



BUILDING HEIGHTS & PEDESTRIAN CODES

Salt Lake City Planning Division



DESIGNWORKSHOP

Project Elements



Pedestrian Orientation

Revise applicable regulations to reinforce an accessible downtown and promote clear, comfortable, and easy accessibility to those on foot or wheelchair. An area may be considered to be oriented toward the pedestrian if the sidewalks and public spaces feel safe, welcoming and free of barriers.



Human Scale Design

This can be done through the way in which buildings interact with the street and human level. Development should be scaled towards humans through building form, visual interest, first floor activation, façade transparency, overhead elements, setbacks, and public access points.



Building Height

The regulations of building height may be adjusted and will be considered with regards to preserving visual corridors, reflecting the distinct character of the downtown's individual districts and the realization of public benefits for height bonuses.

Planning Process

1. Relevant Plan Overview

- 2016 Downtown Plan
- Midblock Walkway Plan
- Urban Forestry Plan

2. Existing Conditions Analysis

- Site Visit
- Existing Code Analysis
- Case Study Review

3. Community Input

- Stakeholder Meetings
- Visual Preference Survey



494
total participants

4. Code Drafting

- 75%, 90%, and 95% drafts
- Planning Commission Meetings
- City Council Meetings
- Approval

Input and Recommended Revisions

What did we hear?



1. Getting around downtown is difficult for those with a visual or mobile impairment



2. Large block sizes can be uncomfortable for pedestrians



3. A concern of building height is compatibility with historic buildings



4. Survey respondents desire a diverse skyline



5. Respondents value public rooftops as view corridors



6. General concern over impact of glare



7. Large building massing can be uncomfortable at the street-level



8. Public survey indicates support for increased building heights

How did we use the feedback?



1. Created requirements for walkways that are ADA compliant



2. Encouraged pedestrian oriented elements



3. Required compatibility with and transitions to surrounding buildings



4. Increased visually interesting elements



5. Encouraged public roof tops and usable open space



6. Decreased the percentage of reflective glass that is allowed



7. Required aesthetic and materials breaks on a building, and step backs for buildings of certain height.

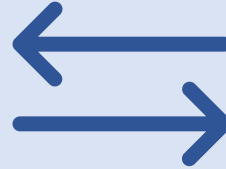


8. Increased maximum building heights in key areas

Proposed Code Language



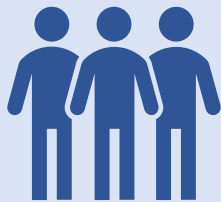
Clarification of the code language to aid user-friendliness and give insight on the purpose behind specific codes



Consolidation of text such as moving design elements into the design standards only



Create a more urban feel through modification of requirements, including setbacks and parking lots



