

CHAPTER 21A.30

DOWNTOWN DISTRICTS

SECTION:

21A.30.010: General Provisions

21A.30.020: D-1 Central Business District

21A.30.030: D-2 Downtown Support District

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

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

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

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

Notes

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

21A.30.010: GENERAL PROVISIONS:

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

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

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

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

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

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

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

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

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

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

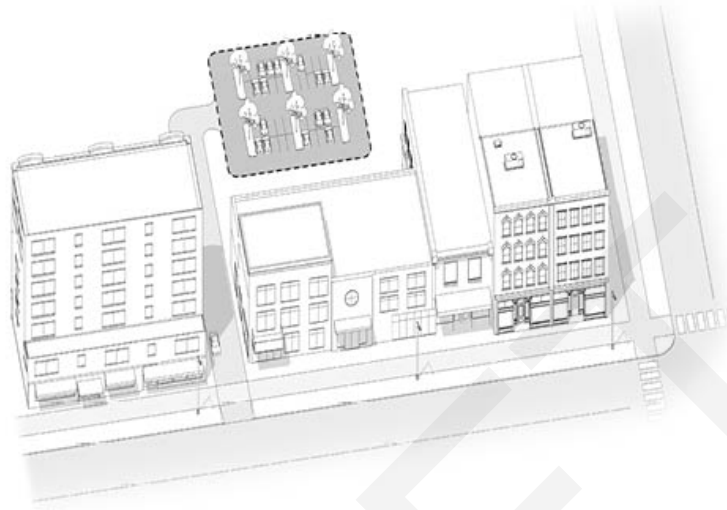
E. Outdoor Sales, Display And Storage: "Sales and display (outdoor)" and "storage and display (outdoor)", as defined in chapter 21A.62 of this title, are allowed where specifically authorized in section 21A.33.050, "Table Of Permitted And Conditional Uses For Downtown Districts", of this title. These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

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

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

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

Surface Parking Lots



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

1. Accessory parking structures built prior to the principal use, shall be allowed as conditional or permitted uses as identified in Chapter 21A.33.050. Planning Commission review, pursuant to 21A.54, is required for listed conditional uses for a parking structure in the D zoning districts.

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

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

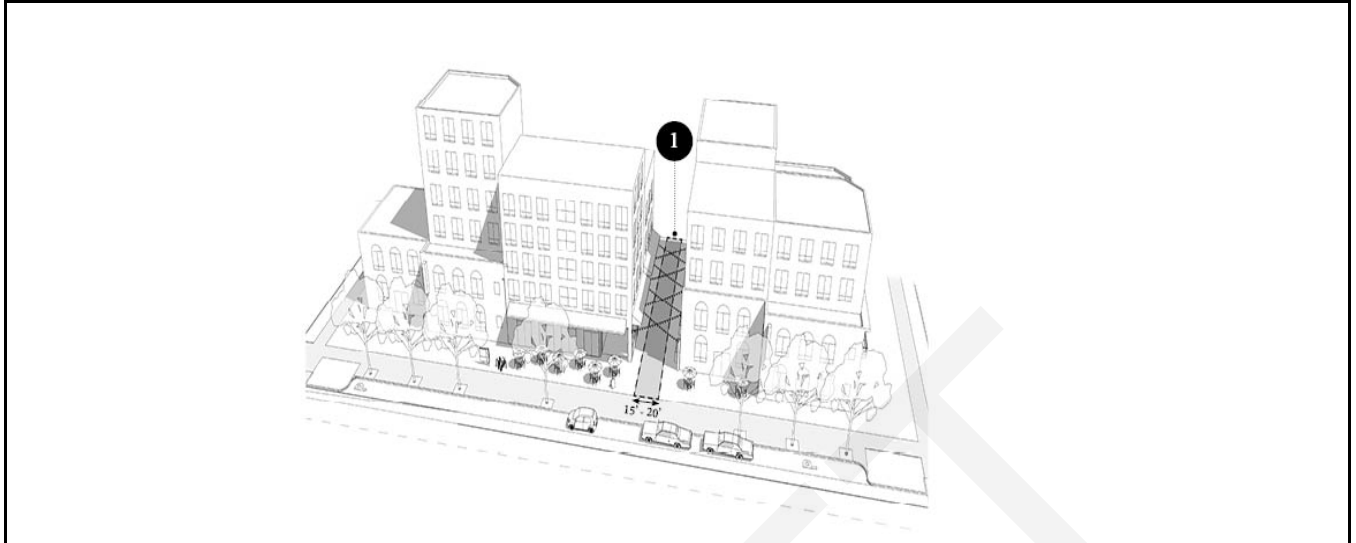
G. Mid Block Walkways: As part of the City's plan for the downtown area, it is intended that mid block walkways be provided to facilitate pedestrian movement within the area. The City has adopted the Downtown Master Plan that includes a mid block walkway map and establishes a need for such walkways as the Downtown grows. All buildings constructed after the effective date hereof within the Downtown Zoning Districts shall conform to this officially adopted plan for mid block walkways, in addition to the following standards:

1. Any new development shall provide a midblock walkway if a midblock walkway on the subject property has been identified in a master plan that has been adopted by the city.

