

CHAPTER 21A.31
GATEWAY DISTRICTS

SECTION:

21A.31.010: General Provisions

21A.31.020: G-MU Gateway Mixed Use District

21A.31.010: GENERAL PROVISIONS:

~~—A. Statement Of Intent: The Gateway Districts are intended to provide controlled and compatible settings for residential, commercial, and industrial developments, and implement the objectives of the adopted gateway development master plan through district regulations that reinforce the mixed use character of the area and encourage the development of urban neighborhoods containing supportive retail, service commercial, office, industrial uses and high density residential.~~

~~—B. Uses: Uses in the Gateway District as specified in section 21A.33.060, "Table Of Permitted And Conditional Uses In The Gateway District", of this title, are permitted subject to the general provisions set forth in this section.~~

~~—C. Permitted Uses: The uses specified as permitted uses, in section 21A.33.060, "Table Of Permitted And Conditional Uses In The Gateway District", 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.~~

~~—D. Conditional Uses: The uses specified as conditional uses in section 21A.33.060, "Table Of Permitted And Conditional Uses In The Gateway District", of this title, shall be permitted in the Gateway District 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 urban design evaluation and/or the design review process established in this chapter and chapter 21A.59 of this title.~~

~~D. Modifications of standards: A modification to the provisions of this chapter may be granted through the design review process, subject to conformance with the standards and procedures of chapter 21A.59 of this title~~

~~—E. Site Plan Review; Design Review: In certain districts, permitted uses and conditional uses have the potential for adverse impacts if located and oriented 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. The design may also be evaluated to address elements of urban design.~~

Site plan review, pursuant to [chapter 21A.58](#) of this title, for all of the Gateway Districts, 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 evaluation is necessary to implement the policies of the urban design plan as adopted by the City Council. Design review shall apply to conditional uses in the Gateway District. In the Gateway District, the design review process is used to evaluate and resolve urban design.

—F. 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 G MU Gateway Mixed Use District shall conform to this plan for mid block walkways.

—G. Location Of Service Areas: All loading docks 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.

—H. Restrictions On Parking Lots And Structures: The following regulations shall apply to surface or aboveground parking facilities:

—1. Block Corner Areas: Within block corner areas, surface parking lots and structures shall be located behind principal buildings, or at least seventy five feet (75') from front and corner side lot lines.

—2. Mid Block Areas: 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:

— a. 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 floors shall be compatible and consistent with the associated retail or office portion of the building and other retail uses in the area.

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

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

—3. Accessory And Commercial Parking Structures: 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.

—4. Belowground Parking Facilities: No special design and setback restrictions shall apply to belowground parking facilities.

—5. Height Requirements: The minimum height for a parking structure shall be forty five feet (45'). The maximum height shall not exceed seventy five feet (75').

—6. Site Plan Review: Parking structures shall be required to go through the site plan review process.

—7. Landscape Requirements: Surface parking lots shall have a landscaped setback of at least twenty feet (20') and meet interior landscaped requirements as outlined in [chapter 21A.48](#) of this title.

—8. Design Review Approval: A modification to the restrictions on parking lots and structures provisions 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. Such conditional uses shall also be subject to urban design evaluation.

—I. Impact Controls And General Restrictions:

—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 a manner to prevent glare on adjacent properties.

—J. 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.33.060](#), "Table Of Permitted And Conditional Uses In The Gateway District", of this title. These uses shall conform to the following:

—1. Outdoor sales and display and outdoor storage may also be permitted when part of an authorized temporary use as established in [chapter 21A.42](#) of this title;

—2. The outdoor permanent sales or display of merchandise shall not encroach into areas of required parking;

—3. The outdoor permanent sales or display of merchandise shall not be located in any required yard area within the lot;

—4. The outdoor sales or display of merchandise shall not include the use of banners, pennants or strings of pennants; and

—5. 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.

—K. Off Street Parking And Loading: All uses in the Gateway District shall comply with the provisions governing off street parking and loading in [chapter 21A.44](#) of this title.

