



# MEMORANDUM

PLANNING DIVISION  
DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

To: Planning Commission

From: Amanda Roman, Urban Designer  
[amanda.roman@slcgov.com](mailto:amanda.roman@slcgov.com) or 801-643-6575

Date: March 27, 2024

Re: Standards for Design Review Text Amendment – PLNPCM2024-00294

## Informational Briefing

### REQUEST:

On November 8, 2023, the Salt Lake City Planning Commission initiated a petition for a text amendment that would make changes to section [21A.59.050 Standards for Design Review](#). The Commission specifically asked Planning Staff to remove standard 21A.59.050.D.2 because they believe the standard does not produce high quality design. In addition, Staff is also proposing amendments that would clarify when existing standards apply and ensure the language meets the intent of the standard. Standards that are required elsewhere in the Zoning Ordinance have been deleted from the Design Review chapter.

### ACTION REQUIRED:

No action is required. The purpose of the briefing is to introduce the Planning Commission to the proposal, gather feedback, identify key issues, and answer questions.

### BACKGROUND:

The purpose of the briefing is to review the standards, discuss the design implications of each standard, and illustrate their practical application through examples of previously approved projects. The proposed amendments to the Design Review standards are driven by the overarching goal of enhancing clarity and consistency within the review process. By providing clear guidance to applicants and establishing a consistent review framework for our planning staff, we seek to foster better-designed developments that contribute positively to the fabric of Salt Lake City. Following the briefing, planning staff will revise the proposal based on feedback provided by the Planning Commission and will begin the public review process.

In addition to amending the standards for clarity, staff is seeking to reorganize the chapter. The reorganization will help staff clearly apply the appropriate standards for each design review proposal. Due to the current organization of the adopted standards, staff faces challenges when determining which standards are applicable. For example, do standards relating to building height only apply to buildings seeking additional height or do they apply to all buildings undergoing design review? The proposed amendments seek to clarify each section of code so reviewers and applicants can better address and apply the standards of review.

Standards A, B, C, D, F, H, I, J and K have been determined to be applicable to all projects going through the Design Review process, regardless of the requested modifications. Staff has clarified that standard E only applies to buildings going through the Design Review process for exceeding the maximum street facing façade length as specified in 21A.37 and standard G only applies to buildings where additional building height is requested, as authorized in the underlying zoning district. There are no proposed changes to sections A, C, or I. These clarifications help eliminate subjectivity, aiding staff in assessing compliance with the standards and establishing consistency throughout the review process. It also ensures that applicants seeking deviations from base zoning regulations and Chapter 21A.37 meet the expectations of the Design Review process.

## **PROPOSED ORDINANCE CHANGES:**

The proposed ordinance changes apply to section 21A.59.050 Standards for Design Review. Each subsection being amended is discussed in greater detail below. The amendment would not affect sections A, C, or I.

### **Section 21A.59.050.D (Massing)**

The standards under section D apply to all projects going through the Design Review process. Standards located in other sections relating to building mass, scale, and secondary features have been moved to this section. General language has been modified for clarity.

#### **Existing Language in Section 21A.59.050.D**

*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.*

**Discussion:** As requested by the Planning Commission, staff has removed standard 21A.59.050.D.2 which stated:

*~~“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.”~~*

This standard was intended to ensure large buildings don’t overwhelm their surroundings by using design elements, such as vertical columns or horizontal banding, to reduce the perceived height or width. The Planning Commission came to the consensus that the application of this standard, in addition to use of a variety of materials, has resulted in the over articulation of building facades and does not produce high quality design.

