.050.K.1)	X	X
Ground floor residential entrances for dwellings with individual unit entries (21A.37.050.L)	X	X
Parking garages or structures (21A.37.050.M)	X	X
Tree canopy coverage (%) (21A.37.050.P.1)	40	40
Minimum vegetation standards (21A.37.050.P.2)	X	X
Street trees (21A.37.050.P.3)	X	X
Soil volume (21A.37.050.P.4)	X	X
Minimize curb cuts (21A.37.050.P.5)	X	X
Overhead cover (21A.37.050.P.6)	X	X
Street Trees (21A.37.050P6)	X	X
Streetscape landscaping (21A.37.050.P.7)	X	X
Height transitions: angular plane for adjacent zone districts (21A.37.050.Q)	X	X
Height transitions: angular plane for smaller buildings (21A.37.050.Q.2)	X	X
Horizontal articulation (21A.37.050.R)	X	X

Salt Lake City

21A.37.060

21A.37.060

Notes:

1. This may be reduced to twenty percent (20%) if the ground floor is within one of the following building types: urban house, two-family, cottage, and row house.
2. There must be visual clearance behind the glass for a minimum of six feet (6'). Three dimensional display windows at least six feet (6') deep are permitted and may be counted toward the sixty percent (60%) glass requirement.
3. Ground floor windows of commercial uses shall be kept clear at night, free from any window covering, with internal illumination. When ground floor glass conflicts with the internal function of the building, other means shall be used to activate the sidewalk, such as display windows, public art, architectural ornamentation or detailing or other similar treatment.

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January 2022

ATTACHMENT H: 21A.59 Design Review Draft

CHAPTER 21A.59

DESIGN REVIEW

SECTION:

21A.59.010: Purpose Statement

21A.59.020: Authority

21A.59.030: Design Review Process

21A.59.040: Scope Of Modifications Authorized

21A.59.045: Design Review Standards Applicability

21A.59.050: Standards For Design Review

21A.59.060: Time Limit On Approved Applications For Design Review

21A.59.070: Effect Of Approval Of Applications For Design Review

21A.59.080: Modifications To Approved Design Review Plans

21A.59.010: PURPOSE STATEMENT:

The purpose of the design review chapter is to: a) establish a process and standards of review for minor modifications to applicable design standards, and b) ensure high quality outcomes for larger developments that have a significant impact on the City. The intent of the process to review applications for minor modifications to applicable design standards is to allow some flexibility in how the design standards are administered by recognizing that this title cannot anticipate all development issues that may arise. The intent of the process to review larger developments is to verify new developments are compatible with their surroundings, impacts to public infrastructure and public spaces are addressed, and that new development helps achieve development goals outlined in the adopted master plans of the City as identified in the purpose statements of each zoning district. (Ord. 14-19, 2019)

21A.59.020: AUTHORITY:

Design review shall be required pursuant to the provisions of this chapter for developments and alternate building and site design features as specified within individual zoning districts before building permits may be issued.

A. Administrative Review: The Planning Director may approve, approve with modifications, deny or refer to the Planning Commission modifications to specific design standards when proposed as new construction, an addition or modification to the exterior of an existing structure, or a modification to an existing structure as authorized in section 21A.59.040, table 21A.59.040 of this chapter or when authorized in the specific zoning district.

1. The Director shall approve a request to modify a design standard if the Director finds that the proposal complies with the purpose of the individual zoning district, the purpose of the individual design standards that are applicable to the project, the proposed modification is compatible with the development pattern of other buildings on the block face or on the block face on the opposite side of the street, and the project is compliant with the applicable design review objectives (section 21A.59.050 of this chapter).

2. The Director may approve a request to modify a design standard with conditions or modifications to the design if the Director determines a modification is necessary to comply with the purpose of the base zoning district, the purpose of the applicable design standards of the base zoning, to achieve compatibility with the development pattern of other buildings on the block face or on the block face on the opposite side of the street, or to achieve and the applicable design review objectives.

3. The Director shall deny a request to modify a design standard if the design does not comply with the purpose of the base zoning district, the purpose of the applicable design standards or the applicable design review objectives and no modifications or conditions of approval can be applied that would make the design comply.