—L. Environmental Performance Standards: All uses in the Gateway District shall conform to the environmental performance standards in section [21A.36.180](#) of this title.

—M. Wall Or Fencing: All uses in the Gateway District shall comply with the provisions governing fences, walls and hedges in section [21A.40.120](#) of this title.

—N. Affordable Housing:

— 1. Notwithstanding the minimum height requirements identified above, any buildings that have ten (10) or more residential units with at least twenty percent (20%) of the units as affordable shall be allowed to have a minimum building height of thirty feet (30').

— 2. Affordable housing units within a market rate development shall be integrated throughout the project in an architectural manner.

— O. Accessory Uses, Buildings And Structures: Accessory uses and structures are permitted in the Gateway District subject to the requirements of this chapter, [chapter 21A.36](#), subsection [21A.36.020B](#), section [21A.36.030](#), and [chapter 21A.40](#) of this title.

— P. Urban Design: The urban design standards are intended to foster the creation of a rich urban environment that accommodates growth and is compatible with existing buildings and uses in the area. All general development and site plans shall be designed to complement the surrounding existing contiguous (historic) development. The following design standards will provide human scale through change, contrast, intricacy, color and materials where the lower levels of buildings face public streets and sidewalks. They will also spatially define the street space in order to concentrate pedestrian activity, create a clear urban character and promote visibility of commercial activities at the ground level. The standards will also encourage diversity through the use of building forms and materials, while respecting the patterns, styles and methods of construction traditionally used in the gateway area.

The following urban design standards will be reviewed as part of the site plan review process, with assistance from Planning Division staff as necessary:

— 1. Architectural Character And Materials:

— a. A differentiated base (on a building over 45 feet high) will provide human scale through change, contrast, and intricacy in facade form, color and/or material where the lower levels of the building face the sidewalk(s) and street(s). Scaling elements such as insets and projections serve to break up flat or monotonous facades, and respond to older nearby buildings. Therefore, all buildings in the Gateway Districts are subject to the following standards:

— (1) All buildings over forty five feet (45') in height shall be designed with a base that is differentiated from the remainder of the building. The base shall be between one and three (3) stories in height, be visible from pedestrian view, and appropriately scaled to the surrounding contiguous historic buildings. The base shall include fenestration that distinguishes the lower from upper floors. Insets and/or projections are encouraged.

— (2) All new buildings in the Gateway District shall have a minimum of seventy percent (70%) of the exterior material (excluding windows) be brick, masonry, textured or patterned concrete and/or cut stone. With the exception of minor building elements (e.g., soffit, fascia) the following materials are allowed only through the design review process: EIFS, tilt-up concrete panels, corrugated metal, vinyl and aluminum siding, and other materials.

~~—— (3) All buildings which have been altered over seventy five percent (75%) on the exterior facade shall comply with the exterior material requirement for new construction. Buildings older than fifty (50) years are exempt from this requirement if alterations are consistent with the existing architecture.~~

~~—— (4) Two-dimensional curtain wall veneer of glass, spandrel glass or metal as a primary building material is prohibited. The fenestration of all new construction shall be three-dimensional (e.g., recessed windows, protruding cornice, etc.).~~

~~—— b. The climate in Salt Lake City is such that in the summer months shade is preferred, and in the winter months protection from snow is preferred. By providing the pedestrian with a sidewalk that is enjoyable to use year round, a pedestrian oriented neighborhood is encouraged. Therefore, new construction in the gateway area is subject to the following standards:~~

~~—— (1) Arcades are permitted in the Gateway District, but where an arcade extends over the public way, a revocable permit is required. Where an arcade is on private property facing the street, the maximum setback for the building shall be measured to the supporting beams for the arcade or the facade of the upper floors, not the facade of the arcade level.~~

~~—— (2) Awnings and/or marquees, with or without signage, are required over entry doors which are set back from the property line and may be allowed, under revocable permit, when an entry is at a property line.~~

~~—— (3) Awnings, with or without signage, are permitted over ground level windows. Where awnings extend out over the public way, a revocable permit is required.~~