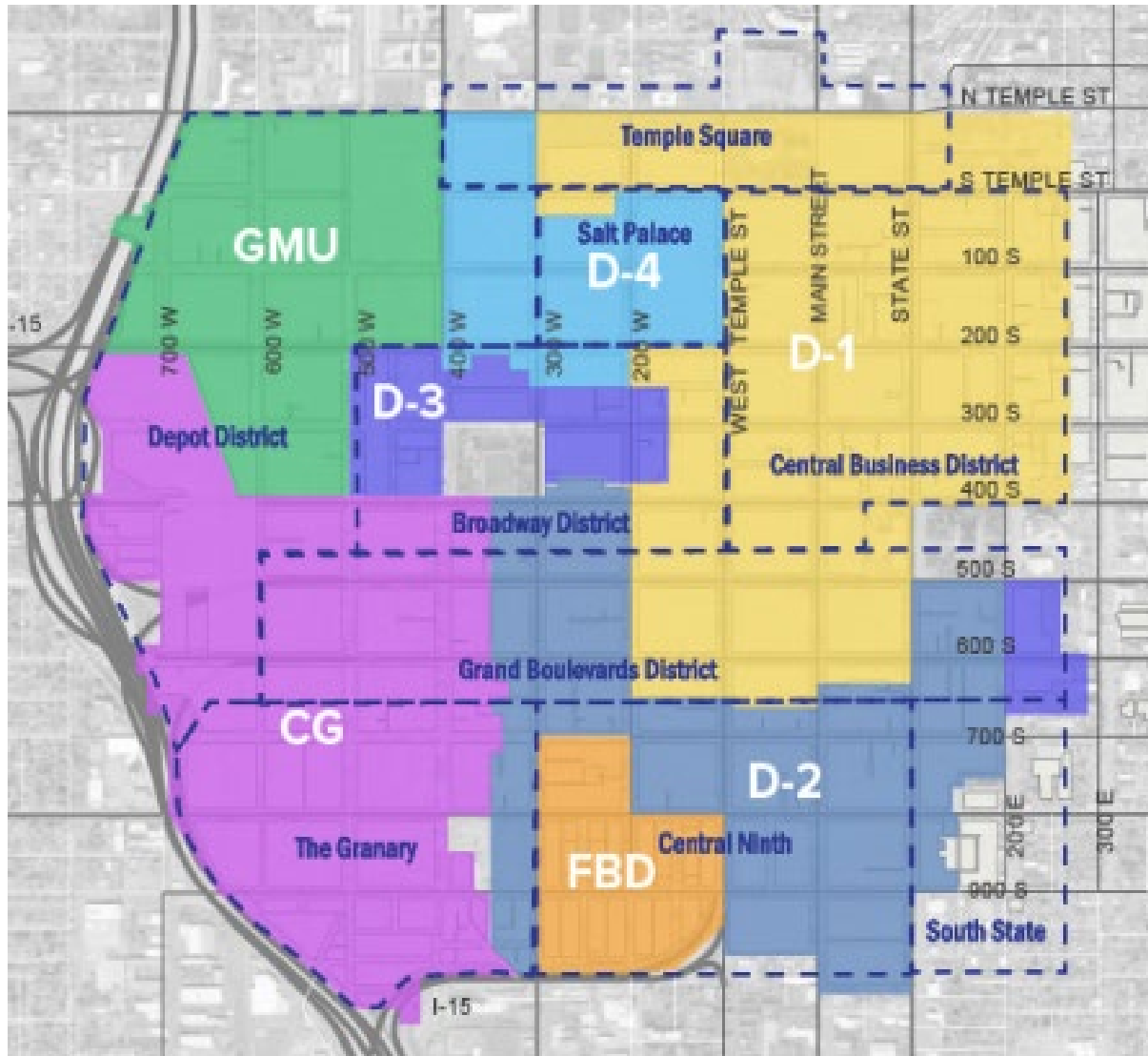
Standards added to **incentivize public benefits** for bonus development



