

SLC BALLPARK STATION AREA - REZONE

PROPOSAL MODIFICATIONS



Salt Lake City is proposing zoning map amendments and zoning text amendments to rezone properties within the boundaries of the Ballpark Station Area Plan. The proposal aims to implement the goals, policies, future land use recommendations, and community vision established in the plan.



BACKGROUND

The Ballpark Station Area Plan is a small area community plan within the Ballpark neighborhood encompassing the properties between 900 S to 1700 S, and State Street to I-15 (see [Figure 1](#)). The neighborhood is adjacent to downtown and houses several community assets including the Smiths Ballpark, Ballpark Light Rail Station, and several social agencies. The Ballpark neighborhood is experiencing rapid growth and increasing development pressure as the City's population and employment base increase.

The plan was adopted by Salt Lake City Council in October 2022 and provides guidance for future development, and land use to support the livability and growth in the Ballpark neighborhood. The plan establishes actions, goals, policies, future land use recommendations, and implementation strategies to achieve the community's vision for the Ballpark neighborhood.

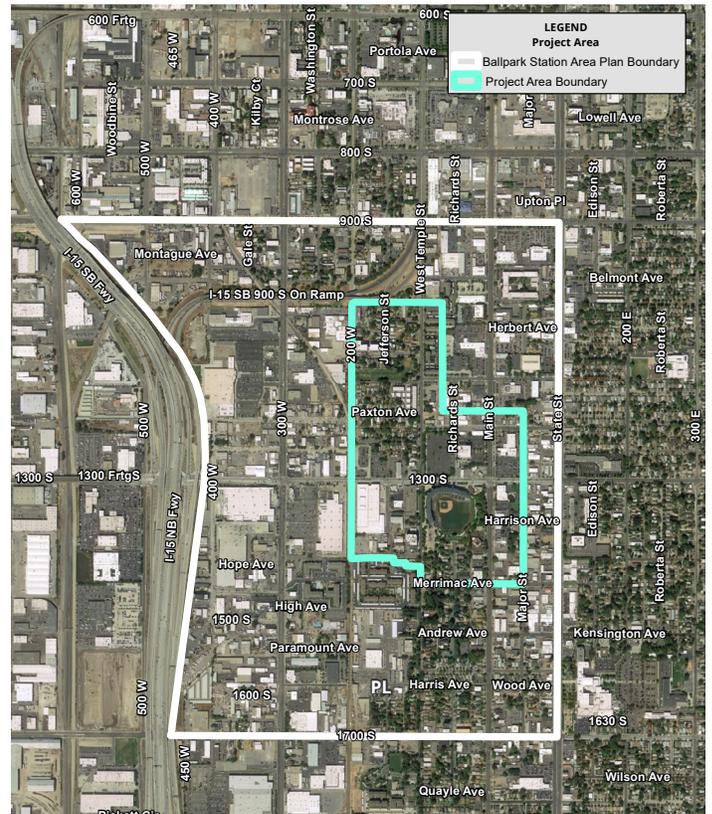
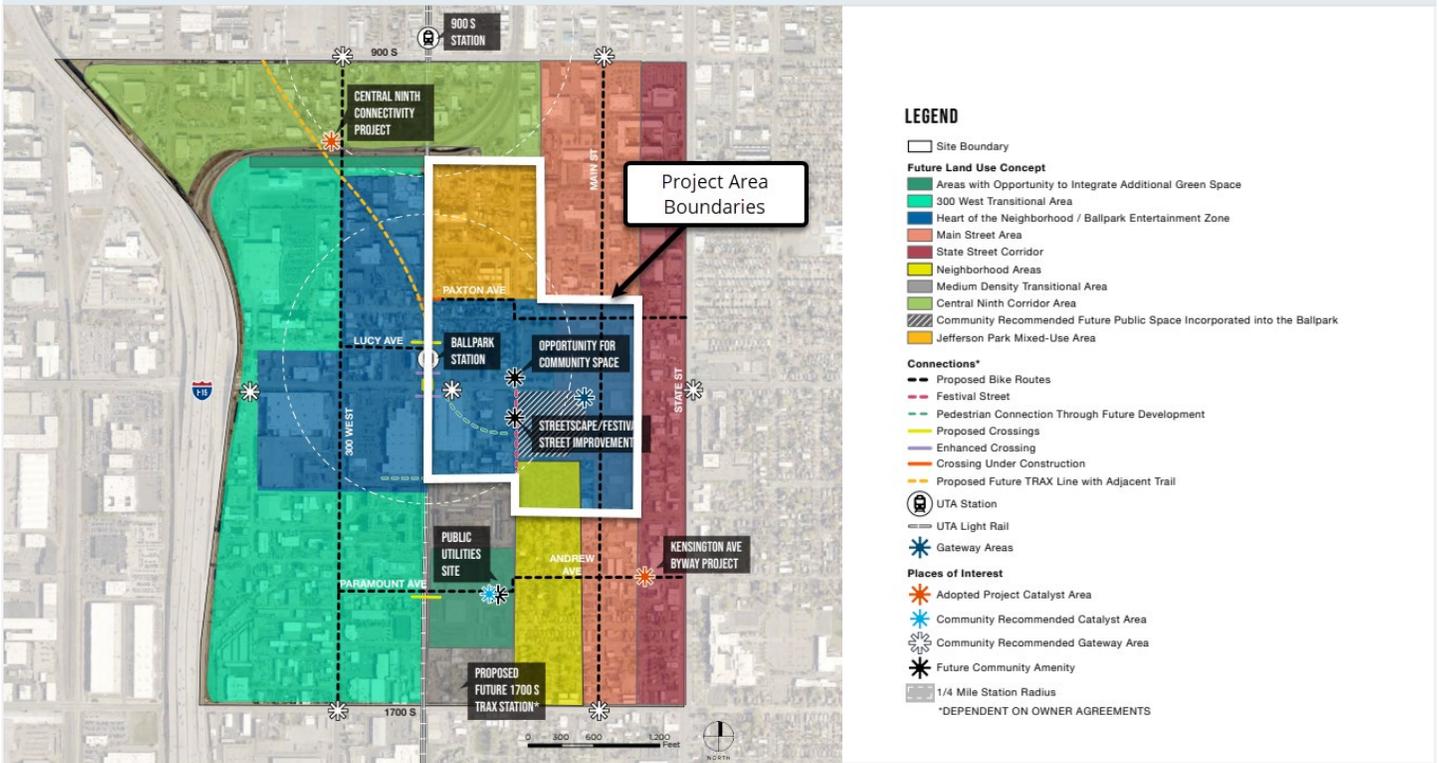


FIGURE 1 - CONTEXT MAP / BOUNDARIES

FIGURE 2 - BALLPARK STATION AREA PLAN - FUTURE LAND USE MAP



PROJECT OBJECTIVE

Salt Lake City is proposing to implement recommendations in the Ballpark Station Area plan, and rezone properties identified within three future land use areas including, the Heart of the Neighborhood, Main Street Area, and Jefferson Park Mixed Use Area. The future land use map is shown in Figure 2.

