

Proposed Text Amendments impacting the Ballpark Neighborhood

As part of this proposal, Planning Staff is considering zoning text amendments to amend the text of table 21A.26.078.E.3.b., setback standards and 21A.26.078.F.2.d. , design standards of the TSA zoning district for properties along 1300 S and the West Temple Corridor.

Table 21A.26.078.E.3.b outlines setback and sidewalk width requirements for specific property frontages and right of ways located within TSA zoning districts. The proposed text amendments add specific setback and sidewalk width requirements for properties within the project area, fronting 1300 S, approximately between 400 W and Main Street and West Temple approximately between 1400 S and Paxton Ave.

Section 21A.26.078.F.2.d. lists specific building design standards and ground floor use regulations for specific property frontages and right of ways which require developments to accommodate an allowed commercial, institutional, public use or live/work uses. The proposed text amendments add specific ground floor use requirements for properties within the project area, fronting 1300 S, approximately between 400 W and Main Street and West Temple between approximately between 1400 S and Paxton Ave. The proposed amendments aim to facilitate a safe, walkable, and engaging pedestrian experience along the major transportation corridors within the Heart of the Ballpark Station Area as identified in the Ballpark Station Area Plan.

The proposed zoning text amendments are underlined in the following sections.

21A.26.078: TSA TRANSIT STATION AREA DISTRICT

21A.26.078.E.

1. Application: The dimensional requirements of this section apply to all new buildings and developments as well as additions to existing buildings. Additions that bring the property closer to compliance are allowed. The following development standards apply to the core and transition areas of all station types.

2. Building Height: The minimum and maximum building heights are found in Table 2 1A.26.078.E.2, "Building Height Regulations", of this Subsection E.2. The following exceptions apply:

a. The minimum building height applies to all structures that are adjacent to a public or private street. The building shall meet the minimum building height for at least fifty percent (50%) of the width of the street facing building wall.

b. Projects that achieve a development score that qualifies for administrative review are eligible for an increase in height. The increase shall be limited to one story of habitable space. The height of the additional story shall be equal to or less than the average height of the other stories in the building. This is in addition to the height authorized elsewhere in this title.

**TABLE 21A.26.078.E.2
BUILDING HEIGHT REGULATIONS**

	Minimum Height¹	Maximum Height
Urban center:		
Core	40'	90' ²

Transition	25'	60'
Urban neighborhood:		
Core	25'	75'
Transition	0'	50'
Mixed use employment center:		
Core	25'	75'
Transition	0'	60'
Special purpose:		
Core	25'	75'
Transition	0'	60'

Notes:

1. Minimum building heights apply to those properties with frontage on the street where fixed rail transit is located.
2. Buildings with a roof that has at least 2 sloping planes may be allowed up to 105 feet. The slope of the plane must have a minimum slope of a 2 feet rise over a 12 foot run. The additional height may include habitable space. The sloping planes must be clearly visible and create a sloped roof shape. The sloping planes shall not be hidden by a parapet wall.
3. Setbacks:
 - a. General Standards for Front/Corner Side Yards:
 - (1) All portions of the yard not occupied by building, driveways, walkways or other similar features must be landscaped or include an active outdoor use, such as outdoor dining, plazas, courtyards or other similar outdoor use. See Subsection F of this section for specific front yard design requirements.

(2) Walls up to three feet (3') in height, patios and other similar elements intended to activate the sidewalk can be located to the property line.

(3) Awnings or canopies may be located within any portion of the yard and are not subject to the front or corner side yard restrictions in Subsection 21A.36.020.B, Table 21A.36.020.B of this title.

(4) Balconies may project up to two feet (2') into the required yards and are not subject to the front or corner side yard restrictions in Subsection 21A.36.020.B, Table 21A.36.020.B of this title.

(5) All front and corner side yard standards in Table 21A.26.078.E.3.b of this Subsection E may be modified through the design review process of [Chapter 21A.59](#) of this title, except that the front and corner side yard setback for 400 South shall not be reduced below the minimum.

b. Table 21A.26.078.E.3.b Setback Standards:

**TABLE 21A.26.078.E.3.b
SETBACK STANDARDS**

Property Frontage		Front/Corner Side Yard Setback	Interior Side Yard	Rear Yard
Property Frontage	Front/Corner Side Yard Setback	Interior Side Yard		Rear Yard
400 South	Minimum: 10', and at least 50% of the street facing building facade must be built to the minimum	Minimum: None, except a 25' setback is required when adjacent to an OS, R-1, R-2, SR, RMF-30, RMF-35 or RMF-45 zoning district. The minimum shall increase 1' for		

	<p>Maximum setback: 20', but may be increased if the additional setback is used for plazas, courtyards, or outdoor dining areas.</p>	<p>every 1' increase in building height above 25' and is applied to the portion of the building over 25' in height.</p>
	<p>In locations where the sidewalk is not a minimum of 10' wide, additional sidewalk width shall be installed by the developer so there is a minimum width sidewalk of 10'. This applies to new buildings and to additions that increase the gross building square footage by more than 50%. This standard does not required removal of existing buildings or portions thereof.</p>	
<p>North Temple</p>	<p>Minimum: 5', and at least 50% of the street facing building facade must be built to the minimum.</p> <p>Maximum: 15', but may be increased if the additional setback is used for plazas, courtyards, or outdoor dining areas</p>	
	<p>In locations where the sidewalk is not a minimum of 10' wide, additional sidewalk width shall be installed by the developer so there is a minimum width sidewalk of 10'. This applies to new buildings and to additions that increase the gross building square footage by more than 50%. This standard does not require removal of existing buildings or portions thereof.</p>	