4. The Director may forward a request to modify a design standard to the Planning Commission if the Director finds that the request for modification is greater than allowed by this chapter, a person receiving notice of the proposed modification can demonstrate that the request will negatively impact their property, or at the request of the applicant if the Director is required to deny the request as provided in this section.

B. Planning Commission Review: The following types of applications shall be reviewed by the Planning Commission. If an application for design review is not listed below, it shall be eligible for administrative review as outlined in subsection A of this section:

1. ~~When All projects where Planning Commission review is~~ required in the specific zoning district.

2. All projects that include a request for additional building height or a reduction to a minimum height requirement;

3. All projects that request additional square footage when authorized in the specific zoning district;

4. All projects that have applied for a modification of base zoning design standards but could not be approved administratively because they exceed limits identified in section 21A.59.040, table 21A.59.040 of this chapter.

5. Projects in the TSA Transit Station Area District that have a development score that requires Planning Commission review and approval.

C. Planning Commission Decisions: When reviewing design review applications, the Planning Commission may take any of the following actions:

1. The commission shall approve a project if it finds that the proposal complies with the purpose of the zoning district and applicable Overlay District(s), the purpose of the individual design standards that are applicable to the project, and the project is compliant with the applicable design review objectives found in this chapter.

2. The commission may approve a project with conditions or modifications to the design if it determines a modification is necessary to comply with the purpose of the base zoning district, the purpose of the applicable design standards of the base zoning, or the applicable design review objectives.

3. The commission shall deny the design of a project if the design does not comply with the purpose of the base zoning district, the purpose of the applicable design standards or the applicable design review objectives and no modifications or conditions of approval can be applied that would make the design comply.

D. H Historic Preservation Overlay District: Modifications to design standards for properties within an H Historic Preservation Overlay District are subject to the processes and applicable standards outlined in section 21A.34.020 of this title and not this chapter. (Ord. 14-19, 2019)

21A.59.030: DESIGN REVIEW PROCESS:

A. Presubmittal Meeting: A presubmittal meeting with planning staff is recommended prior to submitting an application for design review to ensure a detailed understanding of the application submission requirements and design review process.

B. Complete Application: The design review application is considered complete when it includes all of the following:

1. All of the application information required for site plan review as identified in chapter 21A.58 of this title.

2. Photos showing the facades of adjacent development, trees on the site, general streetscape character, and views to and from the site.

3. Demonstration of compliance with the purpose of the individual zoning district in written narrative and graphic images.

4. Demonstration of compliance with the purpose of the applicable design standards of the individual zoning district in written narrative, graphic images, and relevant calculations.

5. Demonstration of compliance with the applicable design review objectives (section 21A.59.060 of this chapter) in written narrative, graphics, images, and relevant calculations.

6. The Zoning Administrator may waive a submittal requirement if it is not necessary in order to determine if a request for a modification to a design standard complies with the standards of review.

C. Public Notification And Engagement:

1. Notice Of Application For Administrative Review: Prior to the approval of an administrative decision for a modification to a specific design standard, the Planning Director shall provide written notice as provided in chapter 21A.10 of this title.

2. Required Notice For Planning Commission Review:

a. Applications subject to Planning Commission review of this chapter are subject to notification requirements of title 2, chapter 2.60 of this Code.

b. Any required public hearing is subject to the public hearing notice requirements found in chapter 21A.10 of this title. (Ord. 14-19, 2019)

21A.59.040: SCOPE OF MODIFICATIONS AUTHORIZED:

A. The authority of the Planning Director through the design review process shall be limited to modification of the specific element referenced within each zoning district. For Planning Director review, the design standards of the applicable zoning district (see chapter 21A.37, "Design Standards", of this title), may be modified according to the following table.

TABLE 21A.59.040

To view TABLE 21A.59.040 in PDF, click [HERE](#).