As shown in Figure 3, the project area is predominately zoned a variety of commercial and moderate density, multifamily residential zoning districts. The majority of the existing zoning districts within the project area do not provide the development standards, density, and land uses necessary to implement the goals, strategies, and land use recommendations specified in the plan. The proposed zoning map amendments are intended to establish zoning districts that align with the goals, policies, future land use recommendations, and community vision established in the plan.

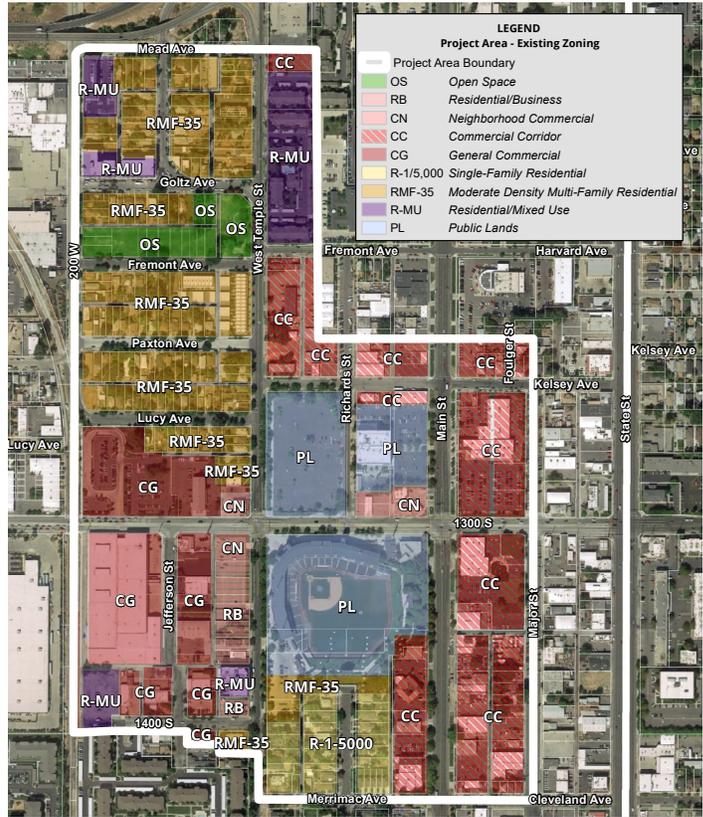


FIGURE 3 - EXISTING ZONING MAP



JUNE 2023 PROPOSAL

The previous June 2023 zoning map amendments are shown in Figure 4. The sections below summarize the previous zoning map and text amendments for each future land use area specified in the Plan. Additional information regarding the June 2023 proposal can be accessed [here](#)

HEART OF THE NEIGHBORHOOD

Boundary: Properties between Paxton Ave, Merrimac and Cleveland Ave, and east of 200 W to west side Major Street

Existing Zoning:

- Commercial Corridor (CC)
- General Commercial (CG)
- Commercial Neighborhood (CN)
- Moderate Density Multifamily Residential (RMF-35)
- Residential Business (RB)
- Public Lands (PL)
- Residential Mixed Use (R-MU)

Proposed Zoning:

- Transit Station Area, Urban Neighborhood District Core (TSA-UN-C)

Proposed Zoning Text Amendments:

As part of the previous proposal Planning Staff considered 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. Additional information regarding the previous zoning text amendments can be found [here](#).

MAIN STREET AREA

Boundary: Main Street between Merrimac Ave & North Side of Paxton & Kelsey Ave, Major Street and Richard Street

Existing Zoning:

- Commercial Corridor (CC)
- Public Lands (PL)

Proposed Zoning:

- Transit Station Area, Urban Neighborhood District Core (TSA-UN-C)
- Form Based Urban Neighborhood District 2 (FB-UN2)

JEFFERSON PARK MIXED USE AREA

Boundary: East of 200 W to West Temple Corridor & Paxton Ave to Mead Ave.

Existing Zoning:

- Moderate Density, Multifamily Residential (RMF-35)
- Residential Mixed Use (R-MU)
- Open Space (OS)

Proposed Zoning:

- Form Based Urban Neighborhood District 1 (FB-UN1)
- Form Based Urban Neighborhood District 2 (FB-UN2)

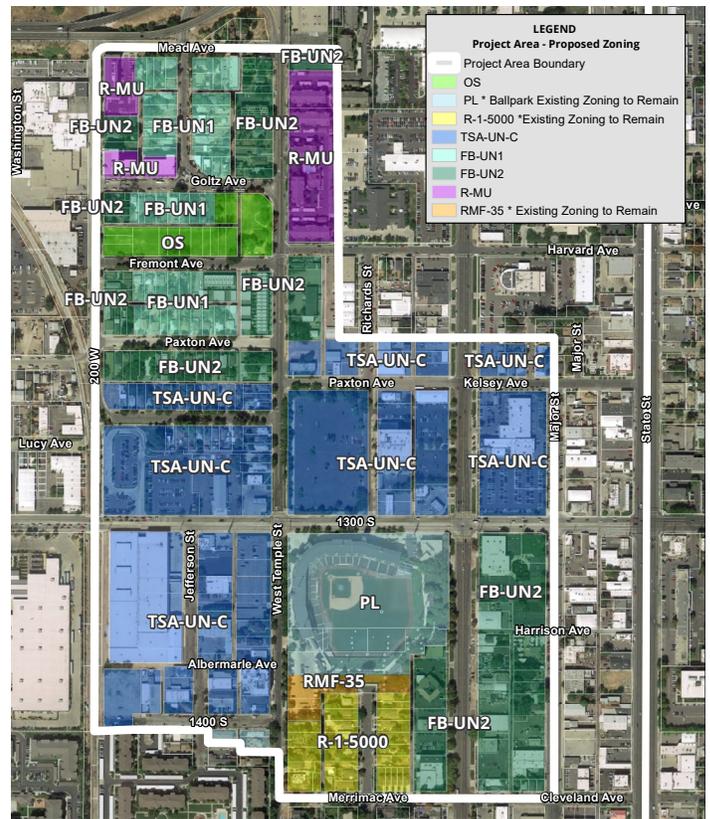


FIGURE 4 - PROPOSED ZONING

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PUBLIC INPUT //

PUBLIC NOTICE, MEETING AND COMMENTS

The following is a list of public input opportunities, related to the proposed project since the petition was initiated:

- **April 2023** - An informational webpage posted to the Planning Division's website. This webpage provides additional information regarding the City's proposal, frequently asked questions, next steps in the Planning process, and the project contact information. The webpage will be regularly updated with new information as necessary.
- **June 2, 2023** - The Ballpark, Central 9th, Liberty Wells, and Central City Community Councils were sent the 45-day required notice for recognized community organizations.
- **June 2, 2023** - Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- **July 13, 2023** - Planning Staff presented the proposal at the joint Ballpark and Central 9th Community Council meeting to solicit feedback on the proposal.