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

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

Mid Block Walkways



1	The midblock walkway must be a minimum of fifteen feet (15') and a maximum of twenty feet (20')-wide and include a minimum six foot (6') wide unobstructed path.
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b. The mid block walkway may be incorporated into the building provided it is open to the public. A sign shall be posted indicating that the public may use the walkway.

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

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

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

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

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

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

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

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

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

A. Purpose Statement: The purpose of the D-1 central business district is to provide for commercial and economic development within Salt Lake City's most urban and intense areas. A broad range of uses, including very high density housing, are intended to foster a twenty four (24) hour activity environment consistent with the area's function as the business, office, retail, entertainment, cultural and tourist center of the region. Development is intended to be very intense with high lot coverage and large buildings that are placed close together while being oriented toward the pedestrian with a strong emphasis on a safe and attractive streetscape and preserving the urban nature of the downtown area. This district is appropriate in areas where supported by applicable master plans. The standards are intended to achieve established objectives for urban design, pedestrian amenities and land use control.

B. Uses: Uses in the D-1 central business district as specified in section 21A.33.050, "Table Of Permitted And Conditional Uses For Downtown Districts", of this title, are permitted subject to the general provisions set forth in section 21A.30.010 of this chapter. In addition, all conditional uses in the D-1 district shall be subject to design evaluation and approval by the planning commission.

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

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

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

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

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

~~3. If there are any conflicts between the requirements in these areas, special controls over Main Street Retail Core shall supersede other areas.~~

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

~~1. Minimum Lot Size: No minimum lot area or lot width is required, except in block corner areas as specified in subsection E15 of this section.~~
Front and Corner Side yard

2. Yard Requirements:

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

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

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

i. Seating,

ii. Landscaping, or

iii. Awning or a similar form of weather protection

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

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

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

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

~~To accommodate a wider sidewalk less than 15 feet wide reduces the extend of the noncompliance of the existing building.~~

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

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

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

~~4. Interior Plazas, Atriums And Galleries: Interior plazas, atriums and galleries shall be permitted throughout the D-1 Central Business District.~~

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

~~Exceptions to this requirement may be approved through the site plan review process when a permit applicant demonstrates that it is not feasible to~~

~~accommodate these activities on the block interior. If such activities are permitted~~

adjacent to a public street, a visual screening design approved by the Zoning Administrator shall be required.

~~6. 4. Landscape Requirements: All buildings constructed after April 12, 1995, shall conform to the special landscape requirements applicable to the D-1 Central Business District as contained in Chapter 21A.48 of this title.~~

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

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

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

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

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

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

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

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

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

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

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

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

~~— (2) Not less than one percent (1%) of the building construction budget shall be used for enhanced amenities, including art visible to the public, enhanced design elements of the exterior of the building or exterior spaces available to the public for cultural or recreational~~

activities. The property owner shall not be required to exceed one hundred thousand dollars (\$100,000.00) in required amenities.

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

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

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

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

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

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

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

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

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

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

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

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

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

1. Minimum Building Heights: No building shall be less than one hundred feet (100').

2. Exceptions to the minimum height requirements are as follows:

a. Utility Buildings necessary to provide electricity, water, sewer, storm water, and other necessary utility services to the downtown area.

b. Accessory building and structures, including accessory buildings that serve public transportation, downtown improvement districts, and other public maintenance buildings.

c. Buildings on lots or parcels that are less than 5,000 square feet in size.

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

e. Building approved through the design review process in [chapter 21A.59](#).

3. Buildings between 100 and 375 feet in height are allowed subject to the following standards

a. For any building that is greater than 150 feet in height, a wind study analysis shall be submitted. The wind study analysis shall identify any changes to wind patterns caused by the proposed building that may impact abutting public spaces, including streets, sidewalks, parks, open spaces, and midblock walkways.

b. Shall include a minimum stepback of 5 feet or other architectural feature that can deflect snow and ice from falling directly onto a sidewalk, midblock walkway, or other public space. The stepback may be located above the height of the first floor and below 150 feet in height above the sidewalk or public space. Buildings that are not clad in glass are exempt from this requirement.