Design Standards	Primary Modification Allowed	Secondary Modification Allowed
Design Standards	Primary Modification Allowed	Secondary Modification Allowed
A. Ground Floor Use And Visual Interest:		
1. Ground floor use only	Length: 10%	Depth: 20%
2. Ground floor use and visual interest	Planning Commission only	
B. Building Materials:		
1. Ground floor building materials	Planning Commission only	
2. Upper floor building materials	Planning Commission only	
C. Glass:		
1. Ground floor glass	10%	
2. Upper floor glass	10%	
D. Building Entrances	10% Planning Commission only	
E. Maximum Length Of Blank Wall	10% Planning Commission only	
F. Maximum Length Of Street- Facing Facades	10%	
G. Upper Floor Step Back:		
1. For street facing facades	20%	
2. For facades facing Single- or Two-Family Residential Districts	Planning Commission only	

B. The Planning Commission may consider modifications that exceed allowances listed in this section or any other design standard modification authorized in the base zoning district or chapter 21A.37 of this title. (Ord. 14-19, 2019)

21A.59.045: DESIGN REVIEW STANDARDS APPLICABILITY

1. Design Review applications shall be reviewed for compliance with the Design Review standards of 21A.59.050, as follows:
 - a. General Modification Requests: Applications to modify a Design Standard in 21A.37, or other zoning standard specifically authorized for modification

- through Design Review, shall be reviewed for compliance with the Design Review standards that are directly related to the purpose of the associated regulation requested for modification.
- b. Additional Height or Square Footage Requests: Applications required to go through Design Review due to a height or square footage regulation shall be reviewed for compliance with all Design Review standards.
 - c. Transit Station Area Requests: For properties in a Transit Station Area District, applications required to go through Design Review due to not meeting the minimum points for administrative approval shall be reviewed for compliance with all Design Review standards.
 - d. All Other Requests: Any application not covered by subsections a through c above, shall be subject to review for compliance with all Design Review standards.
2. Exception: For those applications required to be reviewed against all Design Review standards, if an application complies with a standard in the base zoning district or with an applicable requirement in chapter 21A.37 of this title, and that standard is directly related to a standard found in this section, the Planning Commission shall find that application complies with the specific standard for design review found in this section.
- a. If there is no directly related zoning district standard or applicable requirement in chapter 21A.37 of this title related to the Design Review standard, then the Design Review standard applies, and the Commission shall not by default make the above finding.
3. Alternatives: An applicant may propose an alternative to a standard for design review provided the proposal is consistent with the intent of the standard for design review.

21A.59.050: STANDARDS FOR DESIGN REVIEW:

The standards in this section apply to all applications for design review as follows:

For applications seeking modification of base zoning design standards, applicants shall demonstrate how the applicant's proposal complies with the standards for design review that are directly applicable to the design standard(s) that is proposed to be modified.

For applications that are required to go through the design review process for purposes other than a modification to a base zoning standard, the applicant shall demonstrate how the proposed project complies with each standard for design review. If an application complies with a standard in the base zoning district or with an applicable requirement in chapter 21A.37 of this title and that standard is directly related to a standard found in this section, the Planning Commission shall find that application complies with the specific standard for design review found in this section. An applicant may propose an alternative to a standard for design review provided the proposal is consistent with the intent of the standard for design review.

A. Any new development shall comply with the intent of the purpose statement of the zoning district and specific design regulations found within the zoning district in which the project is located as well as the City's adopted "urban design element" and adopted master

plan policies and design guidelines governing the specific area of the proposed development.

B. Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot.

1. Primary entrances shall face the public sidewalk (secondary entrances can face a parking lot).

2. Building(s) shall be sited close to the public sidewalk, following and responding to the desired development patterns of the neighborhood.

3. Parking shall be located within, behind, or to the side of buildings.

C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.

1. Locate active ground floor uses at or near the public sidewalk.

2. Maximize transparency of the street facing facades by prohibiting covering the ground floor glass with reflective treatments, interior walls, and other similar features that prevent passers-by from seeing inside of the building for non-residential uses.

Maximize transparency of ground floor facades.

3. Use or reinterpret traditional storefront elements like sign bands, clerestory glazing, articulation, and architectural detail at window transitions.

4. Locate outdoor dining patios, courtyards, plazas, habitable landscaped yards, and open spaces so that they have a direct visual connection to the street and outdoor spaces.

D. Large building masses shall be divided into heights and sizes that relate to human scale.

1. Relate building scale and massing to the size and scale of existing and anticipated buildings, such as alignments with established cornice heights, building massing, step-backs and vertical emphasis.

2. Modulate the design of a larger building using a series of vertical or horizontal emphases to equate with the scale (heights and widths) of the buildings in the context and reduce the visual width or height.

3. Include secondary elements such as balconies, porches, vertical bays, belt courses, fenestration and window reveals.

4. Reflect the scale and solid-to-void ratio of windows and doors of the established character of the neighborhood or that which is desired in the master plan.

E. Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include:

1. Changes in vertical plane (breaks in facade),

2. Material changes,

3. Massing changes,

4. A minimum of eighty percent (80%) of the ground floor must be used for active, publicly accessible uses. Active uses are those that promote an active pedestrian environment through inclusion of uses that capture the attention of a passer-by. This includes retail establishments, retail services, civic spaces (theaters, museums, etc), restaurants, bars, art and craft studios, and other uses determined to be substantially similar by the Planning Director and/or Commission.

5. Step back must be a minimum of ten feet (10') from the base of the building. This allows the base to be the primary defining element for the site and the adjacent public realm, reducing wind impacts, and opening sky views.
 6. The maximum height of the base of a proposed building should be equal to the width of the right of way if allowed in the zoning district to provide sufficient enclosure for the street without overwhelming the street. The minimum height of the base must be at least two (2) stories.
 7. A building over 200' in width shall include necessary separation from property lines to minimize the impact of shadows and development rights of adjacent properties.
- F. If provided, privately-owned public spaces shall include at least three (3) of the six (6) following elements:
1. ~~Sitting space of at~~ At least one sitting space for each two hundred fifty (250) square feet shall be included in the plaza. Seating shall be a minimum of sixteen inches (16") in height and thirty inches (30") in width. Ledge benches shall have a minimum depth of thirty inches (30");
 2. A mixture of areas that provide seasonal shade;
 3. Trees in proportion to the space at a minimum of one tree per eight hundred (800) square feet, at least two inch (2") caliper when planted;
 4. Water features or public art;
 5. Outdoor dining areas; and
 6. Other amenities not listed above that provide a public benefit.
- G. Building height shall be modified to relate to human scale and minimize negative impacts. In downtown and in the CSHBD Sugar House Business District, building height shall contribute to a distinctive City skyline.
1. Human scale:
 - a. Utilize stepbacks to design a building that relate to the height and scale of adjacent and nearby buildings, or where identified, goals for future scale defined in adopted master plans.
 - b. The minimum stepback for any building located in a zoning district that does not contain an upper level stepback provision shall be ten feet (10'). This stepback is only required for applications requesting additional height when authorized in the underlying zoning district. The stepback shall be applied to the first full floor of the building that is seeking the request for additional height.
 - b. For buildings more than three (3) stories or buildings with vertical mixed use, compose the design of a building with distinct base, ~~middle and top sections~~ to reduce the sense of apparent height.
 2. Negative impacts: All buildings seeking additional height as authorized in the underlying zoning district shall be subject to the following standards.
 - a. Modulate taller buildings vertically and horizontally so that it steps up or down to its neighbors.
 - b. Minimize shadow impacts of building height on the public realm and semi-public spaces by varying building massing. Demonstrate impact from shadows due to building height for the portions of the building that are subject to the request for additional height.

c. Modify tall buildings to minimize wind impacts on public and private spaces, such as the inclusion of a wind break above the first level of the building.

d. Designed and oriented to prevent snow, ice, or water from falling directly onto a public sidewalk, public space, neighboring property, or directly onto the walkway leading to the building entrance.

3. Cornices and rooflines:

a. Cohesiveness: Shape and define rooflines to be cohesive with the building's overall form and composition. The roofline and architectural detailing, including cornices, shall be complimentary to the structure's scale, material, color, and form and create a change in plane of at least 6 inches, a change in material, utilizing at least one visible sloping plan along a minimum of 50% of the roofline on building elevations facing a street, or a change in material orientation to define the roof line of the building.

~~— b. Complement Surrounding Buildings: Include roof forms that complement the rooflines of surrounding buildings.~~

b. Green Roof And Roof Deck: Include a green roof and/or accessible roof deck to support a more visually compelling roof landscape and reduce solar gain, air pollution, and the amount of water entering the stormwater system.

H. Parking and on site circulation shall be provided with an emphasis on making safe pedestrian connections to the sidewalk, transit facilities, or midblock walkway. Parking is encouraged to be behind the principal building and away from pedestrian walkways.

1. Parking lots and structures shall be setback a minimum of twenty five feet (25') from required midblock pedestrian access locations or as required in the underlying zoning district if the underlying zoning requires a larger setback.