PUBLIC COMMENTS

Since the petition was initiated, staff received 20 comments from members of the public through email. Staff presented the proposal at the Ballpark and Central 9th Community Council meeting on July 13, 2023 and received additional input from the community.

Planning staff analyzed the comments and input received at the meeting and identified the following primary topics and common themes:

General Use Considerations:

- The community needs active ground floor uses, not mail rooms or leasing offices.
- New development should consist of pedestrian friendly design and engaging development.

TSA-UN-C Design Considerations:

- The majority of the existing development in TSA-UN-C zones, specifically along 400 S reflects a development pattern that is not pedestrian friendly or desired by the community.
- New development should consist of pedestrian friendly design and engaging development.
- Public should be notified and included in the development of large high density projects.
- The community needs more open space, green space, and trees.

PUBLIC COMMENT CONT.

- Preserve existing dwellings and historic structures.
- Infill compatibility w/ surroundings and neighborhood character should be considered.
- New development should be livable (appropriate setbacks, open space and green space)
- Stormwater impacts associated with high density developments with high lot coverage/imperious surface concerns.
- Narrow sidewalks and walkability concerns.
- How will small properties along Lucy Ave. support such high density?

Infrastructure:

- On site parking requirements need to be increased.
- This area could support reduced parking requirements due to proximity to transit.
- Narrow streets along Avenue Streets cannot accommodate additional street parking.
- The community needs more traffic calming measures.
- When will public improvement projects occur?

Project Scope/Boundaries:

- Exclude Ballpark North Parking Lot
- Exclude Horizonte
- Extend project boundary to the East Side of Major Street
- Extend project boundary to State

Overall, members of the public voiced general concerns regarding impacts associated with high density, need for public amenities and active ground floor uses, questions and concerns regarding the project boundaries and public infrastructure in the area. However, the majority of the public input received was associated with concerns regarding the proposed TSA-UN-C zoning within the Heart of the Ballpark neighborhood as outlined above.



UPDATED PROPOSAL SEPT. 2023

Between June and August, Planning staff considered public input received and worked on proposal modifications to address public input within the scope of the project. The sections below summarize the modifications that have been made to the proposal in response to the public input received.

MAP AMENDMENTS

Consider Zoning for Ballpark North Parking Lot in January 2024, when the Ballpark Next Guiding Principles are Released

The Ballpark North Parking Lot is City owned property located at 55 W Paxton Avenue, directly north of the Smiths Ballpark. The use and development of both properties is currently being considered through a community visioning process called Ballpark Next. The intent of the process is to establish Guiding Principles which identify preferences to serve as a backbone for both short- and long-term land use strategies. The Guiding Principles will help inform the vision for the Ballpark site and the next steps of the development process.

The Ballpark North parking lot was previously proposed to be rezoned from PL, Public Lands, to TSA-UN-C, in the June 2023 proposal. Staff received a number of concerns regarding the proposed rezoning of the property. Members of the public indicated the rezoning of the property should not be considered until the Ballpark Next community visioning process had progressed.

Therefore, staff has removed the Ballpark North Parking Lot from the current proposal. The potential zoning of the property, and potentially the Ballpark property, will be considered in a second phase of the Ballpark Station Area Rezones, once the Ballpark Next Guiding Principles have been established.

Replace TSA-UN-C, Transit Station Area, Urban Neighborhood, Core Zoning with MU-8, Form Based Mixed Use Zoning District

In considering potential zoning districts for the Heart of the Neighborhood and Main Street Area, staff completed a comprehensive rezone analysis of the City's Zoning Districts and found the TSA-UN-C zone aligned with the proposed development densities, uses, urban design elements and right of way improvements specified for the properties within Heart of the Neighborhood and a portion of the Main Street Area. As previously mentioned, the majority of the public input received was associated with concerns regarding the proposed TSA-UN-C zoning within the Heart of the Ballpark neighborhood and Main Street Area, north of 1300 S.

While the TSA-UN-C zone aligns with many of the objectives specified in the plan, the zone does not provide all of the development standards necessary to address some of the unique characteristics and challenges in the area to achieve the community's collective vision for the Ballpark Neighborhood. Therefore, staff is proposing to replace the TSA-UN-C zoning and associated text amendments in the proposal with a new proposed Zoning District, MU-8, Form Based Mixed Use District, 8.

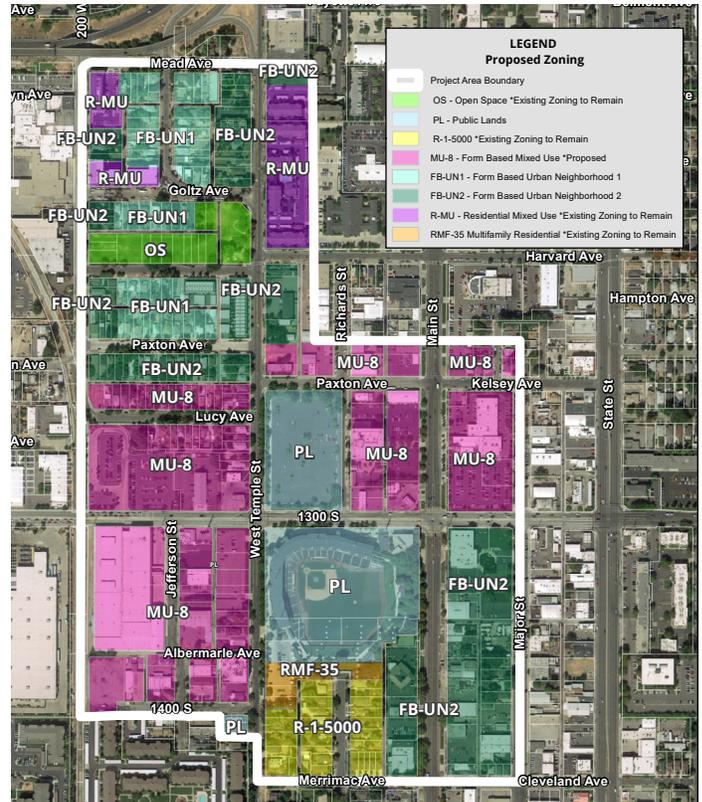


FIGURE 5 - UPDATED PROPOSED ZONING

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UPDATED PROPOSAL SEPT. 2023



NEXT STEPS

TEXT AMENDMENTS

Establish MU-8, Form Based, Mixed Use 8 Zoning District

The City is proposing zoning text amendments to establish a new zone, MU-8, Form Based, Mixed Use 8 Zoning District. The City is proposing associated zoning map amendments to implement the proposed MU-8 zone in the Ballpark Station Area, within the Heart of the Neighborhood and Main Street Area as shown in Figure 5. The proposed MU-8 zoning text amendment ordinance language is provided in the attachments.

