

21A.37.060

21A.37.060

A. TABLE 21A.37.060 Residential Districts:

Standard (Code Section)	District								
	RMF-3 0	RMF-3 5	RMF-4 5	RMF-7 5	RB	R-MU-35	R-MU-45	R-M U	RO
Ground floor use (%) (21A.37.050A1)	-	-	-	-	-	75	75	-	-
Ground floor use + visual interest (%) (21A.37.050A2)	-	-	-	-	-	-	-	-	-
Building materials: ground floor (%) (21A.37.050B34)	-	-	-	-	-	80	80	-	-
Building materials: upper floors (%) (21A.37.050B42)	-	-	-	-	-	-	-	-	-
Glass: ground floor (%) (21A.37.050C1)	-	-	-	-	-	60	60	40	-
Glass: upper floors (%) (21A.37.050C2)	-	-	-	-	-	-	-	-	-
Building entrances (feet) (21A.37.050D)	-	-	-	-	-	75	75	X	-
Blank wall: maximum length (feet) (21A.37.050E)	-	-	-	-	-	15	15	15	-
Street facing facade: maximum length (feet) (21A.37.050F)	-	-	-	-	-	-	-	-	-

21A.37.060

21A.37.060

Standard (Code Section)	District								
	RMF-3 0	RMF-3 5	RMF-4 5	RMF-7 5	RB	R-MU-35	R-MU-45	R-M U	RO
Upper floor step back (feet) (21A.37.050G)	-	-	-	-	-	-	10	-	-
Lighting: exterior (21A.37.050H)	-	-	-	-	-	-	-	-	-
Lighting: parking lot (21A.37.050I)	-	-	-	-	X	-	-	X	-
Screening of mechanical equipment (21A.37.050J)	-	-	-	-	-	X	X	X	-
Screening of service areas (21A.37.050K1)	-	-	-	-	-	X	X	X	-
Ground floor residential entrances (21A.37.050L)	-	-	-	-	-	-	-	-	-
Parking garages or structures (21A.37.050M)	-	-	-	-	-	-	-	-	-
Residential character in RB District (21A.37.050N)	-	-	-	-	X	-	-	-	-

21A.37.060

21A.37.060

B. Commercial Districts:

Standard (Code Section)	District							
	SNB	CN	CB	CS	CC	CSHB D	CG ¹	TSA
Ground floor use (%) (21A.37.050A1)	-	-	-	-	-	80	<u>80</u> ²	80
Ground floor use + visual interest (%) (21A.37.050A2)	-	-	-	-	-	60/25	<u>70/20</u>	60/25
Building materials: ground floor (%) (21A.37.050B43)	-	-	-	-	-	80	<u>70</u>	90
Building materials: upper floors (%) (21A.37.050B42)	-	-	-	-	-	60	-	60
Glass: ground floor (%) (21A.37.050C1)	40	40	40	-	-	40	<u>60</u>	60
Glass: upper floors (%) (21A.37.050C2)	-	-	-	-	-	-	<u>25</u>	-
Reflective Glass: ground floor (%) (21A.37.050C1)	=	=	=	=	=	=	<u>0</u>	=
Reflective Glass: upper floors (%) (21A.37.050C2)	=	=	=	=	=	=	<u>40</u>	=
Building entrances (feet) (21A.37.050D)	X		X	X	X	40	<u>40</u>	40
Blank wall: maximum length (feet) (21A.37.050E)	15	15	15	-	-	15	<u>20</u>	15
Street facing facade: maximum length (feet) (21A.37.050F)	-		-	-	-	200	<u>150</u>	200
Upper floor step back (feet) (21A.37.050G1)	-		-	-	-	X45	<u>X</u>	-
Facade height for required step back (21A.37.050G2)	=	=	=	=	=	<u>30</u>	=	=
Lighting: exterior (21A.37.050H)	X	-	-	-	-	X	-	X