I. Waste and recycling containers, mechanical equipment, storage areas, and loading docks shall be fully screened from public view and, for buildings with only one street-facing frontage, are prohibited from being located along street-facing facades. They and shall incorporate building materials and detailing compatible with the building being served and shall be co-located with driveways and screened whenever possible unless prohibited by the presence of a street tree, public infrastructure, or public facility within the right of way. ~~Service uses shall be set back from the front line of building or may be located within the structure(See subsection 21A.37.050K of this title.)~~

J. Signage shall emphasize the pedestrian/mass transit orientation.

1. Define specific spaces for signage that are integral to building design, such as commercial sign bands framed by a material change, columns for blade signs, or other clearly articulated band on the face of the building.

2. Coordinate signage locations with appropriate lighting, awnings, and other projections.

3. Coordinate sign location with landscaping to avoid conflicts.

K. Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals.

1. Provide street lights as indicated in the Salt Lake City Lighting Master Plan.

2. Outdoor lighting should be designed for low-level illumination and to minimize glare and light trespass onto adjacent properties and uplighting directly to the sky.

3. Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety.

L. Streetscape improvements shall be provided as follows:

1. One street tree chosen from the street tree list consistent with the City's urban forestry guidelines and, with the approval of the City's Urban Forester, shall be placed for ~~each~~ every thirty feet (30') of property frontage on a street. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the City's Urban Forester.

2. Hardscape (paving material) shall be utilized to differentiate privately-owned public spaces from public spaces. Hardscape for public sidewalks shall follow applicable design standards. Permitted materials for privately-owned public spaces shall meet the following standards:

a. Use materials that are durable (withstand wear, pressure, damage), require a minimum of maintenance, and are easily repairable or replaceable should damage or defacement occur.

b. Where practical, as in lower-traffic areas, use materials that allow rainwater to infiltrate into the ground and recharge the water table.

c. Limit contribution to urban heat island effect by limiting use of dark materials and incorporating materials with a high Solar- Reflective Index (SRI).

d. Utilize materials and designs that have an identifiable relationship to the character of the site, the neighborhood, or Salt Lake City.

e. Use materials (like textured ground surfaces) and features (like ramps and seating at key resting points) to support access and comfort for people of all abilities.

f. Asphalt shall be limited to vehicle drive aisles. (Ord. 14-19, 2019)

21A.59.060: TIME LIMIT ON APPROVED APPLICATIONS FOR DESIGN REVIEW:

No design review approval shall be valid for a period longer than one year from the date of approval unless a building permit is issued or a complete building plans and building permit applications have been submitted to the Division of Building Services and Licensing. An extension of one year may be granted by the entity that approved the application. Extension requests must be submitted prior to the expiration of the design review approval. (Ord. 14-19, 2019)

21A.59.070: EFFECT OF APPROVAL OF APPLICATIONS FOR DESIGN REVIEW:

A. The approval of a design review application shall authorize the preparation, filing and processing of applications for any permits or approval that may be required by the City, including, but not limited to, a building permit.

B. Following the approval of a design review application, any future alteration to the property, building or site shall comply with the approved design review application unless a modification is approved subject to the process outlined in this chapter. (Ord. 14-19, 2019)

21A.59.080: MODIFICATIONS TO APPROVED DESIGN REVIEW PLANS:

A. Minor Modifications: The Planning Director may authorize minor modifications to approved design review applications as listed below.

1. Dimensional requirements that are necessary in order to comply with adopted Building Codes, Fire Codes, or engineering standards. The modification is limited to the minimum amount necessary to comply with the applicable Building Code, Fire Codes, or engineering standard.

2. Minor changes to building materials provided the modification is limited to the dimension of the material, color of material, or texture of material. Changes to a different material shall not be considered a minor modification.

3. Modifications other than those listed in subsection 1 and 2 that comply with an applicable standard in this Title provided the standard was not subject to a requested modification as part of this process or any other process authorized by this title and does not conflict with a specific condition of approval or a finding associated with the approval.

B. Other Modifications: Any other modifications not listed in subsection A of this section shall be processed as follows: require

1. If the proposed modification does not require a change to a condition of approval or a finding that was identified in a staff report or record of decision the matter may be reviewed by the planning commission, or in the case of administrative approvals, by the planning director, as a reconsideration of that specific modification subject to a public hearing for planning commission decisions or a notice of application for administrative approvals.