The proposed MU-8 zone is a form based mixed use district which allows a mix of residential, office, institutional, community, open space, commercial, and retail service uses. The purpose of the district is to provide places for small and large businesses, increase the supply of a variety of housing types in the city, and promote the public health by increasing the opportunity for people to access daily needs by walking or biking. The regulations 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. The draft ordinance language for the proposed MU-8 zone is provided in Attachment 1.

The table shown in Attachment 2 provides a comparison between the previous proposal, associated public comments and the updated proposal to demonstrate how the proposal has been modified to address the Community's primary concerns. It should be noted that all public input was considered, however, some of the comments received were outside of the scope of this proposal and not included in the table.

We want to hear from you!

*Required public input period start:
September 8, 2023*

*Public input period end:
October 23, 2023*

*Comments and questions will be taken until the public hearing. Comments can be submitted directly to the project Planner **Brooke Olson**.*

PHASE 1

SLC Ballpark Station Area Rezones (Excluding Ballpark North Parking Lot) Tentative Project Timeline:

- **September 7th**
 - Present proposal at Ballpark & Central 9th joint community council meeting.
- **September 8th**
 - Mailed notice of proposal modifications send to property owners and occupants within 300' of the site and notice sent to applicable recognized organizations.
- **September 8th - Oct 23rd**
 - 45 Day Public Input Period
- **Late September**
 - Public Engagement Event
- **October 11th**
 - Tentative PC briefing
- **October 25th or November 8th**
 - Tentative PC Public Hearing
- **October 25th - November**
 - Transmittal to City Council

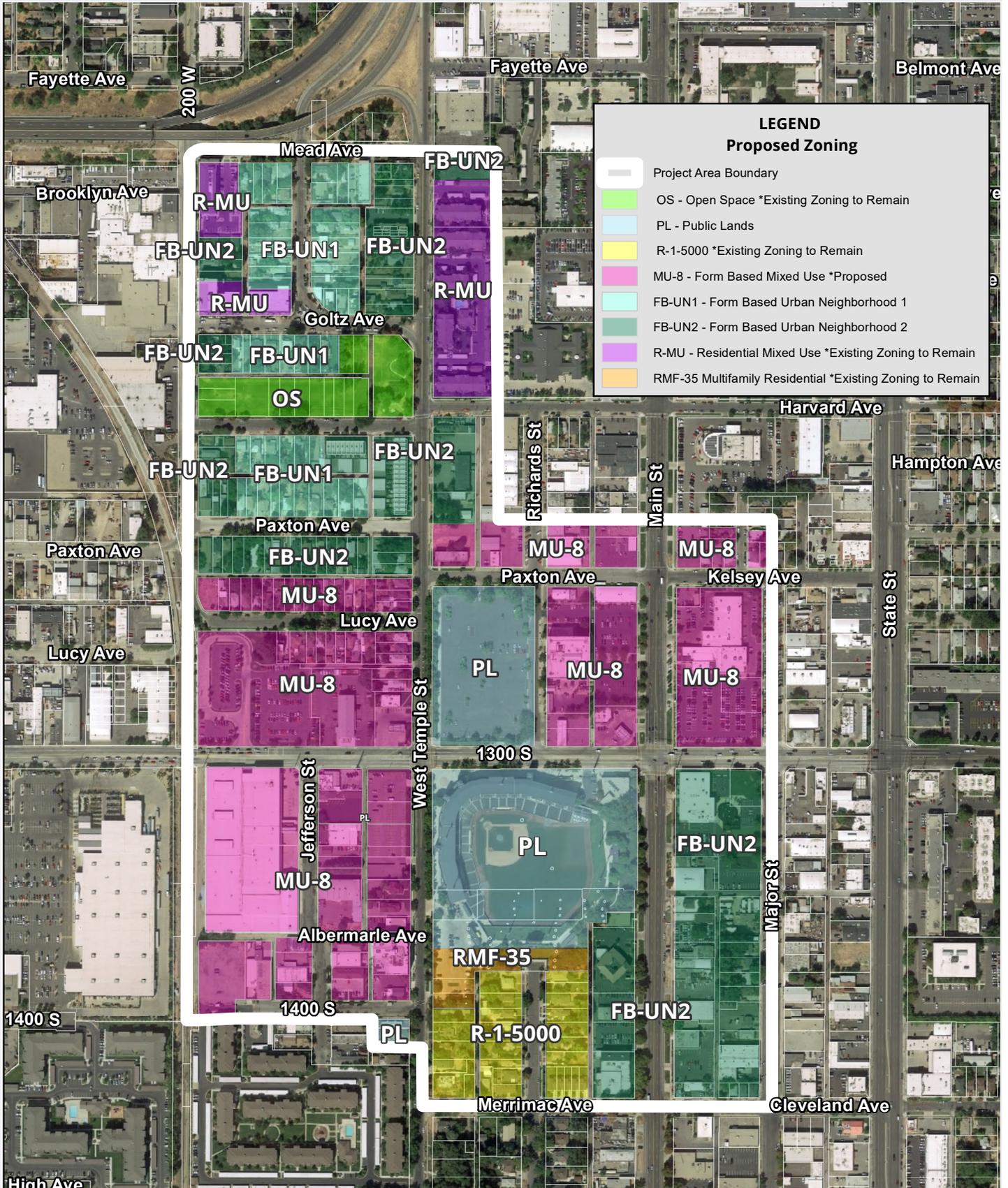
PHASE 2

Phase 2 - Ballpark Next & Associated Rezones of Ballpark North Parking Lot & Ballpark Tentative Project Timeline:

- **January 2024**
 - Ballpark Next Draft Guiding Principals established.
 - Staff will evaluate potential zones consistent with principals and meeting with the community to receive public input.
 - A rezone petition will be initiated.
 - A 45-day public engagement period will be required prior to the Planning Commission public hearing.
- **March 2024**
 - Tentative Planning Commission public hearing for the proposed zoning amendments.

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FIGURE 5 - UPDATED PROPOSED ZONING



ATTACHMENTS

1. PROPOSED MU-8 DRAFT ORDINANCE LANGUAGE
2. PUBLIC INPUT AND PROPOSAL MODIFICATIONS TABLE

ATTACHMENT 1 PROPOSED MU-8 DRAFT ORDINANCE LANGUAGE

21A.25 Form Based Mixed Use Districts

21A.25.010 General Provisions

A. Intent: The intent of this chapter is to create a scale of form based, mixed use districts that can be used in different areas of the city based on the land use policies identified in the general plan. The regulations are intended to provide places for small and large businesses, increase the supply of a variety of housing types in the city, and promote the public health by increasing the opportunity for people to access daily needs by walking or biking. The regulations 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.

B. Allowed Uses: Land uses shall be allowed as a permitted or conditional use based on the land use tables for each listed district in Chapter 21A.33.

