



CITY COUNCIL TRANSMITTAL


Patrick Leary, Chief of Staff

Date Received: January 30, 2017
Date sent to Council: February 16, 2017

TO: Salt Lake City Council
James Rogers, Chair

DATE: January 30, 2017

FROM: Mike Reberg, Community & Neighborhoods Director 

SUBJECT: PLNPCM2015-00150 Design Standards chapter for zoning ordinance

STAFF CONTACT: Casey Stewart at 801-525-6260, casey.stewart@slcgov.com

COUNCIL SPONSOR: Exempt

DOCUMENT TYPE: Ordinance

RECOMMENDATION: Adopt the Planning Commission recommendation

BUDGET IMPACT: None

BACKGROUND/DISCUSSION:

The city has implemented a number of design/form based regulations in the past five years to help guide the urban design of developments. Whether referencing the TSA districts, the Form Based Urban Neighborhood districts, or the Form Based Special Purpose Corridor districts for the Sugar House area, the focus is on development design geared toward the pedestrian experience. Many of the older, existing zoning districts have their own design standards that are often shared between districts. At times the language of similar standards is slightly different, resulting in different interpretations and causing confusion (e.g. percentage of glass on ground level).

The intent with this new design chapter is to consolidate the key design standards into one chapter where they are clearly defined. This would aid in referencing which standards apply to which zoning districts and eliminate the instances of conflicting language among similar standards. This initial effort is to simply consolidate and clarify existing design standards and create a basic format for the new chapter.

Most of the existing design standards being amended were found scattered throughout the various zoning district sections of the zoning ordinance, and the bulk of those came from the RMU-35 and RMU-45 zoning districts. Those two districts were amended within the last couple of years to include design standards and staff determined those standards would serve as the basis for the new chapter. With this effort the design standards are proposed to be removed from the various zoning districts and placed into a new chapter

entitled *Design Standards*. This will result in one location for the definition/description of the standards, eliminating the various versions that existed through the ordinance. The design standards would not apply to single-family, most multi-family residential districts, and industrial districts.

Staff has also taken the opportunity to try and clarify the application of the standards that have been problematic in the past, as well as put forth a few updated options such as:

- Ground floor use and visual interest (standard A)
- Spacing of building entrances (standard D)
- Maximum length of Street Facing Facades (standard F)

The three standards above would only apply to a few zoning districts such as RMU-35, RMU-45, and TSA that already had similar standards. Their application across other zoning districts may come about as part of later amendments after some more research and input from design professionals. A subsequent amendment would also consider extending the full set of design standards in the new chapter to numerous other districts wherein the standards, as yet, have not applied. This too would include more research and input.

MASTER PLAN CONSIDERATIONS:

Plan Salt Lake (2015) has a guiding principle described as “A beautiful city that is people focused”. This amendment, a design standards chapter, will contribute to that principle by implementing the city’s current design standards in a more effective way and clarifying the standards. The design standards were created with a focus on pedestrian interaction.

One of the purposes of the zoning ordinance is to promote the order of the city’s development and foster business, residential, and industrial types of development. Having clear design standards that are focused on the interactive pedestrian level of the city helps foster activity and well-being through the city.

PUBLIC PROCESS:

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project:

- Public open house October 15, 2015
- Briefing at Planning Commission meeting November 18, 2015
- 1st Public hearing with Planning Commission on August 24, 2016
- 2nd Public hearing with Planning Commission on October 12, 2016

A sub-committee of the Planning Commission met in May 2016 to look more closely at the proposed amendments and give input. That input was implemented into the amendments as much as possible and is found in the attached draft of the chapter.

EXHIBITS:

1. Project Chronology
2. Notice of City Council Hearing
3. Planning Commission Items:
 - a. Original Hearing Notices
 - b. Staff report
 - c. Agenda and Minutes
4. Original Petition

SALT LAKE CITY ORDINANCE
No. _____ of 2017
(Amending various sections of the *Salt Lake City Code*
pertaining to development design standards)

An ordinance amending various sections of the *Salt Lake City Code* pertaining to development design standards, pursuant to Petition No. PLNPCM2015-00150.

WHEREAS, the Salt Lake City Planning Commission held public hearings on August 24, 2016 and October 12, 2016 to consider a request made by the Salt Lake City Mayor (Petition No. PLNPCM2015-00150) to amend the text of Chapters 21A.24 (Zoning: Residential Districts), 21A.26 (Zoning: Commercial Districts), 21A.30 (Zoning: Downtown Districts), and 21A.32 (Zoning: Special Purpose Districts) of the *Salt Lake City Code* and add a new Chapter 21A.37 (Design Standards) to the *Salt Lake City Code* to provide further clarity and efficiency in land use regulation; and

WHEREAS, at its October 12, 2016 hearing, the planning commission voted in favor of recommending to the Salt Lake City Council that the city council amend the sections of Title 21A of the *Salt Lake City Code* identified herein; and

WHEREAS, after a public hearing on this matter the city council has determined that adopting this ordinance is in the city's best interests,

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

PART I. –RESIDENTIAL DISTRICTS

SECTION 1. Amending text of *Salt Lake City Code* Section 21A.24.160. That Section 21A.24.160 of the *Salt Lake City Code* (Zoning: Residential Districts: RB Residential/Business District), shall be, and hereby is, amended to read as follows:

21A.24.160: RB RESIDENTIAL/BUSINESS DISTRICT:

- A. Purpose Statement: The purpose of the RB Residential/Business District is to create vibrant small scale retail, service, and office uses oriented to the local area within residential neighborhoods along higher volume streets. Development is intended to be oriented to the street and pedestrian, while acknowledging the need for automobile access and parking. This district is appropriate in areas where supported by applicable master plans. The standards for the district are intended to promote appropriate scaled building and site design that focuses on compatibility with existing uses.
- B. Uses: Uses in the RB residential/business district as specified in Section 21A.33.020, “Table of Permitted and Conditional Uses for Residential Districts”, of this title are permitted subject to the general provisions set forth in Section 21A.24.010 of this chapter and this section.
- C. Planned Development Review: Planned developments, which meet the intent of the ordinance, but not the specific design criteria outlined in the following subsections, may be approved by the planning commission pursuant to the provisions of Chapter 21A.55 of this title.
- D. Minimum Lot Area and Lot Width: The minimum lot areas and lot widths required in this district are as follows:

Land Use	Minimum Lot Area	Minimum Lot Width
A single dwelling unit located above first floor retail or office uses	Included in principal use	Included in principal use
Municipal service uses, including city utility uses and police and fire stations	No minimum	No minimum
Natural open space and conservation areas, public and private	No minimum	No minimum
Offices, when located within an existing building originally designed for residential use	5,000 square feet	50 feet
Places of worship less than 4 acres in size	5,000 square feet	50 feet
Public pedestrian pathways, trails and greenways	No minimum	No minimum
Public/private utility transmission wires, lines, pipes and poles	No minimum	No minimum
Retail goods establishments, when located within an existing building originally designed for residential use	5,000 square feet	50 feet

Retail service establishments, when located within an existing building originally designed for residential use	5,000 square feet	50 feet
Single-family detached dwellings	5,000 square feet	50 feet
Two-family dwellings	8,000 square feet	50 feet
Utility substations and buildings	5,000 square feet	50 feet
Other permitted or conditional uses as listed in sSection 21A.33.020 of this title	5,000 square feet	50 feet

E. Maximum Building Height: The maximum building height permitted in this district is thirty feet (30’).

F. Minimum Yard Requirements:

1. Front Yard: Twenty percent (20%) of lot depth, but need not exceed twenty five feet (25’). For buildings legally existing on April 12, 1995, the front yard shall be no greater than the existing yard.
2. Corner Side Yard: Ten feet (10’). For buildings legally existing on April 12, 1995, the corner side yard shall be no greater than the existing yard.
3. Interior Side Yard: Six feet (6’); provided, that on interior lots one yard must be at least ten feet (10’). For buildings legally existing on April 12, 1995, the required yard shall be no greater than the existing yard.
4. Rear Yard: Twenty five percent (25%) of the lot depth, but the yard need not exceed thirty feet (30’).
5. Accessory Buildings and Structures in Yards: Accessory buildings and structures may be located in a required yard subject to sSection 21A.36.020, tTable 21A.36.020B, “Obstructions in Required Yards”, of this title.

G. Required Landscape Yards: All front and corner side yards shall be maintained as landscape yards.

H. Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall not exceed fifty percent (50%) of the lot area.

~~I. Design Standards: All principal buildings constructed or remodeled after April 12, 1995, shall conform to the following design standards:~~

- ~~1. All roofs shall be of a hip or gable design, except additions or expansions to existing buildings may be of the same roof design as the original building;~~
- ~~2. The remodeling of residential buildings for retail or office use shall be allowed only if the residential character of the exterior is maintained;~~
- ~~3. The front building elevation shall contain not more than fifty percent (50%) glass;~~
- ~~4. Special sign regulations of eChapter 21A.46, "Signs", of this title;~~
- ~~5. Building orientation shall be to the front or corner side yard; and~~
- ~~6. Building additions shall consist of materials, color and exterior building design consistent with the existing structure, unless the entire structure is resurfaced.~~

~~J. New Nonresidential Construction: Construction of a new principal building, parking lot or addition to an existing building for a nonresidential use that includes the demolition of a residential structure shall only be approved as a conditional use pursuant to eChapter 21A.54, "Conditional Uses", of this title and subject to the design standards of subsection I of this section; provided, that in such cases the planning commission finds that the applicant has adequately demonstrated the following:~~

- ~~1. The location of the residential structure is impacted by surrounding nonresidential structures to the extent that it does not function as a contributing residential element to the residential-business neighborhood (RB district); and~~
- ~~2. The property is isolated from other residential structures and does not relate to other residential structures within the residential-business neighborhood (RB district); and~~
- ~~3. The design and condition of the residential structure is such that it does not make a material contribution to the residential character of the neighborhood.~~

~~K. Parking Lot/Structure Lighting: If a parking lot/structure is adjacent to a residential zoning district or land use, the poles for parking lot/structure security lighting are limited to sixteen feet (16') in height and the globe must be shielded to minimize light encroachment onto adjacent residential properties. Lightproof fencing is required adjacent to residential properties.~~

SECTION 2. Amending text of Salt Lake City Code Section 21A.24.164. That Section 21A.24.164 of the *Salt Lake City Code* (Zoning: Residential Districts: R-MU-35

Residential/Mixed Use District), shall be, and hereby is amended to read as follows:

21A.24.164: R-MU-35 RESIDENTIAL/MIXED USE DISTRICT:

- A. Purpose Statement: The purpose of the R-MU-35 residential/mixed use district is to provide areas within the city for mixed use development that promote residential urban neighborhoods containing residential, retail, service commercial and small scale office uses. The standards for the district reinforce the mixed use character of the area and promote appropriately scaled development that is pedestrian oriented. This zone is intended to provide a buffer for lower density residential uses and nearby collector, arterial streets and higher intensity land uses.
- B. Uses: Uses in the R-MU-35 residential/mixed use district, as specified in ~~s~~Section 21A.33.020, “Table ~~O~~f Permitted ~~A~~nd Conditional Uses ~~F~~or Residential Districts”, of this title are permitted subject to the general provisions set forth in ~~s~~Section 21A.24.010 of this chapter and this section.
- C. Minimum Lot Area ~~A~~nd Lot Width: The minimum lot areas and lot widths required in this district are as follows:

Land Use	Minimum Lot Area	Minimum Lot Width
Multi-family dwellings	5,000 square feet for new lots No minimum for existing lots	50 feet
Municipal service uses, including city utility uses and police and fire stations	No minimum	No minimum
Natural open space and conservation areas, public and private	No minimum	No minimum
Nonresidential uses	No minimum	No minimum
Places of worship less than 4 acres in size	12,000 square feet	140 feet
Public pedestrian pathways, trails and greenways	No minimum	No minimum

Public/private utility transmission wires, lines, pipes and poles	No minimum	No minimum
Single-family attached dwellings (3 or more)	2,500 square feet per unit ¹	Interior: 22 feet Corner: 32 feet
Single-family detached dwellings	2,500 square feet	25 feet
Twin home dwellings	2,500 square feet per unit	25 feet
Two-family dwellings	2,500 square feet	25 feet
Utility substations and buildings	5,000 square feet	50 feet
Other permitted or conditional uses as listed in sSection 21A.33.020 of this title	5,000 square feet	50 feet

Qualifying provisions:

1. There is no minimum lot area nor lot width required provided:
 - a. Parking for units shall be rear loaded and accessed from a common drive shared by all units in a particular development;
 - b. Driveway access shall connect to the public street in a maximum of 2 locations; and
 - c. No garages shall face the primary street and front yard parking shall be strictly prohibited.

D. Minimum Yard Requirements:

1. Single-Family Detached Dwellings:

- a. Front Yard: Minimum five feet (5'). Maximum ten feet (10').
- b. Corner Side Yard: Minimum five feet (5'). Maximum ten feet (10').
- c. Interior Side Yard:
 - (1) Corner lots: Four feet (4').
 - (2) Interior lots: Four feet (4').
- d. Rear Yard: Twenty five percent (25%) of the lot depth, but need not be more than twenty feet (20').

2. Single-Family Attached, Two-Family ~~A~~and Twin Home Dwellings:

- a. Front Yard: Minimum five feet (5'). Maximum ten feet (10').
- b. Corner Side Yard: Minimum five feet (5'). Maximum ten feet (10').

- c. Interior Side Yard:
 - (1) Single-family attached: Four feet (4') is required for any interior side yard that is not a common wall between properties.
 - (2) Two-family:
 - (A) Interior lot: Four feet (4').
 - (B) Corner lot: Four feet (4').
 - (3) Twin home: No yard is required along the common lot line. A four foot (4') yard is required on the other.
 - d. Rear Yard: Twenty five percent (25%) of lot depth or twenty five feet (25'), whichever is less.
3. Nonresidential, Multi-Family Residential Aand Mixed Use Developments:
- a. Front Yard: Minimum five feet (5'). Maximum fifteen feet (15').
 - b. Corner Side Yard: Minimum five feet (5'). Maximum fifteen feet (15').
 - c. Interior Side Yard: No setback is required unless an interior side yard abuts a single- or two-family residential district. When a setback is required, a minimum ten foot (10') setback must be provided, and the minimum side yard setback shall be increased one foot (1') for every one foot (1') increase in height above twenty five feet (25'). Buildings may be stepped so taller portions of a building are farther away from the side property line. The horizontal measurement of the step shall be equal to the vertical measurement of the taller portion of the building.
 - d. Rear Yard: Twenty five percent (25%) of lot depth, but need not exceed thirty feet (30').
4. Legal Lots: Lots legally existing on the effective date hereof, April 12, 1995, shall be considered legal conforming lots.
5. Required Yards Ffor Legally Existing Buildings: For buildings legally existing on the effective date hereof, required yards shall be no greater than the established setback line.
- E. Maximum Building Height: The maximum building height shall not exceed thirty five feet (35'), except that nonresidential buildings and uses shall be limited by subsections E₁, E₂, E₃ and E₄ of this section. Buildings taller than thirty five feet (35'), up to a maximum of forty five feet (45'), may be authorized through the conditional building and site design review process; and provided that the proposed height is supported by the applicable master plan.

1. Maximum height for nonresidential buildings: Twenty feet (20’).
2. Nonresidential uses are only permitted on the ground floor of any structure.
3. Nonresidential uses in landmark sites are exempt from the maximum height for nonresidential buildings and the maximum floor area coverage limitations.
4. For any property abutting a single-family or two-family residential district, the maximum height is limited to thirty five feet (35’) and may not be increased through any process.

F. Minimum Open Space: For residential uses and mixed uses containing residential uses, not less than twenty percent (20%) of the lot area shall be maintained as open space. This open space may take the form of landscaped yards or plazas and courtyards, subject to site plan review approval.

G. Landscape Buffers: Where a lot in the R-MU-35 district abuts a lot in a single-family or two-family residential district, landscape buffers shall be provided as required in Chapter 21A.48, “Landscaping and Buffers”, of this title.

~~H. Design Standards: These standards apply when constructing a new building, an addition of one thousand (1,000) square feet or more that extends a street facing building facade, additions that increase the height of an existing building or when specifically indicated below:~~

- ~~1. Minimum Ground Floor Glass: The ground floor elevation facing a street of all new buildings shall not have less than sixty percent (60%) glass surfaces between three (3) and eight feet (8’) above grade. All ground floor glass shall be nonreflective and allow visibility into the building for a depth of at least five feet (5’). The planning director may approve a modification to ground floor glass requirements if the planning director finds:
 - ~~a. The requirement would negatively affect the historic character of an existing building, or~~
 - ~~b. The requirement would negatively affect the structural stability of an existing building.~~
 - ~~c. The ground level of the building is occupied by residential uses, in which case the sixty percent (60%) glass requirement may be reduced to forty percent (40%).~~~~
- ~~2. Ground Floor Uses: On the ground floor, a permitted or conditional use other than parking shall occupy at least seventy five percent (75%) of the width of any street facing building facade. All portions of such ground floor spaces shall extend a minimum of twenty five feet (25’) into the building. Parking may be located behind these spaces.~~

- ~~3. Ground Floor Building Materials: Other than windows and doors, eighty percent (80%) of the remaining ground floor wall area shall be clad in durable materials. Durable materials include brick, masonry, textured or patterned concrete and/or cut stone. Other materials may be used as accent or trim provided they cover twenty percent (20%) or less of the ground floor adjacent to a street. Other materials may be approved at the discretion of the planning director if it is found that the proposed material is of a durable material and is appropriate for the ground floor of a structure.~~
- ~~4. Entrances: Provide at least one operable building entrance for every street facing facade. Additional operable building entrances shall be required for each seventy five feet (75') of street facing building facade.~~
- ~~5. Maximum Length Of Blank Walls: The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the ground floor level along any street facing facade shall be fifteen feet (15'). Changes in plane, color, texture, materials, scale of materials, patterns, art, or other architectural detailing are acceptable methods to create variety and scale. This shall include architectural features such as bay windows, recessed entrances or windows, balconies, cornices, columns, or other similar architectural features. The architectural feature may be either recessed or project a minimum of twelve inches (12").~~
- ~~6. Building Equipment And Service Areas: All building equipment and service areas shall be located on the roof of the building or in the rear yard. These elements shall be sited to minimize their visibility and impact, or screened and enclosed as to appear to be an integral part of the architectural design of the building.~~
- ~~7. Parking Structures: Parking structures not attached to the principal building shall maintain a forty five foot (45') minimum setback from a front or corner side yard property line or be located behind the primary structure.~~
- ~~8. Modifications To Design Standards: Exceptions to this subsection H may be authorized through the conditional building and site design review process, subject to the requirements of chapter 21A.59 of this title, and the review and approval of the planning commission.~~

H. Parking Structures: Parking structures not attached to the principal building shall maintain a forty five foot (45') minimum setback from a front or corner side yard property line or be located behind the primary structure.

SECTION 3. Amending text of Salt Lake City Code Section 21A.24.168. That Section 21A.24.168 of the *Salt Lake City Code* (Zoning: Residential Districts: R-MU-45 Residential/Mixed Use District), shall be, and hereby is amended to read as follows:

21A.24.168: R-MU-45 RESIDENTIAL/MIXED USE DISTRICT:

- A. Purpose Statement: The purpose of the R-MU-45 residential/mixed use district is to provide areas within the city for mixed use development that promotes residential urban neighborhoods containing residential, retail, service commercial and small scale office uses. The standards for the district reinforce the mixed use character of the area and promote appropriately scaled development that is pedestrian oriented.
- B. Uses: Uses in the R-MU-45 residential/mixed use district, as specified in sSection 21A.33.020, “Table Of Permitted Aand Conditional Uses Ffor Residential Districts”, of this title, are permitted subject to the general provisions set forth in sSection 21A.24.010 of this chapter and this section.
- C. Minimum Lot Area Aand Lot Width: The minimum lot areas and lot widths required in this district are as follows:

Land Use	Minimum Lot Area	Minimum Lot Width
Multi-family dwellings	5,000 square feet for new lots No minimum for existing lots	50 feet
Municipal service uses, including city utility uses and police and fire stations	No minimum	No minimum
Natural open space and conservation areas, public and private	No minimum	No minimum
Nonresidential uses	No minimum	No minimum
Places of worship less than 4 acres in size	5,000 square feet	50 feet
Public pedestrian pathways, trails and greenways	No minimum	No minimum
Public/private utility transmission wires, lines, pipes and poles	No minimum	No minimum
Single-family attached dwellings (3 or more)	2,500 square feet per unit ¹	Interior: 22 feet Corner: 32 feet

Single-family detached dwellings	2,500 square feet	25 feet
Twin home dwellings	2,500 square feet per unit	25 feet
Two-family dwellings	2,500 square feet	25 feet
Utility substations and buildings	5,000 square feet	50 feet
Other permitted or conditional uses as listed in sSection 21A.33.020 of this title	5,000 square feet	50 feet

Qualifying provisions:

1. There is no minimum lot area nor lot width required provided:
 - a. Parking for units shall be rear loaded and accessed from a common drive shared by all units in a particular development;
 - b. Driveway access shall connect to the public street in a maximum of 2 locations; and
 - c. No garages shall face the primary street and front yard parking shall be strictly prohibited.

D. Minimum Yard Requirements:

1. Single-Family Detached Dwellings:

- a. Front Yard: Minimum five feet (5'). Maximum ten feet (10').
- b. Corner Side Yard: Minimum five feet (5'). Maximum ten feet (10').
- c. Interior Side Yard:
 - (1) Corner lots: Four feet (4').
 - (2) Interior lots: Four feet (4').
- d. Rear Yard: Twenty five percent (25%) of the lot depth, but need not be more than twenty feet (20').

2. Single-Family Attached, Two-Family ~~A~~ and Twin Home Dwellings:

- a. Front Yard: Minimum five feet (5'). Maximum ten feet (10').
- b. Corner Side Yard: Minimum five feet (5'). Maximum ten feet (10').
- c. Interior Side Yard:
 - (1) Single-family attached: Four feet (4') is required for any interior side yard that is not a common wall between properties.
 - (2) Two-family:
 - (A) Interior lot: Four feet (4').
 - (B) Corner lot: Four feet (4').

- (3) Twin home: No yard is required along the common lot line. A four foot (4') yard is required on the other.
- d. Rear Yard: Twenty five percent (25%) of lot depth or twenty five feet (25'), whichever is less.
3. Nonresidential, Multi-Family Residential ~~A~~and Mixed Use Developments:
 - a. Front Yard: Minimum five feet (5'). Maximum fifteen feet (15').
 - b. Corner Side Yard: Minimum five feet (5'). Maximum fifteen feet (15').
 - c. Interior Side Yard: No setback is required unless an interior side yard abuts a single- or two-family residential district. When a setback is required, a minimum ten foot (10') setback must be provided, and the minimum side yard setback shall be increased one foot (1') for every one foot (1') increase in height above thirty feet (30'). Buildings may be stepped so taller portions of a building are farther away from the side property line. The horizontal measurement of the step shall be equal to the vertical measurement of the taller portion of the building.
 - d. Rear Yard: Twenty five percent (25%) of lot depth, but need not exceed thirty feet (30').
4. Legal Lots: Lots legally existing on the effective date hereof, April 12, 1995, shall be considered legal conforming lots.
5. Required Yards ~~F~~for Legally Existing Buildings: For buildings legally existing on the effective date hereof, required yards shall be no greater than the established setback line.
- E. Maximum Building Height: The maximum building height shall not exceed forty five feet (45'), except that nonresidential buildings and uses shall be limited by subsections E.1, E.2, E.3 and E.4 of this section. Buildings taller than forty five feet (45'), up to a maximum of fifty five feet (55'), may be authorized through the conditional building and site design review process and provided that the proposed height is supported by the applicable master plan.
 1. Maximum height for nonresidential buildings: Twenty feet (20').
 2. Nonresidential uses are only permitted on the ground floor of any structure.
 3. Nonresidential uses in landmark sites are exempt from the maximum height for nonresidential buildings and the maximum floor area coverage limitations.

4. For any property abutting a single-family or two-family residential district, the maximum height is limited to forty five feet (45') and may not be increased through any process.
- F. Minimum Open Space: For residential uses and mixed uses containing residential uses, not less than twenty percent (20%) of the lot area shall be maintained as open space. This open space may take the form of landscaped yards or plazas and courtyards, subject to site plan review approval.
- G. Landscape Buffers: Where a lot in the R-MU-45 district abuts a lot in a single-family or two-family residential district, landscape buffers shall be provided as required in ~~Chapter~~ Chapter 21A.48, "Landscaping ~~and~~ and Buffers", of this title.
- H. ~~Design Standards: These standards apply when constructing a new building, an addition of one thousand (1,000) square feet or more that extends a street facing building facade, additions that increase the height of an existing building or when specifically indicated below:~~
1. ~~Minimum Ground Floor Glass: The ground floor elevation facing a street of all new buildings shall not have less than sixty percent (60%) glass surfaces between three (3) and eight feet (8') above grade. All ground floor glass shall be nonreflective and allow visibility into the building for a depth of at least five feet (5'). The planning director may approve a modification to ground floor glass requirements if the planning director finds:~~
 - a. ~~The requirement would negatively affect the historic character of an existing building;~~
 - b. ~~The requirement would negatively affect the structural stability of an existing building; or~~
 - c. ~~The ground level of the building is occupied by residential uses, in which case the sixty percent (60%) glass requirement may be reduced to forty percent (40%).~~
 2. ~~Ground Floor Uses: On the ground floor, a permitted or conditional use other than parking shall occupy at least seventy five percent (75%) of the width of any street facing building facade. All portions of such ground floor spaces shall extend a minimum of twenty five feet (25') into the building. Parking may be located behind these spaces.~~
 3. ~~Ground Floor Building Materials: Other than windows and doors, eighty percent (80%) of the remaining ground floor wall area shall be clad in durable materials. Durable materials include brick, masonry, textured or patterned concrete and/or cut stone. Other materials may be used as accent or trim provided they cover twenty percent (20%) or less of the ground floor adjacent to a street. Other materials may be~~

approved at the discretion of the planning director if it is found that the proposed material is of a durable material and is appropriate for the ground floor of a structure.

- ~~4. Entrances: Provide at least one operable building entrance for every street facing facade. Additional operable building entrances shall be required for each seventy five feet (75') of street facing building facade.~~
- ~~5. Maximum Length Of Blank Walls: The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the ground floor level along any street facing facade shall be fifteen feet (15'). Changes in plane, color, texture, materials, scale of materials, patterns, art, or other architectural detailing are acceptable methods to create variety and scale. This shall include architectural features such as bay windows, recessed entrances or windows, balconies, cornices, columns, or other similar architectural features. The architectural feature may be either recessed or project a minimum of twelve inches (12").~~
- ~~6. Building Equipment And Service Areas: All building equipment and service areas shall be located on the roof of the building or in the rear yard. These elements shall be sited to minimize their visibility and impact, or screened and enclosed as to appear to be an integral part of the architectural design of the building.~~
- ~~7. Stepback Requirement: Floors rising above thirty feet (30') in height shall be stepped back ten (10) horizontal feet from the building foundation at grade, in those areas abutting a single or two family residential district and/or public street.~~
- ~~8. Parking Structures: Parking structures not attached to the principal building shall maintain a forty five foot (45') minimum setback from a front or corner side yard property line or be located behind the primary structure.~~
- ~~9. Modifications To Design Standards: Exceptions to this subsection H may be authorized through the conditional building and site design review process, subject to the requirements of chapter 21A.59 of this title, and the review and approval of the planning commission.~~

H. Parking Structures: Parking structures not attached to the principal building shall maintain a forty five foot (45') minimum setback from a front or corner side yard property line or be located behind the primary structure.