21A.37.060

21A.37.060

Standard (Code Section)	District							
	SNB	CN	CB	CS	CC	CSHB D	CG	TSA
Lighting: parking lot (21A.37.050I)	X	X	X	X	X	X	X	X
Screening of mechanical equipment (21A.37.050J)	X	X	X	-	-	X	-	X
Screening of service areas (21A.37.050K)	X	X	X	-	-	X	X	X
Ground floor residential entrances (21A.37.050L)	-	-	-	-	-	-	-	X
Parking garages or structures (21A.37.050M)	-	-	-	-	-	X	-	-
Primary entrance design SNB District (21A.37.050O)	X	-	-	-	-	-	-	-
<u>Tree canopy coverage (%) (21A.37.050P1)</u>	-	-	-	-	-	-	40	-
<u>Minimum vegetation standards (%) (21A.37.050 P2)</u>	-	-	-	-	-	-	X	-
<u>Street trees (21A.37.050P3)</u>	-	-	-	-	-	-	X	-
<u>Soil volume (21A.37.050P4)</u>	-	-	-	-	-	-	X	-
<u>Minimize curb cuts (21A.37.050P5)</u>	-	-	-	-	-	-	X	-
<u>Overhead cover (21A.37.050P6)</u>	-	-	-	-	-	-	X	-
<u>Streetscape landscaping (21A.37.050P7)</u>	-	-	-	-	-	-	X	-
<u>Height transitions: angular plane for adjacent buildings (21A.37.050Q1)</u>	-	-	-	-	-	-	X	-
<u>Height transitions: angular plane for adjacent zone district (21A.37.050Q2)</u>	-	-	-	-	-	-	X	-

Notes:

1. These standards only apply to the portion of the CG within the boundaries of north of 900 S, south of 200 S, west 300 W and east of I-15.
2. Maximum width of the entrance shall be thirty five feet (35') if the additional 20% is used for an entrance to a parking structure.

21A.37.060

21A.37.060

DRAFT

Salt Lake City

21A.37.060

21A.37.060

C. Manufacturing Districts:

Standard (Code Section)	District	
	M-1	M-2
Ground floor use (%) (21A.37.050A1)	-	-
Ground floor use + visual interest (%) (21A.37.050A2)	-	-
Building materials: ground floor (%) (21A.37.050B 3 4)	-	-
Building materials: upper floors (%) (21A.37.050B 4 2)	-	-
Glass: ground floor (%) (21A.37.050C1)	-	-
Glass: upper floors (%) (21A.37.050C2)	-	-
Building entrances (feet) (21A.37.050D)	-	-
Blank wall: maximum length (feet) (21A.37.050E)	-	-
Street facing facade: maximum length (feet) (21A.37.050F)	-	-
Upper floor step back (feet) (21A.37.050G)	-	-
Lighting: exterior (21A.37.050H)	X	X
Lighting: parking lot (21A.37.050I)	X	X

21A.37.060

21A.37.060

DRAFT

Salt Lake City

21A.37.060

21A.37.060

Standard (Code Section)	District	
	M-1	M-2
Screening of mechanical equipment (21A.37.050J)	-	-
Screening of service areas (21A.37.050K)	-	-
Ground floor residential entrances (21A.37.050L)	-	-
Parking garages or structures (21A.37.050M)	-	-