2. Any other modification shall require a new application and be subject to all required processes and standards. a new application (Ord. 14-19, 2019)

ATTACHMENT I: Zoning Text Amendment Standards

plans of the city, and to carry out the purposes of the municipal land use development and management act, title 10, chapter 9, of the Utah Code Annotated or its successor, and other relevant statutes.”

The purposes of the zoning ordinance also states the title is intended to:

- Lessen congestion in the streets or roads;
- Provide adequate light and air;
- Classify land uses and distribute land development and utilization;
- Foster the city’s industrial, business, and residential development.

The proposed downtown building height and street activation text amendments meet the purpose and intent of the zoning ordinance as excerpted.

The proposed amendments implement the identified policies and goals of the Downtown Master Plan, which furthers the purpose of the zoning ordinance.

4. Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards;

The proposed text amendments are integrated into existing chapters of the zoning ordinance. Three overlay districts apply in zoning districts affected by this proposal. This includes the following overlay districts:

- 21A.34.020: H Historic Preservation Overlay District
- 21A.34.060: Groundwater Source Protection Overlay District
- 21A.34.110: Downtown Main Street Core Overlay District

The proposed amendments would be limited by additional standards in many of these overlay zoning districts. The base and overlay districts may provide additional standards and restrictions.

5. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.

The proposed text amendments support Sustainability, Equity, Growth, and Opportunity. This text amendment is directed towards accommodating growth, opportunity and increasing equity by being able to respond to new development pressures while promoting features that engage the public realm and increase public benefits. The Downtown Plan establishes the vision for the plan area to be “the premier center for sustainable urban living, commerce, and cultural life in the Intermountain West.” Salt Lake City is experiencing rapid growth and this text amendment will help manage how the growth, opportunities and development occur. Through implementing the proposed amendments, the initiatives outlined in the Downtown Master Plan, which include specific urban design objectives, will be applicable to new development.

ATTACHMENT J: Public Process & Comments

Public Notice, Meetings, Comments

Mailed Informational Public Notice – mailed to property owners within the Downtown Plan area on May 14, 2022.

Notice provided to Community Councils on May 10, 2022.

Public Process Design Workshop and the SLC Planning Division met with community stakeholder groups, contacted individual property owners, and requested input from the general public regarding the proposed code changes. Public engagement details are below for reference.

Stakeholder Meetings:

- November 30, 2021: Design Workshop and the SLC Planning Division held a stakeholder meeting with the local development community.
- December 1, 2021: Design Workshop and the SLC Planning Division held a stakeholder meeting with the Neighborhood Councils and the Downtown Development Committee.
- December 2, 2021: Design Workshop and the SLC Planning Division held a stakeholder meeting with an ADA community representative group.
- January 19, 2022: Design Workshop held a stakeholder meeting with the Downtown Alliance.
- June 1, 2022: The Planning Division presented an update to the Downtown Development Committee.

Other Community Engagement:

- January 17, 2022: A public visual preference survey was advertised on Facebook, Instagram, and Twitter.
- May 9, 2022: The proposed code changes were posted to the Planning Division's Online Open House webpage.
- May 13, 2022: An informational postcard was mailed to approximately 1,700 property owners within the study area informing them of the study and providing them with a QR code to obtain more information.
- June 1, 2022: Staff provided an update to the Downtown Development Committee.

Visual Preference Survey Results As a part of the public engagement process, a visual preference survey was released in January 2022. The team received comments from over 450 community members. A summary of the survey responses is detailed below.

- 34% of respondents said that taller buildings were not a concern and 14% said they were concerned about the compatibility of taller buildings with historic buildings
- When given 3 alternative locations for height (CBD, Depot District and Granary District), respondents had slightly more support (72% vs 69% and 67%) for increased building height in the Depot District
- 21% of the respondents support protecting views from public rooftops, such as the Downtown Public Library, and 17% of respondents don't believe protecting view corridors is important

- 47% of respondents believe the ground floor of buildings can be designed to be more “human scale” if there is a variation of materials or changes in the façade and rhythm that break up the street wall
- 49% of respondents believe street trees are the best option for pedestrians to be protected from natural elements such as heat or rain
- Street trees and pedestrian refuges are considered the two most important design elements that contribute to a pedestrian friendly and walkable streetscape
- 33% of respondents believe prohibiting buildings made entirely of reflective glass is the best option for managing glare
- The majority of respondents do not believe the “wind tunnel effect” is an issue in downtown

Public Input:

Staff received a substantial amount of verbal input during the stakeholder sessions. Additionally, email comments have been provided and are attached.