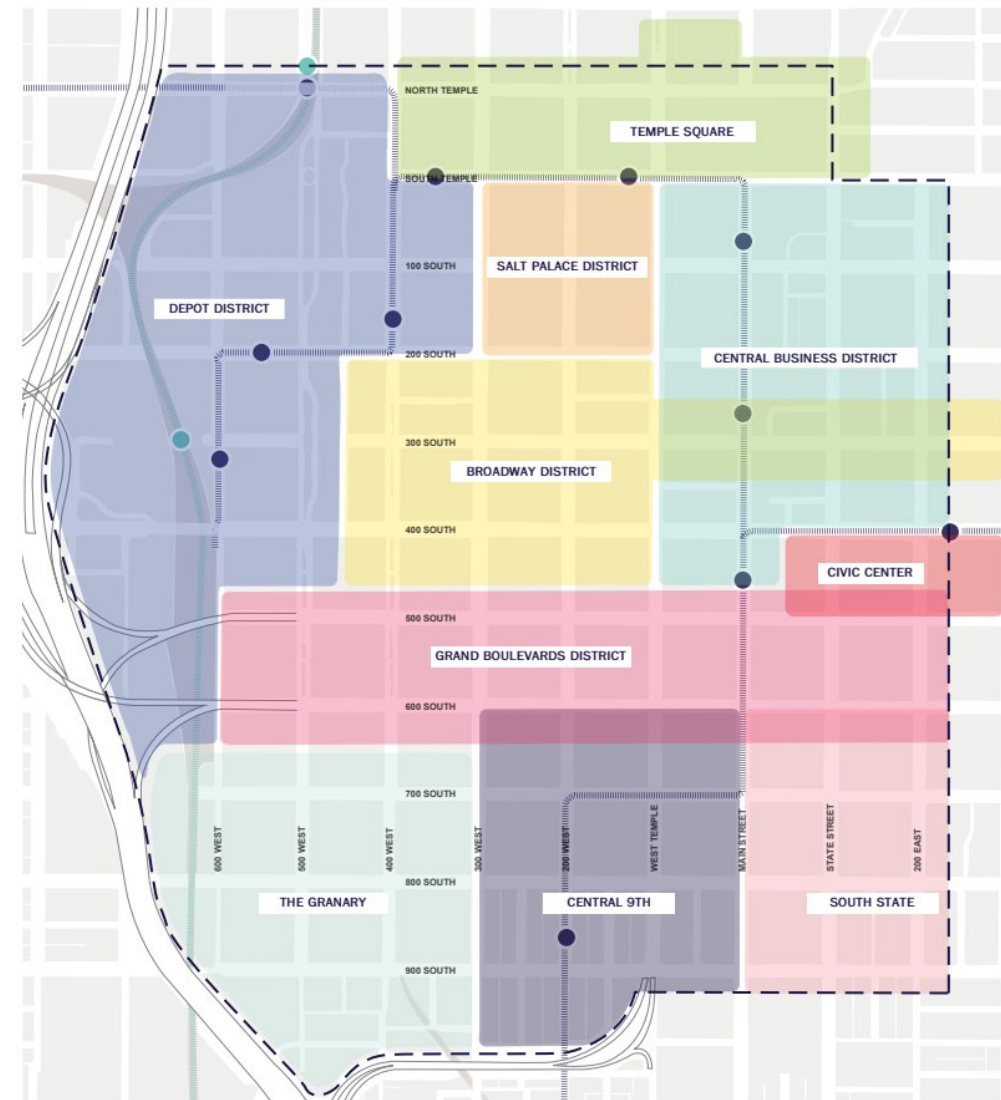
Adjustments to **emphasize walkability, pedestrian interest, and human-scale development**