SECTION 4. Amending text of Salt Lake City Code Section 21A.24.170. That Section 21A.24.170 of the *Salt Lake City Code* (Zoning: Residential Districts: R-MU Residential/Mixed Use District) shall be, and hereby is amended to read as follows:

21A.24.170: R-MU RESIDENTIAL/MIXED USE DISTRICT:

- A. Purpose Statement: The purpose of the R-MU residential/mixed use district is to reinforce the mixed use character of the area and encourage the development of areas as high density residential urban neighborhoods containing retail, service commercial, and small scale office uses. This district is appropriate in areas of the city where the applicable master plans support high density, mixed use development. The standards for the district are intended to facilitate the creation of a walkable urban neighborhood with an emphasis on pedestrian scale activity while acknowledging the need for transit and automobile access.
- B. Uses: Uses in the R-MU residential/mixed use district as specified in sSection 21A.33.020, “Table Of Permitted And Conditional Uses For Residential Districts”, of this title are permitted subject to the general provisions set forth in sSection 21A.24.010 of this chapter and this section.
- C. Planned Development Review: Planned developments, which meet the intent of the ordinance, but not the specific design criteria outlined in the following subsections, may be approved by the planning commission pursuant to the provisions of eChapter 21A.55 of this title.
- D. Minimum Lot Area Aand Lot Width: The minimum lot areas and lot widths required in this district are as follows:

Land Use	Minimum Lot Area	Minimum Lot Width
Multi-family dwellings	No minimum lot area required	50 feet
Municipal service uses, including city utility uses and police and fire stations	No minimum	No minimum
Natural open space and conservation areas, public and private	No minimum	No minimum
Nonresidential uses	No minimum	No minimum
Places of worship less than 4 acres in size	5,000 square feet	50 feet
Public pedestrian pathways, trails and greenways	No minimum	No minimum
Public/private utility transmission wires, lines, pipes and poles	No minimum	No minimum

Single-family attached dwellings	3,000 square feet per dwelling unit	Interior: 22 feet Corner: 32 feet
Single-family detached dwellings	5,000 square feet	50 feet
Twin home dwellings	4,000 square feet per dwelling unit	25 feet
Two-family dwellings	8,000 square feet	50 feet
Utility substations and buildings	5,000 square feet	50 feet
Other permitted or conditional uses as listed in sSection 21A.33.020 of this title	5,000 square feet	50 feet

E. Minimum Yard Requirements:

1. Single-Family Detached Dwellings:

- a. Front Yard: Fifteen feet (15’).
- b. Corner Side Yard: Ten feet (10’).
- c. Interior Side Yard:
 - (1) Corner lots: Four feet (4’).
 - (2) Interior lots: Four feet (4’) on one side and ten feet (10’) on the other.
- d. Rear Yard: Twenty five percent (25%) of the lot depth, but need not be more than twenty feet (20’).

2. Single-Family Attached, Two-Family Aand Twin Home Dwellings:

- a. Front Yard: Fifteen feet (15’).
- b. Corner Side Yard: Ten feet (10’).
- c. Interior Side Yard:
 - (1) Single-family attached: No yard is required, however if one is provided it shall not be less than four feet (4’).
 - (2) Two-family:
 - (A) Interior lot: Four feet (4’) on one side and ten feet (10’) on the other.
 - (B) Corner lot: Four feet (4’).
 - (3) Twin home: No yard is required along one side lot line. A ten foot (10’) yard is required on the other.

- d. Rear Yard: Twenty five percent (25%) of lot depth or twenty five feet (25'), whichever is less.
3. Multi-Family Dwellings ~~A~~and Any Other Residential Uses:
 - a. Front Yard: No setback is required.
 - b. Corner Side Yard: No setback is required.
 - c. Interior Side Yard: No setback is required.
 - d. Rear Yard: Twenty five percent (25%) of lot depth, but need not exceed thirty feet (30').
4. Nonresidential Development:
 - a. Front Yard: No setback is required.
 - b. Corner Side Yard: No setback is required.
 - c. Interior Side Yard: No setback is required.
 - d. Rear Yard: Twenty five percent (25%) of lot depth, but need not exceed thirty feet (30').
5. Existing Lots: Lots legally existing on the effective date hereof, April 12, 1995, shall be considered legal conforming lots.
6. Minimum Lot Area Exemptions: For multiple-unit residential uses, nonresidential and mixed uses, no minimum lot area is required. In addition, no front, corner side or interior side yards or landscaped setbacks are required; except where interior side yards are provided, they shall not be less than four feet (4').
7. Existing Buildings: For buildings legally existing on the effective date hereof, required yards shall be no greater than the established setback line.
8. Maximum Setback: A maximum setback is required for at least twenty five percent (25%) of the building facade. The maximum setback is ten feet (10') greater than the minimum setback or fifteen feet (15') if no minimum setback is required. Exceptions to this requirement may be authorized as conditional building and site design review, subject to the requirements of Chapter 21A.59 of this title, and the review and approval of the planning commission. The planning director, in consultation with the transportation director, may modify this requirement if the adjacent public sidewalk is substandard 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.

- b. The addition is not part of a series of incremental additions intended to subvert the intent of the ordinance.

Appeal of administrative decision is to the planning commission.

- 9. **Parking Setback:** Surface parking lots within an interior side yard shall maintain a thirty foot (30') landscape setback from the front property line or be located behind the primary structure. Parking structures shall maintain a forty five foot (45') minimum setback from a front or corner side yard property line or be located behind the primary structure. There are no minimum or maximum setback restrictions on underground parking. The planning director may modify or waive this requirement if the planning director finds the following:
 - a. The parking is compatible with the architecture/design of the original structure or the surrounding architecture.
 - b. The parking is not part of a series of incremental additions intended to subvert the intent of the ordinance.
 - c. The horizontal landscaping is replaced with vertical screening in the form of berms, plant materials, architectural features, fencing and/or other forms of screening.
 - d. The landscaped setback is consistent with the surrounding neighborhood character.
 - e. The overall project is consistent with sSection 21A.59.060 of this title.

Appeal of administrative decision is to the planning commission.

- F. **Maximum Building Height:** The maximum building height shall not exceed seventy five feet (75'), except that nonresidential buildings and uses shall be limited by subsections F.1 and F.2 of this section. Buildings taller than seventy five feet (75'), up to a maximum of one hundred twenty five feet (125'), may be authorized through the conditional building and site design review process and provided, that the proposed height is located within the one hundred twenty five foot (125') height zone of the height map of the east downtown master plan.

- 1. Maximum height for nonresidential buildings: Forty five feet (45').
- 2. Maximum floor area coverage of nonresidential uses in mixed use buildings of residential and nonresidential uses: Three (3) floors.

- G. **Minimum Open Space:** For residential uses and mixed uses containing residential use, not less than twenty percent (20%) of the lot area shall be maintained as open space. This

open space may take the form of landscape yards or plazas and courtyards, subject to site plan review approval.

- H. Landscape Yards: All front and corner side yards provided shall be maintained as a landscape yard in conformance with Chapter 21A.48, "Landscaping and Buffers", of this title.
- I. Landscape Buffers: Where a lot in the R-MU district abuts a lot in a single-family or two-family residential district, landscape buffers shall be provided as required in Chapter 21A.48, "Landscaping and Buffers", of this title.

~~J. Entrance And Visual Access:~~

~~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, 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 conditional building and site 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, in consultation with the transportation director, may modify this requirement if the adjacent public sidewalk is substandard and the resulting modification to the setback results in a more efficient public sidewalk. 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,~~
- ~~b. The requirement would negatively impact the structural stability of the building,~~
~~or~~
- ~~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 any street, if the facades for all streets meet the forty percent (40%) glass requirement as outlined in subsection J1 of this section.~~

~~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.~~

~~K. Parking Lot/Structure Lighting: If a parking lot/structure is adjacent to a residential zoning district or land use, the poles for parking lot/structure security lighting are limited to sixteen feet (16') in height and the globe must be shielded to minimize light encroachment onto adjacent residential properties. Lightproof fencing is required adjacent to residential properties.~~

PART II. – COMMERCIAL DISTRICTS

SECTION 5. Amending text of Salt Lake City Code Section 21A.26.020. That Section 21A.26.020 of the *Salt Lake City Code* (Zoning: Commercial Districts: CN Neighborhood Commercial District), shall be, and hereby is amended to read as follows:

21A.26.020: CN NEIGHBORHOOD COMMERCIAL DISTRICT:

- A. Purpose Statement: The CN neighborhood commercial district is intended to provide for small scale, low intensity commercial uses that can be located within and serve residential neighborhoods. This district is appropriate in areas where supported by applicable master plans and along local streets that are served by multiple transportation modes, such as pedestrian, bicycle, transit and automobiles. The standards for the district are intended to reinforce the historic scale and ambiance of traditional neighborhood retail that is oriented toward the pedestrian while ensuring adequate transit and automobile access. Uses are restricted in size to promote local orientation and to limit adverse impacts on nearby residential areas.
- B. Uses: Uses in the CN neighborhood commercial district as specified in sSection 21A.33.030, “Table Of Permitted Aand Conditional Uses Ffor Commercial Districts”, of this title, are permitted subject to the general provisions set forth in sSection 21A.26.010 of this chapter and this section.
- C. Planned Development Review: Planned developments, which meet the intent of the ordinance, but not the specific design criteria outlined in the following subsections, may be approved by the planning commission pursuant to the provisions of eChapter 21A.55 of this title.
- D. Lot Size Requirements: No minimum lot area or lot width is required. No lot shall be larger than sixteen thousand five hundred (16,500) square feet.

E. Maximum District Size: The total area of a contiguously mapped CN district shall not exceed ninety thousand (90,000) square feet, excluding all land in public rights of way.

F. Minimum Yard Requirements:

1. Front Or Corner Side Yard: A fifteen foot (15') minimum front or corner side yard shall be required. Exceptions to this requirement may be authorized as conditional building and site design review, subject to the requirements of eChapter 21A.59 of this title, and the review and approval of the planning commission.
2. Interior Side Yard: None required.
3. Rear Yard: Ten feet (10').
4. Buffer Yards: Any lot abutting a lot in a residential district shall conform to the buffer yard requirements of eChapter 21A.48 of this title.
5. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to sSection 21A.36.020, tTable 21A.36.020B of this title.
6. Maximum Setback: A maximum setback is required for at least sixty five percent (65%) of the building facade. The maximum setback is twenty five feet (25'). Exceptions to this requirement may be authorized through the conditional building and site design review process, subject to the requirements of eChapter 21A.59 of this title, and the review and approval of the planning commission. The planning director, in consultation with the transportation director, may modify this requirement if the adjacent public sidewalk is substandard 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.
 - b. The addition is not part of a series of incremental additions intended to subvert the intent of the ordinance.

Appeal of administrative decision is to the planning commission.

7. Parking Setback: Surface parking lots within an interior side yard shall maintain a thirty foot (30') landscape setback from the front property line or be located behind the primary structure. Parking structures shall maintain a forty five foot (45') minimum setback from a front or corner side yard property line or be located behind the primary structure. There are no minimum or maximum setback restrictions on

underground parking. The planning director may modify or waive this requirement if the planning director finds the following:

- a. The parking is compatible with the architecture/design of the original structure or the surrounding architecture.
- b. The parking is not part of a series of incremental additions intended to subvert the intent of the ordinance.
- c. The horizontal landscaping is replaced with vertical screening in the form of berms, plant materials, architectural features, fencing and/or other forms of screening.
- d. The landscaped setback is consistent with the surrounding neighborhood character.
- e. The overall project is consistent with ~~s~~Section 21A.59.060 of this title.

Appeal of administrative decision is to the planning commission.

G. Landscape Yard Requirements: Front and corner side yards shall be maintained as landscape yards. Subject to site plan review approval, part or all of the landscape yard may be a patio or plaza, conforming to the requirements of ~~s~~Section 21A.48.090 of this title.

H. Maximum Height: Twenty five feet (25').

~~I. Entrance And Visual Access:~~

~~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, 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 conditional building and site 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.~~

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 any street, if the facades for all streets meet the forty percent (40%) glass requirement as outlined in subsection II of this section.~~
 - ~~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.~~
- ~~J. Parking Lot/Structure Lighting: If a parking lot/structure is adjacent to a residential zoning district or land use, the poles for the parking lot/structure security lighting are limited to sixteen feet (16') in height and the globe must be shielded to minimize light encroachment onto adjacent residential properties. Lightproof fencing is required adjacent to residential properties.~~

SECTION 6. Amending text of Salt Lake City Code Section 21A.26.025. That Section 21A.26.025 of the *Salt Lake City Code* (Zoning: Commercial Districts: SNB Neighborhood Business District), shall be, and hereby is amended to read as follows:

21A.26.025: SNB SMALL NEIGHBORHOOD BUSINESS DISTRICT:

- A. Purpose Statement: The purpose of the small neighborhood business zoning district is to provide areas for small commercial uses to be located adjacent to residential land uses, including mid block. This district will preserve and enhance older commercial structures and storefront character by allowing a variety of commercial uses and placing more strict regulations on new construction and major additions to existing buildings. The regulations are intended to restrict the size and scale of the commercial uses in order to mitigate negative impacts to adjacent residential development and encourage pedestrian oriented development. This zoning district is appropriate in places where it is supported by a community master plan, small area master plan or other adopted city policies.
- B. Uses: Uses in the SNB small neighborhood business district are as specified in the table of permitted and conditional uses set forth in eChapter 21A.33 of this title.
- C. Conditional Building And Site Design Review:

1. Projects which meet the intent of this section, but not the specific design criteria outlined in the following subsections, may be approved by the planning commission pursuant to the provisions of eChapter 21A.59 of this title.

D. Minimum Lot Area ~~A~~ and Lot Width: The minimum lot areas and lot widths required in this district are as follows:

Land Use	Minimum Lot Area	Minimum Lot Width
Dwelling unit, located above first floor retail or office uses	Included in principal use	Included in principal use
Municipal service uses, including city utility uses and police and fire stations	No minimum	No minimum
Natural open space and conservation areas, public and private	No minimum	No minimum
Places of worship less than 4 acres in size	5,000 square feet	50 feet
Public pedestrian pathways, trails and greenways	No minimum	No minimum
Public/private utility transmission wires, lines, pipes and poles	No minimum	No minimum
Retail goods establishments, when located within an existing building originally designed for residential use	5,000 square feet	50 feet
Retail service establishments, when located within an existing building originally designed for residential use	5,000 square feet	50 feet
Single-family detached dwellings	5,000 square feet	50 feet
Two-family dwellings	8,000 square feet	50 feet
Other permitted or conditional uses as listed in <u>sSection 21A.33.030</u> of this title	5,000 square feet	50 feet

E. Maximum District Size:

1. Sixteen thousand (16,000) square feet.

F. Yard Requirements:

1. Front and Corner Side Yard: Front and corner side yard setbacks shall be equal to the required yard areas of the abutting zoning district along the block face. When the property abuts more than one zone the more restrictive requirement shall apply.
2. Interior Side Yard: Interior side yard equal to the required yard areas of the abutting zoning district along the block face. When the property abuts more than one zone the more restrictive requirement shall apply.
3. Rear Yard: Rear yard setbacks shall be equal to the required yard areas of the abutting zoning district along the block face. When the property abuts more than one zoning district the more restrictive requirement shall apply.
4. Buffer Yards: Any lot abutting a lot in a residential district shall conform to the buffer yard requirements of eChapter 21A.48, "Landscaping and Buffers", of this title.
5. Accessory Buildings and Structures in Yards: Accessory buildings and structures may be located in a required yard subject to sSection 21A.36.020, tTable 21A.36.020_B, "Obstructions in Required Yards", of this title.
6. Parking in Required Yard Area: No parking is allowed within the front or corner side yard.

G. Landscape Yard Requirements:

1. Front and corner side yards shall be maintained as landscape yards. Subject to site plan review approval, part or the entire landscape yard may be a patio or plaza, conforming to the requirements of sSection 21A.48.090 of this title.

H. Maximum Height:

1. Twenty five feet (25'). However, in no instance shall the height exceed the maximum height of any abutting residential zoning district along the block face.

I. Maximum Height of Accessory Structures:

1. Refer to subsection 21A.40.050_C of this title.

J. Hours of Operation:

1. Businesses in the SNB zone shall be open to the general public no earlier than seven o'clock (7:00) A.M. and no later than ten o'clock (10:00) P.M.

~~K. Minimum First Floor Glass:~~

- ~~1. The first floor elevation of all new facades facing a street, or buildings in which the property owner is modifying the size of windows on the front facade, shall not have less than forty percent (40%) glass surfaces. All first floor glass shall be nonreflective. The window face of 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 conditional building and site design review process, subject to the requirements of chapter 21A.59 of this title. 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. This requirement would not be required for first floor residential development.~~~~

~~L. Facade Articulation:~~

- ~~1. Structures of greater than thirty feet (30') in width shall consist of one of the following design features:
 - ~~a. The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the first floor level shall not exceed seventy five percent (75%) of the building facade.~~
 - ~~b. Changes of color, texture, or material, either horizontally or vertically, at intervals of not less than ten feet (10') and not more than twenty feet (20').~~
 - ~~c. A repeating pattern of wall recesses and projections, such as bays, offsets, reveals or projecting ribs, that has a relief of at least eight inches (8").~~~~

~~M. Primary Entrance Design:~~

- ~~1. Primary entrance design shall consist of at least three (3) of the following design elements at the primary entrance, so that the primary entrance is architecturally prominent and clearly visible from the abutting street. Alternatives to these standards may be reviewed by the planning director:
 - ~~a. Architectural details such as arches, friezes, tile work, canopies, or awnings.~~
 - ~~b. Integral planters or wing walls that incorporate landscape or seating.~~
 - ~~c. Enhanced exterior light fixtures such as wall sconces, light coves with concealed light sources, or decorative pedestal lights.~~~~

- ~~d. A repeating pattern of pilasters projecting from the facade wall by a minimum of eight inches (8") or architectural or decorative columns.~~
- ~~e. Recessed entrances that include a minimum step back of two feet (2') from the primary facade and that include glass on the sidewalls.~~
- ~~f. 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. Refer to section 21A.48.120 of this title for refuse dumpster screening requirements.~~

~~N. Exterior Lighting:~~

- ~~1. Exterior lighting for structures in the SNB zone shall have the following qualities in addition to lighting requirements found in subsection 21A.24.010K of this title.~~
 - ~~a. Exterior lighting shall be down directed and shielded from adjacent properties.~~
 - ~~b. All exterior and interior lighting features that are readily visible from the exterior shall not strobe, flash, or flicker.~~

KQ. New Nonresidential Construction:

- 1. Construction of a new principal building, parking lot or addition to an existing building for a nonresidential use that includes the demolition of a commercial structure or a structure containing residential units may only be approved through a conditional building and site design review process pursuant to Chapter 21A.59 of this title and subject to the design standards of subsection I of this section; provided, that in such cases the planning commission finds that the applicant has adequately demonstrated the following:
 - a. The replacement use for properties containing residential units will include an equal or greater number of residential units; and
 - b. The structure is isolated from other structures and does not relate to other structures within the residential-business neighborhood. For purpose of this section, an isolated structure is a structure that does not meet the development pattern of the block face or block faces for corner properties; and
 - c. The design and condition of the structure is such that it does not make a material contribution to the character of the neighborhood. A structure is considered to make a material contribution when it is similar in scale, height, width, and solid to void ratio of openings in the principal street facing facade.

L.P. Enlargement Of Aa Structure: The enlargement by square footage of an existing structure may be approved by an administrative hearing officer only if all of the following conditions are met:

1. Use is permitted in the zone.
2. The proposed use is compatible to the neighborhood in terms of development intensity, building configuration, building height, and building bulk.
3. The traffic generated by the proposed expansion is similar to that generated by the existing use or off street parking is available for the additional square footage.
4. The use will not be detrimental to the existing character of development in the immediate neighborhood or endanger the public health, safety, or general welfare.

SECTION 7. Amending text of Salt Lake City Code Section 21A.26.030. That Section 21A.26.030 of the *Salt Lake City Code* (Zoning: Commercial Districts: CB Community Business District), shall be, and hereby is amended to read as follows:

21A.26.030: CB COMMUNITY BUSINESS DISTRICT:

- A. Purpose Statement: The CB community business district is intended to provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods. The design guidelines are intended to facilitate retail that is pedestrian in its orientation and scale, while also acknowledging the importance of transit and automobile access to the site.
- B. Uses: Uses in the CB community business district as specified in sSection 21A.33.030, “Table Of Permitted Aand Conditional Uses For Commercial Districts”, of this title are permitted subject to the general provisions set forth in sSection 21A.26.010 of this chapter and this section.
- C. Planned Development Review: Planned developments, which meet the intent of the ordinance, but not the specific design criteria outlined in the following subsections, may be approved by the planning commission pursuant to the provisions of eChapter 21A.55 of this title.
- D. Lot Size Requirements: No minimum lot area or lot width is required, however any lot exceeding four (4) acres in size shall be allowed only through the conditional building and site design review process.

E. **Building Size Limits:** Buildings in excess of seven thousand five hundred (7,500) gross square feet of floor area for a first floor footprint or in excess of fifteen thousand (15,000) gross square feet floor area overall, shall be allowed only through the conditional building and site design review process. An unfinished basement used only for storage or parking shall be allowed in addition to the total square footage. In addition to the conditional building and site design review standards in eChapter 21A.59 of this title, the planning commission shall also consider the following standards:

1. **Compatibility:** The proposed height and width of new buildings and additions shall be visually compatible with buildings found on the block face.
2. **Roofline:** The roof shape of a new building or addition shall be similar to roof shapes found on the block face.
3. **Vehicular Access:** New buildings and additions shall provide a continuous street wall of buildings with minimal breaks for vehicular access.
4. **Facade Design:** Facade treatments should be used to break up the mass of larger buildings so they appear to be multiple, smaller scale buildings. Varied rooflines, varied facade planes, upper story step backs, and lower building heights for portions of buildings next to less intensive zoning districts may be used to reduce the apparent size of the building.
5. **Buffers:** When located next to low density residential uses, the planning commission may require larger setbacks, landscape buffers and/or fencing than what are required by this title if the impacts of the building mass and location of the building on the site create noise, light trespass or impacts created by parking and service areas.
6. **Step Backs:** When abutting single-story development and/or a public street, the planning commission may require that any story above the ground story be stepped back from the building foundation at grade to address compatibility issues with the other buildings on the block face and/or uses.

F. **Minimum Yard Requirements:**

1. **Front or Corner Side Yard:** No minimum yard is required. If a front yard is provided, it shall comply with all provisions of this title applicable to front or corner side yards, including landscaping, fencing, and obstructions.
2. **Interior Side Yard:** None required.
3. **Rear Yard:** Ten feet (10').
4. **Buffer Yards:** Any lot abutting a lot in a residential district shall conform to the buffer yard requirements of eChapter 21A.48 of this title.

5. **Accessory Buildings and Structures in Yards:** Accessory buildings and structures may be located in a required yard subject to sSection 21A.36.020, tTable 21A.36.020.B of this title.
6. **Maximum Setback:** A maximum setback is required for at least seventy five percent (75%) of the building facade. The maximum setback is fifteen feet (15'). Exceptions to this requirement may be authorized through the conditional building and site design review process, subject to the requirements of eChapter 21A.59 of this title, and the review and approval of the planning commission. The planning director, in consultation with the transportation director, may modify this requirement if the adjacent public sidewalk is substandard 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.
 - b. The addition is not part of a series of incremental additions intended to subvert the intent of the ordinance.

Appeal of administrative decision is to the planning commission.

7. **Parking Setback:** Surface parking is prohibited in a front or corner side yard. Surface parking lots within an interior side yard shall maintain a twenty foot (20') landscape setback from the front property line or be located behind the primary structure. Parking structures shall maintain a thirty five foot (35') minimum setback from a front or corner side yard property line or be located behind the primary structure. There are no minimum or maximum setback restrictions on underground parking. The planning director may modify or waive this requirement if the planning director finds the following:
 - a. The parking is compatible with the architecture/design of the original structure or the surrounding architecture.
 - b. The parking is not part of a series of incremental additions intended to subvert the intent of the ordinance.
 - c. The horizontal landscaping is replaced with vertical screening in the form of berms, plant materials, architectural features, fencing and/or other forms of screening.
 - d. The landscaped setback is consistent with the surrounding neighborhood character.

- e. The overall project is consistent with ~~s~~Section 21A.59.060 of this title.

Appeal of administrative decision is to the planning commission.

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

H. Maximum Height: Thirty feet (30').

~~I. Entrance And Visual Access:~~

~~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, 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 conditional building and site 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,~~

~~b. The requirement would negatively impact the structural stability of the building,
or~~

~~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 any street, if the facades for all streets meet the forty percent (40%) glass requirement as outlined in subsection II of this section.~~

~~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.~~

- ~~J. Parking Lot/Structure Lighting: If a parking lot/structure is adjacent to a residential zoning district or land use, the poles for the parking lot/structure security lighting are limited to sixteen feet (16') in height and the globe must be shielded to minimize light encroachment onto adjacent residential properties. Lightproof fencing is required adjacent to residential properties.~~

SECTION 8. Amending text of Salt Lake City Code Section 21A.26.060. That Section 21A.26.060 of the *Salt Lake City Code* (Zoning: Commercial Districts: CSHBD Sugar House Business District (CSHBD1 and CSHBD2)), shall be, and hereby is amended to read as follows:

21A.26.060: CSHBD SUGAR HOUSE BUSINESS DISTRICT (CSHBD1 AND CSHBD2):

In this chapter and the associated zoning map, the CSHBD zone is divided into two (2) subareas for the purpose of defining design criteria. In other portions of this text, the CSHBD1 and CSHBD2 zones are jointly referred to as the CSHBD zone because all other standards in the zoning ordinance are the same.