4. Buildings in excess of 375 feet shall be allowed subject to the following provisions:

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

b. The standards that apply to buildings between 100 and 375 feet are complied with;

c. The building includes at least one of the following:

(1). A midblock walkway is provided on the property and the midblock walkway connects to an existing or planned street, midblock walkway, or publicly accessible public space.

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

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

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

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

E. Special Controls Over The Main Street Retail Core:

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

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

a. ~~Main Street between South Temple Street and 400 South Street~~ located within the D-1 District;

b. 100 South Street between West Temple Street and State Street;

c. 200 South Street between West Temple Street and State Street; and

d. 300 South Street between West Temple Street and State Street.

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

4. Restrictions On Driveways: Driveways shall not be permitted along Main Street, but shall be permitted along other streets within the Main Street retail core area, provided they are located at least eighty feet (80') from the intersection of two (2) street right-of-way lines.

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

21A.30.030: D-2 DOWNTOWN SUPPORT DISTRICT:

A. Purpose Statement: The purpose of the D-2 Downtown Support Commercial District is to provide an area that fosters the development of a sustainable urban neighborhood that accommodates commercial, office, residential and other uses that relate to and support the Central Business District. Development within the D-2 Downtown Support Commercial District is intended to be less intensive than that of the Central Business District, with high lot coverage and buildings placed close to the sidewalk. This district is appropriate in areas where supported by applicable master plans. Design standards are intended to promote pedestrian oriented development with a strong emphasis on a safe and attractive streetscape.

B. Uses: Uses in the D-2 Downtown Support District, as specified in section 21A.33.050, "Table Of Permitted And Conditional Uses For Downtown Districts", of this title, are permitted subject to the general provisions set forth in section 21A.30.010 of this chapter and this section.

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

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

E. ~~Minimum~~ Yard Requirements:

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

a. If a yard is provided, the yard is required to have at least (1) of the following elements:

(1) Seating.

(2) Landscaping, or

(3) Awnings or a similar form of weather protection.

b. Exceptions to this requirement may be authorized through the design review process, subject to the requirements of chapter 21A.59 of this title, and the review and approval of the Planning Commission.

c. The Planning Director, in consultation with the Transportation Director, may modify this the front and/or corner side yard requirement to accommodate a wider sidewalk if the adjacent public sidewalk is less than fifteen feet (15') wide and the resulting modification to the setback results in a more efficient public sidewalk.

d. The Planning Director may waive this requirement for any addition, expansion, or intensification, which increases the floor area or parking requirement by less than fifty percent (50%) if the Planning Director finds the following:

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

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

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

2. Interior Side Yards: No Minimum side yard is required except a minimum of ten feet (10') is required when the side yard is adjacent to a zoning district with a maximum permitted height of thirty five (35') or less. ~~Fifteen feet (15') side yard is required when the side yard is adjacent to a single or two family residential zoning district.~~

3. Rear Yard: No minimum rear yard is required except a minimum of ten feet (10) ~~twenty five (25')~~ rear yard is required when the rear yard is adjacent to a zoning district with a maximum permitted height of thirty five (35') or less. ~~Is adjacent to a single or two family residential district.~~

4. Buffer Yards: Any lot abutting a lot in a residential district shall conform to the buffer yard requirements of Chapter 21A.48 of this title or the above standards, whichever is greater.

F. Landscape Yard Requirements: ~~If a front or corner side yard is provided, such yard shall be maintained as a landscaped yard. The landscaped yard can take the form of outdoor dining, patio, courtyard or plaza, subject to site plan review approval.~~

F. Existing Vehicle Sales Or Lease Lots:

1. Vehicle Display Area: The parking provided in the vehicle display area will not be counted as off street parking when computing maximum parking requirements and is not considered to be a surface parking lot when determining required setbacks in this section.

2. Design Standards: Structures associated with accessory uses such as but not limited to repair shops or vehicle washing do not need to meet required design standards and may exceed the maximum front and corner side yard setbacks. These structures are required to have one of the following elements listed below

a. Change of material;

b. Landscaping; or

c. Primary structures that contain sales floors and auto display areas must meet all design standards and setbacks.

3. Landscaping: A landscaped yard of at least ten feet (10') in depth is required along any portion of the street frontage of the property that is not occupied by a permanent structure. All other landscaping requirements in Chapter 21A.48 remain applicable.