Increase compatibility with surrounding buildings and **acknowledge impacts** to adjacent districts

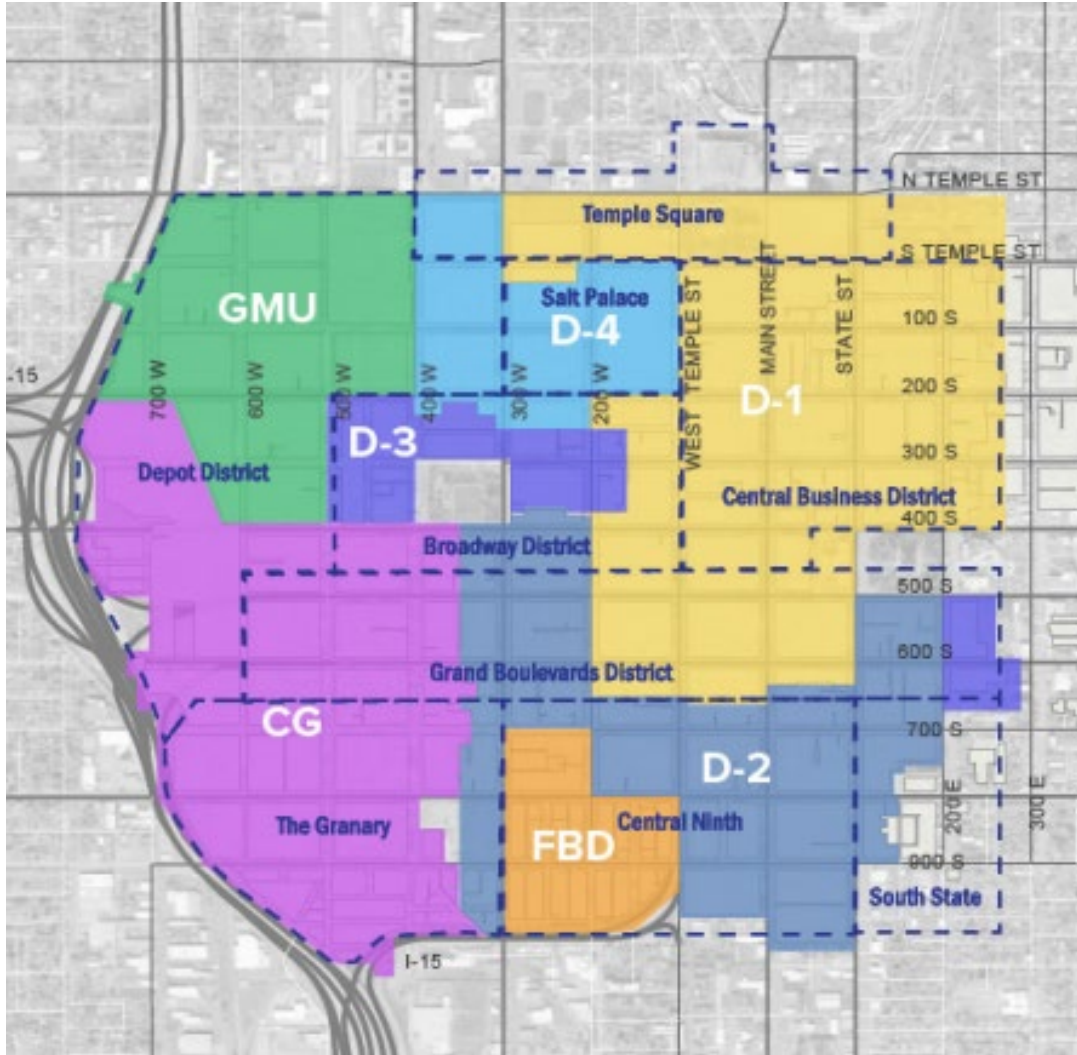


Downtown Zone Districts impacted by code changes



Downtown Master Plan Project Boundary

Proposed Code Locations and Heights



 SLC Zone Districts, see table at right

 Downtown Districts, per Downtown Plan

Zone District	Existing Minimum	Proposed Minimum	Existing Maximum	Proposed Maximum
D1 Central Business District 21A.30.020	100'	100'	375' corner lots 100' mid-block	None >100' subject to conditions and Design Review
D-2 Downtown Support District 21A.30.030	65'	65'	120'	120' with conditions
D-3 Downtown Warehouse 21A.30.040	75'	75'	90'	180' with conditions
D-4 Downtown Secondary Central Business District 21A.30.045	N/A	N/A	75' 120' - 375' in permitted locations ¹	75' 120' - 375' in permitted locations ¹ subject to conditions and Design Review
GMU Gateway District Mixed Use 21A.30	45' 25' along 200 South Corridor	75'	75' flat roofs 90' non-flat roofs	Buildings over 90', up to 180', are subject to Design Review
CG General Commercial 21A.26.070			60' 90' subject to Design Review	75' 150' in Depot District
FBD Form Based District 21A.27	N/A	N/A	30'	50'

1. The centerlines of South Temple, West Temple, 200 South, and 200 West Streets; and 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.