- A. Purpose Statement: The purpose of the CSHBD Sugar House business district is to promote a walkable community with a transit oriented, mixed use town center that can support a twenty four (24) hour population. The CSHBD provides for residential, commercial and office use opportunities, with incentives for high density residential land use in a manner compatible with the existing form and function of the Sugar House master plan and the Sugar House business district.
- B. Uses: Uses in the CSHBD Sugar House business district as specified in ~~s~~Section 21A.33.030, "Table ~~Of~~ Permitted ~~And~~ Conditional Uses ~~For~~ Commercial Districts", of this title are permitted, subject to the general provisions set forth in ~~s~~Section 21A.26.010 of this chapter and this section.
- C. Conformance ~~W~~with Adopted Business District Design Guideline Handbook: All new construction of principal buildings and additions that increase the off street parking requirement shall be subject to and shall conform with the adopted business district design guidelines handbook located as an appendix section in the Sugar House master plan.
- D. Conditional Building ~~A~~and Site Design Review: All new construction of principal buildings that exceed fifty feet (50') in height in the CSHBD1 district or thirty feet (30') in height in the CSHBD2 district or twenty thousand (20,000) square feet in size in either district shall be subject to conditional building and site design review. The planning commission has the authority to approve projects through the conditional building and

site design review process. Conditional building and site design review shall be approved in conformance with the business district design guideline handbook and the provisions of Chapter 21A.59 of this title.

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

F. Minimum Yard Requirements:

1. Front ~~A~~ and Corner Side Yards: No minimum yard is required.
2. Maximum Setback: The maximum setback is fifteen feet (15'). Exceptions to this requirement may be authorized through the conditional building and site 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, in consultation with the transportation director, may modify this requirement if the adjacent public sidewalk is substandard and the resulting modification to the setback results in a more efficient public sidewalk, and/or the modification conforms with the business district design guidelines handbook. Appeal of an administrative decision is to the planning commission.
3. Interior Side Yards: None required.
4. Rear Yards: No minimum yard is required.
5. Buffer Yards: All lots abutting a lot in a residential district shall conform to the buffer yards and landscape requirements of Chapter 21A.48 of this title. In addition, for those structures located on properties zoned CSHBD that abut properties in a low density, single-family residential zone, every three feet (3') in building height above thirty feet (30'), shall be required a corresponding one foot (1') setback from the property line at grade. This additional required setback area can be used for landscaping or parking.

G. Maximum Height: Maximum height limits vary, depending upon location and land use. The following regulations shall apply for each area within the CSHBD zone:

1. CSHBD1:

- a. The maximum building height in the CSHBD1 zone shall not exceed thirty feet (30') for those buildings used exclusively for nonresidential purposes.
- b. Additional building square footage may be obtained up to a maximum building height of one hundred five feet (105'); however, for each additional floor of nonresidential use above thirty feet (30'), one floor of residential use is required.
- c. The residential component may be transferred off site to another property within the CSHBD zoning district in accordance with the provisions of subsection K of

this section. If the required residential component is transferred off site, the maximum nonresidential building height allowed shall be seventy five feet (75'). Any building with a height in excess of seventy five feet (75') shall be subject to the requirements of subsection G1d of this section.

- d. Maximum building height may be obtained to one hundred five feet (105') for any building subject to at least ninety percent (90%) of all parking for said building being provided as structured parking, and in the case of a nonresidential building, the developer shall provide off site residential development that is equal to or greater than the square footage of the nonresidential building that exceeds thirty feet (30') in height.

2. CSHBD2:

- a. The maximum building height in the CSHBD2 zone shall not exceed thirty feet (30') for those buildings used exclusively for nonresidential purposes.
- b. Additional square footage may be obtained up to a maximum building height of sixty feet (60'); however, for each additional floor of nonresidential use above thirty feet (30'), one floor of residential use is required.
- c. The residential component may be transferred off site to another property within the CSHBD zoning district in accordance with the provisions of subsection K of this section. If the residential component is transferred "off site", the maximum nonresidential building height allowed shall be forty five feet (45').
- d. Buildings used exclusively for residential purposes may be built to a maximum height of sixty feet (60').

~~3. Stepback Requirement: In the CSHBD1 and CSHBD2 zoning districts, floors rising above thirty feet (30') in height shall be stepped back fifteen (15) horizontal feet from the building foundation at grade, in those areas abutting low density, single family residential development and/or public streets.~~

~~H. 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 CSHBD Sugar House business district zones, 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 conditional building and site 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:~~

- ~~1. The requirement would negatively impact the historic character of the building; or~~

~~2. The requirement would negatively impact the structural stability of the building; or~~

~~3. 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.~~

~~I. Mechanical Equipment: Rooftop mechanical equipment should be screened with architecturally integrated elements of the building.~~

HJ. First Floor/Street Level Requirements: The first floor or street level space of all buildings within this area shall be required to provide uses consisting of residential, retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns/brewpubs, social clubs, art galleries, theaters or performing art facilities.

IK. Residential Requirement ~~F~~for Mixed Use Developments: For those mixed use developments requiring a residential component, the residential portion of the development shall be as follows:

1. Located in the same building as noted in subsection G of this section, or
2. May be located on a different property in the area zoned CSHBD. For such off site residential configuration, the amount of residential development required is equal to the total amount of square footage obtained for the nonresidential floors rising in excess of thirty feet (30'), less any square footage of the required fifteen foot (15') stepback noted in subsection G of this section. In addition, prior to the issuance of a building permit for the nonresidential structure, the applicant must identify specifically where the residential structure will be located in the area zoned CSHBD and enter into a development agreement with the city to ensure the construction of the residential structure in a timely manner. In such cases where the residential use is built off site, one of the following shall apply:
 - a. Construction of the off site residential use must be progressing beyond the footings and foundation stage, prior to the nonresidential portion of the development obtaining a certificate of occupancy, or
 - b. A financial assurance that construction of the off site residential use will commence within two (2) years of receiving a certificate of occupancy for the nonresidential component of the development. The financial assurance shall be in an amount equal to fifty percent (50%) of the construction valuation for the residential component of the development by the building official. The city shall call the financial assurance and deposit the proceeds in the city's housing trust fund if construction has not commenced within two (2) years of the issuance of the certificate of occupancy for the nonresidential component of the development. The financial assurance shall be in an amount equal to fifty percent (50%) of the construction valuation for the residential component of the development as

determined by the building official. The city shall call the financial assurance and deposit the proceeds in the city's housing trust fund if construction has not commenced within two (2) years of the issuance of the certificate of occupancy for the nonresidential component of the development.

PART III. – DOWNTOWN DISTRICTS

SECTION 9. Amending text of Salt Lake City Code Section 21A.30.020.S. That

Section 21A.30.020.D of the *Salt Lake City Code* (Zoning: Downtown Districts: D-1 Central Business District: D-1 District General Regulations), shall be, and hereby is amended to read as follows:

- D. D-1 District General Regulations: The regulations established in this section apply to the D-1 district as a whole.
 - 1. Minimum Lot Size: No minimum lot area or lot width is required, except in block corner areas as specified in subsection E.5 of this section.
 - 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 conditional building and site design review process. Such conditional building and site design reviews shall be subject to the requirements of eChapter 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 conditional building and site design review process, subject to the requirements of eChapter 21A.59 of this title.
 - 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-1 district. To control such impacts, the following regulations shall apply to at or above ground parking facilities:
 - a. Within block corner areas and on Main Street, parking lots and structures shall be located behind principal buildings.
 - b. Within the mid block areas, parking lots and structures shall only be located behind principal buildings or be at least seventy five feet (75') from front and

corner side lot lines or parking structures are allowed to be located adjacent to the front or corner side lot lines only if they provide adequately sized retail goods/service establishments, office and/or restaurant space on the ground floor adjacent to the public sidewalk 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. Levels of parking above the first level facing the front or corner side lot line shall have floors/facades that are horizontal, not sloped.

- 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 eChapter 21A.54 of this title.
 - d. No special restrictions shall apply to belowground parking facilities.
 - e. Parking lots, proposed as a principal use to facilitate a building demolition, are prohibited in the D-1 district.
- ~~4. 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 D-1 central business district shall be at least forty percent (40%) glass surfaces, except that in the Main Street retail core where this requirement shall be sixty percent (60%). All first floor glass in the Main Street retail core shall be nonreflective type glass. Exceptions to this requirement may be authorized through the conditional building and site design review process, subject to the requirements of chapter 21A.59 of this title. 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.~~

~~45. Interior Plazas, Atriums Aand Galleries: Interior plazas, atriums and galleries shall be permitted throughout the D-1 central business district.~~

~~56. 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.

67. 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 eChapter 21A.48 of this title.

78. 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. 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-1 central business district shall conform to this officially adopted plan for mid block walkways.

89. Landscape Requirements ~~F~~for Demolition Sites: Vacant lots, resulting from demolition activities where no replacement use is proposed, shall conform to eChapter 21A.48 of this title, special landscape requirements applicable to the D-1 central business district.

SECTION 10. Amending text of Salt Lake City Code Section 21A.30.040. That Section 21A.30.040 of the *Salt Lake City Code* (Zoning: Downtown Districts: D-3 Downtown Warehouse/Residential District), shall be, and hereby is amended to read as follows:

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 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 sSection 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.

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

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 conditional building and site 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.

F. 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').

~~G. 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 D-3 downtown warehouse/residential district, shall be at least forty percent (40%) glass surfaces. Exceptions to this requirement may be authorized through the conditional building and site design review process, subject to the requirements of chapter 21A.59 of this title. The planning director may approve a modification to this requirement, if the planning director finds:~~

- ~~1. The requirement would negatively impact the historic character of the building, or~~
- ~~2. The requirement would negatively impact the structural stability of the building.~~
- ~~3. 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.~~

GH. 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 within the D-3 downtown district shall conform to this plan for mid block walkways.

~~I. Special Provisions:~~

- ~~1. All new buildings constructed in the D-3 downtown district shall have a minimum of seventy percent (70%) of the exterior material of brick, masonry, textured or patterned concrete and/or cut stone. The seventy percent (70%) includes the windows of the building.~~
 - ~~a. Except for minor building designs (e.g., soffit, fascia) the following materials are only allowed under the conditional building and site design review process: EIFS, vinyl, tilt up concrete panels, corrugated metal and aluminum siding and other materials.~~
 - ~~b. Two dimensional curtain wall veneer of glass, spandrel glass or metal as a primary building material is prohibited.~~
 - ~~c. The fenestration of all new construction shall be three dimensional (e.g., recessed windows, protruding cornices, etc.).~~
- ~~2. A modification to the special provisions of this section may be granted through the conditional building and site design review process, subject to conformance with the standards and procedures of chapter 21A.59 of this title.~~

HJ. Minimum Open Space: All lots containing dwelling units shall provide common open space in the amount of twenty percent (20%) of the lot area. This common open space may take the form of ground level plazas, interior atriums, landscape areas, roof gardens and decks on top of buildings or other such forms of open space available for the common use by residents of the property.

SECTION 11. Amending text of Salt Lake City Code Section 21A.30.045. That Section 21A.30.045 of the *Salt Lake City Code* (Zoning: Downtown Districts: D-4 Downtown Secondary Central Business District), shall be, and hereby is amended to read as follows:

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 sSection 21A.33.050, "Table Of Permitted Aand Conditional Uses Ffor Downtown Districts", of this title, are permitted subject to the general provisions set forth in sSection 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 Aand Corner Side Yards: No minimum yards are required, however, no yard shall exceed five feet (5') except as authorized through the conditional building and site design review process. Such designs shall be subject to the requirements of eChapter 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 conditional building and site design review process subject to the requirements of eChapter 21A.59 of this title.
 - b. Interior Side Aand Rear Yards: None required.
 3. Restrictions On Parking Lots Aand 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 eChapter 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. 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 D-4 secondary central business district, shall be at least forty percent (40%) glass surfaces. All first floor glass shall be nonreflective type glass. Exceptions to this requirement may be authorized through the conditional building and site design review process, subject to the requirements of chapter 21A.59 of this title. 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.~~

- 45. Interior Plazas, Atriums and Galleries: Interior plazas, atriums and galleries shall be permitted throughout the D-4 secondary central business district.
- 56. 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.

67. 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 eChapter 21A.48 of this title.

78. Maximum Building Height: No building shall exceed seventy five feet (75'). Buildings taller than seventy five feet (75') but less than one hundred twenty feet (120') may be authorized through the conditional building and site design review process, subject to the requirements of eChapter 21A.59 of this title. Additional height may be allowed as specified below:

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 the centerlines of South Temple, West Temple, 200 South, and 200 West Streets.

(1) Conditional Height: 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 conditional building and site design review process of eChapter 21A.59 of this title and the following requirements:

(A) 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 conditional building and site design review process.

(B) 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 conditional building and site design review process.

(C) Ground Floor Uses: ~~On the ground floor, a permitted or conditional use other than parking shall occupy at least seventy five percent (75%) of the width of any street facing building facade. All portions of such ground floor spaces shall extend a minimum of twenty five feet (25') into the building. Parking may be located behind these spaces. See Section 21A.37.050.A and Table 21A.37.060.D of this title for this requirement.~~

89. 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.

940. 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 conditional building and site design review process in conformance with the standards and procedures of eChapter 21A.59 of this title.

PART IV. – MIXED USE DISTRICT

SECTION 12. Amending text of Salt Lake City Code Section 21A.32.130. That Section 21A.32.130 of the *Salt Lake City Code* (Zoning: Special Purpose Districts: MU Mixed Use District), shall be, and hereby is amended to read as follows:

21A.32.130: MU MIXED USE DISTRICT:

- A. Purpose Statement: The purpose of the MU mixed use district is to encourage the development of areas as a mix of compatible residential and commercial uses. The district is to provide for limited commercial use opportunities within existing mixed use areas while preserving the attractiveness of the area for residential use. The district is intended to provide a higher level of control over nonresidential uses to ensure that the use and enjoyment of residential properties is not substantially diminished by nonresidential redevelopment. The intent of this district shall be achieved by designating certain nonresidential uses as conditional uses within the mixed use district and requiring future development and redevelopment to comply with established standards for compatibility and buffering as set forth in this section. The design standards are intended to facilitate walkable communities that are pedestrian and mass transit oriented while still ensuring adequate automobile access to the site.
- B. Permitted Uses: Uses in the MU mixed use district as specified in sSection 21A.33.070, “Table 0 of Permitted A and Conditional Uses F for Special Purpose Districts”, of this title are permitted subject to the provisions set forth in sSection 21A.32.010 of this chapter and this section.

C. Planned Development Review: Planned developments, which meet the intent of the ordinance, but not the specific design criteria outlined in the following subsections may be approved by the planning commission pursuant to the provisions of eChapter 21A.55 of this title.

D. Minimum Lot Area and Width: The minimum lot areas and lot widths required in this district are as follows:

Land Use	Minimum Lot Area	Minimum Lot Width
Mixed use developments, including residential and other uses allowed in the zoning district	No minimum	No minimum
Multi-family dwellings	No minimum	No minimum
Municipal service uses, including city utility uses and police and fire stations	5,000 square feet	50 feet
Natural open space and conservation areas, public and private	No minimum	No minimum
Nonresidential uses	No minimum	No minimum
Pedestrian pathways, trails and greenways	No minimum	No minimum
Places of worship less than 4 acres in size	5,000 square feet	50 feet
Public/private utility transmission wires, lines, pipes, and poles	No minimum	No minimum
Single-family attached dwellings	3,000 square feet per dwelling unit ¹	Interior: 22 feet Corner: 32 feet
Single-family detached dwellings	4,000 square feet	40 feet
Twin home	3,000 square feet per dwelling unit	20 feet
Two-family dwellings	6,000 square feet	40 feet
Utility substations and buildings	5,000 square feet	50 feet
Other permitted or conditional uses as listed in sSection 21A.33.070 of this title	5,000 square feet	50 feet

Qualifying provisions:

1. There is no minimum lot area nor lot width required provided:
 - a. Parking for units shall be rear loaded and accessed from a common drive shared by all units in a particular development;

- b. Driveway access shall connect to the public street in a maximum of 2 locations; and
- c. No garages shall face the primary street and front yard parking shall be strictly prohibited.

E. Minimum Yard Area Requirements:

1. Single-Family Detached, Single-Family Attached, Two-Family, ~~A~~and Twin Home Dwellings:
 - a. Front Yard: Ten feet (10').
 - b. Corner Side Yard: Ten feet (10').
 - c. Interior Side Yard:
 - (1) Corner lots: Four feet (4').
 - (2) Interior lots:
 - (A) Single-family attached: No yard is required, however if one is provided it shall not be less than four feet (4').
 - (B) Single-family detached, two-family and twin home dwellings: Four feet (4') on one side and ten (10) on the other.
 - d. Rear Yard: Twenty five percent (25%) of the lot depth, but need not be more than twenty feet (20').
2. Multi-Family Dwellings, Including Mixed Use Buildings ~~W~~with Less Than Twenty Five Percent Nonresidential Uses:
 - a. Front Yard: Ten feet (10') minimum.
 - b. Corner Side Yard: Ten feet (10').
 - c. Interior Side Yard: Ten feet (10').
 - d. Rear Yard: Twenty five percent (25%) of the lot depth, but need not exceed thirty feet (30'), however, if one hundred percent (100%) of the off street parking is provided within the principal building and/or underground, the minimum required rear yard shall be fifteen feet (15').
3. Nonresidential Development, Including Mixed Uses ~~W~~with Greater Than Twenty Five Percent Nonresidential Uses:
 - a. Front Yard: Ten feet (10') minimum.
 - b. Corner Side Yard: Ten feet (10').
 - c. Interior Side Yard: No setback is required.

- d. Rear Yard: Twenty five percent (25%) of lot depth, but need not exceed thirty feet (30').
4. Legally Existing Lots: Lots legally existing on the effective date hereof, April 7, 1998, shall be considered legal conforming lots.
5. Additions: For additions to buildings legally existing on the effective date hereof, required yards shall be no greater than the established setback line.
6. Maximum Setback: A maximum setback is required for at least seventy five percent (75%) of the building facade. The maximum setback is twenty feet (20'). Exceptions to this requirement may be authorized through the conditional building and site design review process, subject to the requirements of eChapter 21A.59 of this title, and the review and approval of the planning commission. The planning director, in consultation with the transportation director, may modify this requirement if the adjacent public sidewalk is substandard 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.
 - b. The addition is not part of a series of incremental additions intended to subvert the intent of the ordinance.

Appeal of administrative decision is to the planning commission.

7. Parking Setback: Surface parking lots within an interior side yard shall maintain a twenty five foot (25') landscape setback from the front property line or be located behind the primary structure. Parking structures shall maintain a forty five foot (45') minimum setback from a front or corner side yard property line or be located behind the primary structure. There are no minimum or maximum setback restrictions on underground parking. The planning director may modify or waive this requirement if the planning director finds the following:
 - a. The parking is compatible with the architecture/design of the original structure or the surrounding architecture.
 - b. The parking is not part of a series of incremental additions intended to subvert the intent of the ordinance.
 - c. The horizontal landscaping is replaced with vertical screening in the form of berms, plant materials, architectural features, fencing and/or other forms of screening.

- d. The landscaped setback is consistent with the surrounding neighborhood character.
- e. The overall project is consistent with sSection 21A.59.060 of this title.

Appeal of administrative decision is to the planning commission.

F. Maximum Building Height: The maximum building height shall not exceed forty five feet (45'), except that nonresidential buildings and mixed use buildings shall be limited by subsections F.1 and F.2 of this section. Buildings taller than forty five feet (45'), up to a maximum of sixty feet (60'), may be authorized through the conditional building and site design review process, subject to the requirements of eChapter 21A.59 of this title, provided that the additional height is for residential uses only.

1. Maximum Height Ffor Nonresidential Buildings: Nonresidential buildings shall not exceed thirty feet (30') or two (2) stories, whichever is less.
2. Maximum Height Oof Mixed Use Buildings Oof Residential Aand Nonresidential Uses: Mixed use buildings shall not exceed forty five feet (45'). Nonresidential uses in a mixed use building are limited to the first two (2) stories.

~~G. Minimum Ground Floor Glass: The ground floor of the building elevation fronting the street on all nonresidential buildings and uses within the MU mixed use district shall contain not less than forty percent (40%) and not more than seventy percent (70%) nonreflective glass surfaces. 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 as conditional building and site design review, 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:~~

- ~~1. The requirement would negatively impact the historic character of the building,~~
- ~~2. The requirement would negatively impact the structural stability of the building, or~~
- ~~3. 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.~~

GH. Minimum Open Space: For residential uses and mixed uses containing residential use, not less than twenty percent (20%) of the lot area shall be maintained as open space. This open space may take the form of landscaped yards or plazas and courtyards, subject to site plan review approval.

~~H.~~ Required Landscape Yards: All front and corner side yards shall be maintained as landscape yards.

~~I.~~ Landscape Buffers: Where a nonresidential or mixed use lot abuts a residential or vacant lot within the MU mixed use district or any residential district, a ten foot (10') landscape buffer shall be provided subject to the improvement requirements of subsection 21A.48.080.D of this title.

~~J.~~ Nonresidential Use of A Residential Structure: The conversion and remodeling of a residential structure to a nonresidential use shall be allowed only if the exterior residential character is maintained.

~~K.~~ New Nonresidential Construction: Construction of a new principal building for a nonresidential use that includes the demolition of a residential structure or located between two (2) existing residential uses on the same block face shall only be approved as a conditional use pursuant to eChapter 21A.54 of this title, unless located on an arterial street.

~~M. Entrance And Visual Access:~~

~~1. 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 any street, if the facades for all streets meet the forty percent (40%) glass requirement as outlined in subsection G of this section.~~

~~2. 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').~~

~~3. 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.~~

~~N. Parking Lot/Structure Lighting: If a parking lot/structure is adjacent to a residential zoning district or land use, the poles for parking lot/structure security lighting are limited to sixteen feet (16') in height and the globe must be shielded to minimize light encroachment onto adjacent residential properties. Lightproof fencing is required adjacent to residential properties.~~

PART V. – DESIGN STANDARDS CHAPTER

SECTION 13. Adopting Chapter 21.37. That Title 21A of the *Salt Lake City Code* (Zoning), shall be, and hereby is amended to add a new Chapter 21A.37, which shall read as follows:

Chapter 21A.37: DESIGN STANDARDS

21A.37.010: Purpose Statement:

The design standards identified in this chapter are intended to utilize planning and architecture principles to shape and promote a walkable environment in specific zoning districts, foster placemaking as a community and economic development tool, protect property values, assist in maintaining the established character of the city, and implementing the city's master plans.

21A.37.020: Applicability:

The design standards identified in this chapter apply to all new construction and additions on property in the zoning districts listed in Tables 21A.37.060 A-F (residential (except R-1, FR, SR, and R-2 districts), commercial, manufacturing, downtown, and special purpose districts). When an addition to an existing building is made, only the addition is subject to the design standards of this section. For existing buildings where an addition is not proposed, a change in use or interior alterations of the building are not subject to this chapter. All new construction, additions, exterior building work, structure work, and site work on property in an H Historic Preservation Overlay District or a landmark site remain subject to a certificate of appropriateness as required in Section 21A.34.020.E of this title.

21A.37.030: Submittal Requirements:

All applications that are subject to site plan review as indicated in Chapter 21A.58 shall address as part of their submittal drawings all applicable design standards identified in this chapter, in addition to all other applicable regulations.

21A.37.040: Modifications of Design Standards:

The planning commission may modify any of the design standards identified in this chapter subject to the requirements of Chapter 21A.59 Conditional Building and Site Design Review. The applicant must demonstrate that the modification meets the intent for the specific design standards requested to be modified, the standards for conditional building and site design review and any adopted design guidelines that may apply. For properties subject to the H Historic Preservation Overlay District, the historic landmark commission may modify any of the design standards in this section as part of the review of the standards in Section 21A.34.020.

21A.37.050: Design Standards Defined:

The design standards in this chapter are defined as follows. Each design standard includes a specific definition of the standard and may include a graphic that is intended to help further explain the standard, however the definition supersedes any conflict between it and a graphic.

A. Ground Floor Use and Visual Interest:

This standard's purpose is to increase the amount of active uses and/or visual interest on the ground floor of a building. There are two options for achieving this, one dealing solely with the amount of ground floor use, and the other combining a lesser amount of ground floor use with increased visual interest in the building façade's design.

1. Ground Floor Use Only:

This option requires that on the ground floor of a new principal building, a permitted or conditional use other than parking shall occupy a minimum portion of the length of any street-facing building façade according to Table 21A.37.060. All portions of such ground floor spaces shall extend a minimum of twenty five feet (25') into the building. Parking may be located behind these spaces.

2. Ground Floor Use and Visual Interest:

This option allows for some flexibility in the amount of required ground floor use, but in return requires additional design requirements for the purpose of creating increased visual interest and pedestrian activity where the lower levels of buildings face streets or sidewalks. An applicant utilizing this option must proceed through the conditional building and site design review process for review of the project for determination of the project's compliance with those standards, and in addition, whether it contributes to increased visual interest through a combination of increased building material variety, architectural features, façade changes, art, and colors; and, increased pedestrian activity through permeability between the building and the adjacent public realm using niches, bays, gateways, porches, colonnades, stairs or other similar features to facilitate pedestrian interaction with the building.

B. Building Materials:

1. Ground Floor Building Materials: Other than windows and doors, a minimum amount of the ground floor façade's wall area of any street facing façade shall be clad in durable materials according to Table 21A.37.060. Durable materials include stone, brick, masonry, textured or patterned concrete, and fiber cement board. Other materials may be used for the remainder of the ground floor façade adjacent to a street. Other materials proposed to satisfy the durable requirement may be approved at the discretion of the planning director if it is found that the proposed material is durable and is appropriate for the ground floor of a structure.

2. Upper Floor Building Materials: Floors above the ground floor level shall include durable materials on a minimum amount of any street facing building façade of those additional floors according to Table 21A.37.060. Windows and doors are not

included in that minimum amount. Durable materials include stone, brick, masonry, textured or patterned concrete, and fiber cement board. Other materials may be approved at the discretion of the planning director if it is found that the proposed material is durable and is appropriate for the upper floor of a structure.

C. Glass:

1. Ground Floor Glass: The ground floor building elevation of all new buildings facing a street, and all new ground floor additions facing a street, shall have a minimum amount of glass, or within a specified percentage range, between three (3) and eight feet (8') above grade according to Table 21A.37.060. All ground floor glass shall allow unhampered and unobstructed visibility into the building for a depth of at least five feet (5'), excluding any glass etching and window signs when installed and permitted in accordance with Chapter 21A.46, Signs. The planning director may approve a modification to ground floor glass requirements if the planning director finds:
 - a. The requirement would negatively affect the historic character of an existing building;
 - b. The requirement would negatively affect the structural stability of an existing building; or
 - c. The ground level of the building is occupied by residential uses that face the street, in which case the specified minimum glass requirement may be reduced by fifteen percent (15%).
2. Upper Floor Glass: Above the first floor of any multi-story building, the surface area of the façade of each floor facing a street must contain a minimum amount of glass according to Table 21A.37.060.

D. Building Entrances:

At least one operable building entrance on the ground floor is required for every street facing façade. Additional operable building entrances shall be required, at a minimum, at each specified length of street-facing building facade according to Table 21A.37.060. The center of each additional entrance shall be located within six feet (6') either direction of the specified location. Each ground floor non-residential leasable space facing a street shall have an operable entrance facing that street and a walkway to the nearest sidewalk. Corner entrances, when facing a street and located at approximately a 45 degree angle to the two adjacent building facades (chamfered corner), may count as an entrance for both of the adjacent facades.