1. Accessory uses and structures: Accessory uses and structures shall be allowed subject to the requirements of 21A.36.020, 21A.36.030, and 21A.40 of this title and any other provisions that specifically applies to accessory uses and structures that may be found in this title.

2. Obnoxious or Offensive Uses: No use of land shall be permitted which creates a nuisance by reason of odor, dust, smoke, vapors, noise, light, vibration or refuse matter. Any nuisance shall be considered a violation of this title.

21A.25.020 Reserved

21A.25.030 Reserved

21A.25.040 Reserved

21A.25.050 Reserved

21A.25.060 MU8 Mixed Use 8 District

21A.25.060 MU8 Mixed Use 8 District

A. Purpose: the purpose of the MU8 Mixed Use 8 zoning district is to implement the city's general plan in areas that identify mid rise buildings, generally eight stories or less in height, that contain a mix of land uses that support people who choose to live in or near the district.

B. Building form standards for each allowed building form and other associated regulations for the FB-UN8 subdistrict are listed in the below tables of this section.

1. Row House Building Form Standards:

a. Prohibitions: This use is prohibited on the following streets:

- (i). 1300 South
- (ii). West Temple
- (iii). Main Street

TABLE 21A.25.060.B.1

Building Regulation		Regulation for Building Form: Row House
H	Height	Maximum of 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.
F	Front and Corner Side Yard Setback	Minimum 10'. Maximum 20', 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. May be modified through Design Review (Chapter 21A.59).
S	Interior Side Yard	Minimum of 5' between row house building form and side property line, except when an interior side yard is adjacent to a zoning district that has a maximum permitted building height of 30' or less, then the minimum shall be 10'. For the purpose of this regulation, an alley that is a minimum of 10' in width that separates a subject property from a different zoning district shall not be considered adjacent. No setback required for common walls.
R	Rear Yard	Minimum of 20'
U	Uses Per Story	Residential on all stories; live/work units permitted on ground level.
E	Entry Feature	Each dwelling unit must include an allowed entry feature. See Table 21A.27.030B for allowed entry features. Dwelling units adjacent to a street must include an entry feature on street facing façade. Pedestrian connections, as per Subsection 21A.37.050.D, with minimum 5' width are required for each required entry feature.
U	Upper Level Stepback	When adjacent to a lot in a zoning district with a maximum building height of 30' or less, the first full floor of the building above 30' shall step back 10' from the building façade at finished grade along any side and 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.
OS	Open Space Area	Each dwelling unit shall include a minimum open space area that is equal to at least 25% of the footprint of the individual unit, subject to all other open space area requirements of Subsection 21A.25.060.C.1 "Open Space Area." A minimum of 20% of the required open space area shall include vegetation.
BF	Building Forms Per Lot	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.
SO	Side/Interior Orientation	Dwelling units not located directly adjacent to a street are permitted, provided the design standards for glass 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: <ul style="list-style-type: none"> 1. Documents that new lots have adequate access to a public street by way of easements or a shared driveway; and 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.
MW	Midblock Walkway	If a midblock walkway is shown in an adopted city plan on the subject property, a midblock walkway shall be provided. The midblock walkway must be a minimum of 10' wide and include a minimum 6' wide unobstructed path.
DS	Design Standards	See Section 21A.27.030 and Chapter 21A.37 for other applicable building configuration and design standards.

2. Multi-Family Residential, Storefront, and Vertical Mixed-Use Building Form Standards:

- (a). Ground floor residential uses are prohibited on the following streets:
- (i). 1300 South
 - (ii). West Temple
 - (iii). Main Street

TABLE 21A.25.060.B.2

Building Regulation		Regulation for Building Forms: Multi-family Residential/Storefront/Vertical Mixed Use
H	Height	Maximum height of 90'. All heights measured from established grade. Buildings in excess of 50' require design review in accordance with Chapter 21A.59. Rooftop decks and associated railing/parapet are allowed on any roof, including roofs at the maximum allowed height.
GH	Ground Floor Height	Minimum ground floor height 14'. This requirement shall precede the ground floor height requirements established in Subsection 21A.37.050.A.1.
a	Front and Corner Side Yard Setback	Minimum: 10'. Maximum 20' but may be increased if the additional setback is used for plazas, courtyards, or outdoor dining areas 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. May be modified through Design Review process (Chapter 21A.59).
B	Required Build-To	Minimum of 50% of street facing facade shall be built within 10' of the front or corner side property line. May be modified through Design Review process (Chapter 21A.59).
S	Interior Side Yard	No minimum required, except when an interior side yard is adjacent to a zoning district that has a maximum permitted building height of 45' or less, then the minimum shall be 10'. For the purpose of this regulation, an alley that is a minimum of 10' in width that separates a subject property from a different zoning district shall not be considered adjacent.
R	Rear Yard	No minimum required, except when rear yard is adjacent to a zoning district with a maximum permitted building height of 45' or less, then the minimum is 20'. For the purpose of this regulation, an alley that is a minimum of 10' in width that separates a subject property from a different zoning district shall not be considered adjacent.
GU	Ground Floor Use	The required ground floor use space facing the street 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. This applies to all streets with a right of way that is wider than 66'. This may be modified through the design review process.
E	Ground Floor Dwelling Entrances	Ground floor dwelling units adjacent to a street must have an allowed entry feature. See Table 21A.27.030B for allowed entry features. Pedestrian connections, as per Subsection 21A.27.030.C.5, are required to each required entry feature.
U	Upper Level Stepback	When adjacent to a lot in a zoning district with a maximum building height of 30' or less, the first full floor of the building above 30' shall step back 10' from the building 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.

MW	Midblock Walkway	If a midblock walkway is shown in an adopted city plan on the subject property, a midblock walkway shall be provided. The midblock walkway must be a minimum of 10' wide and include a minimum 6' wide unobstructed path.
BF	Building Forms Per Lot	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.
OS	Open Space Area	A minimum of 20% of the lot area shall be open space area subject to all other open space area requirements of Subsection 21A.25.060.C.1 "Open Space Area." A minimum of 20% of the required open space area shall include vegetation.
DS	Design Standards	See Section 21A.27.030 and Chapter 21A.37 for other applicable building configuration and design standards.

C. Open Space Area Requirements: When the building forms allowed in this district require an open space area, the open space area shall comply with the following standards:

1. Open Space Area: 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.

2. At least one open space area shall include a minimum dimension of at least 15' by 15'.

3. Trees shall be included at a rate where the mature spread of the tree will cover at least 50% of the open space area.

3. Open space areas that are greater than 500 square feet must contain at least one useable element, accessible to all building occupants, from the following list.

- a. A bench for every 250 square feet of open space area;
- b. A table for outdoor eating for every 500 square feet of open space area;
- c. An 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; and/or
- e. landscaping that equals at least 33% of the landscaped area.