Proposed Code Language in All Chapters

Front Yard Setbacks

Surface Level Parking Lots

Midblock Walkway

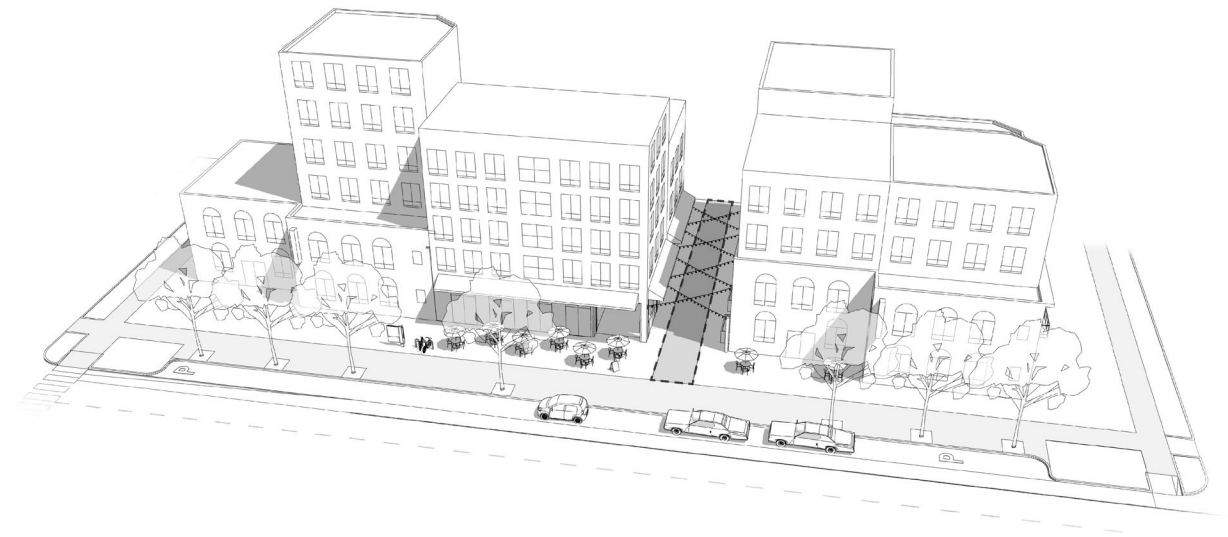
Design Elements

Open Space

Surface Level Parking Lot



Midblock Walkway

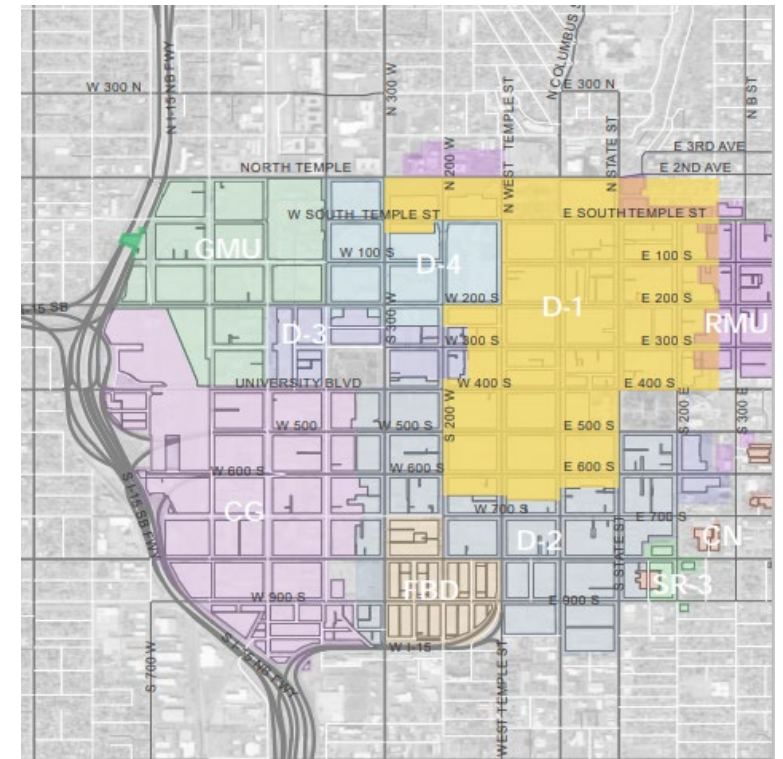


Downtown Districts – (D-1)

- Introduction of a max. yard of 8'. Pedestrian element included, if a yard is provided.
- Eliminated the distinction between midblock and corner heights.
- Increased by-right height to 200'.
- Built in exceptions to the minimum height of 100'.
- Glass buildings taller than 100' require a step back.
- Buildings over 200' in height allowed through design review and require a public benefit.
 - Midblock walkway, affordable housing incentives, restrictive covenant for historic building, 500 sq ft of public open space, exceeding requirements of visual interest and ground floor use.
- New design standards.