E. Maximum Length of Blank Wall:

The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the ground floor level along any street facing façade shall be as specified according to Table 21A.37.060. Changes in plane, texture, materials, scale of materials, patterns, art, or other architectural detailing are acceptable methods to create

variety and scale. This shall include architectural features such as bay windows, recessed or projected entrances or windows, balconies, cornices, columns, or other similar architectural features. The architectural feature shall be either recessed a minimum of twelve inches (12") or projected a minimum of twelve inches (12").

F. Maximum Length of Street-Facing Façades:

No street-facing building wall may be longer than specified along a street line according to Table 21A.37.060. A minimum of twenty feet (20') is required between separate buildings when multiple buildings are placed on a single parcel according to Section 21A.36.010.B, One Principal Building Per Lot. The space between buildings shall include a pedestrian walkway at least five feet (5') wide.

G. Upper Floor Step Back:

1. For street facing facades the first full floor, and all additional floors, above thirty feet (30') in height from average finished grade shall be stepped back a minimum horizontal distance from the front line of building, according to Table 21A.37.060. An alternative to this street facing façade step back requirement may be utilized for buildings limited to forty-five feet (45') or less in height by the zoning ordinance: those buildings may provide a four foot (4') minimum depth canopy, roof structure, or balcony that extends from the face of the building towards the street at a height of between twelve feet (12') and fifteen feet (15') above the adjacent sidewalk. Such extension(s) shall extend horizontally parallel to the street for a minimum of fifty percent (50%) of the face of the building and may encroach into a setback as permitted per Table 21A.36.020.B, Obstructions in Required Yards.
2. For facades facing single- or two-family residential districts, a public trail or public open space the first full floor, and all additional floors, above thirty feet (30') in height from average finished grade shall be stepped back a minimum horizontal distance from the corresponding required yard setback (building line) according to Table 21A.37.060.

H. Exterior Lighting:

All exterior lighting shall be shielded and directed down to prevent light trespass onto adjacent properties. Exterior lighting shall not strobe, flash or flicker.

I. Parking Lot Lighting:

If a parking lot/structure is adjacent to a residential zoning district or land use, any poles for the parking lot/structure security lighting are limited to sixteen feet (16') in height and the globe must be shielded and the lighting directed down to minimize light encroachment onto adjacent residential properties or into upper level residential units in multi-story buildings. Lightproof fencing is required adjacent to residential properties.

J. Screening of Mechanical Equipment:

All mechanical equipment for a building shall be screened from public view and sited to minimize their visibility and impact. Examples of siting include on the roof, enclosed or

otherwise integrated into the architectural design of the building, or in a rear or side yard area subject to yard location restrictions found in Table 21A.36.020.B, Obstructions In Required Yards.

K. Screening of Service Areas:

Service areas, loading docks, refuse containers and similar areas shall be fully screened from public view. All screening enclosures viewable from the street shall be either incorporated into the building architecture or shall incorporate building materials and detailing compatible with the building being served. All screening devices shall be a minimum of one foot (1') higher than the object being screened. Dumpsters must be located a minimum of twenty five feet (25') from any building on an adjacent lot that contains a residential dwelling or be located inside of an enclosed building or structure.

L. Ground Floor Residential Entrances for Single-family Dwellings:

For the zoning districts listed in Table 21A.37.060 all attached single-family dwellings, townhomes, row houses, and other similar single-family housing types located on the ground floor shall have a primary entrance facing the street for each unit adjacent to a street. Units may have a primary entrance located on a courtyard, mid block walkway, or other similar area if the street-facing facades also have a primary entrance.

M. Parking Garages or Structures:

The following standards shall apply to parking garages or structures whether stand alone or incorporated into a building:

1. Parking structures shall have an external skin designed to improve visual character when adjacent to a public street or other public space. Examples include heavy-gauge metal screen, precast concrete panels; live green or landscaped walls, laminated or safety glass, decorative photovoltaic panels or match the building materials and character of the principal use. The planning director may approve other decorative materials not listed if the materials are in keeping with the decorative nature of the parking structure.
2. The architectural design of the façades should express the internal function of the structure. Façade elements shall align to parking levels and there shall be no sloped surfaces visible from a public street, public trail or public open space.
3. Internal circulation must be designed such that parking surfaces are level (or without any slopes) along all primary facades. All ramping between levels need to be placed along the secondary façade or to the center of the structure. Parking structures shall be designed to conceal the view of all parked cars and drive ramps from public spaces.
4. Elevator and stairs shall be highlighted architecturally so visitors, internally and externally, can easily access these entry points.

5. Signage and way-finding shall be integrated with the architecture of the parking structure and be architecturally compatible with the design. Public parking structures entrances shall be clearly signed from public streets.
6. Interior garage lighting shall not produce glaring sources towards adjacent properties while providing safe and adequate lighting levels. The use of sensor dimmable LEDs and white-stained ceilings are a good strategy to control light levels on site while improving energy efficiency.
7. Where a driveway crosses a public sidewalk, the driveway shall be a different color, texture, or paving material than the sidewalk to warn drivers of the possibility of pedestrians in the area.
8. The street level facing facades of all parking structures shall be wrapped along all street frontages with habitable space that is occupied by a use that is allowed in the zone as a permitted or conditional use.
9. Parking structures shall be designed to minimize vehicle noise and odors on the public realm. Venting and fan locations shall not be located next to public spaces and shall be located as far as possible from adjacent residential land uses.

N. Residential Character in RB District:

1. All roofs shall be pitched and of a hip or gable design except additions or expansions to existing buildings may be of the same roof design as the original building;
2. The remodeling of residential buildings for retail or office use shall be allowed only if the residential character of the exterior is maintained;
3. The front building elevation shall contain not more than fifty percent (50%) glass;
4. Special sign regulations of Chapter 21A.46, "Signs", of this title;
5. Building orientation shall be to the front or corner side yard; and
6. Building additions shall consist of materials, color and exterior building design consistent with the existing structure, unless the entire structure is resurfaced.

O. Primary Entrance Design in SNB District:

Primary entrance design shall consist of at least two (2) of the following design elements at the primary entrance, so that the primary entrance is architecturally prominent and clearly visible from the abutting street.

- a. Architectural details such as arches, friezes, tile work, canopies, or awnings.
- b. Integral planters or wing walls that incorporate landscape or seating.
- c. Enhanced exterior light fixtures such as wall sconces, light coves with concealed light sources, or decorative pedestal lights.
- d. A repeating pattern of pilasters projecting from the facade wall by a minimum of eight inches (8") or architectural or decorative columns.
- e. Recessed entrances that include a minimum step back of two feet (2') from the primary facade and that include glass on the sidewalls.

21A.37.060: Design standards required in each zoning district:

This section identifies each design standard and to which zoning districts the standard applies. If a box is checked, that standard is required. If a box is not checked, it is not required. If a specific dimension or detail of a design standard differs among zoning districts or differs from the definition, it will be indicated within the box. In cases when a dimension in this table conflicts with a dimension in the definition, the dimensions listed in the table supersede those in the definition.

TABLE 21A.37.060

A. Residential Districts

<u>Standard</u>	<u>District</u>								
	<u>RMF-30</u>	<u>RMF-35</u>	<u>RMF-45</u>	<u>RMF-75</u>	<u>RB</u>	<u>RMU-35</u>	<u>RMU-45</u>	<u>RMU</u>	<u>RO</u>
<u>Ground Floor Use (%)</u> <u>(21A.37.050.A.1)</u>						<u>75</u>	<u>75</u>		
<u>Ground Floor Use + Visual Interest (%)</u> <u>(21A.37.050.A.2)</u>									
<u>Building Materials: Ground Floor (%)</u> <u>(21A.37.050.B.1)</u>						<u>80</u>	<u>80</u>		
<u>Building Materials: Upper Floors (%)</u> <u>(21A.37.050.B.2)</u>									
<u>Glass: Ground Floor (%)</u> <u>(21A.37.050.C.1)</u>						<u>60</u>	<u>60</u>	<u>40</u>	
<u>Glass: Upper Floors (%)</u> <u>(21A.37.050.C.2)</u>									
<u>Building Entrances (feet)</u> <u>(21A.37.050.D)</u>						<u>75</u>	<u>75</u>	<u>X</u>	
<u>Blank Wall: Maximum Length (feet)</u> <u>(21A.37.050.E)</u>						<u>15</u>	<u>15</u>	<u>15</u>	
<u>Street-facing Façade: Maximum Length (feet)</u> <u>(21A.37.050.F)</u>									
<u>Upper Floor Step Back (feet)</u> <u>(21A.37.050.G)</u>							<u>10</u>		
<u>Lighting: Exterior</u> <u>(21A.37.050.H)</u>									
<u>Lighting: Parking Lot</u> <u>(21A.37.050.I)</u>					<u>X</u>			<u>X</u>	
<u>Screening of Mechanical Equipment (21A.37.050.J)</u>						<u>X</u>	<u>X</u>	<u>X</u>	

<u>Screening of Service Areas (21A.37.050.K)</u>						<u>X</u>	<u>X</u>	<u>X</u>	
<u>Ground Floor Residential Entrances (21A.37.050.L)</u>									
<u>Parking Garages or Structures (21A.37.050.M)</u>									
<u>Residential Character in RB district (21A.37.050.N)</u>					<u>X</u>				
<u>Primary Entrance Design in SNB district (21A.37.050.O)</u>									

B. Commercial Districts

<u>Standard</u>	<u>District</u>								
	<u>SNB</u>	<u>CN</u>	<u>CB</u>	<u>CS</u>	<u>CC</u>	<u>CSHBD</u>	<u>CG</u>	<u>TSA</u>	
<u>Ground Floor Use (%) (21A.37.050.A.1)</u>									<u>80</u>
<u>Ground Floor Use + Visual Interest (%) (21A.37.050.A.2)</u>									<u>60/25</u>
<u>Building Materials: Ground Floor (%) (21A.37.050.B.1)</u>									<u>90</u>
<u>Building Materials: Upper Floors (%) (21A.37.050.B.2)</u>									<u>60</u>
<u>Glass: Ground Floor (%) (21A.37.050.C.1)</u>	<u>40</u>	<u>40</u>	<u>40</u>			<u>40</u>			<u>60</u>
<u>Glass: Upper Floors (%) (21A.37.050.C.2)</u>									
<u>Building Entrances (feet) 21A.37.050.D</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>40</u>
<u>Blank Wall: Maximum Length (feet) (21A.37.050.E)</u>	<u>15</u>	<u>15</u>	<u>15</u>			<u>15</u>			<u>15</u>
<u>Street-facing Façade: Maximum Length (feet) (21A.37.050.F)</u>									<u>200</u>
<u>Upper Floor Step Back (feet) (21A.37.050.G)</u>						<u>15</u>			
<u>Lighting: Exterior (21A.37.050.H)</u>	<u>X</u>					<u>X</u>			<u>X</u>
<u>Lighting: Parking Lot (21A.37.050.I)</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Screening of Mechanical Equipment (21A.37.050.J)</u>	<u>X</u>	<u>X</u>	<u>X</u>			<u>X</u>			<u>X</u>
<u>Screening of Service Areas (21A.37.050.K)</u>	<u>X</u>	<u>X</u>	<u>X</u>						<u>X</u>
<u>Ground Floor Residential Entrances (21A.37.050.L)</u>									<u>X</u>
<u>Parking Garages or Structures (21A.37.050.M)</u>									
<u>Primary Entrance Design SNB district (21A.37.050.O)</u>	<u>X</u>								

C. Manufacturing Districts

<u>Standard</u>	<u>District</u>	
	<u>M-1</u>	<u>M-2</u>
<u>Ground Floor Use (%) (21A.37.050.A.1)</u>		
<u>Ground Floor Use + Visual Interest (%) (21A.37.050.A.2)</u>		
<u>Building Materials: Ground Floor (%) (21A.37.050.B.1)</u>		
<u>Building Materials: Upper Floors (%) (21A.37.050.B.2)</u>		
<u>Glass: Ground Floor (%) (21A.37.050.C.1)</u>		

<u>Glass: Upper Floors (%) (21A.37.050.C.2)</u>		
<u>Building Entrances (feet) (21A.37.050.D)</u>		
<u>Blank Wall: Maximum Length (feet) (21A.37.050.E)</u>		
<u>Street-facing Façade: Maximum Length (feet) (21A.37.050.F)</u>		
<u>Upper Floor Step Back (feet) (21A.37.050.G)</u>		
<u>Lighting: Exterior (21A.37.050.H)</u>	<u>X</u>	<u>X</u>
<u>Lighting: Parking Lot (21A.37.050.I)</u>	<u>X</u>	<u>X</u>
<u>Screening of Mechanical Equipment (21A.37.050.J)</u>		
<u>Screening of Service Areas (21A.37.050.K)</u>		
<u>Ground Floor Residential Entrances (21A.37.050.L)</u>		
<u>Parking Garages or Structures (21A.37.050.M)</u>		

D. Downtown Districts

<u>Standard</u>	<u>District</u>			
	<u>D-1</u>	<u>D-2</u>	<u>D-3</u>	<u>D-4</u>
<u>Ground Floor Use (%) (21A.37.050.A.1)</u>				<u>75³</u>
<u>Ground Floor Use + Visual Interest (%) (21A.37.050.A.2)</u>				
<u>Building Materials: Ground Floor (%) (21A.37.050.B.1)</u>			<u>70²</u>	
<u>Building Materials: Upper Floors (%) (21A.37.050.B.2)</u>			<u>70²</u>	
<u>Glass: Ground Floor (%) (21A.37.050.C.1)</u>	<u>40/60¹</u>		<u>40</u>	<u>40</u>
<u>Glass: Upper Floors (%) (21A.37.050.C.2)</u>				
<u>Building Entrances (feet) (21A.37.050.D)</u>				
<u>Blank Wall: Maximum Length (feet) (21A.37.050.E)</u>				
<u>Street-facing Façade: Maximum Length (feet) (21A.37.050.F)</u>				
<u>Upper Floor Step Back (feet) (21A.37.050.G)</u>				
<u>Lighting: Exterior (21A.37.050.H)</u>				
<u>Lighting: Parking Lot (21A.37.050.I)</u>				
<u>Screening of Mechanical Equipment (21A.37.050.J)</u>				
<u>Screening of Service Areas (21A.37.050.K)</u>				
<u>Ground Floor Residential Entrances (21A.37.050.L)</u>				
<u>Parking Garages or Structures (21A.37.050.M)</u>				

¹ Minimum requirement is sixty percent (60%) when project is within the Main Street retail core.

² In the D-3 zoning district this percentage applies to all sides of the building, not just the front or street-facing façade.

³ This percentage applies only as a requirement as noted in 21A.30.045.C.7.a(1) for projects that are seeking conditional height

E. Special Purpose Districts

<u>Standard</u>	<u>District</u>															
	<u>RP</u>	<u>BP</u>	<u>F</u> <u>P</u>	<u>AG</u>	<u>AG-</u> <u>2</u>	<u>AG</u> <u>-5</u>	<u>AG</u> <u>-20</u>	<u>PL</u>	<u>PL</u> <u>-2</u>	<u>I</u>	<u>U</u> <u>I</u>	<u>O</u> <u>S</u>	<u>NOS</u>	<u>M</u> <u>H</u>	<u>EI</u>	<u>MU</u>
<u>Ground Floor Use (%) (21A.37.050.A.1)</u>																
<u>Ground Floor Use + Visual Interest (%) (21A.37.050.A.2)</u>																

<u>Building Materials:</u> <u>Ground Floor (%)</u> <u>(21A.37.050.B.1)</u>																
<u>Building Materials:</u> <u>Upper Floors (%)</u> <u>(21A.37.050.B.2)</u>																
<u>Glass: Ground Floor (%)</u> <u>(21A.37.050.C.1)</u>															<u>40-</u> <u>70</u>	
<u>Glass: Upper Floors (%)</u> <u>(21A.37.050.C.2)</u>																
<u>Building Entrances (feet)</u> <u>(21A.37.050.D)</u>															<u>X</u>	
<u>Blank Wall: Maximum</u> <u>Length (feet)</u> <u>(21A.37.050.E)</u>															<u>15</u>	
<u>Street-facing Façade:</u> <u>Maximum Length (feet)</u> <u>(21A.37.050.F)</u>																
<u>Upper Floor Step Back</u> <u>(feet) (21A.37.050.G)</u>																
<u>Lighting: Exterior</u> <u>(21A.37.050.H)</u>															<u>X</u>	
<u>Lighting: Parking Lot</u> <u>(21A.37.050.I)</u>		<u>X</u>													<u>X</u>	
<u>Screening of Mechanical</u> <u>Equipment</u> <u>(21A.37.050.J)</u>															<u>X</u>	
<u>Screening of Service</u> <u>Areas (21A.37.050.K)</u>															<u>X</u>	
<u>Ground Floor</u> <u>Residential Entrances</u> <u>(21A.37.050.L)</u>																
<u>Parking Garages or</u> <u>Structures</u> <u>(21A.37.050.M)</u>																

SECTION 14. Effective Date. This Ordinance shall become effective on the date of its first publication.

Passed by the City Council of Salt Lake City, Utah this _____ day of _____, 2017.

CHAIRPERSON

ATTEST:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____Approved. _____Vetoed.

MAYOR

CITY RECORDER

(SEAL)

Bill No. _____ of 2017.

Published: _____.

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LEGISLATIVE VERSION

SALT LAKE CITY ORDINANCE
No. _____ of 2017
(Amending various sections of the *Salt Lake City Code*
pertaining to development design standards)

An ordinance amending various sections of the *Salt Lake City Code* pertaining to development design standards, pursuant to Petition No. PLNPCM2015-00150.

WHEREAS, the Salt Lake City Planning Commission held public hearings on August 24, 2016 and October 12, 2016 to consider a request made by the Salt Lake City Mayor (Petition No. PLNPCM2015-00150) to amend the text of Chapters 21A.24 (Zoning: Residential Districts), 21A.26 (Zoning: Commercial Districts), 21A.30 (Zoning: Downtown Districts), and 21A.32 (Zoning: Special Purpose Districts) of the *Salt Lake City Code* and add a new Chapter 21A.37 (Design Standards) to the *Salt Lake City Code* to provide further clarity and efficiency in land use regulation; and

WHEREAS, at its October 12, 2016 hearing, the planning commission voted in favor of recommending to the Salt Lake City Council that the city council amend the sections of Title 21A of the *Salt Lake City Code* identified herein; and

WHEREAS, after a public hearing on this matter the city council has determined that adopting this ordinance is in the city's best interests,

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

PART I. –RESIDENTIAL DISTRICTS

SECTION 1. Amending text of *Salt Lake City Code* Section 21A.24.160. That Section 21A.24.160 of the *Salt Lake City Code* (Zoning: Residential Districts: RB Residential/Business District), shall be, and hereby is, amended to read as follows:

21A.24.160: RB RESIDENTIAL/BUSINESS DISTRICT:

- A. Purpose Statement: The purpose of the RB Residential/Business District is to create vibrant small scale retail, service, and office uses oriented to the local area within residential neighborhoods along higher volume streets. Development is intended to be oriented to the street and pedestrian, while acknowledging the need for automobile access and parking. This district is appropriate in areas where supported by applicable master plans. The standards for the district are intended to promote appropriate scaled building and site design that focuses on compatibility with existing uses.
- B. Uses: Uses in the RB residential/business district as specified in Section 21A.33.020, “Table of Permitted and Conditional Uses for Residential Districts”, of this title are permitted subject to the general provisions set forth in Section 21A.24.010 of this chapter and this section.
- C. Planned Development Review: Planned developments, which meet the intent of the ordinance, but not the specific design criteria outlined in the following subsections, may be approved by the planning commission pursuant to the provisions of Chapter 21A.55 of this title.
- D. Minimum Lot Area and Lot Width: The minimum lot areas and lot widths required in this district are as follows:

Land Use	Minimum Lot Area	Minimum Lot Width
A single dwelling unit located above first floor retail or office uses	Included in principal use	Included in principal use
Municipal service uses, including city utility uses and police and fire stations	No minimum	No minimum
Natural open space and conservation areas, public and private	No minimum	No minimum
Offices, when located within an existing building originally designed for residential use	5,000 square feet	50 feet
Places of worship less than 4 acres in size	5,000 square feet	50 feet
Public pedestrian pathways, trails and greenways	No minimum	No minimum
Public/private utility transmission wires, lines, pipes and poles	No minimum	No minimum
Retail goods establishments, when located within an existing building originally designed for residential use	5,000 square feet	50 feet

Retail service establishments, when located within an existing building originally designed for residential use	5,000 square feet	50 feet
Single-family detached dwellings	5,000 square feet	50 feet
Two-family dwellings	8,000 square feet	50 feet
Utility substations and buildings	5,000 square feet	50 feet
Other permitted or conditional uses as listed in Section 21A.33.020 of this title	5,000 square feet	50 feet

E. Maximum Building Height: The maximum building height permitted in this district is thirty feet (30’).

F. Minimum Yard Requirements:

1. Front Yard: Twenty percent (20%) of lot depth, but need not exceed twenty five feet (25’). For buildings legally existing on April 12, 1995, the front yard shall be no greater than the existing yard.
2. Corner Side Yard: Ten feet (10’). For buildings legally existing on April 12, 1995, the corner side yard shall be no greater than the existing yard.
3. Interior Side Yard: Six feet (6’); provided, that on interior lots one yard must be at least ten feet (10’). For buildings legally existing on April 12, 1995, the required yard shall be no greater than the existing yard.
4. Rear Yard: Twenty five percent (25%) of the lot depth, but the yard need not exceed thirty feet (30’).
5. Accessory Buildings and Structures in Yards: Accessory buildings and structures may be located in a required yard subject to Section 21A.36.020, Table 21A.36.020B, “Obstructions in Required Yards”, of this title.

G. Required Landscape Yards: All front and corner side yards shall be maintained as landscape yards.

H. Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall not exceed fifty percent (50%) of the lot area.

- I. New Nonresidential Construction: Construction of a new principal building, parking lot or addition to an existing building for a nonresidential use that includes the demolition of a residential structure shall only be approved as a conditional use pursuant to Chapter 21A.54, “Conditional Uses”, of this title and subject to the design standards of subsection I of this section; provided, that in such cases the planning commission finds that the applicant has adequately demonstrated the following:
 1. The location of the residential structure is impacted by surrounding nonresidential structures to the extent that it does not function as a contributing residential element to the residential-business neighborhood (RB district); and
 2. The property is isolated from other residential structures and does not relate to other residential structures within the residential-business neighborhood (RB district); and
 3. The design and condition of the residential structure is such that it does not make a material contribution to the residential character of the neighborhood.

SECTION 2. Amending text of Salt Lake City Code Section 21A.24.164. That Section 21A.24.164 of the *Salt Lake City Code* (Zoning: Residential Districts: R-MU-35 Residential/Mixed Use District), shall be, and hereby is amended to read as follows:

21A.24.164: R-MU-35 RESIDENTIAL/MIXED USE DISTRICT:

- A. Purpose Statement: The purpose of the R-MU-35 residential/mixed use district is to provide areas within the city for mixed use development that promote residential urban neighborhoods containing residential, retail, service commercial and small scale office uses. The standards for the district reinforce the mixed use character of the area and promote appropriately scaled development that is pedestrian oriented. This zone is intended to provide a buffer for lower density residential uses and nearby collector, arterial streets and higher intensity land uses.
- B. Uses: Uses in the R-MU-35 residential/mixed use district, as specified in Section 21A.33.020, “Table of Permitted and Conditional Uses for Residential Districts”, of this title are permitted subject to the general provisions set forth in Section 21A.24.010 of this chapter and this section.
- C. Minimum Lot Area and Lot Width: The minimum lot areas and lot widths required in this district are as follows:

Land Use	Minimum Lot Area	Minimum Lot Width
Multi-family dwellings	5,000 square feet for new lots No minimum for existing lots	50 feet
Municipal service uses, including city utility uses and police and fire stations	No minimum	No minimum
Natural open space and conservation areas, public and private	No minimum	No minimum
Nonresidential uses	No minimum	No minimum
Places of worship less than 4 acres in size	12,000 square feet	140 feet
Public pedestrian pathways, trails and greenways	No minimum	No minimum
Public/private utility transmission wires, lines, pipes and poles	No minimum	No minimum
Single-family attached dwellings (3 or more)	2,500 square feet per unit ¹	Interior: 22 feet Corner: 32 feet
Single-family detached dwellings	2,500 square feet	25 feet
Twin home dwellings	2,500 square feet per unit	25 feet
Two-family dwellings	2,500 square feet	25 feet
Utility substations and buildings	5,000 square feet	50 feet
Other permitted or conditional uses as listed in Section 21A.33.020 of this title	5,000 square feet	50 feet

Qualifying provisions:

1. There is no minimum lot area nor lot width required provided:
 - a. Parking for units shall be rear loaded and accessed from a common drive shared by all units in a particular development;
 - b. Driveway access shall connect to the public street in a maximum of 2 locations; and
 - c. No garages shall face the primary street and front yard parking shall be strictly prohibited.

D. Minimum Yard Requirements:

1. Single-Family Detached Dwellings:

- a. Front Yard: Minimum five feet (5'). Maximum ten feet (10').
- b. Corner Side Yard: Minimum five feet (5'). Maximum ten feet (10').
- c. Interior Side Yard:
 - (1) Corner lots: Four feet (4').
 - (2) Interior lots: Four feet (4').
- d. Rear Yard: Twenty five percent (25%) of the lot depth, but need not be more than twenty feet (20').

2. Single-Family Attached, Two-Family and Twin Home Dwellings:

- a. Front Yard: Minimum five feet (5'). Maximum ten feet (10').
- b. Corner Side Yard: Minimum five feet (5'). Maximum ten feet (10').
- c. Interior Side Yard:
 - (1) Single-family attached: Four feet (4') is required for any interior side yard that is not a common wall between properties.
 - (2) Two-family:
 - (A) Interior lot: Four feet (4').
 - (B) Corner lot: Four feet (4').
 - (3) Twin home: No yard is required along the common lot line. A four foot (4') yard is required on the other.
- d. Rear Yard: Twenty five percent (25%) of lot depth or twenty five feet (25'), whichever is less.

3. Nonresidential, Multi-Family Residential and Mixed Use Developments:

- a. Front Yard: Minimum five feet (5'). Maximum fifteen feet (15').
- b. Corner Side Yard: Minimum five feet (5'). Maximum fifteen feet (15').
- c. Interior Side Yard: No setback is required unless an interior side yard abuts a single- or two-family residential district. When a setback is required, a minimum ten foot (10') setback must be provided, and the minimum side yard setback shall be increased one foot (1') for every one foot (1') increase in height above twenty five feet (25'). Buildings may be stepped so taller portions of a building are

farther away from the side property line. The horizontal measurement of the step shall be equal to the vertical measurement of the taller portion of the building.