Additionally, Staff moved section 21A.59.050.G.1.c to section D. The standard states, “*For buildings more than three stories ~~or buildings with vertical mixed use~~, compose the design of a the building*”

*with distinct base, to reduce the sense of height.” Staff relocated the standard because all development should have a distinct base and massing that is designed to be human scale, regardless of the height of the building. The standard applies to structures over three stories in height, in order to ensure taller structures have human scaled design features such as a distinct base and appropriate massing.*

### **Proposed Modifications of Section 21A.59.050.D**

*D. ~~Large b~~ Building masses shall be divided into heights and ~~sizes~~ proportions that minimize the perceived mass of the structure and relate to human scale.*

- 1. Relate building scale and massing to the size and scale of the surrounding buildings and context of the site ~~of existing and anticipated buildings~~ such as alignments with existing foundation lines, 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. For buildings more than three stories, compose the design of a building with a distinct base, to reduce the sense of height.~~*
- 3. Include secondary architectural elements such as balconies, porches, vertical bays, belt courses, fenestration and window reveals.*
- 4. Reflect the scale and ~~solid to void~~ solid (wall) to void (window/door openings) ratio ~~of windows and doors~~ of the established character of the neighborhood or that which is desired in the ~~master~~ general plan.*

### **Section 21A.59.050.E (Building Façade Length)**

A project seeking to exceed the allowable façade length must meet each of the standards in section E and all other sections of 21A.59.050, excluding section G, which applies only to projects requesting additional building height.

### **Existing Language in Section 21A.59.050.E**

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; and
5. Stepback 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.

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 stories.

A building over two hundred feet (200') in width shall include necessary separation from property lines to minimize the impact of shadows and development rights of adjacent properties.

**Discussion:** The standards under section E apply to buildings which exceed the allowable street facing façade length. The standards relating to building façade length are intended to break up a lengthily façade and reduce the perceived scale of the building by providing proportional fenestration, transparency, visual interest, and activity on the ground level that spills into the public realm.

Staff recommends changing the applicability of this section to any building that exceeds the street facing façade length as specified under section 21A.37.050 rather than just buildings over 200 feet in length. Staff is proposing to delete the standard requiring material changes, as multiple building materials can make the façade feel overly busy and cluttered.

Staff clarified the ground floor use language under E.3 to include residential dwelling units as a permissible active ground floor use and added language giving the Planning Commission discretion on what qualifies as an active use outside of those listed. Since some zoning districts, such as D-1 (Downtown Business District), require higher ground floor use percentages, staff has added that the 80% requirement is applicable for projects in zoning districts that don't require ground floor activation, such as the CG General Commercial zone (outside of the Downtown Plan area). If a building exceeds the allowable street facing building length maximum, it is essential to promote street activation by requiring either a commercial use, or allowing units on the ground level.

Staff edited standard E.5 to separate the three sub standards so that they can be analyzed separately. This formatting was an error and caused confusion during the review process.

Regarding step back requirements, several recent amendments to 21A.37 Design Review include modifications to step backs, durable building materials, transparency, and active ground floor uses. During the briefing, staff would like to discuss the implications of requiring a step back for buildings requesting additional length above and beyond the requirements in 21A.37. Staff would also like to discuss how we review the existing language of standard E.5 which currently states,

*5. Stepback 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.*

*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 stories.*

### **Proposed Modifications of Section 21A.59.050.E**

E. Building facades that exceed the street facing maximum façade length as specified in 21A.37.060 ~~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;~~

34. All ground floor uses must comply with the underlying zoning requirements as specified in 21A.37.060. For zoning districts where there is not a ground floor use requirement, a A minimum of eighty percent (80%) of the ground floor must be used for either residential dwelling units or 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. The commission has discretion to determine if the uses on the ground floor achieve the purpose of the standard; and

45. For street facing facades, the first full floor, and all additional floors, above thirty feet (30') in height from average finished grade shall be stepped back a minimum horizontal distance of ten feet (10') from the front line of the building. Stepback 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; :

5. 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 stories; : and

6. ~~A~~ The building over two hundred feet (200') in width shall include necessary separation from property lines to minimize the impact of shadows and development rights of adjacent properties.

#### **Section 21A.59.050.G (Additional Building Height)**

A project seeking additional building height must meet each of the standards under section G and all other sections of 21A.59.050, excluding section E, which applies only to projects requesting additional building length.

#### **Existing Language in Section 21A.59.050.G**

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.
  - c. For buildings more than three stories or buildings with vertical mixed use, compose the design of a building with distinct base, 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. Design and orient 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 six inches (6"), a change in material, utilizing at least one visible sloping plan along a minimum of fifty percent (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. 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.