21A.37.060

21A.37.060

D. Downtown Districts:

Standard (Code Section)	District				
	D-1	D-2	D-3	D-4	G-MU
Ground floor use (%) (21A.37.050A1)	90	80	80	80	80
Ground floor use + visual interest (%) (21A.37.050A2)	80/10	70/20	70/20	70/20	70/20
Building materials: ground floor (%) (21A.37.050B3)	70	80	70 ¹	70	70
Building materials: upper floors (%) (21A.37.050B4)	50	50	70 ¹	50	50
Glass: ground floor (%) (21A.37.050C1)	60	60	60	60	60
Glass: upper floors (%) (21A.37.050C2)	50	50	50	50	50
Reflective Glass: ground floor (%) (21A.37.050C1)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Reflective Glass: upper floors (%) (21A.37.050C2)	<u>50</u>	<u>50</u>	<u>50</u>	<u>50</u>	<u>50</u>
Building entrances (feet) (21A.37.050D)	<u>40</u>	<u>40</u>	<u>60</u>	<u>60</u>	<u>40</u>
Blank wall: maximum length (feet) (21A.37.050E)	<u>20</u>	15 <u>20</u>	<u>20</u>	<u>20</u>	<u>15</u>
Street facing facade: maximum length (feet) (21A.37.050F)	150	200	150	150	150
Upper floor step back (feet) (21A.37.050G)	X	X	X	X	X
Lighting: exterior (21A.37.050H)	-	X	-	X	X ²

December 2019

21A.37.060

21A.37.060

Standard (Code Section)	District				
	D-1	D-2	D-3	D-4	G-MU
Lighting: parking lot (21A.37.050I)	-	X	-	-	X ²
Screening of mechanical equipment (21A.37.050J)	X	X	X	X	X ³
Screening of service areas (21A.37.050K1)	X	X	X	X	X ³
Ground floor residential entrances (21A.37.050L)	-	-	-	-	-
Parking garages or structures (21A.37.050M)	X ⁴	X ⁴	-	-	X ⁴
Tree canopy coverage (%) (21A.37.050P1)	<u>40</u>	<u>40</u>	<u>40</u>	<u>40</u>	<u>40</u>
Minimum vegetation standards (21A.37.050P2)	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Street trees (21A.37.050P3)	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Soil volume (21A.37.050P4)	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Minimize curb cuts (21A.37.050P5)	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Overhead cover (21A.37.050P6)	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Street Trees (21A.37.050P6)	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Streetscape landscaping (21A.37.050P7)	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Height transitions: angular plane for adjacent buildings (21A.37.050Q1)	-	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Height transitions: angular plane for adjacent zone district (21A.37.050Q2)	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>

Notes:

1. In the D-3 Zoning District this percentage applies to all sides of the building, not just the front or street facing facade.
2. Sidewalks and street lamps installed in the public right-of- way shall be of the type specified in the sidewalk/street lighting policy document

21A.37.060

adopted by the city.

3. 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.

4. Parking structures may be located behind principal buildings. They may be located at least seventy five feet (75') from front and corner side lot lines if a minimum of seventy five percent (75%) of the ground floor adjacent to a sidewalk is used for retail goods/service establishments, office and/or restaurant space to encourage pedestrian activity. The facades of the ground floor shall be designed to be compatible and consistent with the associated retail or office portion of the building and other retail uses in the area.

21A.37.060

21A.37.060

21A.37.060

E. Special Purpose Districts:

Standard (Code Section)	District															
	RP	BP	FP	AG	AG-2	AG-5	AG-20	PL	PL-2	I	UI	OS	NOS	MH	EI	MU
Ground floor use (%) (21A.37.050A1)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ground floor use + visual interest (%) (21A.37.050A2)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Building materials: ground floor (%) (21A.37.050B3)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Building materials: upper floors (%) (21A.37.050B4)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Glass: ground floor (%) (21A.37.050C1)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	40-70
Glass: upper floors (%) (21A.37.050C2)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Building entrances (feet) (21A.37.050D)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X
Blank wall: maximum length (feet) (21A.37.050E)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	15
Street facing facade: maximum length (feet) (21A.37.050F)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Upper floor step back (feet) (21A.37.050G)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting: exterior (21A.37.050H)	-	-	-	-	-	-	-	-	-	X	X	-	-	-	-	X