- d. Rear Yard: Twenty five percent (25%) of lot depth, but need not exceed thirty feet (30').
 4. Legal Lots: Lots legally existing on the effective date hereof, April 12, 1995, shall be considered legal conforming lots.
 5. Required Yards For Legally Existing Buildings: For buildings legally existing on the effective date hereof, required yards shall be no greater than the established setback line.
- E. Maximum Building Height: The maximum building height shall not exceed thirty five feet (35'), except that nonresidential buildings and uses shall be limited by subsections E.1, E.2, E.3 and E.4 of this section. Buildings taller than thirty five feet (35'), up to a maximum of forty five feet (45'), may be authorized through the conditional building and site design review process; and provided that the proposed height is supported by the applicable master plan.
1. Maximum height for nonresidential buildings: Twenty feet (20').
 2. Nonresidential uses are only permitted on the ground floor of any structure.
 3. Nonresidential uses in landmark sites are exempt from the maximum height for nonresidential buildings and the maximum floor area coverage limitations.
 4. For any property abutting a single-family or two-family residential district, the maximum height is limited to thirty five feet (35') and may not be increased through any process.
- F. Minimum Open Space: For residential uses and mixed uses containing residential uses, not less than twenty percent (20%) of the lot area shall be maintained as open space. This open space may take the form of landscaped yards or plazas and courtyards, subject to site plan review approval.
- G. Landscape Buffers: Where a lot in the R-MU-35 district abuts a lot in a single-family or two-family residential district, landscape buffers shall be provided as required in Chapter 21A.48, "Landscaping and Buffers", of this title.
- H. Parking Structures: Parking structures not attached to the principal building shall maintain a forty five foot (45') minimum setback from a front or corner side yard property line or be located behind the primary structure.

SECTION 3. Amending text of Salt Lake City Code Section 21A.24.168. That Section 21A.24.168 of the *Salt Lake City Code* (Zoning: Residential Districts: R-MU-45 Residential/Mixed Use District), shall be, and hereby is amended to read as follows:

21A.24.168: R-MU-45 RESIDENTIAL/MIXED USE DISTRICT:

- A. Purpose Statement: The purpose of the R-MU-45 residential/mixed use district is to provide areas within the city for mixed use development that promotes residential urban neighborhoods containing residential, retail, service commercial and small scale office uses. The standards for the district reinforce the mixed use character of the area and promote appropriately scaled development that is pedestrian oriented.
- B. Uses: Uses in the R-MU-45 residential/mixed use district, as specified in Section 21A.33.020, “Table of Permitted and Conditional Uses for Residential Districts”, of this title, are permitted subject to the general provisions set forth in Section 21A.24.010 of this chapter and this section.
- C. Minimum Lot Area and Lot Width: The minimum lot areas and lot widths required in this district are as follows:

Land Use	Minimum Lot Area	Minimum Lot Width
Multi-family dwellings	5,000 square feet for new lots No minimum for existing lots	50 feet
Municipal service uses, including city utility uses and police and fire stations	No minimum	No minimum
Natural open space and conservation areas, public and private	No minimum	No minimum
Nonresidential uses	No minimum	No minimum
Places of worship less than 4 acres in size	5,000 square feet	50 feet
Public pedestrian pathways, trails and greenways	No minimum	No minimum
Public/private utility transmission wires, lines, pipes and poles	No minimum	No minimum

Single-family attached dwellings (3 or more)	2,500 square feet per unit ¹	Interior: 22 feet Corner: 32 feet
Single-family detached dwellings	2,500 square feet	25 feet
Twin home dwellings	2,500 square feet per unit	25 feet
Two-family dwellings	2,500 square feet	25 feet
Utility substations and buildings	5,000 square feet	50 feet
Other permitted or conditional uses as listed in Section 21A.33.020 of this title	5,000 square feet	50 feet

Qualifying provisions:

1. There is no minimum lot area nor lot width required provided:
 - a. Parking for units shall be rear loaded and accessed from a common drive shared by all units in a particular development;
 - b. Driveway access shall connect to the public street in a maximum of 2 locations; and
 - c. No garages shall face the primary street and front yard parking shall be strictly prohibited.

D. Minimum Yard Requirements:

1. Single-Family Detached Dwellings:
 - a. Front Yard: Minimum five feet (5'). Maximum ten feet (10').
 - b. Corner Side Yard: Minimum five feet (5'). Maximum ten feet (10').
 - c. Interior Side Yard:
 - (1) Corner lots: Four feet (4').
 - (2) Interior lots: Four feet (4').
 - d. Rear Yard: Twenty five percent (25%) of the lot depth, but need not be more than twenty feet (20').
2. Single-Family Attached, Two-Family and Twin Home Dwellings:
 - a. Front Yard: Minimum five feet (5'). Maximum ten feet (10').
 - b. Corner Side Yard: Minimum five feet (5'). Maximum ten feet (10').
 - c. Interior Side Yard:
 - (1) Single-family attached: Four feet (4') is required for any interior side yard that is not a common wall between properties.

(2) Two-family:

(A) Interior lot: Four feet (4').

(B) Corner lot: Four feet (4').

(3) Twin home: No yard is required along the common lot line. A four foot (4') yard is required on the other.

d. Rear Yard: Twenty five percent (25%) of lot depth or twenty five feet (25'), whichever is less.

3. Nonresidential, Multi-Family Residential and Mixed Use Developments:

a. Front Yard: Minimum five feet (5'). Maximum fifteen feet (15').

b. Corner Side Yard: Minimum five feet (5'). Maximum fifteen feet (15').

c. Interior Side Yard: No setback is required unless an interior side yard abuts a single- or two-family residential district. When a setback is required, a minimum ten foot (10') setback must be provided, and the minimum side yard setback shall be increased one foot (1') for every one foot (1') increase in height above thirty feet (30'). Buildings may be stepped so taller portions of a building are farther away from the side property line. The horizontal measurement of the step shall be equal to the vertical measurement of the taller portion of the building.

d. Rear Yard: Twenty five percent (25%) of lot depth, but need not exceed thirty feet (30').

4. Legal Lots: Lots legally existing on the effective date hereof, April 12, 1995, shall be considered legal conforming lots.

5. Required Yards for Legally Existing Buildings: For buildings legally existing on the effective date hereof, required yards shall be no greater than the established setback line.

E. Maximum Building Height: The maximum building height shall not exceed forty five feet (45'), except that nonresidential buildings and uses shall be limited by subsections E.1, E.2, E.3 and E.4 of this section. Buildings taller than forty five feet (45'), up to a maximum of fifty five feet (55'), may be authorized through the conditional building and site design review process and provided that the proposed height is supported by the applicable master plan.

1. Maximum height for nonresidential buildings: Twenty feet (20').

2. Nonresidential uses are only permitted on the ground floor of any structure.

3. Nonresidential uses in landmark sites are exempt from the maximum height for nonresidential buildings and the maximum floor area coverage limitations.
 4. For any property abutting a single-family or two-family residential district, the maximum height is limited to forty five feet (45') and may not be increased through any process.
- F. Minimum Open Space: For residential uses and mixed uses containing residential uses, not less than twenty percent (20%) of the lot area shall be maintained as open space. This open space may take the form of landscaped yards or plazas and courtyards, subject to site plan review approval.
- G. Landscape Buffers: Where a lot in the R-MU-45 district abuts a lot in a single-family or two-family residential district, landscape buffers shall be provided as required in Chapter 21A.48, "Landscaping and Buffers", of this title.
- H. Parking Structures: Parking structures not attached to the principal building shall maintain a forty five foot (45') minimum setback from a front or corner side yard property line or be located behind the primary structure.

SECTION 4. Amending text of Salt Lake City Code Section 21A.24.170. That Section 21A.24.170 of the *Salt Lake City Code* (Zoning: Residential Districts: R-MU Residential/Mixed Use District) shall be, and hereby is amended to read as follows:

21A.24.170: R-MU RESIDENTIAL/MIXED USE DISTRICT:

- A. Purpose Statement: The purpose of the R-MU residential/mixed use district is to reinforce the mixed use character of the area and encourage the development of areas as high density residential urban neighborhoods containing retail, service commercial, and small scale office uses. This district is appropriate in areas of the city where the applicable master plans support high density, mixed use development. The standards for the district are intended to facilitate the creation of a walkable urban neighborhood with an emphasis on pedestrian scale activity while acknowledging the need for transit and automobile access.
- B. Uses: Uses in the R-MU residential/mixed use district as specified in Section 21A.33.020, "Table of Permitted and Conditional Uses for Residential Districts", of this title are permitted subject to the general provisions set forth in Section 21A.24.010 of this chapter and this section.
- C. Planned Development Review: Planned developments, which meet the intent of the ordinance, but not the specific design criteria outlined in the following subsections, may

be approved by the planning commission pursuant to the provisions of Chapter 21A.55 of this title.

D. Minimum Lot Area and Lot Width: The minimum lot areas and lot widths required in this district are as follows:

Land Use	Minimum Lot Area	Minimum Lot Width
Multi-family dwellings	No minimum lot area required	50 feet
Municipal service uses, including city utility uses and police and fire stations	No minimum	No minimum
Natural open space and conservation areas, public and private	No minimum	No minimum
Nonresidential uses	No minimum	No minimum
Places of worship less than 4 acres in size	5,000 square feet	50 feet
Public pedestrian pathways, trails and greenways	No minimum	No minimum
Public/private utility transmission wires, lines, pipes and poles	No minimum	No minimum
Single-family attached dwellings	3,000 square feet per dwelling unit	Interior: 22 feet Corner: 32 feet
Single-family detached dwellings	5,000 square feet	50 feet
Twin home dwellings	4,000 square feet per dwelling unit	25 feet
Two-family dwellings	8,000 square feet	50 feet
Utility substations and buildings	5,000 square feet	50 feet
Other permitted or conditional uses as listed in Section 21A.33.020 of this title	5,000 square feet	50 feet

E. Minimum Yard Requirements:

1. Single-Family Detached Dwellings:

- a. Front Yard: Fifteen feet (15’).
 - b. Corner Side Yard: Ten feet (10’).
 - c. Interior Side Yard:
 - (1) Corner lots: Four feet (4’).
 - (2) Interior lots: Four feet (4’) on one side and ten feet (10’) on the other.
 - d. Rear Yard: Twenty five percent (25%) of the lot depth, but need not be more than twenty feet (20’).
2. Single-Family Attached, Two-Family and Twin Home Dwellings:
- a. Front Yard: Fifteen feet (15’).
 - b. Corner Side Yard: Ten feet (10’).
 - c. Interior Side Yard:
 - (1) Single-family attached: No yard is required, however if one is provided it shall not be less than four feet (4’).
 - (2) Two-family:
 - (A) Interior lot: Four feet (4’) on one side and ten feet (10’) on the other.
 - (B) Corner lot: Four feet (4’).
 - (3) Twin home: No yard is required along one side lot line. A ten foot (10’) yard is required on the other.
 - d. Rear Yard: Twenty five percent (25%) of lot depth or twenty five feet (25’), whichever is less.
3. Multi-Family Dwellings and Any Other Residential Uses:
- a. Front Yard: No setback is required.
 - b. Corner Side Yard: No setback is required.
 - c. Interior Side Yard: No setback is required.
 - d. Rear Yard: Twenty five percent (25%) of lot depth, but need not exceed thirty feet (30’).
4. Nonresidential Development:
- a. Front Yard: No setback is required.
 - b. Corner Side Yard: No setback is required.
 - c. Interior Side Yard: No setback is required.
 - d. Rear Yard: Twenty five percent (25%) of lot depth, but need not exceed thirty feet (30’).

5. Existing Lots: Lots legally existing on the effective date hereof, April 12, 1995, shall be considered legal conforming lots.
6. Minimum Lot Area Exemptions: For multiple-unit residential uses, nonresidential and mixed uses, no minimum lot area is required. In addition, no front, corner side or interior side yards or landscaped setbacks are required; except where interior side yards are provided, they shall not be less than four feet (4').
7. Existing Buildings: For buildings legally existing on the effective date hereof, required yards shall be no greater than the established setback line.
8. Maximum Setback: A maximum setback is required for at least twenty five percent (25%) of the building facade. The maximum setback is ten feet (10') greater than the minimum setback or fifteen feet (15') if no minimum setback is required. Exceptions to this requirement may be authorized as conditional building and site design review, subject to the requirements of Chapter 21A.59 of this title, and the review and approval of the planning commission. The planning director, in consultation with the transportation director, may modify this requirement if the adjacent public sidewalk is substandard 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.
 - b. The addition is not part of a series of incremental additions intended to subvert the intent of the ordinance.

Appeal of administrative decision is to the planning commission.

9. Parking Setback: Surface parking lots within an interior side yard shall maintain a thirty foot (30') landscape setback from the front property line or be located behind the primary structure. Parking structures shall maintain a forty five foot (45') minimum setback from a front or corner side yard property line or be located behind the primary structure. There are no minimum or maximum setback restrictions on underground parking. The planning director may modify or waive this requirement if the planning director finds the following:
 - a. The parking is compatible with the architecture/design of the original structure or the surrounding architecture.
 - b. The parking is not part of a series of incremental additions intended to subvert the intent of the ordinance.

- c. The horizontal landscaping is replaced with vertical screening in the form of berms, plant materials, architectural features, fencing and/or other forms of screening.
- d. The landscaped setback is consistent with the surrounding neighborhood character.
- e. The overall project is consistent with Section 21A.59.060 of this title.

Appeal of administrative decision is to the planning commission.

F. **Maximum Building Height:** The maximum building height shall not exceed seventy five feet (75'), except that nonresidential buildings and uses shall be limited by subsections F.1 and F.2 of this section. Buildings taller than seventy five feet (75'), up to a maximum of one hundred twenty five feet (125'), may be authorized through the conditional building and site design review process and provided, that the proposed height is located within the one hundred twenty five foot (125') height zone of the height map of the east downtown master plan.

- 1. Maximum height for nonresidential buildings: Forty five feet (45').
- 2. Maximum floor area coverage of nonresidential uses in mixed use buildings of residential and nonresidential uses: Three (3) floors.

G. **Minimum Open Space:** For residential uses and mixed uses containing residential use, not less than twenty percent (20%) of the lot area shall be maintained as open space. This open space may take the form of landscape yards or plazas and courtyards, subject to site plan review approval.

H. **Landscape Yards:** All front and corner side yards provided shall be maintained as a landscape yard in conformance with Chapter 21A.48, "Landscaping and Buffers", of this title.

I. **Landscape Buffers:** Where a lot in the R-MU district abuts a lot in a single-family or two-family residential district, landscape buffers shall be provided as required in Chapter 21A.48, "Landscaping and Buffers", of this title.

PART II. – COMMERCIAL DISTRICTS

SECTION 5. Amending text of Salt Lake City Code Section 21A.26.020. That Section 21A.26.020 of the *Salt Lake City Code* (Zoning: Commercial Districts: CN Neighborhood Commercial District), shall be, and hereby is amended to read as follows:

21A.26.020: CN NEIGHBORHOOD COMMERCIAL DISTRICT:

- A. Purpose Statement: The CN neighborhood commercial district is intended to provide for small scale, low intensity commercial uses that can be located within and serve residential neighborhoods. This district is appropriate in areas where supported by applicable master plans and along local streets that are served by multiple transportation modes, such as pedestrian, bicycle, transit and automobiles. The standards for the district are intended to reinforce the historic scale and ambiance of traditional neighborhood retail that is oriented toward the pedestrian while ensuring adequate transit and automobile access. Uses are restricted in size to promote local orientation and to limit adverse impacts on nearby residential areas.
- B. Uses: Uses in the CN neighborhood commercial district as specified in Section 21A.33.030, “Table of Permitted and Conditional Uses for Commercial Districts”, of this title, are permitted subject to the general provisions set forth in Section 21A.26.010 of this chapter and this section.
- C. Planned Development Review: Planned developments, which meet the intent of the ordinance, but not the specific design criteria outlined in the following subsections, may be approved by the planning commission pursuant to the provisions of Chapter 21A.55 of this title.
- D. Lot Size Requirements: No minimum lot area or lot width is required. No lot shall be larger than sixteen thousand five hundred (16,500) square feet.
- E. Maximum District Size: The total area of a contiguously mapped CN district shall not exceed ninety thousand (90,000) square feet, excluding all land in public rights of way.
- F. Minimum Yard Requirements:
 - 1. Front or Corner Side Yard: A fifteen foot (15’) minimum front or corner side yard shall be required. Exceptions to this requirement may be authorized as conditional building and site design review, subject to the requirements of Chapter 21A.59 of this title, and the review and approval of the planning commission.
 - 2. Interior Side Yard: None required.
 - 3. Rear Yard: Ten feet (10’).
 - 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.
 - 5. Accessory Buildings and Structures in Yards: Accessory buildings and structures may be located in a required yard subject to Section 21A.36.020, Table 21A.36.020B of this title.

6. **Maximum Setback:** A maximum setback is required for at least sixty five percent (65%) of the building facade. The maximum setback is twenty five feet (25'). Exceptions to this requirement may be authorized through the conditional building and site 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, in consultation with the transportation director, may modify this requirement if the adjacent public sidewalk is substandard 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.
 - b. The addition is not part of a series of incremental additions intended to subvert the intent of the ordinance.

Appeal of administrative decision is to the planning commission.

7. **Parking Setback:** Surface parking lots within an interior side yard shall maintain a thirty foot (30') landscape setback from the front property line or be located behind the primary structure. Parking structures shall maintain a forty five foot (45') minimum setback from a front or corner side yard property line or be located behind the primary structure. There are no minimum or maximum setback restrictions on underground parking. The planning director may modify or waive this requirement if the planning director finds the following:
 - a. The parking is compatible with the architecture/design of the original structure or the surrounding architecture.
 - b. The parking is not part of a series of incremental additions intended to subvert the intent of the ordinance.
 - c. The horizontal landscaping is replaced with vertical screening in the form of berms, plant materials, architectural features, fencing and/or other forms of screening.
 - d. The landscaped setback is consistent with the surrounding neighborhood character.
 - e. The overall project is consistent with Section 21A.59.060 of this title.

Appeal of administrative decision is to the planning commission.

G. Landscape Yard Requirements: Front and corner side yards shall be maintained as landscape yards. Subject to site plan review approval, part or all of the landscape yard may be a patio or plaza, conforming to the requirements of Section 21A.48.090 of this title.

H. Maximum Height: Twenty five feet (25’).

SECTION 6. Amending text of Salt Lake City Code Section 21A.26.025. That Section 21A.26.025 of the *Salt Lake City Code* (Zoning: Commercial Districts: SNB Neighborhood Business District), shall be, and hereby is amended to read as follows:

21A.26.025: SNB SMALL NEIGHBORHOOD BUSINESS DISTRICT:

A. Purpose Statement: The purpose of the small neighborhood business zoning district is to provide areas for small commercial uses to be located adjacent to residential land uses, including mid block. This district will preserve and enhance older commercial structures and storefront character by allowing a variety of commercial uses and placing more strict regulations on new construction and major additions to existing buildings. The regulations are intended to restrict the size and scale of the commercial uses in order to mitigate negative impacts to adjacent residential development and encourage pedestrian oriented development. This zoning district is appropriate in places where it is supported by a community master plan, small area master plan or other adopted city policies.

B. Uses: Uses in the SNB small neighborhood business district are as specified in the table of permitted and conditional uses set forth in Chapter 21A.33 of this title.

C. Conditional Building and Site Design Review:

1. Projects which meet the intent of this section, but not the specific design criteria outlined in the following subsections, may be approved by the planning commission pursuant to the provisions of Chapter 21A.59 of this title.

D. Minimum Lot Area and Lot Width: The minimum lot areas and lot widths required in this district are as follows:

Land Use	Minimum Lot Area	Minimum Lot Width
Dwelling unit, located above first floor retail or office uses	Included in principal use	Included in principal use
Municipal service uses, including city utility uses and police and fire stations	No minimum	No minimum

Natural open space and conservation areas, public and private	No minimum	No minimum
Places of worship less than 4 acres in size	5,000 square feet	50 feet
Public pedestrian pathways, trails and greenways	No minimum	No minimum
Public/private utility transmission wires, lines, pipes and poles	No minimum	No minimum
Retail goods establishments, when located within an existing building originally designed for residential use	5,000 square feet	50 feet
Retail service establishments, when located within an existing building originally designed for residential use	5,000 square feet	50 feet
Single-family detached dwellings	5,000 square feet	50 feet
Two-family dwellings	8,000 square feet	50 feet
Other permitted or conditional uses as listed in Section 21A.33.030 of this title	5,000 square feet	50 feet

E. Maximum District Size:

1. Sixteen thousand (16,000) square feet.

F. Yard Requirements:

1. Front and Corner Side Yard: Front and corner side yard setbacks shall be equal to the required yard areas of the abutting zoning district along the block face. When the property abuts more than one zone the more restrictive requirement shall apply.
2. Interior Side Yard: Interior side yard equal to the required yard areas of the abutting zoning district along the block face. When the property abuts more than one zone the more restrictive requirement shall apply.
3. Rear Yard: Rear yard setbacks shall be equal to the required yard areas of the abutting zoning district along the block face. When the property abuts more than one zoning district the more restrictive requirement shall apply.

4. Buffer Yards: Any lot abutting a lot in a residential district shall conform to the buffer yard requirements of Chapter 21A.48, “Landscaping and Buffers”, of this title.
5. Accessory Buildings and Structures in Yards: Accessory buildings and structures may be located in a required yard subject to Section 21A.36.020, Table 21A.36.020.B, “Obstructions in Required Yards”, of this title.
6. Parking in Required Yard Area: No parking is allowed within the front or corner side yard.

G. Landscape Yard Requirements:

1. Front and corner side yards shall be maintained as landscape yards. Subject to site plan review approval, part or the entire landscape yard may be a patio or plaza, conforming to the requirements of Section 21A.48.090 of this title.

H. Maximum Height:

1. Twenty five feet (25’). However, in no instance shall the height exceed the maximum height of any abutting residential zoning district along the block face.

I. Maximum Height of Accessory Structures:

1. Refer to subsection 21A.40.050.C of this title.

J. Hours of Operation:

1. Businesses in the SNB zone shall be open to the general public no earlier than seven o’clock (7:00) A.M. and no later than ten o’clock (10:00) P.M.

K. New Nonresidential Construction:

1. Construction of a new principal building, parking lot or addition to an existing building for a nonresidential use that includes the demolition of a commercial structure or a structure containing residential units may only be approved through a conditional building and site design review process pursuant to Chapter 21A.59 of this title and subject to the design standards of subsection I of this section; provided, that in such cases the planning commission finds that the applicant has adequately demonstrated the following:
 - a. The replacement use for properties containing residential units will include an equal or greater number of residential units; and
 - b. The structure is isolated from other structures and does not relate to other structures within the residential-business neighborhood. For purpose of this

section, an isolated structure is a structure that does not meet the development pattern of the block face or block faces for corner properties; and

- c. The design and condition of the structure is such that it does not make a material contribution to the character of the neighborhood. A structure is considered to make a material contribution when it is similar in scale, height, width, and solid to void ratio of openings in the principal street facing facade.
- L. Enlargement of a Structure: The enlargement by square footage of an existing structure may be approved by an administrative hearing officer only if all of the following conditions are met:
- 1. Use is permitted in the zone.
 - 2. The proposed use is compatible to the neighborhood in terms of development intensity, building configuration, building height, and building bulk.
 - 3. The traffic generated by the proposed expansion is similar to that generated by the existing use or off street parking is available for the additional square footage.
 - 4. The use will not be detrimental to the existing character of development in the immediate neighborhood or endanger the public health, safety, or general welfare.

SECTION 7. Amending text of Salt Lake City Code Section 21A.26.030. That Section 21A.26.030 of the *Salt Lake City Code* (Zoning: Commercial Districts: CB Community Business District), shall be, and hereby is amended to read as follows:

21A.26.030: CB COMMUNITY BUSINESS DISTRICT:

- A. Purpose Statement: The CB community business district is intended to provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods. The design guidelines are intended to facilitate retail that is pedestrian in its orientation and scale, while also acknowledging the importance of transit and automobile access to the site.
- B. Uses: Uses in the CB community business district as specified in Section 21A.33.030, “Table of Permitted and Conditional Uses for Commercial Districts”, of this title are permitted subject to the general provisions set forth in Section 21A.26.010 of this chapter and this section.
- C. Planned Development Review: Planned developments, which meet the intent of the ordinance, but not the specific design criteria outlined in the following subsections, may

be approved by the planning commission pursuant to the provisions of Chapter 21A.55 of this title.

- D. Lot Size Requirements: No minimum lot area or lot width is required, however any lot exceeding four (4) acres in size shall be allowed only through the conditional building and site design review process.
- E. Building Size Limits: Buildings in excess of seven thousand five hundred (7,500) gross square feet of floor area for a first floor footprint or in excess of fifteen thousand (15,000) gross square feet floor area overall, shall be allowed only through the conditional building and site design review process. An unfinished basement used only for storage or parking shall be allowed in addition to the total square footage. In addition to the conditional building and site design review standards in Chapter 21A.59 of this title, the planning commission shall also consider the following standards:
 - 1. Compatibility: The proposed height and width of new buildings and additions shall be visually compatible with buildings found on the block face.
 - 2. Roofline: The roof shape of a new building or addition shall be similar to roof shapes found on the block face.
 - 3. Vehicular Access: New buildings and additions shall provide a continuous street wall of buildings with minimal breaks for vehicular access.
 - 4. Facade Design: Facade treatments should be used to break up the mass of larger buildings so they appear to be multiple, smaller scale buildings. Varied rooflines, varied facade planes, upper story step backs, and lower building heights for portions of buildings next to less intensive zoning districts may be used to reduce the apparent size of the building.
 - 5. Buffers: When located next to low density residential uses, the planning commission may require larger setbacks, landscape buffers and/or fencing than what are required by this title if the impacts of the building mass and location of the building on the site create noise, light trespass or impacts created by parking and service areas.
 - 6. Step Backs: When abutting single-story development and/or a public street, the planning commission may require that any story above the ground story be stepped back from the building foundation at grade to address compatibility issues with the other buildings on the block face and/or uses.
- F. Minimum Yard Requirements:
 - 1. Front or Corner Side Yard: No minimum yard is required. If a front yard is provided, it shall comply with all provisions of this title applicable to front or corner side yards, including landscaping, fencing, and obstructions.

2. Interior Side Yard: None required.
3. Rear Yard: Ten feet (10’).
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.
5. Accessory Buildings and Structures in Yards: Accessory buildings and structures may be located in a required yard subject to Section 21A.36.020, Table 21A.36.020.B of this title.
6. Maximum Setback: A maximum setback is required for at least seventy five percent (75%) of the building facade. The maximum setback is fifteen feet (15’). Exceptions to this requirement may be authorized through the conditional building and site 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, in consultation with the transportation director, may modify this requirement if the adjacent public sidewalk is substandard 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.
 - b. The addition is not part of a series of incremental additions intended to subvert the intent of the ordinance.

Appeal of administrative decision is to the planning commission.

7. Parking Setback: Surface parking is prohibited in a front or corner side yard. Surface parking lots within an interior side yard shall maintain a twenty foot (20’) landscape setback from the front property line or be located behind the primary structure. Parking structures shall maintain a thirty five foot (35’) minimum setback from a front or corner side yard property line or be located behind the primary structure. There are no minimum or maximum setback restrictions on underground parking. The planning director may modify or waive this requirement if the planning director finds the following:
 - a. The parking is compatible with the architecture/design of the original structure or the surrounding architecture.
 - b. The parking is not part of a series of incremental additions intended to subvert the intent of the ordinance.