~~—— 2. Windows And Building Fenestration:~~

~~—— a. Buildings whose exteriors are smooth, and do not provide any three-dimensional details or fenestration are not appropriate in the Gateway District. Recessed windows will eliminate flat, sterile elevations. Highly reflective materials are distracting, and focus attention away from the positive qualities of the Gateway District. Therefore, all buildings in the Gateway Districts are subject to the following standards:~~

~~—— (1) Buildings with completely smooth exterior surfaces shall not be permitted, all new construction shall have three-dimensional details on the exterior that includes cornices, windowsills, headers and similar features.~~

~~—— (2) All windows shall be recessed from the exterior wall a minimum of three inches (3"). Bay windows, projecting windows, and balcony doors are exempt from this requirement.~~

~~—— (3) The reflectivity of the glass used in the windows shall be limited to eighteen percent (18%) as defined by the ASTA standard.~~

~~—— 3. Entrance And Visual Access:~~

~~—— a. The intent in the Gateway District is to encourage pedestrian activity between the public street/sidewalk and buildings. Sidewalks shall provide continuous, uninterrupted~~

interest to the pedestrian by providing visual interest and/or amenities. The gateway environment will benefit with increased pedestrian activity; this activity will only occur if opportunities are provided that make walking to a destination a preferred and an enjoyable pursuit. The use of blank building facade walls is discouraged. Therefore, all buildings in the gateway area are subject to the following standards:

—— (1) ~~Minimum First Floor Glass: The first floor elevation facing a street of all new buildings or buildings in which the property owner is modifying the size of windows on the front facade within the Gateway District shall not have less than forty percent (40%) glass surfaces. All first floor glass shall be nonreflective. Display windows that are three-dimensional and are at least two feet (2') deep are permitted and may be counted toward the forty percent (40%) glass requirement. 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. The Planning Director may approve a modification to this requirement if the Planning Director finds:~~

—— (A) ~~The requirement would negatively impact the historic character of the building, or~~

—— (B) ~~The requirement would negatively impact the structural stability of the building.~~

—— (C) ~~The ground level of the building is occupied by residential uses, in which case the forty percent (40%) glass requirement may be reduced to twenty five percent (25%).~~

~~Appeal of administrative decision is to the Planning Commission.~~

—— (2) ~~Facades: Provide at least one operable building entrance per elevation that faces a public street. Buildings that face multiple streets are only required to have one door on either street, if the facades for both streets meet the forty percent (40%) glass requirement.~~

—— (3) ~~Maximum Length: The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the first floor level shall be fifteen feet (15').~~

—— (4) ~~Screening: All building equipment and service areas, including on-grade and roof mechanical equipment and transformers that are readily visible from the public right-of-way, shall be screened from public view. These elements shall be sited to minimize their visibility and impact, or enclosed as to appear to be an integral part of the architectural design of the building.~~

—— 4. ~~Building Lines And Front Area Requirements:~~

—— a. ~~A continuity of building frontage adjacent and parallel to the street encourages a more active involvement between building uses and pedestrians. Leftover or ambiguous open space that has no apparent use or sense of place will not contribute positively to an active street life. Therefore, all buildings in the Gateway District are subject to the following standard:~~

~~—(1) The majority of the ground level facade of a building shall be placed parallel, and not at an angle, to the street.~~

~~—5. Public Amenities And Public Art:~~

~~—a. Amenities and works of art enhance quality of life as well as visual interest. Public amenities and public art encourage pedestrian activity and contribute to the pedestrian experience. A cohesive, unified lighting and amenity policy will help give the Gateway District its own distinctive identity. Therefore, public amenities and public art are subject to the following standards:~~

~~—(1) Sidewalks and street lamps installed in the public right of way shall be of the type specified in the sidewalk/street lighting policy document.~~

~~—(2) Public art (which may include artists' work integrated into the design of the building and landscaping, sculpture, painting, murals, glass, mixed media or work by artisans), that is accessible or directly viewable to the general public shall be included in all projects requiring design review approval for a site or design standard. The plan to incorporate public art shall be reviewed by the Salt Lake Art Design Board.~~

