

Proposed Text Changes and Additions to the FB-UN2 (Form Based Urban Neighborhood) Zoning District



What is the Project?

A request by the Salt Lake City Council to add side and rear yard setbacks and building setbacks to FB-UN2 zoned properties when adjacent to properties within a residential zoning district with a maximum building height of 35 feet or less. The FB-UN2 zoning district is currently located in the Central Ninth Neighborhood. As illustrated by the map, these changes would not impact any properties that are currently zoned FB-UN2 because no FB-UN2 zoned properties are currently adjacent to residential zoning districts.

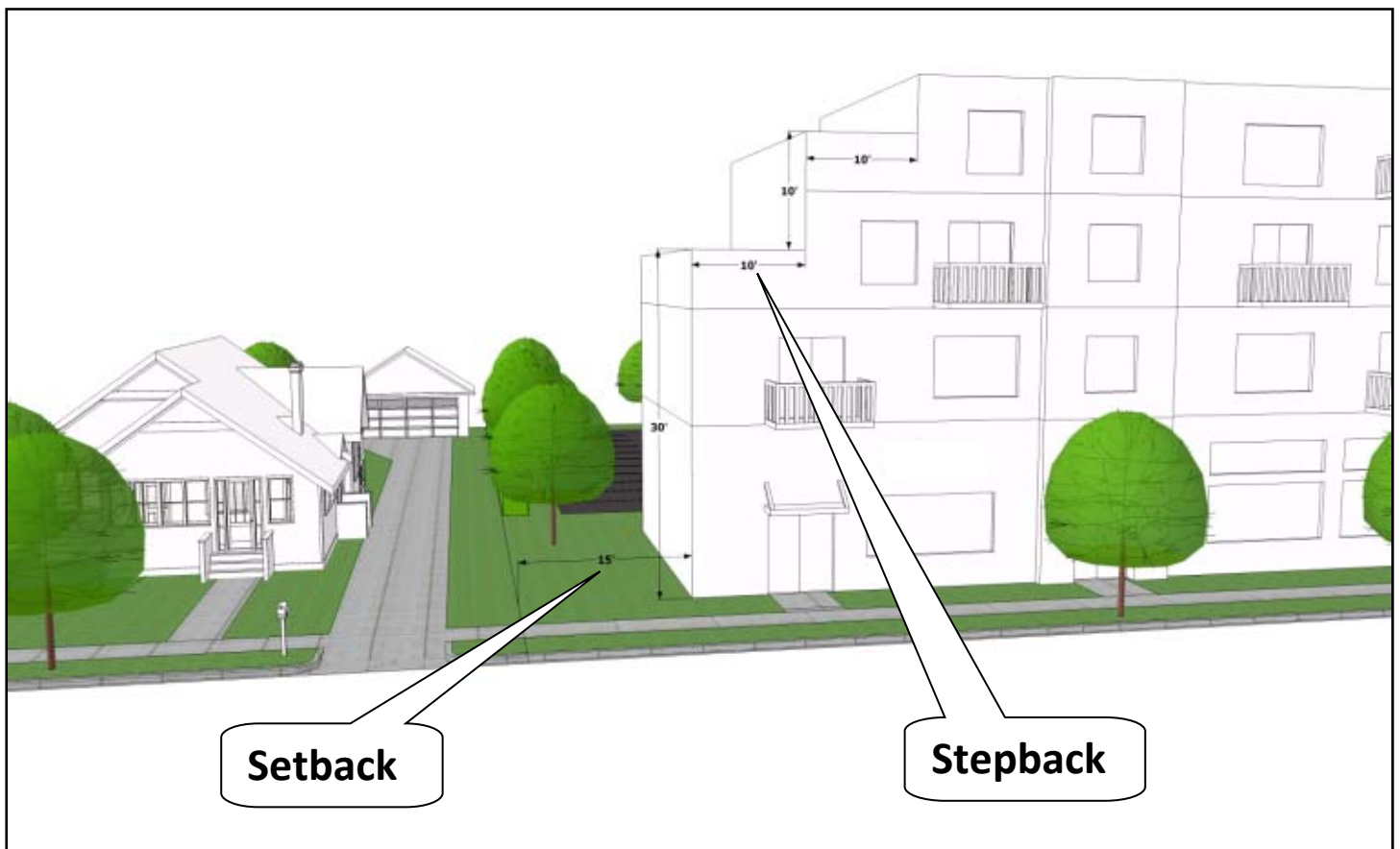
Additionally, as part of this text amendment, there is a proposal to add additional design standards to the form based section of the Salt Lake City Municipal Code. The proposed standards currently apply to the FB-SC (Special Purpose Corridor Core Subdistrict) and FB-SE (Special Purpose Corridor Edge Subdistrict). They clarify how the ground floors of buildings can be designed and used and address issues that have arisen regarding overall building scale and parking garages. These standards were developed to address issues with certain new developments that are not implementing citywide goals in terms of pedestrian orientation and impacts to less intense zoning districts.

Why make the Change?

If the FB-UN2 zoning district were adopted in other areas of the city, it may be adjacent to residential districts with maximum heights of 35 feet or less. With that in mind, the City Council wants to mitigate potential impacts on those residential neighborhoods. The addition of design guidelines is in response to issues that have been identified with certain larger developments in the city. The additional design standards clarify how the ground floors of buildings can be designed and used, as well as addressing building scale so that larger buildings will fit in with the diverse scale of structures that are allowed in the district.