**Discussion:** Staff is proposing significant modifications to this section, to provide clarification that only projects seeking additional building height must address the standards, as they aim to reduce the negative impact of the additional building height. As proposed, this section will only analyze potential negative impacts associated with an increase in building height, as authorized in the underlying zoning district. The standards not addressing negative impacts were relocated to the sections speaking to massing and will be required of all projects going through Design Review. Two standards in this section are proposed to be deleted and the other, Human Scale, will be relocated to section 21A.59.050.D Building Massing.

### **Proposed Modifications of Section 21A.59.050.G**

G. Building height shall be modified to relate to human scale and minimize negative impacts. ~~In the Downtown Districts and in the CSHBD Sugar House Business District,~~  
~~Building height shall contribute to a distinctive city skyline. All buildings seeking additional height as authorized in the underlying zoning district shall be subject to the following standards:~~

~~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.~~
- ~~e. For buildings more than three stories or buildings with vertical mixed use, compose the design of a building with distinct base, to reduce the sense of apparent height.~~
- ~~a. 1. Modulate taller buildings vertically and horizontally so that it steps up or down to its neighbors.~~
- ~~b. 2. 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.~~
- ~~e. 3. 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. 4. Design and orient buildings 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 six inches (6"), a change in material, utilizing at least one visible sloping plan along a minimum of fifty percent (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. 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.~~

## Sections with Minor Modifications

Sections F, H, K and L, which will apply to all buildings going through Design Review, have been slightly modified for clarity. These clarifications will aid staff with the administration of these sections and reduce redundancy when standards are required elsewhere in the ordinance.

- Section 21A.59.050.F includes standards for privately-owned public spaces. The standards have not been modified, but staff changed the language under F.5 to say “or” instead of “and”, as the petitioner may choose three of the six elements provided.
- Section 21A.59.050.H has standards related to parking and circulation. The statement that “Parking is encouraged to be behind the principal building and away from pedestrian walkways” was deleted. Chapter 21A.37 Design Standards and Chapter 21.44 Parking both address the location of parking.

- Section 21A.59.050.K includes lighting standards. The language was modified to include midblock walkway lighting and staff deleted standards K.1, which says lighting must comply with the Salt Lake City Lighting Master Plan. This is a requirement of the Public Services Division and is reviewed by that department and enforced during the building permit process.
- Section 21A.59.050.L includes standards for streetscape improvements. Staff deleted L.1, which requires one street tree to be placed for every 30 feet of property frontage on a street. Street trees are a requirement for all new development, regardless of whether a project is going through the Design Review process. Standards for street trees are addressed in the recently adopted Chapter 21A.48 Landscaping and Buffers Chapter. Street tree management is exclusively under the authority of Urban Forestry and is reviewed during the building permit process.

### **Sections Removed from 21A.59**

Staff recommends the elimination of signage standards under 21A.59.050.J, as they are already addressed in Chapter 21A.46 Signs. In general, signage plans are not included in the Design Review submittal, resulting in the signage being a condition of approval. The Planning Commission has historically delegated the responsibility of reviewing and granting final approval for signage to Planning Staff, who assess the signage package as part of the permitting process. Signage permits are submitted to Building Services separately from the building permit.

### **CONSIDERATIONS and DISCUSSION TOPICS:**

- General Considerations
  - What constitutes good design?
  - Does the Planning Commission agree with the applicability of each section as proposed? Section E only applies when requesting additional building length and section G only applies when requesting additional building height. All other standards must be met regardless of the requested modifications.
  - Are there standards of review that are missing but would be important for projects to address when going through the Design Review process?
- Section D – Massing
  - Standards relating to human scale and massing were relocated to this section and will apply to all projects going through Design Review. Do the standards adequately address the City’s desire to break up the massing of buildings and provide human scaled design?
- Section E – Additional Building Length
  - Does the ground floor use requirement in section E.3 achieve the City’s desired active use percentage, specifically for buildings that are more than 150-200 feet in length? Should the ground floor within the portion of the building that exceeds the length requirement be required to include all active uses?
  - How do these standards reduce the scale of longer structures and how do they relate to the other standards of review?
  - Should the step back language be modified to require a step back when adjacent to a lower intensity zone or when a new building is next to a Landmark Site?