From: [REDACTED]
To: [Lindquist, Kelsey](#); [Roman, Amanda](#)
Subject: (EXTERNAL) Building Height and Street Activation
Date: Monday, July 11, 2022 10:55:06 AM

Hey Kelsey and Amanda,

I have been very interested in the proposed change to max building heights in specific areas of downtown. If you would, please provide me with some information as to when the next meetings are scheduled or proposed to occur, it would be appreciated. My understanding was that there would be another in July and then likely again in fall. I cannot find this information anywhere and would love to chime in with my opinion on this if it is a public hearing.

1. Where can I track the progress of this proposed change?
2. Is this is a public meeting, me and a few others I know would like to attend.

Lastly, I had asked this earlier about MBWW (Mid-block walkway) and wanted to seek clarification. So it sounds like in Dev/Redev scenarios, there is an expectation for MBWW if on the Downtown MP. Right now these seem to ask for a 15 foot walkway with a 6 foot walk path. Does this MBWW have to fall per scale, or can the owner adjust the MBWW to go across their land in such a way as to utilize the setbacks if ultimately willing to have the MBWW meet up with the scale but more toward the end of the property so setbacks and midblock don't eliminate large portions of developable area? Please correct or redirect me if any of the above is inaccurate regarding mbww. Also please inform me of the meeting if you would so kindly.

All the best,
Daniel Fale | Associate
CBRE | Capital Markets
222 South Main Street 4th Floor | Salt Lake City, Utah, 84101

[REDACTED]
[REDACTED]

From: [REDACTED]
To: [Roman, Amanda](#)
Subject: (EXTERNAL) Downtown Building Height & Street Activation Updates
Date: Sunday, May 22, 2022 9:02:31 AM

Public toilets are noticeably missing from the improvements meant to make downtown Salt Lake more pedestrian friendly. The lack of toilets even in places like parks, Pioneer Park is one that comes to mind, is already a sanitation and health problem. With all the apartments going up, this problem will only increase. With fewer places allowing public access to their restrooms, this is a serious problem we need to solve.

ilauna

Sent from my iPhone

From: [PLW](#)
To: [Roman, Amanda](#)
Subject: (EXTERNAL) Downtown Building Height Update Question
Date: Friday, May 20, 2022 11:01:54 AM

Good morning,

I am an owner of an East facing unit in the American Towers condo complex. I have reviewed the proposal to have corner and mid block heights be the same. This concerns me greatly as I believe that these new regulations will allow tall development directly in front of all the East-facing units, creating a disastrous decrease in our property values. Is there, or is there going to be any depth requirement for possible buildings and, if so, what is that?

Sincerely,
Pamela Woodward

Sent from my iPhone

From: [Norris, Nick](#)
To: [Lindquist, Kelsey](#); [Roman, Amanda](#)
Subject: FW: (EXTERNAL) Planning Commission Comments 5.11.2022
Date: Friday, May 13, 2022 1:10:42 PM

This comment is on the downtown building heights proposal.

NICK NORRIS

Director
Planning Division

DEPARTMENT of COMMUNITY and NEIGHBORHOODS
SALT LAKE CITY CORPORATION

TEL 801-535-6173
CELL 801-641-1728
Email nick.norris@slcgov.com

WWW.SLC.GOV/PLANNING

Disclaimer: The Planning Division strives to give the best customer service possible and to respond to questions as accurately as possible based upon the information provided. However, answers given at the counter and/or prior to application are not binding and they are not a substitute for formal Final Action, which may only occur in response to a complete application to the Planning Division. Those relying on verbal input or preliminary written feedback do so at their own risk and do not vest any property with development rights.

From: Britney Helmers [REDACTED]
Sent: Wednesday, May 11, 2022 4:32 PM
To: Norris, Nick <Nick.Norris@slcgov.com>
Cc: Planning Public Comments <planning.comments@slcgov.com>
Subject: Re: (EXTERNAL) Planning Commission Comments 5.11.2022

Nick,

Thank you for the clarification! I was reading the Building Salt Lake Website at the same time as I was reading the agenda for the planning commission meeting.