- c. The horizontal landscaping is replaced with vertical screening in the form of berms, plant materials, architectural features, fencing and/or other forms of screening.
- d. The landscaped setback is consistent with the surrounding neighborhood character.
- e. The overall project is consistent with Section 21A.59.060 of this title.

Appeal of administrative decision is to the planning commission.

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

H. Maximum Height: Thirty feet (30').

SECTION 8. Amending text of Salt Lake City Code Section 21A.26.060. That Section 21A.26.060 of the *Salt Lake City Code* (Zoning: Commercial Districts: CSHBD Sugar House Business District (CSHBD1 and CSHBD2)), shall be, and hereby is amended to read as follows:

21A.26.060: CSHBD SUGAR HOUSE BUSINESS DISTRICT (CSHBD1 AND CSHBD2):

In this chapter and the associated zoning map, the CSHBD zone is divided into two (2) subareas for the purpose of defining design criteria. In other portions of this text, the CSHBD1 and CSHBD2 zones are jointly referred to as the CSHBD zone because all other standards in the zoning ordinance are the same.

- A. Purpose Statement: The purpose of the CSHBD Sugar House business district is to promote a walkable community with a transit oriented, mixed use town center that can support a twenty four (24) hour population. The CSHBD provides for residential, commercial and office use opportunities, with incentives for high density residential land use in a manner compatible with the existing form and function of the Sugar House master plan and the Sugar House business district.
- B. Uses: Uses in the CSHBD Sugar House business district as specified in Section 21A.33.030, "Table of Permitted and Conditional Uses for Commercial Districts", of this title are permitted, subject to the general provisions set forth in Section 21A.26.010 of this chapter and this section.
- C. Conformance with Adopted Business District Design Guideline Handbook: All new construction of principal buildings and additions that increase the off street parking requirement shall be subject to and shall conform with the adopted business district

design guidelines handbook located as an appendix section in the Sugar House master plan.

- D. Conditional Building and Site Design Review: All new construction of principal buildings that exceed fifty feet (50') in height in the CSHBD1 district or thirty feet (30') in height in the CSHBD2 district or twenty thousand (20,000) square feet in size in either district shall be subject to conditional building and site design review. The planning commission has the authority to approve projects through the conditional building and site design review process. Conditional building and site design review shall be approved in conformance with the business district design guideline handbook and the provisions of Chapter 21A.59 of this title.
- E. Minimum Lot Size: No minimum lot area or width is required.
- F. Minimum Yard Requirements:
 - 1. Front and Corner Side Yards: No minimum yard is required.
 - 2. Maximum Setback: The maximum setback is fifteen feet (15'). Exceptions to this requirement may be authorized through the conditional building and site 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, in consultation with the transportation director, may modify this requirement if the adjacent public sidewalk is substandard and the resulting modification to the setback results in a more efficient public sidewalk, and/or the modification conforms with the business district design guidelines handbook. Appeal of an administrative decision is to the planning commission.
 - 3. Interior Side Yards: None required.
 - 4. Rear Yards: No minimum yard is required.
 - 5. Buffer Yards: All lots abutting a lot in a residential district shall conform to the buffer yards and landscape requirements of Chapter 21A.48 of this title. In addition, for those structures located on properties zoned CSHBD that abut properties in a low density, single-family residential zone, every three feet (3') in building height above thirty feet (30'), shall be required a corresponding one foot (1') setback from the property line at grade. This additional required setback area can be used for landscaping or parking.
- G. Maximum Height: Maximum height limits vary, depending upon location and land use. The following regulations shall apply for each area within the CSHBD zone:
 - 1. CSHBD1:

- a. The maximum building height in the CSHBD1 zone shall not exceed thirty feet (30') for those buildings used exclusively for nonresidential purposes.
- b. Additional building square footage may be obtained up to a maximum building height of one hundred five feet (105'); however, for each additional floor of nonresidential use above thirty feet (30'), one floor of residential use is required.
- c. The residential component may be transferred off site to another property within the CSHBD zoning district in accordance with the provisions of subsection K of this section. If the required residential component is transferred off site, the maximum nonresidential building height allowed shall be seventy five feet (75'). Any building with a height in excess of seventy five feet (75') shall be subject to the requirements of subsection G1d of this section.
- d. Maximum building height may be obtained to one hundred five feet (105') for any building subject to at least ninety percent (90%) of all parking for said building being provided as structured parking, and in the case of a nonresidential building, the developer shall provide off site residential development that is equal to or greater than the square footage of the nonresidential building that exceeds thirty feet (30') in height.

2. CSHBD2:

- a. The maximum building height in the CSHBD2 zone shall not exceed thirty feet (30') for those buildings used exclusively for nonresidential purposes.
- b. Additional square footage may be obtained up to a maximum building height of sixty feet (60'); however, for each additional floor of nonresidential use above thirty feet (30'), one floor of residential use is required.
- c. The residential component may be transferred off site to another property within the CSHBD zoning district in accordance with the provisions of subsection K of this section. If the residential component is transferred "off site", the maximum nonresidential building height allowed shall be forty five feet (45').
- d. Buildings used exclusively for residential purposes may be built to a maximum height of sixty feet (60').

H. First Floor/Street Level Requirements: The first floor or street level space of all buildings within this area shall be required to provide uses consisting of residential, retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns/brewpubs, social clubs, art galleries, theaters or performing art facilities.

- I. Residential Requirement for Mixed Use Developments: For those mixed use developments requiring a residential component, the residential portion of the development shall be as follows:
 1. Located in the same building as noted in subsection G of this section, or
 2. May be located on a different property in the area zoned CSHBD. For such off site residential configuration, the amount of residential development required is equal to the total amount of square footage obtained for the nonresidential floors rising in excess of thirty feet (30'), less any square footage of the required fifteen foot (15') stepback noted in subsection G of this section. In addition, prior to the issuance of a building permit for the nonresidential structure, the applicant must identify specifically where the residential structure will be located in the area zoned CSHBD and enter into a development agreement with the city to ensure the construction of the residential structure in a timely manner. In such cases where the residential use is built off site, one of the following shall apply:
 - a. Construction of the off site residential use must be progressing beyond the footings and foundation stage, prior to the nonresidential portion of the development obtaining a certificate of occupancy, or
 - b. A financial assurance that construction of the off site residential use will commence within two (2) years of receiving a certificate of occupancy for the nonresidential component of the development. The financial assurance shall be in an amount equal to fifty percent (50%) of the construction valuation for the residential component of the development by the building official. The city shall call the financial assurance and deposit the proceeds in the city's housing trust fund if construction has not commenced within two (2) years of the issuance of the certificate of occupancy for the nonresidential component of the development. The financial assurance shall be in an amount equal to fifty percent (50%) of the construction valuation for the residential component of the development as determined by the building official. The city shall call the financial assurance and deposit the proceeds in the city's housing trust fund if construction has not commenced within two (2) years of the issuance of the certificate of occupancy for the nonresidential component of the development.

PART III. – DOWNTOWN DISTRICTS

SECTION 9. Amending text of Salt Lake City Code Section 21A.30.020.S. That

Section 21A.30.020.D of the *Salt Lake City Code* (Zoning: Downtown Districts: D-1 Central

Business District: D-1 District General Regulations), shall be, and hereby is amended to read as follows:

- D. D-1 District General Regulations: The regulations established in this section apply to the D-1 district as a whole.
1. Minimum Lot Size: No minimum lot area or lot width is required, except in block corner areas as specified in subsection E.5 of this section.
 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 conditional building and site design review process. Such conditional building and site 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 conditional building and site design review process, subject to the requirements of Chapter 21A.59 of this title.
 - 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-1 district. To control such impacts, the following regulations shall apply to at or above ground parking facilities:
 - a. Within block corner areas and on Main Street, parking lots and structures shall be located behind principal buildings.
 - b. Within the mid block areas, parking lots and structures shall only be located behind principal buildings or be at least seventy five feet (75') from front and corner side lot lines or parking structures are allowed to be located adjacent to the front or corner side lot lines only if they provide adequately sized retail goods/service establishments, office and/or restaurant space on the ground floor adjacent to the public sidewalk 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. Levels of parking above the first level facing the front or corner side lot line shall have floors/facades that are horizontal, not sloped.
 - 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. Parking lots, proposed as a principal use to facilitate a building demolition, are prohibited in the D-1 district.
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 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-1 central business district as contained in Chapter 21A.48 of this title.
 7. 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. 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-1 central business district shall conform to this officially adopted plan for mid block walkways.
 8. 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.

SECTION 10. Amending text of Salt Lake City Code Section 21A.30.040. That Section 21A.30.040 of the *Salt Lake City Code* (Zoning: Downtown Districts: D-3 Downtown Warehouse/Residential District), shall be, and hereby is amended to read as follows:

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 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.
- D. Lot Size Requirements: No minimum lot area or lot width shall be required.
- 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 conditional building and site 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.
- F. 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’).
- G. 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 within the D-3 downtown district shall conform to this plan for mid block walkways.

- H. Minimum Open Space: All lots containing dwelling units shall provide common open space in the amount of twenty percent (20%) of the lot area. This common open space may take the form of ground level plazas, interior atriums, landscape areas, roof gardens and decks on top of buildings or other such forms of open space available for the common use by residents of the property.

SECTION 11. Amending text of Salt Lake City Code Section 21A.30.045. That Section 21A.30.045 of the *Salt Lake City Code* (Zoning: Downtown Districts: D-4 Downtown Secondary Central Business District), shall be, and hereby is amended to read as follows:

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 conditional building and site 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 conditional building and site design review process subject to the requirements of Chapter 21A.59 of this title.

- 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.
7. Maximum Building Height: No building shall exceed seventy five feet (75'). Buildings taller than seventy five feet (75') but less than one hundred twenty feet (120') may be authorized through the conditional building and site design review process, subject to the requirements of Chapter 21A.59 of this title. Additional height may be allowed as specified below:
 - 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 the centerlines of South Temple, West Temple, 200 South, and 200 West Streets.
 - (1) Conditional Height: 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 conditional building and site design review process of Chapter 21A.59 of this title and the following requirements:
 - (A) 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 conditional building and site design review process.
 - (B) 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 conditional building and site design review process.
 - (C) Ground Floor Uses: See Section 21A.37.050.A and Table 21A.37.060.D of this title for this requirement.
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 conditional building and site design review process in conformance with the standards and procedures of Chapter 21A.59 of this title.

PART IV. – MIXED USE DISTRICT

SECTION 12. Amending text of Salt Lake City Code Section 21A.32.130. That Section 21A.32.130 of the *Salt Lake City Code* (Zoning: Special Purpose Districts: MU Mixed Use District), shall be, and hereby is amended to read as follows:

21A.32.130: MU MIXED USE DISTRICT:

- A. Purpose Statement: The purpose of the MU mixed use district is to encourage the development of areas as a mix of compatible residential and commercial uses. The district is to provide for limited commercial use opportunities within existing mixed use areas while preserving the attractiveness of the area for residential use. The district is intended to provide a higher level of control over nonresidential uses to ensure that the use and enjoyment of residential properties is not substantially diminished by nonresidential redevelopment. The intent of this district shall be achieved by designating certain nonresidential uses as conditional uses within the mixed use district and requiring future development and redevelopment to comply with established standards for compatibility and buffering as set forth in this section. The design standards are intended to facilitate walkable communities that are pedestrian and mass transit oriented while still ensuring adequate automobile access to the site.
- B. Permitted Uses: Uses in the MU mixed use district as specified in Section 21A.33.070, “Table of Permitted and Conditional Uses for Special Purpose Districts”, of this title are permitted subject to the provisions set forth in Section 21A.32.010 of this chapter and this section.

C. Planned Development Review: Planned developments, which meet the intent of the ordinance, but not the specific design criteria outlined in the following subsections may be approved by the planning commission pursuant to the provisions of Chapter 21A.55 of this title.

D. Minimum Lot Area and Width: The minimum lot areas and lot widths required in this district are as follows:

Land Use	Minimum Lot Area	Minimum Lot Width
Mixed use developments, including residential and other uses allowed in the zoning district	No minimum	No minimum
Multi-family dwellings	No minimum	No minimum
Municipal service uses, including city utility uses and police and fire stations	5,000 square feet	50 feet
Natural open space and conservation areas, public and private	No minimum	No minimum
Nonresidential uses	No minimum	No minimum
Pedestrian pathways, trails and greenways	No minimum	No minimum
Places of worship less than 4 acres in size	5,000 square feet	50 feet
Public/private utility transmission wires, lines, pipes, and poles	No minimum	No minimum
Single-family attached dwellings	3,000 square feet per dwelling unit ¹	Interior: 22 feet Corner: 32 feet
Single-family detached dwellings	4,000 square feet	40 feet
Twin home	3,000 square feet per dwelling unit	20 feet
Two-family dwellings	6,000 square feet	40 feet
Utility substations and buildings	5,000 square feet	50 feet
Other permitted or conditional uses as listed in Section 21A.33.070 of this title	5,000 square feet	50 feet

Qualifying provisions:

1. There is no minimum lot area nor lot width required provided:
 - a. Parking for units shall be rear loaded and accessed from a common drive shared by all units in a particular development;

- b. Driveway access shall connect to the public street in a maximum of 2 locations; and
- c. No garages shall face the primary street and front yard parking shall be strictly prohibited.

E. Minimum Yard Area Requirements:

1. Single-Family Detached, Single-Family Attached, Two-Family, and Twin Home Dwellings:
 - a. Front Yard: Ten feet (10').
 - b. Corner Side Yard: Ten feet (10').
 - c. Interior Side Yard:
 - (1) Corner lots: Four feet (4').
 - (2) Interior lots:
 - (A) Single-family attached: No yard is required, however if one is provided it shall not be less than four feet (4').
 - (B) Single-family detached, two-family and twin home dwellings: Four feet (4') on one side and ten (10) on the other.
 - d. Rear Yard: Twenty five percent (25%) of the lot depth, but need not be more than twenty feet (20').
2. Multi-Family Dwellings, Including Mixed Use Buildings with Less Than Twenty Five Percent Nonresidential Uses:
 - a. Front Yard: Ten feet (10') minimum.
 - b. Corner Side Yard: Ten feet (10').
 - c. Interior Side Yard: Ten feet (10').
 - d. Rear Yard: Twenty five percent (25%) of the lot depth, but need not exceed thirty feet (30'), however, if one hundred percent (100%) of the off street parking is provided within the principal building and/or underground, the minimum required rear yard shall be fifteen feet (15').
3. Nonresidential Development, Including Mixed Uses with Greater Than Twenty Five Percent Nonresidential Uses:
 - a. Front Yard: Ten feet (10') minimum.
 - b. Corner Side Yard: Ten feet (10').
 - c. Interior Side Yard: No setback is required.

- d. Rear Yard: Twenty five percent (25%) of lot depth, but need not exceed thirty feet (30').
- 4. Legally Existing Lots: Lots legally existing on the effective date hereof, April 7, 1998, shall be considered legal conforming lots.
- 5. Additions: For additions to buildings legally existing on the effective date hereof, required yards shall be no greater than the established setback line.
- 6. Maximum Setback: A maximum setback is required for at least seventy five percent (75%) of the building facade. The maximum setback is twenty feet (20'). Exceptions to this requirement may be authorized through the conditional building and site 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, in consultation with the transportation director, may modify this requirement if the adjacent public sidewalk is substandard 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.
 - b. The addition is not part of a series of incremental additions intended to subvert the intent of the ordinance.

Appeal of administrative decision is to the planning commission.

- 7. Parking Setback: Surface parking lots within an interior side yard shall maintain a twenty five foot (25') landscape setback from the front property line or be located behind the primary structure. Parking structures shall maintain a forty five foot (45') minimum setback from a front or corner side yard property line or be located behind the primary structure. There are no minimum or maximum setback restrictions on underground parking. The planning director may modify or waive this requirement if the planning director finds the following:
 - a. The parking is compatible with the architecture/design of the original structure or the surrounding architecture.
 - b. The parking is not part of a series of incremental additions intended to subvert the intent of the ordinance.
 - c. The horizontal landscaping is replaced with vertical screening in the form of berms, plant materials, architectural features, fencing and/or other forms of screening.

- d. The landscaped setback is consistent with the surrounding neighborhood character.
- e. The overall project is consistent with Section 21A.59.060 of this title.

Appeal of administrative decision is to the planning commission.

- F. **Maximum Building Height:** The maximum building height shall not exceed forty five feet (45'), except that nonresidential buildings and mixed use buildings shall be limited by subsections F.1 and F.2 of this section. Buildings taller than forty five feet (45'), up to a maximum of sixty feet (60'), may be authorized through the conditional building and site design review process, subject to the requirements of Chapter 21A.59 of this title, provided that the additional height is for residential uses only.
 - 1. **Maximum Height for Nonresidential Buildings:** Nonresidential buildings shall not exceed thirty feet (30') or two (2) stories, whichever is less.
 - 2. **Maximum Height of Mixed Use Buildings of Residential and Nonresidential Uses:** Mixed use buildings shall not exceed forty five feet (45'). Nonresidential uses in a mixed use building are limited to the first two (2) stories.
- G. **Minimum Open Space:** For residential uses and mixed uses containing residential use, not less than twenty percent (20%) of the lot area shall be maintained as open space. This open space may take the form of landscaped yards or plazas and courtyards, subject to site plan review approval.
- H. **Required Landscape Yards:** All front and corner side yards shall be maintained as landscape yards.
- I. **Landscape Buffers:** Where a nonresidential or mixed use lot abuts a residential or vacant lot within the MU mixed use district or any residential district, a ten foot (10') landscape buffer shall be provided subject to the improvement requirements of subsection 21A.48.080.D of this title.
- J. **Nonresidential Use of a Residential Structure:** The conversion and remodeling of a residential structure to a nonresidential use shall be allowed only if the exterior residential character is maintained.
- K. **New Nonresidential Construction:** Construction of a new principal building for a nonresidential use that includes the demolition of a residential structure or located between two (2) existing residential uses on the same block face shall only be approved as a conditional use pursuant to Chapter 21A.54 of this title, unless located on an arterial street.

PART V. – DESIGN STANDARDS CHAPTER

SECTION 13. Adopting Chapter 21.37. That Title 21A of the *Salt Lake City Code* (Zoning), shall be, and hereby is amended to add a new Chapter 21A.37, which shall read as follows:

Chapter 21A.37: DESIGN STANDARDS

21A.37.010: Purpose Statement:

The design standards identified in this chapter are intended to utilize planning and architecture principles to shape and promote a walkable environment in specific zoning districts, foster placemaking as a community and economic development tool, protect property values, assist in maintaining the established character of the city, and implementing the city's master plans.

21A.37.020: Applicability:

The design standards identified in this chapter apply to all new construction and additions on property in the zoning districts listed in Tables 21A.37.060 A-F (residential (except R-1, FR, SR, and R-2 districts), commercial, manufacturing, downtown, and special purpose districts). When an addition to an existing building is made, only the addition is subject to the design standards of this section. For existing buildings where an addition is not proposed, a change in use or interior alterations of the building are not subject to this chapter. All new construction, additions, exterior building work, structure work, and site work on property in an H Historic Preservation Overlay District or a landmark site remain subject to a certificate of appropriateness as required in Section 21A.34.020.E of this title.

21A.37.030: Submittal Requirements:

All applications that are subject to site plan review as indicated in Chapter 21A.58 shall address as part of their submittal drawings all applicable design standards identified in this chapter, in addition to all other applicable regulations.

21A.37.040: Modifications of Design Standards:

The planning commission may modify any of the design standards identified in this chapter subject to the requirements of Chapter 21A.59 Conditional Building and Site Design Review. The applicant must demonstrate that the modification meets the intent for the specific design standards requested to be modified, the standards for conditional building and site design

review and any adopted design guidelines that may apply. For properties subject to the H Historic Preservation Overlay District, the historic landmark commission may modify any of the design standards in this section as part of the review of the standards in Section 21A.34.020.

21A.37.050: Design Standards Defined:

The design standards in this chapter are defined as follows. Each design standard includes a specific definition of the standard and may include a graphic that is intended to help further explain the standard, however the definition supersedes any conflict between it and a graphic.

A. Ground Floor Use and Visual Interest:

This standard's purpose is to increase the amount of active uses and/or visual interest on the ground floor of a building. There are two options for achieving this, one dealing solely with the amount of ground floor use, and the other combining a lesser amount of ground floor use with increased visual interest in the building façade's design.

1. Ground Floor Use Only:

This option requires that on the ground floor of a new principal building, a permitted or conditional use other than parking shall occupy a minimum portion of the length of any street-facing building façade according to Table 21A.37.060. All portions of such ground floor spaces shall extend a minimum of twenty five feet (25') into the building. Parking may be located behind these spaces.

2. Ground Floor Use and Visual Interest:

This option allows for some flexibility in the amount of required ground floor use, but in return requires additional design requirements for the purpose of creating increased visual interest and pedestrian activity where the lower levels of buildings face streets or sidewalks. An applicant utilizing this option must proceed through the conditional building and site design review process for review of the project for determination of the project's compliance with those standards, and in addition, whether it contributes to increased visual interest through a combination of increased building material variety, architectural features, façade changes, art, and colors; and, increased pedestrian activity through permeability between the building and the adjacent public realm using niches, bays, gateways, porches, colonnades, stairs or other similar features to facilitate pedestrian interaction with the building.

B. Building Materials:

- 1. Ground Floor Building Materials:** Other than windows and doors, a minimum amount of the ground floor façade's wall area of any street facing façade shall be clad in durable materials according to Table 21A.37.060. Durable materials include stone, brick, masonry, textured or patterned concrete, and fiber cement board. Other materials may be used for the remainder of the ground floor façade adjacent to a street. Other materials proposed to satisfy the durable requirement may be approved

at the discretion of the planning director if it is found that the proposed material is durable and is appropriate for the ground floor of a structure.

2. Upper Floor Building Materials: Floors above the ground floor level shall include durable materials on a minimum amount of any street facing building façade of those additional floors according to Table 21A.37.060. Windows and doors are not included in that minimum amount. Durable materials include stone, brick, masonry, textured or patterned concrete, and fiber cement board. Other materials may be approved at the discretion of the planning director if it is found that the proposed material is durable and is appropriate for the upper floor of a structure.

C. Glass:

1. Ground Floor Glass: The ground floor building elevation of all new buildings facing a street, and all new ground floor additions facing a street, shall have a minimum amount of glass, or within a specified percentage range, between three (3) and eight feet (8') above grade according to Table 21A.37.060. All ground floor glass shall allow unhampered and unobstructed visibility into the building for a depth of at least five feet (5'), excluding any glass etching and window signs when installed and permitted in accordance with Chapter 21A.46, Signs. The planning director may approve a modification to ground floor glass requirements if the planning director finds:
 - a. The requirement would negatively affect the historic character of an existing building;
 - b. The requirement would negatively affect the structural stability of an existing building; or
 - c. The ground level of the building is occupied by residential uses that face the street, in which case the specified minimum glass requirement may be reduced by fifteen percent (15%).
2. Upper Floor Glass: Above the first floor of any multi-story building, the surface area of the façade of each floor facing a street must contain a minimum amount of glass according to Table 21A.37.060.

D. Building Entrances:

At least one operable building entrance on the ground floor is required for every street facing façade. Additional operable building entrances shall be required, at a minimum, at each specified length of street-facing building facade according to Table 21A.37.060. The center of each additional entrance shall be located within six feet (6') either direction of the specified location. Each ground floor non-residential leasable space facing a street shall have an operable entrance facing that street and a walkway to the nearest sidewalk. Corner entrances, when facing a street and located at approximately a 45 degree angle to the two adjacent building facades (chamfered corner), may count as an entrance for both of the adjacent facades.

E. Maximum Length of Blank Wall:

The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the ground floor level along any street facing façade shall be as specified according to Table 21A.37.060. Changes in plane, texture, materials, scale of materials, patterns, art, or other architectural detailing are acceptable methods to create variety and scale. This shall include architectural features such as bay windows, recessed or projected entrances or windows, balconies, cornices, columns, or other similar architectural features. The architectural feature shall be either recessed a minimum of twelve inches (12”) or projected a minimum of twelve inches (12”).

F. Maximum Length of Street-Facing Façades:

No street-facing building wall may be longer than specified along a street line according to Table 21A.37.060. A minimum of twenty feet (20’) is required between separate buildings when multiple buildings are placed on a single parcel according to Section 21A.36.010.B, One Principal Building Per Lot. The space between buildings shall include a pedestrian walkway at least five feet (5’) wide.

G. Upper Floor Step Back:

1. For street facing facades the first full floor, and all additional floors, above thirty feet (30’) in height from average finished grade shall be stepped back a minimum horizontal distance from the front line of building, according to Table 21A.37.060. An alternative to this street facing façade step back requirement may be utilized for buildings limited to forty-five feet (45’) or less in height by the zoning ordinance: those buildings may provide a four foot (4’) minimum depth canopy, roof structure, or balcony that extends from the face of the building towards the street at a height of between twelve feet (12’) and fifteen feet (15’) above the adjacent sidewalk. Such extension(s) shall extend horizontally parallel to the street for a minimum of fifty percent (50%) of the face of the building and may encroach into a setback as permitted per Table 21A.36.020.B, Obstructions in Required Yards.
2. For facades facing single- or two-family residential districts, a public trail or public open space the first full floor, and all additional floors, above thirty feet (30’) in height from average finished grade shall be stepped back a minimum horizontal distance from the corresponding required yard setback (building line) according to Table 21A.37.060.

H. Exterior Lighting:

All exterior lighting shall be shielded and directed down to prevent light trespass onto adjacent properties. Exterior lighting shall not strobe, flash or flicker.

I. Parking Lot Lighting:

If a parking lot/structure is adjacent to a residential zoning district or land use, any poles for the parking lot/structure security lighting are limited to sixteen feet (16’) in height and the globe must be shielded and the lighting directed down to minimize light

encroachment onto adjacent residential properties or into upper level residential units in multi-story buildings. Lightproof fencing is required adjacent to residential properties.

J. Screening of Mechanical Equipment:

All mechanical equipment for a building shall be screened from public view and sited to minimize their visibility and impact. Examples of siting include on the roof, enclosed or otherwise integrated into the architectural design of the building, or in a rear or side yard area subject to yard location restrictions found in Table 21A.36.020.B, Obstructions In Required Yards.

K. Screening of Service Areas:

Service areas, loading docks, refuse containers and similar areas shall be fully screened from public view. All screening enclosures viewable from the street shall be either incorporated into the building architecture or shall incorporate building materials and detailing compatible with the building being served. All screening devices shall be a minimum of one foot (1') higher than the object being screened. Dumpsters must be located a minimum of twenty five feet (25') from any building on an adjacent lot that contains a residential dwelling or be located inside of an enclosed building or structure.