~~—6. Design Review Approval: A modification to the urban design provisions 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.~~

~~—Q. Definitions: For the purposes of this section, the following terms shall have the following meanings:~~

~~—AFFORDABLE HOUSING: Housing which persons of income below the County area median are able to afford. See definitions of moderate income, low income and very low income.~~

~~—BLOCK FACE: Structures that appear on one of four (4) sides of a block, the structures along a street that are between two (2) other streets.~~

~~—CONTIGUOUS: Next in sequence, touching or connected throughout an unbroken sequence.~~

~~—FACADE: The front of a building, or any other "face" of a building on a street or courtyard given special architectural treatment.~~

~~—FENESTRATION: The arrangement, proportioning and design of windows and doors in a building, an opening in a surface.~~

~~—LOW INCOME: Between fifty percent (50%) and eighty percent (80%) of the County area median income.~~

~~—MASSING: The principal part or main body of matter, bulk.~~

~~—MODERATE INCOME: Between eighty percent (80%) and one hundred twenty percent (120%) of the County area median income.~~

—PROPORTION: The relation of one part to another or to the whole with respect to magnitude, quantity or degree.

—PROPORTIONAL: Corresponding in size, degree or intensity, having the same or a constant ratio.

—REMODEL: To alter the structure of, remake.

—SCALE: A proportion between two (2) sets of dimensions.

—STREETSCAPE: A general description of all structures along a street frontage that may include: multiple buildings, benches, works of art, and landscaping.

—VERY LOW INCOME: At or below fifty percent (50%) of the County area median income. (Ord. 14-19, 2019; Ord. 66-13, 2013; Ord. 62-13, 2013; Ord. 15-13, 2013; Ord. 83-98 § 6 (Exh. D), 1998)

~~21A.31.020: G-MU GATEWAY-MIXED USE DISTRICT:~~

—A. Purpose Statement: The G-MU Gateway Mixed Use District is intended to implement the objectives of the adopted gateway development master plan and encourage the mixture of residential, commercial and assembly uses within an urban neighborhood atmosphere. The 200 South corridor is intended to encourage commercial development on an urban scale and the 500 West corridor is intended to be a primary residential corridor from North Temple to 400 South. Development in this district is intended to create an urban neighborhood that provides employment and economic development opportunities that are oriented toward the pedestrian with a strong emphasis on a safe and attractive streetscape. The standards are intended to achieve established objectives for urban and historic design, pedestrian amenities and land use regulation.

—B. Uses: Uses in the G-MU Gateway Mixed Use District as specified in section [21A.33.060](#), "Table Of Permitted And Conditional Uses In The Gateway District", of this title are permitted subject to the general provisions set forth in section [21A.31.010](#) of this chapter and this section.

—C. Planned Development Review: All new construction of principal buildings, uses, or additions that increase the floor area and/or parking requirement by twenty five percent (25%) in the G-MU Gateway Mixed Use District may be approved only as a planned development in conformance with the provisions of [chapter 21A.55](#) of this title.

—D. Special Provisions:

—1. Commercial Uses, 200 South: All buildings fronting 200 South shall have commercial uses that may include retail goods/service establishments, offices, restaurants, art galleries, motion picture theaters or performing arts facilities 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. Residential Units, 500 West: Buildings fronting on 500 West shall be required to have residential units occupying a minimum of fifty percent (50%) of the structure's gross square footage.

—3. Mid Block Street Development: 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 evaluation and approval of the Planning Commission.

— b. May increase the height of the building on the remaining abutting parcel, subject to conformance with the standards and procedures of [chapter 21A.59](#), "Design Review", of this title.

—4. Design Reviews: A modification to the special provisions 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.

—E. Building Height: The minimum building height shall be forty five feet (45') and the 200 South Street corridor shall have a minimum height of twenty five feet (25'). The maximum building height shall not exceed seventy five feet (75') except buildings with nonflat roofs (e.g., pitched, shed, mansard, gabled or hipped roofs) may be allowed, up to a maximum of ninety feet (90') (subject to subsection I of this section). The additional building height may incorporate habitable space.