A view in the D-1 District



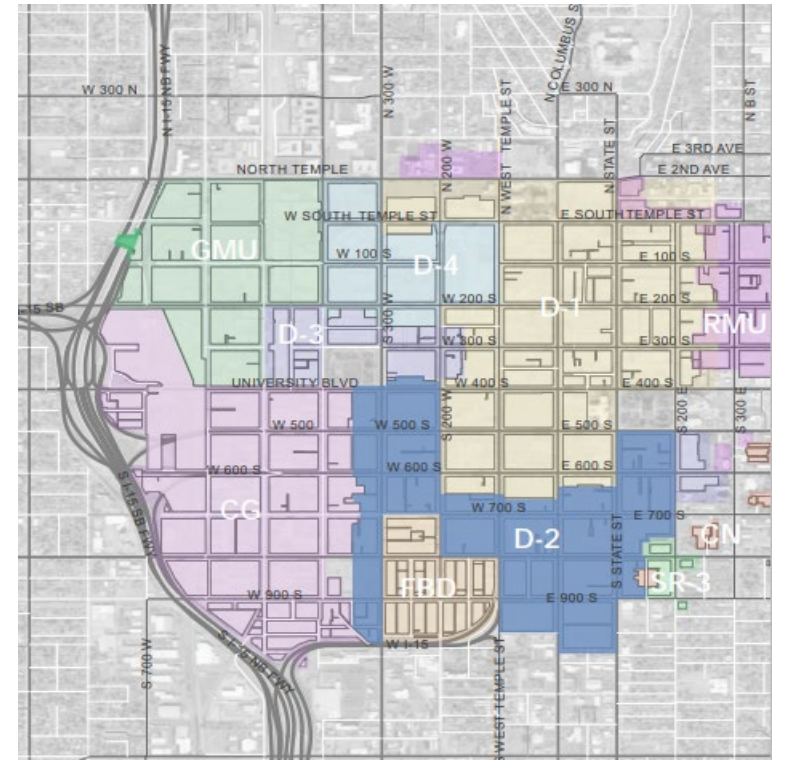
D-1

Downtown Districts – (D-2)

- Introduction of min. and max. setback of 8' and 16'. If provided, must include pedestrian element.
- Interior side and rear yard setbacks when adjacent to a less intense district >35'.
- Introduction of design standards and adjustment of existing design standards.



A view in the D-2 District



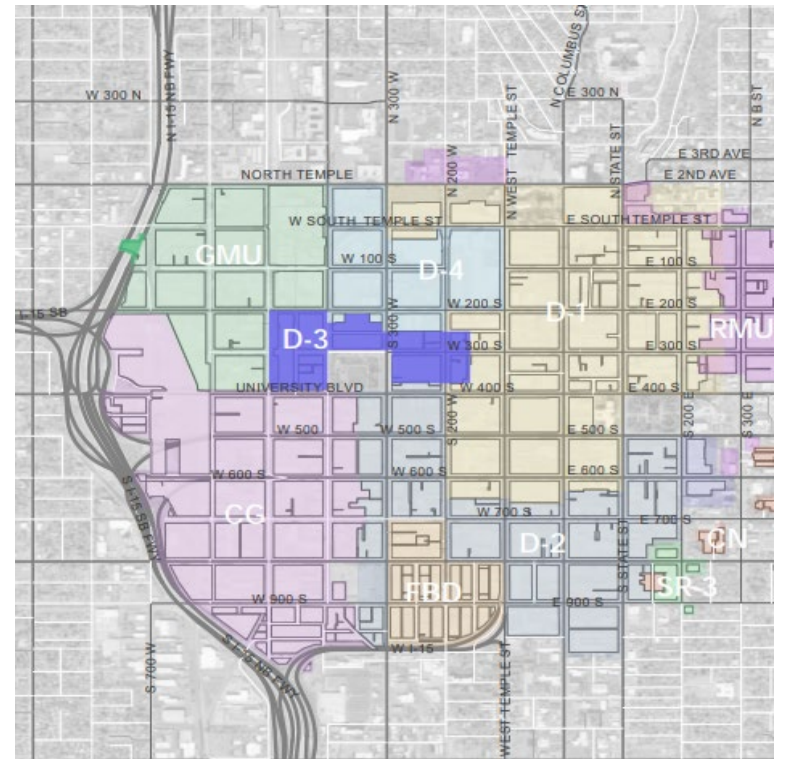
D-2

Downtown Districts – (D-3)

- Min and max setback of 8' and 16' for residential development. If provided, a pedestrian element must be provided.
- New design standards and adjustment of existing.
- Building height of 75' by-right.
- Buildings taller than 75' height allowed through design review and require a public benefit.
 - Midblock walkway, affordable housing incentives, restrictive covenant for historic building, 500 sq ft of public open space, exceeding requirements of visual interest and ground floor use.