L. Ground Floor Residential Entrances for Single-family Dwellings:

For the zoning districts listed in Table 21A.37.060 all attached single-family dwellings, townhomes, row houses, and other similar single-family housing types located on the ground floor shall have a primary entrance facing the street for each unit adjacent to a street. Units may have a primary entrance located on a courtyard, mid block walkway, or other similar area if the street-facing facades also have a primary entrance.

M. Parking Garages or Structures:

The following standards shall apply to parking garages or structures whether stand alone or incorporated into a building:

1. Parking structures shall have an external skin designed to improve visual character when adjacent to a public street or other public space. Examples include heavy-gauge metal screen, precast concrete panels; live green or landscaped walls, laminated or safety glass, decorative photovoltaic panels or match the building materials and character of the principal use. The planning director may approve other decorative materials not listed if the materials are in keeping with the decorative nature of the parking structure.
2. The architectural design of the façades should express the internal function of the structure. Façade elements shall align to parking levels and there shall be no sloped surfaces visible from a public street, public trail or public open space.
3. Internal circulation must be designed such that parking surfaces are level (or without any slopes) along all primary facades. All ramping between levels need to be placed along the secondary façade or to the center of the structure. Parking structures shall

be designed to conceal the view of all parked cars and drive ramps from public spaces.

4. Elevator and stairs shall be highlighted architecturally so visitors, internally and externally, can easily access these entry points.
5. Signage and way-finding shall be integrated with the architecture of the parking structure and be architecturally compatible with the design. Public parking structures entrances shall be clearly signed from public streets.
6. Interior garage lighting shall not produce glaring sources towards adjacent properties while providing safe and adequate lighting levels. The use of sensor dimmable LEDs and white-stained ceilings are a good strategy to control light levels on site while improving energy efficiency.
7. Where a driveway crosses a public sidewalk, the driveway shall be a different color, texture, or paving material than the sidewalk to warn drivers of the possibility of pedestrians in the area.
8. The street level facing facades of all parking structures shall be wrapped along all street frontages with habitable space that is occupied by a use that is allowed in the zone as a permitted or conditional use.
9. Parking structures shall be designed to minimize vehicle noise and odors on the public realm. Venting and fan locations shall not be located next to public spaces and shall be located as far as possible from adjacent residential land uses.

N. Residential Character in RB District:

1. All roofs shall be pitched and of a hip or gable design except additions or expansions to existing buildings may be of the same roof design as the original building;
2. The remodeling of residential buildings for retail or office use shall be allowed only if the residential character of the exterior is maintained;
3. The front building elevation shall contain not more than fifty percent (50%) glass;
4. Special sign regulations of Chapter 21A.46, "Signs", of this title;
5. Building orientation shall be to the front or corner side yard; and
6. Building additions shall consist of materials, color and exterior building design consistent with the existing structure, unless the entire structure is resurfaced.

O. Primary Entrance Design in SNB District:

Primary entrance design shall consist of at least two (2) of the following design elements at the primary entrance, so that the primary entrance is architecturally prominent and clearly visible from the abutting street.

- a. Architectural details such as arches, friezes, tile work, canopies, or awnings.
- b. Integral planters or wing walls that incorporate landscape or seating.

- c. Enhanced exterior light fixtures such as wall sconces, light coves with concealed light sources, or decorative pedestal lights.
- d. A repeating pattern of pilasters projecting from the facade wall by a minimum of eight inches (8”) or architectural or decorative columns.
- e. Recessed entrances that include a minimum step back of two feet (2’) from the primary facade and that include glass on the sidewalls.

21A.37.060: Design standards required in each zoning district:

This section identifies each design standard and to which zoning districts the standard applies. If a box is checked, that standard is required. If a box is not checked, it is not required. If a specific dimension or detail of a design standard differs among zoning districts or differs from the definition, it will be indicated within the box. In cases when a dimension in this table conflicts with a dimension in the definition, the dimensions listed in the table supersede those in the definition.

TABLE 21A.37.060

A. Residential Districts

Standard	District								
	RMF-30	RMF-35	RMF-45	RMF-75	RB	RMU-35	RMU-45	RMU	RO
Ground Floor Use (%) (21A.37.050.A.1)						75	75		
Ground Floor Use + Visual Interest (%) (21A.37.050.A.2)									
Building Materials: Ground Floor (%) (21A.37.050.B.1)						80	80		
Building Materials: Upper Floors (%) (21A.37.050.B.2)									
Glass: Ground Floor (%) (21A.37.050.C.1)						60	60	40	
Glass: Upper Floors (%) (21A.37.050.C.2)									
Building Entrances (feet) (21A.37.050.D)						75	75	X	
Blank Wall: Maximum Length (feet) (21A.37.050.E)						15	15	15	
Street-facing Façade: Maximum Length (feet) (21A.37.050.F)									

Upper Floor Step Back (feet) (21A.37.050.G)							10		
Lighting: Exterior (21A.37.050.H)									
Lighting: Parking Lot (21A.37.050.I)				X				X	
Screening of Mechanical Equipment (21A.37.050.J)					X	X	X		
Screening of Service Areas (21A.37.050.K)					X	X	X		
Ground Floor Residential Entrances (21A.37.050.L)									
Parking Garages or Structures (21A.37.050.M)									
Residential Character in RB district (21A.37.050.N)				X					
Primary Entrance Design in SNB district (21A.37.050.O)									

B. Commercial Districts

Standard	District							
	SNB	CN	CB	CS	CC	CSHBD	CG	TSA
Ground Floor Use (%) (21A.37.050.A.1)								80
Ground Floor Use + Visual Interest (%) (21A.37.050.A.2)								60/25
Building Materials: Ground Floor (%) (21A.37.050.B.1)								90
Building Materials: Upper Floors (%) (21A.37.050.B.2)								60
Glass: Ground Floor (%) (21A.37.050.C.1)	40	40	40			40		60
Glass: Upper Floors (%) (21A.37.050.C.2)								
Building Entrances (feet) 21A.37.050.D	X	X	X	X	X	X	X	40
Blank Wall: Maximum Length (feet) (21A.37.050.E)	15	15	15			15		15
Street-facing Façade: Maximum Length (feet) (21A.37.050.F)								200
Upper Floor Step Back (feet) (21A.37.050.G)						15		
Lighting: Exterior (21A.37.050.H)	X					X		X
Lighting: Parking Lot (21A.37.050.I)	X	X	X	X	X	X	X	X
Screening of Mechanical Equipment (21A.37.050.J)	X	X	X			X		X
Screening of Service Areas (21A.37.050.K)	X	X	X					X
Ground Floor Residential Entrances (21A.37.050.L)								X
Parking Garages or Structures (21A.37.050.M)								
Primary Entrance Design SNB district (21A.37.050.O)	X							

C. Manufacturing Districts

Standard	District	
	M-1	M-2
Ground Floor Use (%) (21A.37.050.A.1)		
Ground Floor Use + Visual Interest (%) (21A.37.050.A.2)		
Building Materials: Ground Floor (%) (21A.37.050.B.1)		
Building Materials: Upper Floors (%) (21A.37.050.B.2)		
Glass: Ground Floor (%) (21A.37.050.C.1)		
Glass: Upper Floors (%) (21A.37.050.C.2)		
Building Entrances (feet) (21A.37.050.D)		
Blank Wall: Maximum Length (feet) (21A.37.050.E)		
Street-facing Façade: Maximum Length (feet) (21A.37.050.F)		
Upper Floor Step Back (feet) (21A.37.050.G)		
Lighting: Exterior (21A.37.050.H)	X	X
Lighting: Parking Lot (21A.37.050.I)	X	X
Screening of Mechanical Equipment (21A.37.050.J)		
Screening of Service Areas (21A.37.050.K)		
Ground Floor Residential Entrances (21A.37.050.L)		
Parking Garages or Structures (21A.37.050.M)		

D. Downtown Districts

Standard	District			
	D-1	D-2	D-3	D-4
Ground Floor Use (%) (21A.37.050.A.1)				75 ³
Ground Floor Use + Visual Interest (%) (21A.37.050.A.2)				
Building Materials: Ground Floor (%) (21A.37.050.B.1)			70 ²	
Building Materials: Upper Floors (%) (21A.37.050.B.2)			70 ²	
Glass: Ground Floor (%) (21A.37.050.C.1)	40/60 ¹		40	40
Glass: Upper Floors (%) (21A.37.050.C.2)				
Building Entrances (feet) (21A.37.050.D)				
Blank Wall: Maximum Length (feet) (21A.37.050.E)				
Street-facing Façade: Maximum Length (feet) (21A.37.050.F)				
Upper Floor Step Back (feet) (21A.37.050.G)				
Lighting: Exterior (21A.37.050.H)				
Lighting: Parking Lot (21A.37.050.I)				
Screening of Mechanical Equipment (21A.37.050.J)				
Screening of Service Areas (21A.37.050.K)				
Ground Floor Residential Entrances (21A.37.050.L)				
Parking Garages or Structures (21A.37.050.M)				

¹ Minimum requirement is sixty percent (60%) when project is within the Main Street retail core.

² In the D-3 zoning district this percentage applies to all sides of the building, not just the front or street-facing façade.

³ This percentage applies only as a requirement as noted in 21A.30.045.C.7.a(1) for projects that are seeking conditional height

E. Special Purpose Districts

Standard	District															
	RP	BP	F P	AG	AG- 2	AG -5	AG -20	PL	PL -2	I	U I	O S	NOS	M H	EI	MU
Ground Floor Use (%) (21A.37.050.A.1)																
Ground Floor Use + Visual Interest (%) (21A.37.050.A.2)																
Building Materials: Ground Floor (%) (21A.37.050.B.1)																
Building Materials: Upper Floors (%) (21A.37.050.B.2)																
Glass: Ground Floor (%) (21A.37.050.C.1)																40- 70
Glass: Upper Floors (%) (21A.37.050.C.2)																
Building Entrances (feet) (21A.37.050.D)																X
Blank Wall: Maximum Length (feet) (21A.37.050.E)																15
Street-facing Façade: Maximum Length (feet) (21A.37.050.F)																
Upper Floor Step Back (feet) (21A.37.050.G)																
Lighting: Exterior (21A.37.050.H)																X
Lighting: Parking Lot (21A.37.050.I)		X														X
Screening of Mechanical Equipment (21A.37.050.J)																X
Screening of Service Areas (21A.37.050.K)																X
Ground Floor Residential Entrances (21A.37.050.L)																
Parking Garages or Structures (21A.37.050.M)																

SECTION 14. Effective Date. This Ordinance shall become effective on the date of its first publication.

Passed by the City Council of Salt Lake City, Utah this _____ day of _____, 2017.

CHAIRPERSON

ATTEST:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER

(SEAL)

Bill No. _____ of 2017.

Published: _____.

HB_ATTY-#58380-v2-Ordinance_development_design_standards.docx

APPROVED AS TO FORM
Salt Lake City Attorney's Office
Date: January 12, 2017
By: *Paul C. Nielson*
Paul C. Nielson, Senior City Attorney

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 - C) AGENDA AND MINUTES**
- 4. ORIGINAL PETITION**

(No mailing addresses are included because this is a city-wide petition. No mailing was done for the planning commission meeting for the same reason.)

1. PROJECT CHRONOLOGY

PROJECT CHRONOLOGY
PLNPCM2015-00150 Design Standard Chapter

February 26, 2015	Petition received
February 27, 2015	Petition assigned to planning staff
October 15, 2015	Public Open House
November 18, 2015	Briefing with Planning Commission (public notice)
May 16, 2016	Planning Commission sub-committee to spend more time on the design standards chapter
August 24, 2016	Public hearing with Planning Commission to get public input
October 12, 2016	Public hearing with Planning Commission for final public input and a recommendation
October 26, 2016	Minutes from October 12th public hearing ratified
November 8, 2016	Ordinance requested of City Attorney's office

2. NOTICE OF CITY COUNCIL HEARING

NOTICE OF PUBLIC HEARING

The Salt Lake City Council will hold a public hearing regarding Petition PLNPCM2015-00150 to consider a zoning ordinance text amendment requested by the Mayor. The request is to move and consolidate all existing development design standards into a single chapter of the ordinance and modify some of the standards for clarification.

As part of its study, the City Council is holding an advertised public hearing to receive comments regarding the petition. During this hearing, anyone desiring to address the City Council concerning this issue will be given an opportunity to speak. The hearing will be held:

Date:

Time: 7:00 p.m.

Place: Room 315 (City Council Chambers)*
Salt Lake City and County Building
451 S. State Street
Salt Lake City, UT

*Please enter building from east side.

If you have any questions relating to this proposal or would like to review the petition on file, please contact Casey Stewart, Senior Planner, at 535-6260 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday or via e-mail at casey.stewart@slcgov.com.

The City & County Building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the City Council Office at council.comments@slcgov.com, 801-535-7600, or relay service 711.

**3A. PLANNING COMMISSION
ORIGINAL HEARING NOTICE**

PROOF OF PUBLICATION CUSTOMER'S COPY

CUSTOMER NAME AND ADDRESS

PLANNING DIVISION,
PO BOX 145480
SALT LAKE CITY UT 84114

ACCOUNT NUMBER

9001394298

DATE

8/15/20

ACCOUNT NAME

PLANNING DIVISION,

TELEPHONE

8015357759

ORDER # / INVOICE NUMBER

0001105994 /

PUBLICATION SCHEDULE

START 08/13/2016 END 08/13/2016

CUSTOMER REFERENCE NUMBER

PH 8/24

CAPTION

Notice of Public Hearing On Wednesday, August 24, 2016, the Salt Lake City Plann

SIZE

60 LINES 2 COLUMN(S)

TIMES

2

TOTAL COST

155.00

Notice of Public Hearing

On Wednesday, August 24, 2016, the Salt Lake City Planning Commission will hold a public hearing to consider making recommendations to the City Council regarding the following petition:

- 1. Design Standards Chapter** - A request by Mayor Ralph Becker for creation of a Design Standards Chapter for new development. The new chapter will consolidate existing design standards from various zoning districts, with some updates and revisions, into one chapter in the Zoning Ordinance. The amendment will affect multiple sections of the Salt Lake City Zoning Ordinance and will be applicable city-wide. (Staff contact: Casey Stewart at (801)535-6260 or casey.stewart@slcgov.com.) Case number **PLNPCM2015-00150**
- 2. TSA Zoning District Text Changes** - A request by the Salt Lake City Council to review and modify the zoning regulations for the TSA Zoning District. The TSA Zoning District is located along North Temple between 400 West and 2200 West and along 400 South between 200 East and 900 East. The Planning Division will provide an update on the proposed changes, the process to make the changes and the timeline. The list of possible changes include:
 - Clarifying what land uses are allowed in the zone;
 - Reviewing and changing how far buildings can be setback from the street along 400 South;
 - Clarifying what types of uses are allowed on the ground floor of buildings;
 - Modifying design standards related to overall building size, street level design, building materials, parking garage design, mid-block walkways and other design standards;
 - Modifying the approval process and development guidelines to further incentivize affordable housing, higher quality development and other related issues; and
 - Minor changes to other sections of the zoning ordinance. Information can be found at www.slcgov.com/opencityhall or on the Planning Division website at www.slcgov.com/planning. (Staff contact is Daniel Echeverria at (801)535-7165 or daniel.echeverria@slcgov.com.) Case Number **PLNPCM2016-00522**

The public hearing will begin at 5:30 p.m. in room 326 of the City County Building, 451 South State Street, Salt Lake City, UT.

The City & County Building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the Planning Office at 801-535-7757, or relay service 711.

1105994 UPAXLP

AFFIDAVIT OF PUBLICATION

AS NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP LEGAL BOOKER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF **Notice of Public Hearing On Wednesday, August 24, 2016, the Salt Lake City Planning Commission will hold a public hearing to consider making recommendations to** FOR **PLANNING DIVISION**, WAS PUBLISHED BY THE NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP, AGENT FOR DESERET NEWS AND THE SALT LAKE TRIBUNE, DAILY NEWSPAPERS PRINTED IN THE ENGLISH LANGUAGE WITH GENERAL CIRCULATION IN UTAH, AND PUBLISHED IN SALT LAKE CITY, SALT LAKE COUNTY IN THE STATE OF UTAH. NOTICE IS ALSO POSTED ON UTAHLEGALS.COM ON THE SAME DAY AS THE FIRST NEWSPAPER PUBLICATION DATE AND REMAINS ON UTAHLEGALS.COM INDEFINATELY. COMPLIES WITH UTAH DIGITAL SIGNATURE ACT UTAH CODE 46-2-101; 46-3-104.

PUBLISHED ON Start 08/13/2016 End 08/13/2016

DATE 8/15/2016

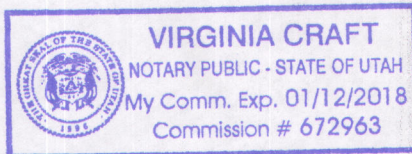
SIGNATURE *Ann Dartnell*

STATE OF UTAH)

COUNTY OF SALT LAKE)

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 15TH DAY OF AUGUST IN THE YEAR 2016

BY ANN DARTNELL



Virginia Craft
NOTARY PUBLIC SIGNATURE

**3B. PLANNING COMMISSION
STAFF REPORT**



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission
From: Casey Stewart; Senior Planner; 801-535-6260
Date: October 6, 2016
Re: PLNPCM2015-00150 Design Standards Chapter Text Amendment

ZONING AMENDMENT – TEXT

PROPERTY ADDRESS: City-wide

REQUEST: The request is to combine various existing development design standards into a new, common chapter of the zoning ordinance; fix identified conflicts/errors in the existing standards; make the standards consistent and clearer. The design standards would not apply to single-family, most multi-family residential districts, and industrial districts.

The Planning Commission's role in this application is to provide a recommendation to the City Council, who will make the final decision.

RECOMMENDATION: Based on the information in this staff report, planning staff finds the amendments adequately address the key factors for amendments and recommends that the Planning Commission recommend in favor of the zoning text amendment to the city council.

The following motion is provided in support of the recommendation: *Based on the findings and analysis listed in the staff report and the testimony and proposals presented, I move that the Planning Commission recommend approval to the City Council of the requested Design Standards Chapter text amendment PLNPCM2015-00150.*

ATTACHMENTS:

- A. Draft Proposed Chapter
- B. Current Ordinance - Edited
- C. Analysis of Factors
- D. Public Process and Comments
- E. Alternate Motion

PROJECT DESCRIPTION/DISCUSSION:

The city has implemented a number of design/form based regulations in the past five years to help guide the urban design of developments. Whether referencing the TSA districts, the Form Based Urban Neighborhood districts, or the Form Based Special Purpose Corridor districts for the Sugar House area, the focus is on development design geared toward the pedestrian experience. Many of the older, existing zoning districts have their own design standards that are often shared between districts. At times the language of similar standards is slightly different, resulting in different interpretations and causing confusion (e.g. percentage of glass on ground level).

The intent with this new design chapter is to consolidate the key design standards into one chapter where they are clearly defined. This would aid in referencing which standards apply to which zoning districts and eliminate the instances of conflicting language among similar standards. This initial effort is to simply consolidate and clarify existing design standards and create a basic format for the new chapter.

Most of the existing design standards being amended were found scattered throughout the various zoning district sections of the zoning ordinance, and the bulk of those came from the RMU-35 and RMU-45 zoning districts. Those two districts were amended within the last couple of years to include design standards and staff determined those standards would serve as the basis for the new chapter. With this effort the design standards are proposed to be removed from the various zoning districts and placed into a new chapter entitled *Design Standards*. This will result in one location for the definition/description of the standards, eliminating the various versions that existed through the ordinance. The design standards would not apply to single-family, most multi-family residential districts, and industrial districts.

Staff has also taken the opportunity to try and clarify the application of these standards that have been problematic in the past, as well as put forth a few updated options such as:

- Ground floor use and visual interest (standard A)
- Spacing of building entrances (standard D)
- Maximum length of Street Facing Facades (standard F)

The three standards above would only apply to a few zoning districts such as RMU-35, RMU-45, and TSA that already had similar standards. Their application across other zoning districts may come about as part of later amendments after some more research and input from design professionals. A subsequent amendment would also consider extending the full set of design standards in the new chapter to numerous other districts wherein the standards, as yet, have not applied. This too would include more research and input.

A sub-committee of the Planning Commission met in May 2016 to look more closely at the proposed amendments and give input. That input was implemented into the amendments as much as possible and is found in the attached draft of the chapter.

NEXT STEPS:

The Planning Commission's recommendation will be forwarded to the City Council for their consideration as part of the final decision on this new design standards chapter.

If ultimately denied, the new chapter would not be implemented and the current design standards would remain in the various zoning district sections.

ATTACHMENT A: Draft Proposed Chapter

Chapter 21A.37 Design Standards

21A.37.010: PURPOSE STATEMENT:

The design standards identified in this chapter are intended to utilize planning and architecture principles to shape and promote a walkable environment in specific zoning districts, foster placemaking as a community and economic development tool, protect property values, assist in maintaining the established character of the city, and implementing the city's master plans.

21A.37.020: Applicability:

The design standards identified in this chapter apply to all new construction and additions on property in the zoning districts listed in Tables 21A.37.060 A-F (residential [except R-1, FR, SR, and R-2 districts], commercial, manufacturing, downtown, and special purpose districts).. When an addition to an existing building is made, only the addition is subject to the design standards of this section. For existing buildings where an addition is not proposed, a change in use or interior alterations of the building are not subject to this chapter. All new construction, additions, exterior building work, structure work, and site work on property in an H historic preservation overlay district or a landmark site remain subject to a Certificate of Appropriateness as required in 21A.34.020.E of this title.

21A.37.030: Submittal Requirements:

All applications that are subject to site plan review as indicated in chapter 21A.58 shall address as part of their submittal drawings all applicable design standards identified in this Chapter, in addition to all other applicable regulations.

21A.37.040: Modifications of Design Standards:

The Planning Commission may modify any of the design standards identified in this Chapter subject to the requirements of Chapter 21A.59 Conditional Building and Site Design Review. The applicant must demonstrate that the modification meets the intent for the specific designs standards requested to be modified, the standards for conditional building and site design review and any adopted design guidelines that may apply. For properties subject to the H Historic Preservation Overlay District, the Historic Landmarks Commission may modify any of the design standards in this section as part of the review of the standards in 21A.34.020.

21A.37.050: Design Standards Defined:

The design standards in this chapter are defined as follows. Each design standard includes a specific definition of the standard and may include a graphic that is intended to help further explain the standard, however the definition supersedes any conflict between it and a graphic.

A. Ground Floor Use and Visual Interest

This standard's purpose is to increase the amount of active uses and/or visual interest on the ground floor of a building. There are two options for achieving this, one dealing solely with the amount of ground floor use, and the other combining a lesser amount of ground floor use with increased visual interest in the building façade's design.

1. Ground Floor Use Only

This option requires that on the ground floor of a new principal building, a permitted or conditional use other than parking shall occupy a minimum portion of the length of any street-facing building façade according to Table 21A.37.060. All portions of such ground floor spaces shall extend a minimum of twenty five feet (25') into the building. Parking may be located behind these spaces.

2. Ground Floor Use and Visual Interest

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This option allows for some flexibility in the amount of required ground floor use, but in return requires additional design requirements for the purpose of creating increased visual interest and pedestrian activity where the lower levels of buildings face streets or sidewalks. An applicant utilizing this option must proceed through the Conditional Building and Site Design Review process for review of the project for determination of the project's compliance with those standards, and in addition, whether it contributes to increased visual interest through a combination of increased building material variety, architectural features, façade changes, art, and colors; and, increased pedestrian activity through permeability between the building and the adjacent public realm using niches, bays, gateways, porches, colonnades, stairs or other similar features to facilitate pedestrian interaction with the building.

B. Building Materials

1. **Ground Floor Building Materials:** Other than windows and doors, a minimum amount of the ground floor façade's wall area of any street facing façade shall be clad in durable materials according to Table 21A.37.060. Durable materials include stone, brick, masonry, textured or patterned concrete, and fiber cement board. Other materials may be used for the remainder of the ground floor façade adjacent to a street. Other materials proposed to satisfy the durable requirement may be approved at the discretion of the Planning Director if it is found that the proposed material is durable and is appropriate for the ground floor of a structure.
2. **Upper Floor Building Materials:** Floors above the ground floor level shall include durable materials on a minimum amount of any street facing building façade of those additional floors according to Table 21A.37.060. Windows and doors are not included in that minimum amount. Durable materials include stone, brick, masonry, textured or patterned concrete, and fiber cement board. Other materials may be approved at the discretion of the Planning Director if it is found that the proposed material is durable and is appropriate for the upper floor of a structure.

C. Glass

1. **Ground Floor Glass:** The ground floor building elevation of all new buildings facing a street, and all new ground floor additions facing a street, shall have a minimum amount of glass, or within a specified percentage range, between three (3) and eight feet (8') above grade according to Table 21A.37.060. All ground floor glass shall allow unhampered and unobstructed visibility into the building for a depth of at least five feet (5'), excluding any glass etching and window signs when installed and permitted in accordance with 21A.46 Signs. The planning director may approve a modification to ground floor glass requirements if the planning director finds:
 - a. The requirement would negatively affect the historic character of an existing building, or
 - b. The requirement would negatively affect the structural stability of an existing building, or
 - c. The ground level of the building is occupied by residential uses that face the street, in which case the specified minimum glass requirement may be reduced by fifteen percent (15%).
2. **Upper Floor Glass:** Above the first floor of any multi-story building, the surface area of the façade of each floor facing a street must contain a minimum amount of glass according to Table 21A.37.060.

D. Building Entrances

At least one operable building entrance on the ground floor is required for every street facing façade. Additional operable building entrances shall be required, at a minimum, at each specified length of street-facing building facade according to Table 21A.37.060. The center of each additional entrance shall be located within six feet (6') either direction of the specified location. Each ground floor non-residential leasable space facing a street shall have an operable entrance facing that street and a walkway to the nearest sidewalk. Corner entrances, when facing a street and located at approximately a 45 degree angle to the two adjacent building facades (chamfered corner), may count as an entrance for both of the adjacent facades.

E. Maximum Length of Blank Wall

The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the ground floor level along any street facing façade shall be as specified according to Table 21A.37.060. Changes in plane, texture, materials, scale of materials, patterns, art, or other architectural detailing are acceptable methods to create variety and scale. This shall include architectural features such as bay windows, recessed or projected entrances or windows, balconies, cornices, columns, or other similar architectural features. The

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architectural feature shall be either recessed a minimum of twelve inches (12”) or projected a minimum of twelve inches (12”).

F. Maximum Length of Street-Facing Facades

No street-facing building wall may be longer than specified along a street line according to Table 21A.37.060. A minimum of twenty (20) feet is required between separate buildings when multiple buildings are placed on a single parcel according to Section 21A.36.010.B *One Principal Building Per Lot*. The space between buildings shall include a pedestrian walkway at least 5 feet wide.