D. Parking Regulations: Specific parking standards applicable to this district are listed below in Table 21A.25.060.C of this section. These are in addition to any other applicable parking standards in Title 21A.44

TABLE 21A.25.060.C

Parking Regulation		Applicability: Applies to all properties in the zone
SP	Surface Parking Location	Surface parking shall be located behind or to the side of a principal building provided: <ol style="list-style-type: none"> 1. The parking is set back a minimum of 25' from the front or corner side property line; and 2. The setback area shall be considered a landscaped yard and comply with the landscape yard planting requirements in Chapter 21A.46 and include: <ol style="list-style-type: none"> a. Trees with a minimum mature spread of 20' planted at one tree for every 20' of street frontage; and b. A 3' tall solid wall or fence at the property line along the street. A hedge or other similar landscaped screen may be used in place of a wall or fence provided the plants are spaced no further than 18 inches on center across the entire frontage.
GE	Garage Entrances	Street facing parking garage entrance doors shall have a minimum 20' setback from the front property line and shall not exceed 50% of the first floor building width. One-way garage entry may not exceed 14' in width; multiway garage entry may not exceed 26' in width. Driveways for row house building forms must be located along an alley or accessed at the rear of the building.
LS	Loading and Service Areas	Allowed behind or to the side of a principal building only, except where specifically allowed by the applicable form based zoning subdistrict for the applicable building form. All service areas shall be screened or located within the building.
EB	Existing Buildings	The reuse of existing buildings is exempt from the requirements of this table unless new parking area(s) are being added. New parking areas are subject to compliance with this section.

E. Streetscape Regulations: Specific streetscape regulations applicable to the FB-UN3 subdistrict are listed below in Table 21A.27.050.D.4 of this section. These regulations are in addition to any other applicable streetscape standards in Title 21A.

TABLE 21A.25.060.D

Streetscape Regulation		Applicability: Applies to all properties in the zone
ST	Street Trees	Street trees are required and shall be provided as per Subsection 21A.48.060.D.
SW	Sidewalk Width	Sidewalks shall have a minimum width of 10'. 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. For purposes of this section, sidewalk width is measured from the back of the park strip or required street tree if no park strip is provided, toward the adjacent property line.
SL	Street Lights	Street lights are required and shall be installed in compliance with the city's Street Lighting Master Plan and Policy or its successor.

F. Uses Not Associated with Building Form: Allowed uses that do not involve construction of a building, such as parks and open space, are not required to comply with any specific building form regulation.

G. Additional Regulations. The following regulations apply to properties located in this zoning districts.

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

21A.33.025 Table of Permitted and Conditional Uses for Mixed Use Districts

Legend:	C =	Conditional	P =	Permitted
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<u>Use</u>	<u>District</u>
	<u>MU-8</u>
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	P
Adaptive reuse of a landmark site	P
Alcohol:	
Bar establishment (indoor)	P
Bar establishment (outdoor)	P
Brewpub (indoor)	P ⁶
Brewpub (outdoor)	P ⁶
Tavern (indoor)	P
Tavern (outdoor)	C ⁶
Animal, veterinary office	P
Antenna, communication tower	P
Antenna, communication tower, exceeding the maximum building height	C
Art gallery	P
Artisan food production	P ¹⁸
Bed and breakfast	P
Bed and breakfast inn	P
Bed and breakfast manor	P

Bio-medical facility	P ^{17,18}
Bus line station/terminal	P ⁷
Clinic (medical, dental)	P
Commercial food preparation	P ¹⁸
Community garden	P
Crematorium	P
Daycare center, adult	P
Daycare center, child	P
Daycare, nonregistered home daycare	P ¹²
Daycare, registered home daycare or preschool	P ¹²
Dwelling:	
Artists' loft/studio	P
Assisted living facility (large)	P
Assisted living facility (limited capacity)	P
Assisted living facility (small)	P
Congregate care facility (large)	P
Congregate care facility (small)	P
Group home (large)	P
Group home (small)	P
Multi-family	P
Residential support (large)	P
Residential support (small)	P
Shared Housing	P
Exhibition hall	
Farmers' market	P
Financial institution	P
Funeral home	P
Gas station	
Government facility	C
Government facility requiring special design	P ⁷

features for security purposes	
Heliport, accessory	
Home occupation	P ¹³
Hotel/motel	P
Industrial assembly	C ¹⁸
Laboratory, medical related	P ¹⁸
Library	P
Mixed use development	P
Mobile food business (operation in the public right of way)	P
Mobile food business (operation on private property)	P
Mobile food court	P
Municipal services uses including city utility uses and police and fire stations	P
Museum	P
Office	P
Office, publishing company	P
Open space on lots less than 4 acres in size	P ⁷
Park	P
Parking, commercial	C ¹⁹
Parking, off site	P ¹⁹
Performing arts production facility	P
Place of worship	P ¹¹
Radio, television station	P
Railroad, passenger station	P
Reception center	P
Recreation (indoor)	P
Recreation (outdoor)	P
Research and development facility	P ¹⁸
Restaurant	P

Restaurant with drive-through facility	
Retail goods establishment	P
Retail service establishment	P
Retail service establishment, upholstery shop	P
Sales and display (outdoor)	P
School:	
College or university	P
K - 12 private	P
K - 12 public	P
Music conservatory	P
Professional and vocational	P
Seminary and religious institute	P
Small brewery	P
Social service mission and charity dining hall	C
Stadium	
Storage, self	
Store:	
Studio, art	P
Technology facility	P ¹⁸
Theater, live performance	P
Theater, movie	P
Utility, buildings or structure	P ¹
Utility, transmission wire, line, pipe or pole	P ¹
Vending cart, private property	P
Vending cart, public property	P
Warehouse	
Warehouse, accessory	P
Wireless telecommunications facility (see Section	

21A.40.090, Table 21A.40.090_E of this title)	
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21A.37.060 H Design Standards

<u>Standard (Code Section)</u>	<u>District</u>
	<u>MU8</u>
<u>Ground floor use (%)</u> (21A.37.050.A.1)	<u>80</u>
<u>Ground floor use + visual interest (%)</u> (21A.37.050.A.2)	
<u>Building materials: ground floor (%)</u> (21A.37.050.B.3)	<u>70</u>
<u>Building materials: upper floors (%)</u> (21A.37.050.B.4)	<u>50</u>
<u>Glass: ground floor (%)</u> (21A.37.050.C.1)	<u>60¹</u>
<u>Glass: upper floors (%)</u> (21A.37.050.C.2)	<u>15</u>
<u>Reflective Glass: ground floor (%)</u> (21A.37.050.C.1)	<u>0</u>
<u>Reflective Glass: upper floors (%)</u> (21A.37.050.C.2)	<u>0</u>
<u>Building entrances (feet)</u> (21A.37.050.D)	<u>40</u>
<u>Blank wall: maximum length (feet)</u> (21A.37.050.E)	<u>30</u>
<u>Street facing facade: maximum length (feet)</u> (21A.37.050.F)	<u>200</u>
<u>Upper floor stepback (feet)</u> (21A.37.050.G.4)	
<u>Lighting: exterior</u> (21A.37.050.H)	<u>X</u>
<u>Lighting: parking lot</u> (21A.37.050.I)	<u>X</u>