<p><u>Properties fronting 1300 S, between 400 W and Main Street and West Temple between 1400 S and Paxton Ave.</u></p>	<p><u>Minimum: 10', and at least 50% of the street facing building facade must be built to the minimum.</u></p>	
	<p><u>Maximum setback: 20', but may be increased if the additional setback is used for plazas, courtyards, or outdoor dining areas.</u></p>	
	<p><u>In locations where the sidewalk is not a minimum of 10' wide, additional sidewalk width shall be installed by the developer so there is a minimum width sidewalk of 10'. This applies to new buildings and to additions that increase the gross building square footage by more than 50%. This standard does not required removal of existing buildings or portions thereof.</u></p>	
<p>300 South, 500 South, 600 East</p>	<p>Minimum: Equal to the average setback of other principal buildings on the same block face.</p>	
<p>Streets with right- of- way width of 50' or less with R-1, R-2, SR, RMF-30, RMF- 35 or RMF-45 zoning district on either side of the street</p>	<p>Minimum: 25% of the lot depth, up to 25'. For buildings taller than 25', setback shall increase 2' for every 1' of building height above 25' and is applied to the portion of the building over 25' in height.</p>	
<p>All other streets</p>	<p>Minimum: None</p>	

	At least 50% of the street facing building facade shall be within 5' of the front or corner side property line.	
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c. Special Setback Provisions for Properties Adjacent to Jordan River: For properties that are adjacent to the Jordan River, the building setback from the Jordan River shall be fifty feet (50'), measured from the annual high water level as defined in Section [21A.34.130](#) of this title. For buildings over fifty feet (50') in height, the setback shall increase one foot (1') for every foot in height over fifty feet (50') up to a maximum of seventy five feet (75'). Portions of buildings over fifty feet (50') in height may be stepped back to comply with this standard.

F. Design Standards:

1. Development shall comply with the design standards in [Chapter 21A.37](#) of this title when applicable as specified in that chapter.

2. All developments required to obtain a review score by Subsection C of this section shall comply with the following additional design standards. These specific standards may be modified through the design review in [Chapter 21A.59](#) of this title if the modifications meet the intent of the specific design standard requested to be modified:

a. EIFS and Stucco Limitation: Use of Exterior Insulation and Finishing System (EIFS) or traditional stucco is not allowed as a building material on the ground floor of street facing building facades. Use of EIFS and stucco is allowed for up to ten percent (10%) of the upper level street facing facades.

b. Front and Corner Side Yard Design Requirements:

(1) In yards greater than ten feet (10') in depth, one shade tree shall be planted for every thirty feet (30') of street frontage. For the purpose of this section, a shade tree is any tree that has a mature minimum tree canopy of thirty feet (30') and a mature height that is forty feet (40') or greater.

(2) At least fifty percent (50%) of the front or corner side yards shall be covered in live plant material. This can include raised planter boxes. This percentage can be reduced to thirty percent (30%) if the yard includes outdoor dining, patios, outdoor public space, or private yards for ground floor residential uses that cover at least fifty percent (50%) of the provided front or corner side yard.

(3) At least thirty percent (30%) of the front or corner side yard shall be occupied by outdoor dining areas, patios, outdoor public space, or private yards for ground floor residential uses.

(4) Driveways necessary for vehicle access to the site are allowed regardless of compliance with the minimum percentages required by this subsection.

c. Entry Feature Requirements: All required building entries shall include at least one of the following features:

(1) An awning or canopy over the entrance that extends a minimum of five feet (5') from the street facing building facade;

(2) A recessed entrance that is recessed at least five feet (5') from the street facing facade;

(3) A covered porch that is at least five feet (5') in depth and at least forty (40) square feet in size; or

(4) A stoop that is at least two feet (2') above sidewalk level and that includes an awning or canopy that extends at least three feet (3') from the street facing building facade.

d. Ground Floor Use Requirement For 400 South and North Temple Boulevard and properties fronting 1300 S, between 400 W and Main Street and West Temple between 1400 S and Paxton Ave.: When facing 400 South, applicable sections of 1300 South or West Temple or North Temple Boulevard, the ground floor use area required by [Chapter 21A.37](#) of this title shall be built to accommodate an allowed commercial, institutional, or public use. Live/work uses qualify as a commercial use for this subsection.

(1) Exception: Residential uses may be permitted within the required area in lieu of the required use, if the ground floor is designed so that it can be converted to an allowed commercial use in the future. To accommodate this conversion, the shell space of the ground floor shall be built to an occupancy standard required by the adopted building code that can accommodate conversion of the interior of the space to a future permitted commercial use.

(2) The following additional requirements shall apply to the ground floor space if used for residential uses:

(A) The shell space shall be at least twelve feet (12') in height;

(B) The street facing facade of each ground floor residential unit shall be at least sixty percent (60%) glass;

(C) Each ground floor unit shall have a direct entrance from the sidewalk to the unit;

(D) Each ground floor unit shall be ADA accessible; and

(E) Each ground floor unit shall include a porch, patio, stoop or other entrance feature that is a minimum depth of at least five feet (5').