—1. Design Review: A modification to the minimum building height or to the maximum building height (up to 120 feet) provisions 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, and subject to compliance to the applicable master plan.

—2. Height Exceptions: Spires, tower, or decorative noninhabitable elements shall have a maximum height of ninety feet (90') and with design review approval may exceed the maximum height, subject to conformance with the standards and procedures of [chapter 21A.59](#) of this title.

—F. Minimum Lot Area And Lot Width: None required.

—G. Minimum Yard Requirements: No minimum setback requirements. There is not a maximum front yard or corner side yard setback except that a minimum of twenty five percent (25%) of the length of the facade of a principal building shall be set back no farther than five feet (5') from the street right-of-way line. Surface parking lots shall have a fifteen foot (15') landscape setback from the front property line.

—H. Signs: Signs shall be allowed in the Gateway Districts in accordance with provisions of [chapter 21A.46](#) of this title.

—I. Affordable Housing: Notwithstanding the maximum height requirements identified above, any buildings that have at least ten (10) or more residential units with at least

~~twenty percent (20%) of the units as affordable shall be allowed a maximum building height of ninety feet (90'). The affordable units shall be integrated throughout the project in an architectural manner. (Ord. 14-19, 2019; Ord. 66-13, 2013; Ord. 15-13, 2013)~~

Chapter 21A.31

GATEWAY DISTRICTS

21A.31.010: General Provisions

21A.31.020: G-MU Gateway-Mixed Use District

A. Statement Of Intent: The Gateway Districts are intended to provide controlled and compatible settings for residential, commercial, and industrial developments, and implement the objectives of the adopted gateway development master plan through district regulations that reinforce the mixed use character of the area and encourage the development of urban neighborhoods containing supportive retail, service commercial, office, industrial uses and high density residential.

B. Uses: Uses in the Gateway District as specified in section [21A.33.060](#), "Table Of Permitted And Conditional Uses In The Gateway District", of this title, are permitted subject to the general provisions set forth in this section.

C. Permitted Uses: The uses specified as permitted uses, in section [21A.33.060](#), "Table Of Permitted And Conditional Uses In The Gateway District", 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.

D. Conditional Uses: The uses specified as conditional uses in section [21A.33.060](#), "Table Of Permitted And Conditional Uses In The Gateway District", of this title, shall be permitted in the Gateway District 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 urban design evaluation and/or the design review process established in this chapter and [chapter 21A.59](#) of this title.

E. 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:

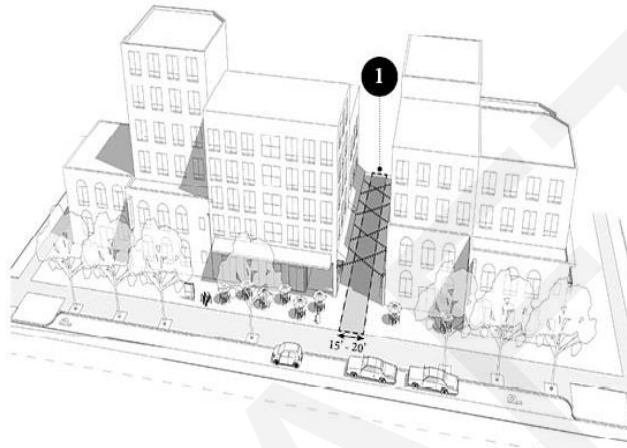
1. Any new development shall provide a midblock walkway if a midblock walkway on the subject property has been identified in a master plan that has been adopted by the city.

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

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

1. b. The midblock 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.

Mid Block Walkways



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

F. Modifications of Standards: A modification to the provisions of this chapter may be granted through the design review process, subject to conformance with the standards and procedures of chapter 21A.59 of this title.

G. Parking:

~~2~~ 1. Belowground Parking Facilities: No special design and setback restrictions shall apply to belowground parking facilities.

~~3~~ 2. Site Plan Review: Parking structures shall be required to go through the site plan review process.