<u>Screening of mechanical equipment (21A.37.050.J)</u>	<u>X</u>
<u>Screening of service areas (21A.37.050.K.1)</u>	<u>X</u>
<u>Ground floor residential entrances for dwellings with individual unit entries (21A.37.050.L)</u>	<u>X</u>
<u>Parking garages or structures (21A.37.050.M)</u>	<u>X</u>
<u>Tree canopy coverage (%) (21A.37.050.P.1)</u>	<u>66%</u>
<u>Minimum vegetation standards (21A.37.050.P.2)</u>	<u>X</u>
<u>Street trees (21A.37.050.P.3)</u>	<u>X</u>
<u>Soil volume (21A.37.050.P.4)</u>	
<u>Minimize curb cuts (21A.37.050.P.5)</u>	<u>X</u>
<u>Overhead cover (21A.37.050.P.6)</u>	<u>X</u>
<u>Streetscape landscaping (21A.37.050.P.7)</u>	<u>X</u>
<u>Height transitions: angular plane for adjacent zone districts (21A.37.050.Q)</u>	<u>X</u>
<u>Horizontal articulation (21A.37.050.R)</u>	

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; subject to the building type being allowed in the zone.
2. Except where specifically authorized by the zone.
3. For buildings with street facing facades over 100' in length, a minimum of 30% of the façade length shall be an “active use” as defined in Subsection 21A.37.050.A.1. Except for the rowhouse building form, residential units shall not count as an “active use” toward the 30% minimum.

ATTACHMENT 2 PUBLIC INPUT AND MODIFICATIONS TABLE

LAND USE AND DESIGN CONSIDERATIONS

JUNE 2023 PROPOSAL	PUBLIC COMMENT	UPDATED PROPOSAL
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TSA-UN-C

<p><u>TSA-UN-C Proposed Location:</u></p> <p>Rezone properties within the Heart of the Neighborhood and a portion of the Main Street Area, to TSA-UN-C.</p>	<p><u>TSA-UN-C Along 400 S:</u></p> <p>The majority of the existing development in TSA-UN-C zones, specifically along 400 S reflects a development pattern that is not pedestrian friendly or desired by the community. *</p> <p>*The sections below outline the specific community concerns and comments associated with the TSA-UN-C Zoning.</p>	<p><u>Proposed TSA-UN-C Zoning Replaced With MU-8, Mixed Use 8 District:</u></p> <p>Standards of the proposed MU-8 zone are form based standards. The standards are based on specific building forms established in the zone including:</p> <ul style="list-style-type: none"> ○ Row House ○ Multifamily Residential/Storefront/Vertical Mixed Use (Other) <p>The proposed development and design standards address building form, massing, scale and building placement. The standards aim to facilitate a pedestrian friendly, engaging experience and mitigate height and density impacts on adjacent properties, and properties located in lower density zones.</p> <p>The Proposed MU-8 Zoning Standards can be found in Attachment 1</p>
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<p><u>Height and Density Allowance of TSA-UN-C:</u></p> <ul style="list-style-type: none"> • Max. Building Height: 75 FT Min. Building Height: 25 FT 	<p><u>Large Projects and Density:</u></p> <ul style="list-style-type: none"> • Public should be notified and included in the development of large high-density projects. 	<p><u>MU-8 Height Regulations:</u></p> <p>Row House: Max. Building Height 40 FT</p> <p>Other: Max Building Height 75 FT* *Buildings in excess 50 FT in height are subject to Design Review approval from the Planning Commission.</p>
<p><u>Open Space Area Development Requirements TSA-UN-C:</u></p> <ul style="list-style-type: none"> • 1 SF for every 10 SF of land up to 5,000 SF for core areas 	<p><u>Open Space and Landscaping:</u></p> <ul style="list-style-type: none"> • The community needs more open space, green space, and trees. • Stormwater impacts associated with high density developments with high lot coverage/imperious surface concerns. 	<p><u>MU-8 Open Space Requirements:</u></p> <p>Row House:</p> <ul style="list-style-type: none"> • 25% of the footprint of the individual dwelling unit. <p>Other:</p> <ul style="list-style-type: none"> • A minimum of 20% of the lot area. <p><u>MU-8 Open Space Design Requirements:</u></p> <ul style="list-style-type: none"> • Minimum of 20% of the open space area shall include vegetation. • At least one open space area shall include a minimum dimension of at least 15 FT by 15 FT. • Open space areas that are greater than 500 SF must contain at least one usable element for all building occupants.

		<p><u>Additional Landscaping Design Standards:</u></p> <ul style="list-style-type: none"> • Tree canopy coverage – A minimum of 20% of all trees shall have a minimum caliper of 3" • Min. Vegetation Standards • Street Trees • Streetscape Landscaping
<p><u>Yard & Sidewalk Width Requirements</u> <u>TSA-UN-C:</u></p> <p>General:</p> <ul style="list-style-type: none"> • No setbacks required* • No sidewalk width requirements* <p>*Setback standards and sidewalk width requirements for specific property frontages can be found in table 21A.26.078.E.3.b.</p> <p>Specific setback and sidewalk width requirements for properties fronting 1300 S and West Temple proposed:</p> <ul style="list-style-type: none"> • <u>Front & Corner Side:</u> Min. 10 FT, Max. 20 FT but may be increased if the additional setback is used for plazas, courtyards, or outdoor dining areas. 	<p><u>Yard/Setback Requirements:</u></p> <ul style="list-style-type: none"> • Concerned about impacts associated with high density including: <ul style="list-style-type: none"> ○ Large developments that lack yard areas and no front or corner setback requirements ○ Narrow sidewalks and walkability concerns 	<p><u>MU-8 Yard Requirements:</u></p> <p>Rowhouse:</p> <ul style="list-style-type: none"> • <u>Front/Corner Side Yards:</u> Min: 5 FT Max: 10 FT • <u>Interior Side:</u> Min. 5 FT Min. 10 FT when abutting a zone with a max building height of 30 FT or less. • <u>Rear:</u> Min. 20 FT <p>Storefront, multi-family residential and vertical mixed use:</p> <ul style="list-style-type: none"> • <u>Front/Corner Side Yards:</u> Min: 10 FT Max: 20 FT but may be increased if the additional setback is used for plazas, courtyards, or outdoor dining areas. • <u>Interior Side Yard:</u> Min: 0 FT or Min. 10 FT when abutting a zone with a max building height of 45 FT or less.