4. Multiple Buildings: Vehicle sales or lease lots may have multiple buildings on a parcel subject to all buildings being associated with the use of the lot as vehicles sales or lease.

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

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

A. Purpose Statement: The purpose of the D-3 Downtown Warehouse/Residential District is to provide for the reuse of existing warehouse buildings for multi-family and mixed use while also allowing for continued retail, office and warehouse use b. within the district. The reuse of existing buildings and the construction of new buildings are to be done as multi-family residential or mixed use developments containing retail or office uses on the lower floors and residential on the upper floors. This district is appropriate in areas where supported by applicable master plans. The standards are intended to create a unique and sustainable downtown neighborhood with a strong emphasis on urban design,

adaptive reuse of existing buildings, alternative forms of transportation and pedestrian orientation.

B. Uses: Uses in the D-3 Downtown Warehouse/Residential District as specified in section 21A.33.050, "Table Of Permitted And Conditional Uses For Downtown Districts", of this title, are permitted subject to the provisions of this chapter and other applicable provisions of this title.

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

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

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

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

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

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

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

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

a. Seating;

b. Landscaping; or

c. Awnings or a similar form of weather protection.

2. Exceptions to this requirement may be authorized through the design review process subject to the requirements of chapter 21A.59 of this title, and the review and approval of the Planning Commission.

3. The Planning Director, in consultation with the Transportation Director, may modify the maximum setback requirement to accommodate a wider sidewalk if the adjacent public sidewalk is less than fifteen feet (15') wide and the resulting modification to the setback results in a more efficient public sidewalk.

4. The Planning Director may allow a setback that exceeds the maximum requirement for any addition, expansion, or intensification, if the Planning Director finds the following:

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

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

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

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

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

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

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

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

(1) The design review process, provided the additional height is supported by the applicable master plan.

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

(A) A midblock walkway is provided on the property and the midblock walkway connects to an existing or planned street, midblock walkway or publicly accessible public space.

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

(C) The property where the building is located exceeds the minimum requirement for ground floor uses identified in [chapter 21A.37](#) of this title.

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

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

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

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

B. Uses: Uses in the D-4 Secondary Central Business District as specified in section 21A.33.050, "Table Of Permitted And Conditional Uses For Downtown Districts", of this title, are permitted subject to the general provisions set forth in section 21A.30.010 of this chapter. In addition, all conditional uses in the D-4 District shall be subject to design evaluation and approval by the Planning Commission.

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

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

~~2. Yard Requirements:~~

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

D. Yard Requirements:

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

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

(1) Seating;

(2) Landscaping; or

(3) Awnings or a similar form of weather protection.

b. Exceptions to this requirement may be authorized through the design review process, subject to the requirements of [chapter 21A.59](#) of this title.

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

d. The Planning Director may waive this requirement for any addition, expansion, or intensification, which increases the floor area or parking requirement by less than fifty percent (50%) if the Planning Director finds the following:

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

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

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

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

b. Interior Side And Rear Yards: None Required.

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

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

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

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

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

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

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

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

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

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

~~— 5. Location Of Service Areas: All loading docks, refuse disposal areas and other service activities shall be located on block interiors away from view of any public street. Exceptions to this requirement may be approved through the site plan review process when a permit applicant demonstrates that it is not feasible to accommodate these activities on the block interior. If such activities are permitted adjacent to a public street, a visual screening design approved by the Zoning Administrator shall be required.~~

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

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

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

2. Buildings taller than seventy five feet (75') but less than one hundred twenty (120') may be authorized through the design review process, subject to the requirements of [chapter 21A.59](#) of this title.

~~— a. Additional Permitted Height Location: Additional height greater than one hundred twenty feet (120') but not more than three hundred seventy five feet (375') in height is permitted in the area bounded by:~~

~~(1) The centerlines of South Temple, West Temple, 200 South, and 200 West Streets; and~~

~~(2) Beginning at the Southeast Corner of Block 67, Plat 'A', Salt Lake City Survey, and running thence along the south line of said Block 67, N89°54'02"W 283.86 feet; thence N00°04'50"E 38.59 feet; thence N10°46'51"W 238.70 feet; thence N24°45'15"W 62.98 feet; thence S89°54'02"E 355.45 feet to the east line of said Block 67; thence along said east line S00°06'35"W 330.14 feet to the point of beginning. Contains 102,339 square feet, or 2.349 acres, more or less.~~

a. Additional Height up to 120 feet. Additional height may be authorized up to 120 feet subject to the street facing facades containing ground floor commercial uses other than parking for at least 75% of the street facing facades according to section 21A.37 and subject to approval through the design review process in 21A.59.

b. Buildings in excess of 120 feet up to 375 may be authorized subject to the following provisions.