A view in the D-3 District



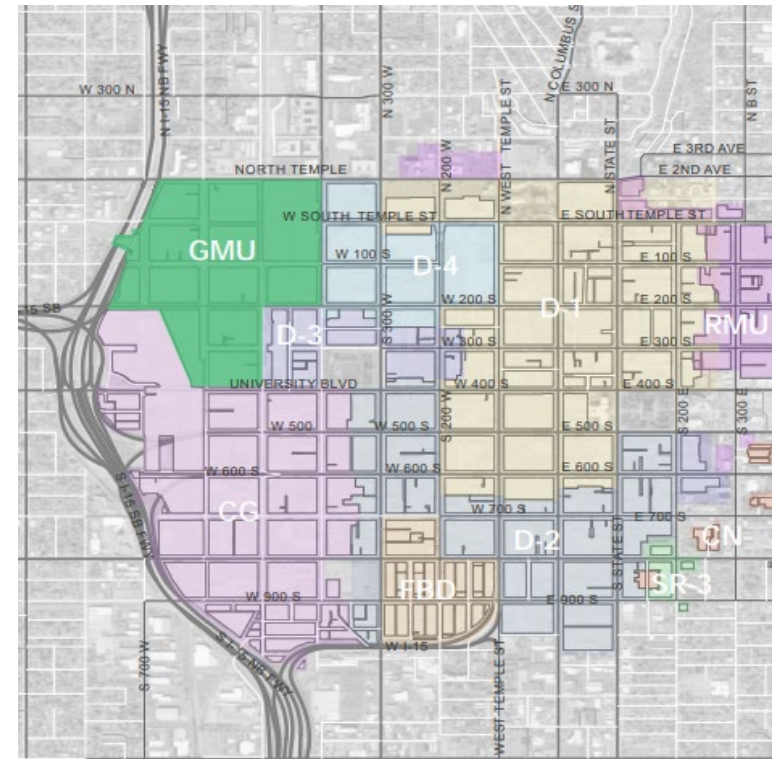
D-3

Gateway Mixed Use (GMU)

- Full rewrite of this chapter.
- Reorganized the structure of the chapter.
- Includes midblock walkway standards.
- Introduction of max front yard setback of 10' for 30% of building façade.
- Increased height min. to 75'. Any building over 90' – 180' is allowed through the design review process.
- Introduction of design standards and adjustment of existing standards.