<ul style="list-style-type: none"> • <u>Interior Side:</u> No setback required • <u>Rear:</u> No setback required • <u>Min. sidewalk width:</u> 10 FT along property frontage 		<ul style="list-style-type: none"> • <u>Rear Yard:</u> Min. 0 FT or Min. 20 FT when abutting a zone with a max building height of 45 FT or less. <p>Sidewalk Width Requirements:</p> <ul style="list-style-type: none"> • <u>Min. Sidewalk Width:</u> 10 FT along property frontage
<p><u>TSA Ground Floor Uses:</u></p> <p>General:</p> <ul style="list-style-type: none"> • 80% of the ground floor building façade along a street shall consist of a use other than parking <p>Specific ground floor use requirements for properties fronting 1300 S and West Temple proposed:</p> <ul style="list-style-type: none"> • The required ground floor use area shall be built to accommodate an allowed commercial, institutional, or public use. Live/work uses qualify as a commercial use. <p><u>TSA Design Standards:</u></p>	<p><u>Land Use & Building Design Standards:</u></p> <ul style="list-style-type: none"> • The community needs active ground floor uses, not mail rooms or leasing offices. • New development should consist of pedestrian friendly design and engaging development. • Infill compatibility with surroundings and neighborhood character should be considered. 	<p><u>Ground Floor Uses:</u></p> <p>General:</p> <ul style="list-style-type: none"> • 80% of the ground floor building façade along a street shall consist of a use other than parking <p>Row House:</p> <ul style="list-style-type: none"> • The required ground floor use space facing 1300 South and West Temple must be occupied by a live/work space at least 25' in depth. <p>All Other Forms:</p> <ul style="list-style-type: none"> • The required ground floor use space facing the street shall be limited to the following uses: retail goods establishments, retail service establishments, public

- Entry Features Required
- EIFS and Stucco Limitations
- Front and Corner Side Yard Design Requirements

Additional Design Standards:

The following design standards apply to building facades which front a street. Additional information regarding the Design Standards can be found [here](#).

- Ground floor use: 80% of the ground floor of a building shall consist of a use other than parking.
- Durable ground floor building materials: 90%
- Durable upper floor building materials: 60%
- Ground floor glass: 60%
- Building Entrance: 1 Building Entrance is required every 40 FT
- Maximum Length of a Blank Wall: 15 FT
- Max. Length of a Street Facing Façade: 200 FT
- Lighting Exterior
- Lighting Parking Lot
- Screening of mechanical equipment
- Screening of service areas
- Ground Floor Residential Entrance

service portions of businesses, restaurants, taverns/brewpubs, bar establishments, art galleries theaters or performing art facilities.

MU-8 Design Standards:

Row House

- Entry Feature: Each dwelling unit shall have an allowed entry feature and pedestrian connection with a minimum width of 5 FT.
- Upper level step back: When adjacent to a lot in a zone with a max building height of 30', the first full floor of the building above 30 FT shall step back of 10 FT from the building façade.

All Other Forms:

- Upper level step back: When adjacent to a lot in a zone with a max building height of 45 FT, the first full floor of the building above 45 FT shall step back 10 FT from the building façade.

Additional Design Standards:

The following design standards apply to building facades which front a street. Additional information regarding the Design Standards can be found [here](#).

		<ul style="list-style-type: none">• <u>Ground floor use: 80% of the ground floor of a building shall consist of a use other than parking</u>• <u>Durable Ground floor materials: 70%</u>• <u>Durable Upper floor building materials: 50%</u>• <u>Ground floor glass: 60%</u>• <u>Upper floor glass: 15%</u>• <u>Building Entrance: 1 Building entrance is required every 40 FT</u>• <u>Blank Wall: 30 FT</u>• <u>Max. Length of a Street Facing Façade: 200 FT</u>• <u>Lighting Exterior</u>• <u>Lighting Parking Lot</u>• <u>Screening of mechanical equipment</u>• <u>Screening of service areas</u>• <u>Ground Floor Residential Entrance for dwellings with individual unit entries</u>• <u>Parking garages or structures</u>• <u>Tree Canopy Coverage: 66%</u>• <u>Minimum Vegetation Standards</u>• <u>Street Trees</u>• <u>Minimize Curb Cuts</u>• <u>Overhead Cover</u>• <u>Streetscape Landscaping</u>• <u>Height Transitions Between Adjacent Buildings</u>
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PARKING

Required Off Street Parking regulations vary by the context area each zone is located within and the land use of the site. A definition of each context area applicable to the TSA-UN-C, FB-UN1, FB-UN2 and Proposed MU-8 is provided below. Required Off Street Parking Regulations for each context area and use are located within 21A.44.040 of the City’s Zoning Ordinance [here](#).

JUNE 2023 PROPOSAL	PUBLIC COMMENT	UPDATED PROPOSAL
<p><u>TSA-UN-C:</u></p> <ul style="list-style-type: none"> • Transit Context: This category includes those zoning districts that immediately surround mass-transit facilities and/or are in the downtown core. These areas have the lowest parking demand and may be exempt from minimum parking requirements or be required to provide minimal off street parking. The Transportation Director has the authority to determine parking requirements for certain uses such as amusement parks and outdoor recreation centers. <p><u>FB-UN1:</u></p> <ul style="list-style-type: none"> • Neighborhood Center: This category includes areas with small- or moderate-scale shopping, gathering, or activity spaces, often 	<ul style="list-style-type: none"> • There is not enough street parking in the vicinity. • This area could support reduced parking requirements due to proximity to transit 	<p><u>MU-8:</u></p> <ul style="list-style-type: none"> • Transit Context: This category includes those zoning districts that immediately surround mass-transit facilities and/or are in the downtown core. These areas have the lowest parking demand and may be exempt from minimum parking requirements or be required to provide minimal off street parking. The Transportation Director has the authority to determine parking requirements for certain uses such as amusement parks and outdoor recreation centers. <p><u>FB-UN1:</u></p> <ul style="list-style-type: none"> • Neighborhood Center: No changes proposed <p><u>FB-UN2:</u></p> <ul style="list-style-type: none"> • Transit Context: No changes proposed

within or adjacent to General Context areas, but that are not necessarily well served by transit. This category includes zoning districts with pedestrian-scale development patterns, building forms, and amenities.

FB-UN2:

- **Transit Context:** This category includes those zoning districts that immediately surround mass-transit facilities and/or are in the downtown core. These areas have the lowest parking demand and may be exempt from minimum parking requirements or be required to provide minimal off street parking.

INFRASTRUCTURE		
JUNE 2023 PROPOSAL	PUBLIC COMMENT	UPDATED PROPOSAL
<p>Existing city requirements are for developers to pay for necessary infrastructure including water, sewer, and storm water.</p> <p>New development and changes in land use are subject to compliance with City Department regulations.</p>	<ul style="list-style-type: none"> • Streets are too narrow to accommodate large developments • Can infrastructure in the area support the proposed density? 	<p>None. Development must comply with all City Department regulations and provide necessary upgrades to city services.</p> <p>City plans and policies will continue to be updated and assess for adequate infrastructure.</p>