21A.37.060

21A.37.060

Standard (Code Section)	District															
	RP	BP	FP	AG	AG-2	AG-5	AG-20	PL	PL-2	I	UI	OS	NOS	MH	EI	MU
Lighting: parking lot (21A.37.050I)	-	X	-	-	-	-	-	-	-	-	-	-	-	-	-	X
Screening of mechanical equipment (21A.37.050J)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X
Screening of service areas (21A.37.050K1)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X
Ground floor residential entrances (21A.37.050L)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Parking garages or structures (21A.37.050M)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tree canopy coverage (%) (21A.37.050P1)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Minimum vegetation standards (21A.37.050P2)	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=
Street trees (21A.37.050P3)	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=
Soil Volume (21A.37.050P4)	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=
Minimize curb cuts (21A.37.050P5)	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=
Overhead cover (21A.37.050P6)	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=
Streetscape landscaping (21A.37.050P7)	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=
Height transitions: angular plane for adjacent buildings (21A.37.050Q1)	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=
Height transitions: angular plane for adjacent zone district (21A.37.050Q2)	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=
Street Trees (21A.37.050P6)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

(Ord. 72-21, 2021: Ord. 44-19, 2019: Ord. 12-17, 2017)

21A.37.060

21A.37.060

F. Form Based Districts

<u>Standard</u> (Code Section)	<u>District</u>	
	<u>FB-UN1</u>	<u>FB-UN2</u>
Ground floor use (%) (21A.37.050A1)	<u>75</u>	<u>75</u>
Ground floor use + visual interest (%) (21A.37.050A2)	=	=
Building materials: ground floor (%) (21A.37.050B3)	<u>70</u>	<u>70</u>
Building materials: upper floors (%) (21A.37.050B4)	=	=
Glass: ground floor (%) (21A.37.050C1)	<u>60^{1,2,3}</u>	<u>60^{1,2,3}</u>
Glass: upper floors (%) (21A.37.050C2)	<u>60</u>	<u>60</u>
Reflective Glass: ground floor (%) (21A.37.050C1)	=	=
Reflective Glass: upper floors (%) (21A.37.050C2)	=	=
Building entrances (feet) (21A.37.050D)	<u>75</u>	<u>75</u>

21A.37.060

21A.37.060

Blank wall: maximum length (feet) (21A.37.050E)	<u>30</u>	<u>30</u>
Street facing facade: maximum length (feet) (21A.37.050F)	<u>200</u>	<u>200</u>
Upper floor step back (feet) (21A.37.050G)	-	<u>X</u>
Lighting: exterior (21A.37.050H)	<u>X</u>	<u>X</u>

21A.37.060

21A.37.060

Standard (Code Section)	District	
	FB-UN1	FB-UN2
Lighting: parking lot (21A.37.050I)	X	X
Screening of mechanical equipment (21A.37.050J)	X	X
Screening of service areas (21A.37.050K1)	X	X
Ground floor residential entrances (21A.37.050L)	X	X
Parking garages or structures (21A.37.050M)	X	X
Tree canopy coverage (%) (21A.37.050P1)	40	40
Minimum vegetation standards (21A.37.050P2)	X	X
Street trees (21A.37.050.P3)	X	X
Soil volume (21A.37.050P4)	X	X
Minimize curb cuts (21A.37.050P5)	X	X
Overhead cover (21A.37.050P6)	X	X
Street Trees (21A.37.050P6)	X	X
Streetscape landscaping (21A.37.050P7)	X	X
Height transitions: angular plane for adjacent buildings (21A.37.050Q1)	X	X
Height transitions: angular plane for adjacent zone district (21A.37.050Q2)	X	X

Notes:

1. This may be reduced to twenty percent (20%) if the ground floor is within one of the following building types: urban house, two-family, cottage, and row

Salt Lake City

21A.37.060

21A.37.060

house.

2. There must be visual clearance behind the glass for a minimum of six feet (6'). Three-dimensional display windows at least six feet (6') deep are permitted and may be counted toward the sixty percent (60%) glass requirement.

3. Ground floor windows of commercial uses shall be kept clear at night, free from any window covering, with internal illumination. When ground floor glass conflicts with the internal function of the building, other means shall be used to activate the sidewalk, such as display windows, public art, architectural ornamentation or detailing or other similar treatment.

January 2022