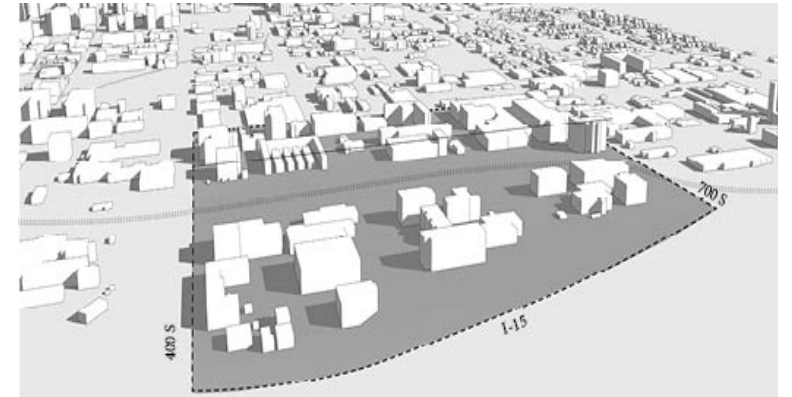
A view in the GMU District



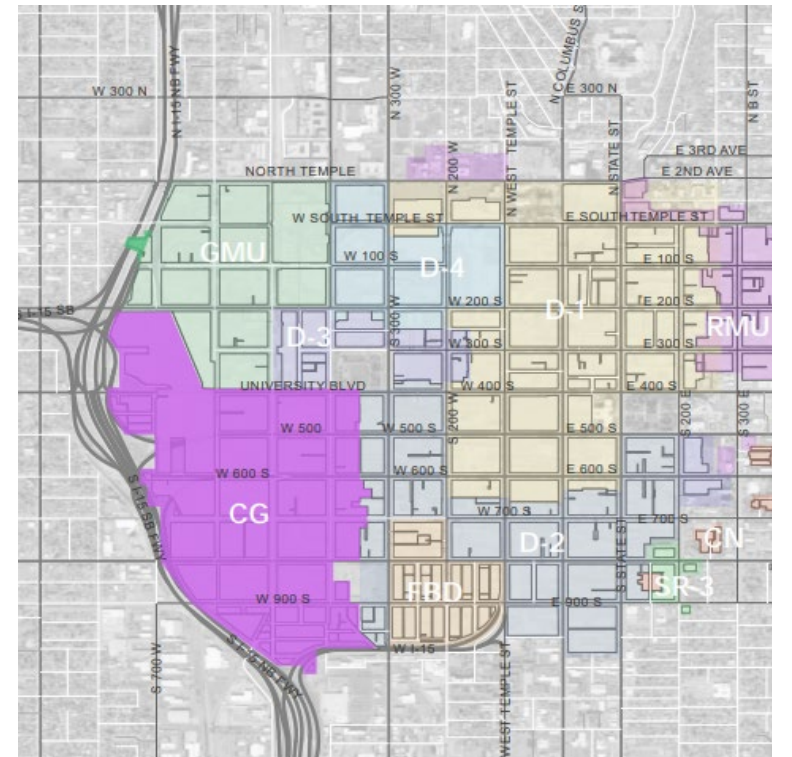
GMU

General Commercial (CG)

- Decrease of required front yard from 10' to 5'.
- Introduction of max front yard of 10'. If provided, a pedestrian amenity is required.
- Height increase to 75' and 150' through the design review process for the specific boundary:
 - 400 s to 700 S from 300 W to I-15
- Introduction of outdoor usable space, provides flexibility to locate via a rooftop, plaza or midblock walkway.
- Introduction of midblock walkway standards.
- Introduction of design standards.
- Restriction of the location and size of surface parking lots.



Defined Depot District Height Boundaries

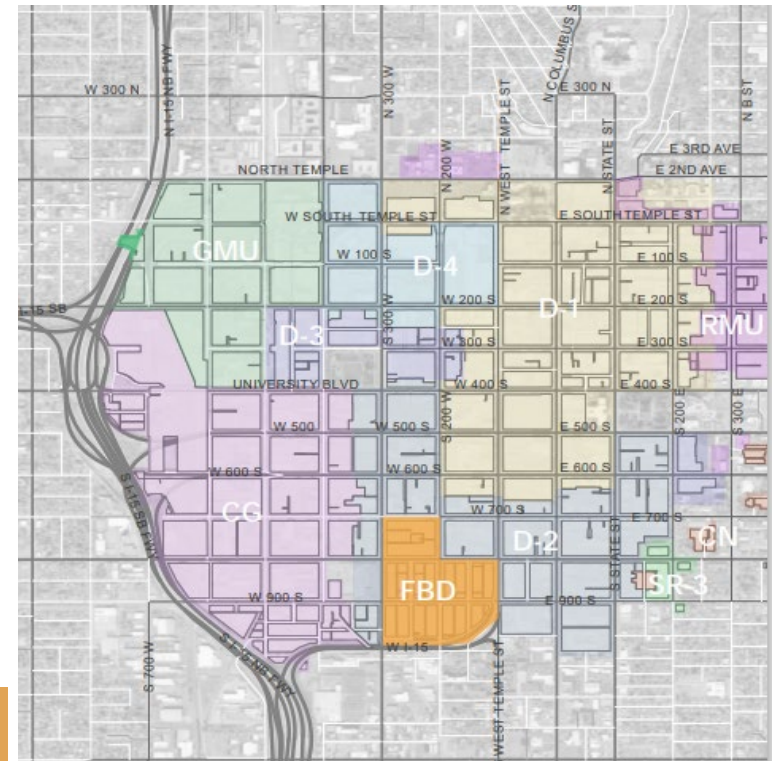


Form Based Districts (FB-UN1 and FB-UN2)

- These amendments address many of the community concerns with the FB districts.
- Moved design standards to 21A.37.
- Open space requirements per building form.
- Introduction of tree standards for the required open space.
- Introducing new design standards and adjusting existing standards.
- Allowing height encroachments for rooftop uses, such as a garden.



A view in the Form Based District



FBD

Design Standards

- Clarifies the authority of Planning Director.
- New ground floor use definition.
- New amenity space definition.
- Clarifying durable material requirements.
- Limiting the percentage of reflective glass on developments.
- Clarifying the requirement of an upper floor step back.
- Introducing tree canopy coverage requirement.
- Soil volume requirement.
- Introducing height transitions between districts with taller height and districts with 35' or lower height allowance.
- Clarifying the horizontal articulation standard.
- Limiting number of curb cuts.
- Overhead cover encroachments for building entrances.