(1) Approval is subject to 21A.59 Design Review

(2) A wind study analysis shall be submitted. The wind study analysis shall identify any changes to wind patterns caused by the proposed building that may impact abutting public spaces, including streets, sidewalks, parks, open spaces, and midblock walkways.

(3) Shall include a minimum setback of 5 feet or other architectural feature that can deflect snow and ice from falling directly onto a sidewalk, midblock walkway, or other public space. The setback may be located above the height of the first floor and below 120 feet in height above the sidewalk or public space. Buildings that are clad in glass that totals less than 50% of the total wall surface area are exempt from this requirement.

(4) The building includes at least one of the following:

(A) A midblock walkway is provided on the property and the midblock walkway connects to an existing or planned street, midblock walkway, or publicly accessible public space.

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

(C) The property where the building is located exceeds the minimum requirement for ground floor uses identified in chapter 21A.37 of this title.

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

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

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

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

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

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

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

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

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

21A.30.050: TABLE OF PERMITTED AND CONDITIONAL USES FOR DOWNTOWN DISTRICTS¹ :

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

Notes

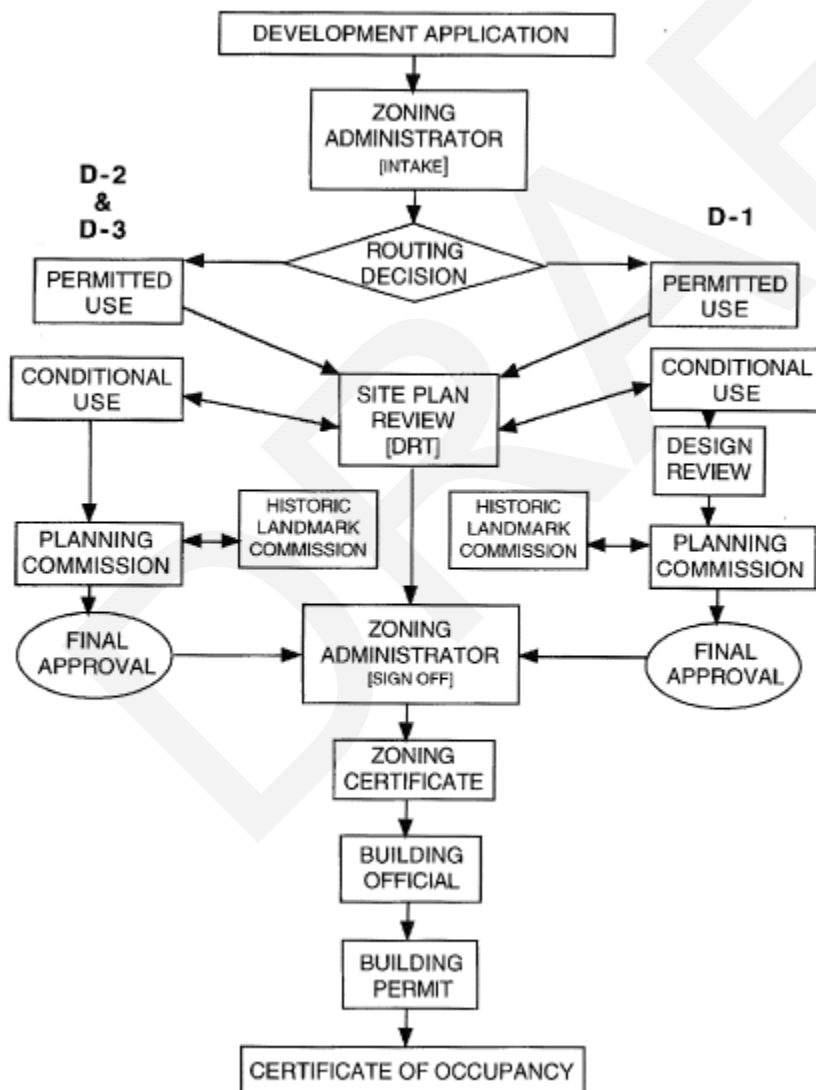
¹ See section [21A.33.050](#) of this title.

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

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

21A.30.070: DOWNTOWN DISTRICTS DEVELOPMENT APPROVAL PROCESS:

DEVELOPMENT REVIEW STEPS FOR DOWNTOWN DISTRICTS



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(Ord. 26-95 § 2(15-6), 1995)

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