- How does standard E.5 work in zones that allow building heights greater than the width of the street or when a zone doesn't allow a height that comes close to the width of the street? One modification staff has considered is requiring a ratio between the base of the building and the height.
- Section G – Additional Building Height
  - Should all buildings with additional height be required to contribute to the skyline, or just those over a certain height?
  - Does standard G.2 create a more walkable environment, specifically during warmer months?
  - Are there other considerations when a building exceeds a certain height that have not been accounted for?

#### **NEXT STEPS:**

- The Planning Division will begin the public outreach and 45-day comment period after the briefing is held.
- Based on the feedback and direction from the Commission and provided public input, staff will continue to refine and make changes to the draft amendment.
- The amendment will return to the Planning Commission for a public hearing and recommendation that will be forwarded to the City Council.
- The City Council will hold an additional public hearing and ultimately decide on the proposed text amendment.

#### **ATTACHMENTS:**

- A. [ATTACHMENT A: Draft Ordinance](#)

# **ATTACHMENT A: Draft Ordinance**

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## 21A.59.050: STANDARDS 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~~ general 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.
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 b~~ Building masses shall be divided into heights and ~~sizes~~ proportions that minimize the perceived mass of the structure and relate to human scale.

1. Relate building scale and massing to the size and scale of the surrounding buildings and context of the site, existing and anticipated buildings such as alignments with existing foundation lines, 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. For buildings more than three stories, compose the design of the building with a distinct base, to reduce the sense of height.~~
3. Include secondary architectural elements such as balconies, porches, vertical bays, belt courses, fenestration and window reveals.
4. Reflect the scale and ~~solid to void~~ solid (wall) to void (window/door openings) ratio of ~~windows and doors~~ of the established character of the neighborhood or that which is desired in the ~~master~~ general plan.

E. Building facades that exceed the street facing maximum façade length as specified in 21A.37.060 ~~a combined contiguous building length of two hundred feet (200')~~ shall include:

1. Changes in vertical plane (breaks in facade);

~~2. Material changes;~~

~~23.~~ Massing changes;

34. All ground floor uses must comply with the underlying zoning requirements as specified in 21A.37.060. For zoning districts where there is not a ground floor use requirement, a minimum of eighty percent (80%) of the ground floor must be used for either residential dwelling units or 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. The commission has discretion to determine if the uses on the ground floor achieve the purpose of the standard; and

45. For street facing facades, the first full floor, and all additional floors, above thirty feet (30') in height from average finished grade shall be stepped back a minimum horizontal distance of ten feet (10') from the front line of the building. Stepback 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; ;

5. 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 stories; ; and

6. A The building over two hundred feet (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 of the six following elements:

1. 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 inches (2") caliper when planted;
4. Water features or public art;
5. Outdoor dining areas; ~~and~~ or
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 the Downtown Districts and in the CSHBD Sugar House Business District, b~~Building height shall contribute to a distinctive city skyline. All buildings seeking additional height as authorized in the underlying zoning district shall be subject to the following standards:

- ~~a.~~ 1. Modulate taller buildings vertically and horizontally so that it steps up or down to its neighbors.
- ~~b.~~ 2. 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.

- e. ~~3.~~ 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. ~~4.~~ Design and orient buildings 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.

1. Human scale:

- a. ~~Utilize stepbacks to design a building that relates to the height and scale of adjacent and nearby buildings, or where identified, goals for future scale defined in adopted master general 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 of more than 10% the maximum 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.~~
- c. ~~For buildings more than three stories or buildings with vertical mixed use, compose the design of a building with distinct base, 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. ~~Design and orient buildings 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 six inches (6"), a change in material, utilizing at least one visible sloping plane along a minimum of fifty percent (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. ~~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 shall incorporate building materials and detailing compatible with the building being served and shall be co-located with driveways unless prohibited by the presence of a street tree, public infrastructure, or public facility within the right of way. Service uses may be located within the structure. (See Subsection [21A.37.050.K](#) 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~~ J. Building and midblock walkway 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~~ 1. 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~~ 2. Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety.

~~L~~ K. 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 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~~ 1. 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. 24B-23, 2023: Ord. 24-23, 2023: Ord. 14-19, 2019)