I appreciate you getting back to me!

Cheers,

Britney Helmers | Design + Project Management
BCG Holdings, LLC

[REDACTED]
[REDACTED]

[REDACTED] Wed, May 11, 2022 at 3:05 PM Norris, Nick <Nick.Norris@slcgov.com> wrote:

Britney,

I want to make sure we get you aligned with the project, are you referring to the downtown

building heights proposal or the affordable housing overlay? The downtown building heights project is not on the agenda for tonight, but we did just start the public engagement process. The affordable housing overlay/incentives are on the agenda tonight. They both have some similar height regulations so we want to make sure we are understanding who to put you in touch with.

NICK NORRIS

Director
Planning Division

DEPARTMENT of COMMUNITY and NEIGHBORHOODS
SALT LAKE CITY CORPORATION

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From: Britney Helmers [REDACTED]
Sent: Wednesday, May 11, 2022 2:21 PM
To: Planning Public Comments <planning.comments@slcgov.com>
Subject: (EXTERNAL) Planning Commission Comments 5.11.2022

Hi There,

I plan to attend the meeting tonight but I would like to visit the comment of "Portions of the Granary District to be allowed to be doubled in height from 75-150 feet".

Comments/ Questions:

- What are the portions?
- Is this due to the Fleet Block? Will there be concessions for other developers in the neighborhood to do so?
- It feels that with this allowance that SLC is looking to create a second downtown and that is not what "The Granary" is all about
- I am not sure where this is new height allowance is coming from but it would be a detriment to see the Granary District become a place with large glass towers right dab in the center of it. It will very quickly lose its character on the ground level.

Andre Orantes-Thomas

[REDACTED]

Overall I really like the changes proposed for more height in all downtown zones. Though these increases are great, I'm unsure of why the CG zones outside of the Depot and Granary districts were left out of the height increases. The area between 900-1300 South is ripe for development and increased height would be great for that area to make it feel more part of downtown. I think an increase in height would help increase the housing stock and help surrounding communities be more open to increase development in the Ballpark neighborhood. I would also like to see a greater height increase for developers willing to add affordable apartments. Only allowing a 1 floor increase for adding affordable housing doesn't seem substantial enough, additional floors should be allowed for affordable housing

Benjamin Wood

[REDACTED]

Thank you for your work on these simplifications, improvements and clarifications to our zoning code. Allowing for taller mixed-use and residential development in more areas is critical to ensuring missing middle housing for our residents, but must be accompanied with protections for walkability and street safety. And our city streets should not be dominated by surface parking. I'm impressed to see such considerations included here.

Pete Andrews

[REDACTED]

Good Afternoon,

I may be missing the detail, but what is the anticipated timeframe for these proposed amendments to take effect?

Thanks!

ATTACHMENT K: Department Review Comments

This proposal was reviewed by the following departments. Any requirement identified by a City Department is required to be complied with.

Engineering: Scott Weiler

Was there a time when the D-1 District required a zero front building setback? The reason I ask is that I've heard the complaint from RMP that there is no place to locate a box or vault in front of a building without it being in the public way.

Zoning: Planning Division

The review is reflected in the proposal.

Fire: Doug Bateman

Discussed concerns with midblock walkway encroachments.

Urban Forestry: Rick Nelson

I have reviewed the amendment and have no objections or concerns with it. I particularly appreciate the addition of the Soil Volume requirement on page twelve of the Design Standards. Tree root space restrictions, particularly in downtown tree grates, have been a major limiting factor for tree health and longevity in our city. Thanks for taking steps to acknowledge the need to give trees some underground space.

Sustainability: No comments provided.

Housing Stability: Tony Milner

This looks good. No additional comments.

Public Utilities: Jason Draper

- Site design and setbacks should consider the location of utility vaults and infrastructure. Design should not rely on public right of way to place private utility infrastructure. Sewer grease interceptors, water meter vaults, power vaults and other infrastructure should be considered in the site design.
- Sites larger than 1 acre have additional stormwater quality capture volume and treatment requirements. Site design should consider this and may include additional public improvements to accommodate projects that are built from property line to property line. Other things like green roofs, stormwater planters, etc. should be considered. These systems may also help the project qualify for LEED or other green building certifications.
- Increased height and density will often require offsite water and sewer system improvements. Projects should include this in their planning and budgeting.