4 3. Landscape Requirements: Surface parking lots shall have a landscaped setback of at least twenty feet (20') and meet interior landscaped requirements as outlined in chapter 21A.48 of this title.

5 4. Design Review Approval: A modification to the restrictions on parking lots and structures provisions 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. Such conditional uses shall also be subject to urban design evaluation.

~~6~~ 5. Parking structures shall conform to the requirements set forth in chapter 21A.37 of this title.

H. Outdoor Sales, Display and Storage: “Sales and display (outdoor)” and “storage and display (outdoor)”, is permitted for retail uses and the retail components of other permitted and conditional uses authorized in 21A.22.060 “Table of Permitted and Conditional Uses in the Gateway District. These uses shall conform to the following:

1. Outdoor sales and display and outdoor storage may also be permitted when part of an authorized temporary use as established in chapter 21A.42 of this title;
2. The outdoor sales or display of merchandise shall not encroach into areas of required parking for longer than 30 days;
3. The outdoor permanent sales or display of merchandise shall not be located in any required yard area within the lot when the lot abuts a residential zoning district;
4. The outdoor sales or display of merchandise shall not include the use of banners, pennants or strings of pennants; and

21A.31.020: G-MU GATEWAY-MIXED USE DISTRICT:

A. Purpose Statement: The G-MU Gateway-Mixed Use District is intended to implement the objectives of the adopted gateway development master plan and encourage the mixture of residential, commercial and assembly uses within an urban neighborhood atmosphere. The 200 South corridor is intended to encourage commercial development on an urban scale and the 500 West corridor is intended to be a primary residential corridor from North Temple to 400 South. Development in this district is intended to create an urban neighborhood that provides employment and economic development opportunities that are oriented toward the pedestrian with a strong emphasis on a safe and attractive streetscape. The standards are intended to achieve established objectives for urban and historic design, pedestrian amenities and land use regulation.

B. Special Provisions:

1. Commercial Uses, 200 South: All buildings fronting 200 South shall have commercial uses that may include retail goods/service establishments, offices, restaurants, art galleries, motion picture theaters or performing arts facilities 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. Residential Units, 500 West: Buildings fronting on 500 West shall be required to have residential units occupying a minimum of fifty percent (50%) of the structure's gross square footage.

C. Building Height: The minimum building height shall be seventy five (75') The maximum building height shall not exceed one hundred eighty feet (180').

1. Design Review: A modification to the minimum building height and any building over one hundred and eighty feet (180') in height shall only be allowed if approved through the design review process, subject to conformance with the standards and procedures of chapter 21A.59 of this title, and subject to compliance to the applicable master plan.

2. Mid Block Street Development: 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 transfer a portion or all of the above ground development square footage of the proposed right-of-way of the new mid block street as to other land within the proposed development.

b. May increase the height of the building on the remaining land within the development site to a height necessary to accommodate the development square footage of the proposed right of way that is being transferred.

c. Any proposal under this section shall be subject to conformance with the standards and procedures of chapter 21A.59, "Design Review", of this title.

3. The ground floor of all new buildings shall have a minimum floor to ceiling height of sixteen feet (16').

AD. All buildings over sixty five feet (65') in height shall be designed with a base that is differentiated from the remainder of the building. The base shall be between one and three (3) stories in height, be visible from pedestrian view, and appropriately scaled to the surrounding contiguous historic buildings. The base shall include fenestration that distinguishes the lower from upper floors. Insets and/or projections are encouraged.

E. Yard Requirements: No minimum setback requirements. A maximum setback of ten feet (10') is allowed for up to thirty percent (30%) of the building facade.

-1. The setback must be designed with usability as a consideration. Development that implements the maximum setback 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. 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.

3. Exceptions to this requirement may be authorized through the design review process, subject to the requirements of Chapter 21A.59 of this title.,

4. 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. 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:

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. Ground floor residential uses shall have a minimum setback of ten feet (10'). This setback shall be incorporated into a private yard for the ground floor units.

(Ord. 14-19, 2019: Ord. 66-13, 2013: Ord. 15-13, 2013)

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