What are the Issues with the Proposed Change?

The FB-UN2 is a versatile zoning designation which focuses more on building forms than on use regulation. This type of zoning allows for a wide variation of uses and could potentially be used in other parts of the city to enhance neighborhoods. However, to achieve wider use of FB-UN2 zoning, setback distances from adjacent residential structures as well as stepbacks of proposed structures, should be increased. Both setbacks and stepbacks are beneficial in that they provide more space between structures which serves to mitigate issues related to noise, views, and shading. The additional design standards are also aimed at improving overall compatibility between buildings and existing neighborhoods.



Proposed Text Change

The proposed setback and stepback changes in the FB-UN2 zoning district are illustrated below. Underlined sections are proposed additions while struck language will be eliminated. The rest will remain as shown.

		Building Form				
Building Regulation		Cottage Development ¹	Row House	Multi-Family Residential	Mixed Use	Store-front
S	Interior side yard	<u>4' setback required.</u>	Minimum of 15' along a side property line adjacent to FB-UN1 <u>or any residential zoning district that has a maximum building height of 35' or less</u> , otherwise 4' setback required. Parcels separated by an alley are not considered adjacent	Minimum of 15' along a side property line adjacent to FB-UN1 <u>or any residential zoning district that has a maximum building height of 35' or less</u> , otherwise no setback required. Parcels separated by an alley are not considered adjacent		
R	Rear yard	<u>Minimum of 20' along a rear property line adjacent to FB-UN1 or any residential zoning district that has a maximum building height of 35' or less, otherwise no setback required.</u>	Minimum of 25' when <u>along a rear yard property line is adjacent to FB-UN1 or any residential zoning district that has a maximum building height of 35' or less</u> , otherwise no setback required. Parcels separated by an alley are not considered adjacent	Minimum of 20' when <u>along a rear yard property line is adjacent to FB-UN1 or any residential zoning district that has a maximum building height of 35' or less.</u>		
U	Upper level step back	When adjacent to lot in the FB-UN1, b <u>Buildings shall be stepped back 1 additional foot for every foot of building height above 35' 30' along a side or property line adjacent to FB-UN1 or any residential zoning district that has a maximum building height of 35' or less, unless the building is set back from the property line 45' or more.</u> When a parcel in the FB-UN2 district is separated <u>by an alley</u> from a parcel in the FB-UN1 district by an alley, or any residential zoning district that has a maximum building height of 35' or less , the width of the alley may be counted toward the upper level step back.				

Proposed Text Addition

Additional Design Standards Required for the Form Based Districts. These standards do not apply to the FB-UN1 zoning district:

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

- f. Design standards for parking structures: The following standards shall apply to parking structure whether stand alone or incorporated into a building:
- (1) Parking structures shall have an external skin designed to improve visual character when adjacent to a public street or other public space. Examples include heavy-gauge metal screen, precast concrete panels; live green or landscaped walls, laminated or safety glass, decorative photovoltaic panels or match the building materials and character of the principal use. The planning director may approve other decorative materials not listed if the materials are in keeping with the decorative nature of the parking structure.
 - (2) The architectural design of the façades should express the internal function of the structure. Façade elements should align to parking levels and there shall be no sloped surfaces visible from a public street, public trail, or public open space.
 - (3) Internal circulation must be designed such that parking surfaces are level (or without any slopes) along all primary façades. All ramping between levels need to be placed along the secondary façade or to the center of the structure. Parking structures shall be designed to conceal the view of all parked cars and drive ramps from public spaces.
 - (4) Elevator and stairs shall be highlighted architecturally so visitors, internally and externally, can easily access these entry points.
 - (5) Signage and way-finding shall be integrated with the architecture of the parking structure and be architecturally compatible with the design. Public parking structures entrances shall be clearly signed from public streets.
 - (6) Interior garage lighting should not produce glaring sources towards adjacent properties while providing safe and adequate lighting levels. Lighting within parking structures shall not be visible from the public realm. The use of sensor dimmable LEDs and white-stained ceilings are a good strategy to control light levels on site while improving energy efficiency.
 - (7) Where a driveway crosses a public sidewalk, the driveway shall be a different color, texture, or paving material than the sidewalk to warn drivers of the possibility of pedestrians in the area.
 - (8) The street level facing façades of all parking structures shall be wrapped along all street frontages with habitable space that is occupied by a use that is allowed in the zone as a permitted or conditional use.
 - (9) Parking structures should be designed to minimize vehicle noise and odors on the public realm. Venting and fan locations should not be located next to public spaces and shall be located as far as possible from adjacent residential land uses.

Get Involved

An open house to provide more information and receive public feedback for this issue is scheduled for Thursday, October 13th, 2016 from 5:00-7:00 pm. It will be held in the fourth floor hallway of the City and County Building at 451 S State Street, unless otherwise noted. You can check here for additional information: <http://www.slcgov.com/planning/planning-2016-open-houses>

The Planning Commission public hearing is scheduled for December 14, 2016 in Room 326 at the City and County Building (451 S State Street). Meetings start at 5:30 pm. The public hearing is an opportunity for the public to comment on the proposal. Click here for more information: <http://www.slcgov.com/planning/pc>. After the public hearing, the Commission will make a recommendation to the City Council which will hold a similar public hearing and then make a decision. The City Council has not yet scheduled this item.

Connect

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