G. Upper Floor Step Back

1. For street facing facades the first full floor, and all additional floors, above thirty feet (30') in height from average finished grade shall be stepped back a minimum horizontal distance from the front line of building, according to Table 21A.37.060. An alternative to this street facing façade step back requirement may be utilized for buildings limited to 45 feet or less in height by the zoning ordinance: those buildings may provide a four foot (4') minimum depth canopy, roof structure, or balcony that extends from the face of the building towards the street at a height of between 12 feet and 15 feet above the adjacent sidewalk. Such extension(s) shall extend horizontally parallel to the street for a minimum of 50 percent (50%) of the face of the building and may encroach into a setback as permitted per Table 21A.36.020B *Obstructions in Required Yards*.
2. For facades facing single- or two-family residential districts, a public trail or public open space the first full floor, and all additional floors, above thirty feet (30') in height from average finished grade shall be stepped back a minimum horizontal distance from the corresponding required yard setback (building line) according to Table 21A.37.060.

H. Exterior Lighting

All exterior lighting shall be shielded and directed down to prevent light trespass onto adjacent properties. Exterior lighting shall not strobe, flash or flicker.

I. Parking Lot Lighting

If a parking lot/structure is adjacent to a residential zoning district or land use, any poles for the parking lot/structure security lighting are limited to sixteen feet (16') in height and the globe must be shielded and the lighting directed down to minimize light encroachment onto adjacent residential properties or into upper level residential units in multi-story buildings. Lightproof fencing is required adjacent to residential properties.

J. Screening of Mechanical Equipment

All mechanical equipment for a building shall be screened from public view and sited to minimize their visibility and impact. Examples of siting include on the roof, enclosed or otherwise integrated into the architectural design of the building, or in a rear or side yard area subject to yard location restrictions found in Table 21A.36.020.B *Obstructions In Required Yards*.

K. Screening of Service Areas

Service areas, loading docks, refuse containers and similar areas shall be fully screened from public view. All screening enclosures viewable from the street shall be either incorporated into the building architecture or shall incorporate building materials and detailing compatible with the building being served. All screening devices shall be a minimum of one foot (1') higher than the object being screened. Dumpsters must be located a minimum of twenty five feet (25') from any building on an adjacent lot that contains a residential dwelling or be located inside of an enclosed building or structure.

L. Ground Floor Residential Entrances for Single-family Dwellings

For the zoning districts listed in Table 21A.37.060 all attached single-family dwellings, townhomes, row houses, and other similar single-family housing types located on the ground floor shall have a primary entrance facing the street for each unit adjacent to a street. Units may have a primary entrance located on a courtyard, mid block walkway, or other similar area if the street-facing facades also have a primary entrance.

M. Parking Garages or Structures

The following standards shall apply to parking garages or structures whether stand alone or incorporated into a building:

1. Parking structures shall have an external skin designed to improve visual character when adjacent to a public street or other public space. Examples include heavy-gauge metal screen, precast concrete panels; live green or landscaped walls, laminated or safety glass, decorative photovoltaic panels or match

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the building materials and character of the principal use. The planning director may approve other decorative materials not listed if the materials are in keeping with the decorative nature of the parking structure.

2. The architectural design of the façades should express the internal function of the structure. Façade elements shall align to parking levels and there shall be no sloped surfaces visible from a public street, public trail or public open space.
3. Internal circulation must be designed such that parking surfaces are level (or without any slopes) along all primary façades. All ramping between levels need to be placed along the secondary façade or to the center of the structure. Parking structures shall be designed to conceal the view of all parked cars and drive ramps from public spaces.
4. Elevator and stairs shall be highlighted architecturally so visitors, internally and externally, can easily access these entry points.
5. Signage and way-finding shall be integrated with the architecture of the parking structure and be architecturally compatible with the design. Public parking structures entrances shall be clearly signed from public streets.
6. Interior garage lighting shall not produce glaring sources towards adjacent properties while providing safe and adequate lighting levels. The use of sensor dimmable LEDs and white-stained ceilings are a good strategy to control light levels on site while improving energy efficiency.
7. Where a driveway crosses a public sidewalk, the driveway shall be a different color, texture, or paving material than the sidewalk to warn drivers of the possibility of pedestrians in the area.
8. The street level facing façades of all parking structures shall be wrapped along all street frontages with habitable space that is occupied by a use that is allowed in the zone as a permitted or conditional use.
9. Parking structures shall be designed to minimize vehicle noise and odors on the public realm. Venting and fan locations shall not be located next to public spaces and shall be located as far as possible from adjacent residential land uses.

N. Residential Character in RB district

1. All roofs shall be pitched and of a hip or gable design except additions or expansions to existing buildings may be of the same roof design as the original building;
2. The remodeling of residential buildings for retail or office use shall be allowed only if the residential character of the exterior is maintained;
3. The front building elevation shall contain not more than fifty percent (50%) glass;
4. Special sign regulations of chapter 21A.46, "Signs", of this title;
5. Building orientation shall be to the front or corner side yard; and
6. Building additions shall consist of materials, color and exterior building design consistent with the existing structure, unless the entire structure is resurfaced.

O. Primary Entrance Design in SNB district

Primary entrance design shall consist of at least two (2) of the following design elements at the primary entrance, so that the primary entrance is architecturally prominent and clearly visible from the abutting street.

- a. Architectural details such as arches, friezes, tile work, canopies, or awnings.
- b. Integral planters or wing walls that incorporate landscape or seating.
- c. Enhanced exterior light fixtures such as wall sconces, light coves with concealed light sources, or decorative pedestal lights.
- d. A repeating pattern of pilasters projecting from the facade wall by a minimum of eight inches (8") or architectural or decorative columns.
- e. Recessed entrances that include a minimum step back of two feet (2') from the primary facade and that include glass on the sidewalls.

21A.37.060: Design standards required in each zoning district:

This section identifies each design standard and to which zoning districts the standard applies. If a box is checked, that standard is required. If a box is not checked, it is not required. If a specific dimension or detail of a design standard differs among zoning districts or differs from the definition, it will be indicated within the box. In cases

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when a dimension in this table conflicts with a dimension in the definition, the dimensions listed in the table supersede those in the definition.

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A. Residential Districts

Standard	District								
	RMF-30	RMF-35	RMF-45	RMF-75	RB	RMU-35	RMU-45	RMU	RO
Ground Floor Use (%) <i>21A.37.050.A.1</i>						75	75		
Ground Floor Use + Visual Interest (%) <i>21A.37.050.A.2</i>									
Building Materials: Ground Floor (%) <i>21A.37.050.B.1</i>						80	80		
Building Materials: Upper Floors (%) <i>21A.37.050.B.2</i>									
Glass: Ground Floor (%) <i>21A.37.050.C.1</i>						60	60	40	
Glass: Upper Floors (%) <i>21A.37.050.C.2</i>									
Building Entrances (feet) <i>21A.37.050.D</i>						75	75	X	
Blank Wall: Maximum Length (feet) <i>21A.37.050.E</i>						15	15	15	
Street-facing Façade: Maximum Length (feet) <i>21A.37.050.F</i>									
Upper Floor Step Back (feet) <i>21A.37.050.G</i>							10		
Lighting: Exterior <i>21A.37.050.H</i>									
Lighting: Parking Lot <i>21A.37.050.I</i>					X			X	
Screening of Mechanical Equipment <i>21A.37.050.J</i>						X	X	X	
Screening of Service Areas <i>21A.37.050.K</i>						X	X	X	
Ground Floor Residential Entrances <i>21A.37.050.L</i>									
Parking Garages or Structures <i>21A.37.050.M</i>									
Residential Character in RB district <i>21A.37.050.N</i>					X				
Primary Entrance Design in SNB district <i>21A.37.050.O</i>									

B. Commercial Districts

Standard	District							
	SNB	CN	CB	CS	CC	CSHBD	CG	TSA
Ground Floor Use (%) <i>21A.37.050.A.1</i>								80
Ground Floor Use + Visual Interest (%) <i>21A.37.050.A.2</i>								60/25
Building Materials: Ground Floor (%) <i>21A.37.050.B.1</i>								90
Building Materials: Upper Floors (%) <i>21A.37.050.B.2</i>								50
Glass: Ground Floor (%) <i>21A.37.050.C.1</i>		40	40	40			40	60
Glass: Upper Floors (%) <i>21A.37.050.C.2</i>								
Building Entrances (feet) <i>21A.37.050.D</i>		X	X	X	X	X	X	40
Blank Wall: Maximum Length (feet) <i>21A.37.050.E</i>		15	15	15			15	15
Street-facing Façade: Maximum Length (feet) <i>21A.37.050.F</i>								200
Upper Floor Step Back (feet) <i>21A.37.050.G</i>							15	
Lighting: Exterior <i>21A.37.050.H</i>		X					X	X
Lighting: Parking Lot <i>21A.37.050.I</i>		X	X	X	X	X	X	X
Screening of Mechanical Equipment <i>21A.37.050.J</i>		X	X	X			X	X

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Screening of Service Areas 21A.37.050.K	X	X	X					X
Ground Floor Residential Entrances 21A.37.050.L								X
Parking Garages or Structures 21A.37.050.M								
Primary Entrance Design SNB district 21A.37.050.O	X							

C. Manufacturing Districts

Standard	District	
	M-1	M-2
Ground Floor Use (%) 21A.37.050.A.1		
Ground Floor Use + Visual Interest (%) 21A.37.050.A.2		
Building Materials: Ground Floor (%) 21A.37.050.B.1		
Building Materials: Upper Floors (%) 21A.37.050.B.2		
Glass: Ground Floor (%) 21A.37.050.C.1		
Glass: Upper Floors (%) 21A.37.050.C.2		
Building Entrances (feet) 21A.37.050.D		
Blank Wall: Maximum Length (feet) 21A.37.050.E		
Street-facing Façade: Maximum Length (feet) 21A.37.050.F		
Upper Floor Step Back (feet) 21A.37.050.G		
Lighting: Exterior 21A.37.050.H	X	X
Lighting: Parking Lot 21A.37.050.I	X	X
Screening of Mechanical Equipment 21A.37.050.J		
Screening of Service Areas 21A.37.050.K		
Ground Floor Residential Entrances 21A.37.050.L		
Parking Garages or Structures 21A.37.050.M		

D. Downtown Districts

Standard	District			
	D-1	D-2	D-3	D-4
Ground Floor Use (%) 21A.37.050.A.1				75 ³
Ground Floor Use + Visual Interest (%) 21A.37.050.A.2				
Building Materials: Ground Floor (%) 21A.37.050.B.1			70 ²	
Building Materials: Upper Floors (%) 21A.37.050.B.2			70 ²	
Glass: Ground Floor (%) 21A.37.050.C.1	40/60 ¹		40	40
Glass: Upper Floors (%) 21A.37.050.C.2				
Building Entrances (feet) 21A.37.050.D				
Blank Wall: Maximum Length (feet) 21A.37.050.E				
Street-facing Façade: Maximum Length (feet) 21A.37.050.F				
Upper Floor Step Back (feet) 21A.37.050.G				
Lighting: Exterior 21A.37.050.H				
Lighting: Parking Lot 21A.37.050.I				
Screening of Mechanical Equipment 21A.37.050.J				
Screening of Service Areas 21A.37.050.K				
Ground Floor Residential Entrances 21A.37.050.L				
Parking Garages or Structures 21A.37.050.M				

¹ Minimum requirement is sixty percent (60%) when project is within the Main Street retail core.

² In the D-3 zoning district this percentage applies to all sides of the building , not just the front or street-facing façade.

³ This percentage applies only as a requirement as noted in 21A.30.045.C.7.a.(1) for projects that are seeking conditional height

ATTACHMENT B: Current Ordinance - Edited

21A.24.160: RB RESIDENTIAL/BUSINESS DISTRICT:

...(No change to items A through H)

- I. Design Standards: All principal buildings constructed or remodeled after April 12, 1995, shall conform to the following design standards:
1. All roofs shall be of a hip or gable design, except additions or expansions to existing buildings may be of the same roof design as the original building;
 2. The remodeling of residential buildings for retail or office use shall be allowed only if the residential character of the exterior is maintained;
 3. The front building elevation shall contain not more than fifty percent (50%) glass;
 4. Special sign regulations of chapter 21A.46, "Signs", of this title;
 5. Building orientation shall be to the front or corner side yard; and
 6. Building additions shall consist of materials, color and exterior building design consistent with the existing structure, unless the entire structure is resurfaced.
- J. New Nonresidential Construction: Construction of a new principal building, parking lot or addition to an existing building for a nonresidential use that includes the demolition of a residential structure shall only be approved as a conditional use pursuant to chapter 21A.54, "Conditional Uses", of this title and subject to the design standards of subsection I of this section; provided, that in such cases the planning commission finds that the applicant has adequately demonstrated the following:
1. The location of the residential structure is impacted by surrounding nonresidential structures to the extent that it does not function as a contributing residential element to the residential-business neighborhood (RB district); and
 2. The property is isolated from other residential structures and does not relate to other residential structures within the residential-business neighborhood (RB district); and
 3. The design and condition of the residential structure is such that it does not make a material contribution to the residential character of the neighborhood.
- K. Parking Lot/Structure Lighting: If a parking lot/structure is adjacent to a residential zoning district or land use, the poles for parking lot/structure security lighting are limited to sixteen feet (16') in height and the globe must be shielded to minimize light encroachment onto adjacent residential properties. Lightproof fencing is required adjacent to residential properties. (Ord. 66-13, 2013: Ord. 62-13, 2013: Ord. 12-11, 2011: Ord. 23-10 § 2, 2010: Ord. 61-09 § 8, 2009: Ord. 3-05 § 3, 2005: Ord. 8-97 §§ 1, 2, 1997: Ord. 26-95 § 2(12-15), 1995)

21A.24.164: R-MU-35 RESIDENTIAL/MIXED USE DISTRICT:

...(No change to items A through G)

- H. Design Standards: These standards apply when constructing a new building, an addition of one thousand (1,000) square feet or more that extends a street facing building facade, additions that increase the height of an existing building or when specifically indicated below:
1. Minimum Ground Floor Glass: The ground floor elevation facing a street of all new buildings shall not have less than sixty percent (60%) glass surfaces between three (3) and eight feet (8') above grade. All ground floor glass shall be nonreflective and allow visibility into the building for a depth of at least five feet (5'). The planning director may approve a modification to ground floor glass requirements if the planning director finds:
 - a. The requirement would negatively affect the historic character of an existing building, or
 - b. The requirement would negatively affect the structural stability of an existing building.
 - c. The ground level of the building is occupied by residential uses, in which case the sixty percent (60%) glass requirement may be reduced to forty percent (40%).
 2. Ground Floor Uses: On the ground floor, a permitted or conditional use other than parking shall occupy at least seventy five percent (75%) of the width of any street facing building facade. All portions of such ground floor spaces shall extend a minimum of twenty five feet (25') into the building. Parking may be located behind these spaces.
 3. Ground Floor Building Materials: Other than windows and doors, eighty percent (80%) of the remaining ground floor wall area shall be clad in durable materials. Durable materials include brick, masonry, textured or patterned concrete and/or cut stone. Other materials may be used as accent or trim provided they cover twenty percent (20%) or less of the ground floor adjacent to a street. Other materials may be approved at the discretion of the planning

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director if it is found that the proposed material is of a durable material and is appropriate for the ground floor of a structure.

4. Entrances: Provide at least one operable building entrance for every street facing facade. Additional operable building entrances shall be required for each seventy five feet (75') of street facing building facade.
5. Maximum Length Of Blank Walls: The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the ground floor level along any street facing facade shall be fifteen feet (15'). Changes in plane, color, texture, materials, scale of materials, patterns, art, or other architectural detailing are acceptable methods to create variety and scale. This shall include architectural features such as bay windows, recessed entrances or windows, balconies, cornices, columns, or other similar architectural features. The architectural feature may be either recessed or project a minimum of twelve inches (12").
6. Building Equipment And Service Areas: All building equipment and service areas shall be located on the roof of the building or in the rear yard. These elements shall be sited to minimize their visibility and impact, or screened and enclosed as to appear to be an integral part of the architectural design of the building.
7. Parking Structures: Parking structures not attached to the principal building shall maintain a forty five foot (45') minimum setback from a front or corner side yard property line or be located behind the primary structure.
8. Modifications To Design Standards: Exceptions to this subsection H may be authorized through the conditional building and site design review process, subject to the requirements of chapter 21A.59 of this title, and the review and approval of the planning commission. (Ord. 47-15, 2015)

H. Parking Structures: Parking structures not attached to the principal building shall maintain a forty five foot (45') minimum setback from a front or corner side yard property line or be located behind the primary structure.

21A.24.168: R-MU-45 RESIDENTIAL/MIXED USE DISTRICT:

...(No change to items A through G)

H. Design Standards: These standards apply when constructing a new building, an addition of one thousand (1,000) square feet or more that extends a street facing building facade, additions that increase the height of an existing building or when specifically indicated below:

1. Minimum Ground Floor Glass: The ground floor elevation facing a street of all new buildings shall not have less than sixty percent (60%) glass surfaces between three (3) and eight feet (8') above grade. All ground floor glass shall be nonreflective and allow visibility into the building for a depth of at least five feet (5'). The planning director may approve a modification to ground floor glass requirements if the planning director finds:
 - a. The requirement would negatively affect the historic character of an existing building;
 - b. The requirement would negatively affect the structural stability of an existing building; or
 - c. The ground level of the building is occupied by residential uses, in which case the sixty percent (60%) glass requirement may be reduced to forty percent (40%).
2. Ground Floor Uses: On the ground floor, a permitted or conditional use other than parking shall occupy at least seventy five percent (75%) of the width of any street facing building facade. All portions of such ground floor spaces shall extend a minimum of twenty five feet (25') into the building. Parking may be located behind these spaces.
3. Ground Floor Building Materials: Other than windows and doors, eighty percent (80%) of the remaining ground floor wall area shall be clad in durable materials. Durable materials include brick, masonry, textured or patterned concrete and/or cut stone. Other materials may be used as accent or trim provided they cover twenty percent (20%) or less of the ground floor adjacent to a street. Other materials may be approved at the discretion of the planning director if it is found that the proposed material is of a durable material and is appropriate for the ground floor of a structure.
4. Entrances: Provide at least one operable building entrance for every street facing facade. Additional operable building entrances shall be required for each seventy five feet (75') of street facing building facade.
5. Maximum Length Of Blank Walls: The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the ground floor level along any street facing facade shall be fifteen feet (15'). Changes in plane, color, texture, materials, scale of materials, patterns, art, or other architectural detailing are acceptable methods to create variety and scale. This shall include architectural features such as bay windows, recessed entrances or windows, balconies, cornices, columns, or other similar architectural features. The architectural feature may be either recessed or project a minimum of twelve inches (12").

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6. ~~Building Equipment And Service Areas: All building equipment and service areas shall be located on the roof of the building or in the rear yard. These elements shall be sited to minimize their visibility and impact, or screened and enclosed as to appear to be an integral part of the architectural design of the building.~~
7. ~~Stepback Requirement: Floors rising above thirty feet (30') in height shall be stepped back ten (10) horizontal feet from the building foundation at grade, in those areas abutting a single or two family residential district and/or public street.~~
8. ~~Parking Structures: Parking structures not attached to the principal building shall maintain a forty five foot (45') minimum setback from a front or corner side yard property line or be located behind the primary structure.~~
9. ~~Modifications To Design Standards: Exceptions to this subsection H may be authorized through the conditional building and site design review process, subject to the requirements of chapter 21A.59 of this title, and the review and approval of the planning commission. (Ord. 47-15, 2015)~~

H. ~~Parking Structures: Parking structures not attached to the principal building shall maintain a forty five foot (45') minimum setback from a front or corner side yard property line or be located behind the primary structure.~~

21A.24.170: R-MU RESIDENTIAL/MIXED USE DISTRICT:

... (No change to items A through I)

J. ~~Entrance And Visual Access:~~

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, 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 conditional building and site 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, in consultation with the transportation director, may modify this requirement if the adjacent public sidewalk is substandard and the resulting modification to the setback results in a more efficient public sidewalk. 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,
 - b. The requirement would negatively impact the structural stability of the building, or
 - 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 any street, if the facades for all streets meet the forty percent (40%) glass requirement as outlined in subsection J1 of this section.~~
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.~~

K. ~~Parking Lot/Structure Lighting: If a parking lot/structure is adjacent to a residential zoning district or land use, the poles for parking lot/structure security lighting are limited to sixteen feet (16') in height and the globe must be shielded to minimize light encroachment onto adjacent residential properties. Lightproof fencing is required adjacent to residential properties. (Ord. 20-14, 2014: Ord. 66-13, 2013: Ord. 62-13, 2013: Ord. 15-13, 2013: Ord. 12-11, 2011: Ord. 23-10 § 3, 2010: Ord. 61-09 § 11, 2009: Ord. 3-05 § 4, 2005: Ord. 26-95 § 2(12-16), 1995)~~

21A.26.020: CN NEIGHBORHOOD COMMERCIAL DISTRICT

...(No change to items A through H)

I. Entrance And Visual Access:

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, 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 conditional building and site 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.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 any street, if the facades for all streets meet the forty percent (40%) glass requirement as outlined in subsection I1 of this section.
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.

J. **Parking Lot/Structure Lighting:** If a parking lot/structure is adjacent to a residential zoning district or land use, the poles for the parking lot/structure security lighting are limited to sixteen feet (16') in height and the globe must be shielded to minimize light encroachment onto adjacent residential properties. Lightproof fencing is required adjacent to residential properties. (Ord. 66-13, 2013: Ord. 15-13, 2013: Ord. 59-12, 2012: Ord. 23-10 § 4, 2010: Ord. 61-09 § 14, 2009: Ord. 3-05 § 5, 2005: Ord. 88-95 § 1 (Exh. A), 1995: Ord. 26-95 § 2(13-1), 1995)

21A.26.025: SNB SMALL NEIGHBORHOOD BUSINESS DISTRICT:

...(No change to items A through J)

K. Minimum First Floor Glass:

1. The first floor elevation of all new facades facing a street, or buildings in which the property owner is modifying the size of windows on the front facade, shall not have less than forty percent (40%) glass surfaces. All first floor glass shall be nonreflective. The window face of 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 conditional building and site design review process, subject to the requirements of [chapter 21A.59](#) of this title. 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. This requirement would not be required for first floor residential development.

L. Facade Articulation:

1. Structures of greater than thirty feet (30') in width shall consist of one of the following design features:
 - a. The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the first floor level shall not exceed seventy five percent (75%) of the building facade.
 - b. Changes of color, texture, or material, either horizontally or vertically, at intervals of not less than ten feet (10') and not more than twenty feet (20').
 - c. A repeating pattern of wall recesses and projections, such as bays, offsets, reveals or projecting ribs, that has a relief of at least eight inches (8").

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M. Primary Entrance Design:

1. Primary entrance design shall consist of at least three (3) of the following design elements at the primary entrance, so that the primary entrance is architecturally prominent and clearly visible from the abutting street. Alternatives to these standards may be reviewed by the planning director:
 - a. Architectural details such as arches, friezes, tile work, canopies, or awnings.
 - b. Integral planters or wing walls that incorporate landscape or seating.
 - c. Enhanced exterior light fixtures such as wall sconces, light coves with concealed light sources, or decorative pedestal lights.
 - d. A repeating pattern of pilasters projecting from the facade wall by a minimum of eight inches (8") or architectural or decorative columns.
 - e. Recessed entrances that include a minimum step back of two feet (2') from the primary facade and that include glass on the sidewalls.
 - f. 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. Refer to section [21A.48.120](#) of this title for refuse dumpster screening requirements.

N. Exterior Lighting:

1. Exterior lighting for structures in the SNB zone shall have the following qualities in addition to lighting requirements found in subsection [21A.24.010K](#) of this title:
 - a. Exterior lighting shall be down directed and shielded from adjacent properties.
 - b. All exterior and interior lighting features that are readily visible from the exterior shall not strobe, flash, or flicker.

KQ. New Nonresidential Construction:

1. Construction of a new principal building, parking lot or addition to an existing building for a nonresidential use that includes the demolition of a commercial structure or a structure containing residential units may only be approved through a conditional building and site design review process pursuant to [chapter 21A.59](#) of this title and subject to the design standards of subsection I of this section; provided, that in such cases the planning commission finds that the applicant has adequately demonstrated the following:
 - a. The replacement use for properties containing residential units will include an equal or greater number of residential units; and
 - b. The structure is isolated from other structures and does not relate to other structures within the residential-business neighborhood. For purpose of this section, an isolated structure is a structure that does not meet the development pattern of the block face or block faces for corner properties; and
 - c. The design and condition of the structure is such that it does not make a material contribution to the character of the neighborhood. A structure is considered to make a material contribution when it is similar in scale, height, width, and solid to void ratio of openings in the principal street facing facade.

LP. Enlargement Of A Structure: The enlargement by square footage of an existing structure may be approved by an administrative hearing officer only if all of the following conditions are met:

1. Use is permitted in the zone.
2. The proposed use is compatible to the neighborhood in terms of development intensity, building configuration, building height, and building bulk.
3. The traffic generated by the proposed expansion is similar to that generated by the existing use or off street parking is available for the additional square footage.
4. The use will not be detrimental to the existing character of development in the immediate neighborhood or endanger the public health, safety, or general welfare. (Ord. 66-13, 2013: Ord. 64-12, 2012: Ord. 59-12, 2012)

21A.26.030: CB COMMUNITY BUSINESS DISTRICT:

...(No change to items A through H)

I. Entrance And Visual Access:

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, 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

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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 conditional building and site 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,
- b. The requirement would negatively impact the structural stability of the building, or
- 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 any street, if the facades for all streets meet the forty percent (40%) glass requirement as outlined in subsection I1 of this section.~~
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.~~

J. ~~Parking Lot/Structure Lighting: If a parking lot/structure is adjacent to a residential zoning district or land use, the poles for the parking lot/structure security lighting are limited to sixteen feet (16') in height and the globe must be shielded to minimize light encroachment onto adjacent residential properties. Lightproof fencing is required adjacent to residential properties.~~ (Ord. 2-16, 2016: Ord. 45-15, 2015: Ord. 66-13, 2013: Ord. 15-13, 2013)

21A.26.060: CSHBD SUGAR HOUSE BUSINESS DISTRICT (CSHBD1 AND CSHBD2):

...(No change to items A through F)

G. Maximum Height: Maximum height limits vary, depending upon location and land use. The following regulations shall apply for each area within the CSHBD zone:

1. CSHBD1:

- a. The maximum building height in the CSHBD1 zone shall not exceed thirty feet (30') for those buildings used exclusively for nonresidential purposes.
- b. Additional building square footage may be obtained up to a maximum building height of one hundred five feet (105'); however, for each additional floor of nonresidential use above thirty feet (30'), one floor of residential use is required.
- c. The residential component may be transferred off site to another property within the CSHBD zoning district in accordance with the provisions of subsection K of this section. If the required residential component is transferred off site, the maximum nonresidential building height allowed shall be seventy five feet (75'). Any building with a height in excess of seventy five feet (75') shall be subject to the requirements of subsection G1d of this section.
- d. Maximum building height may be obtained to one hundred five feet (105') for any building subject to at least ninety percent (90%) of all parking for said building being provided as structured parking, and in the case of a nonresidential building, the developer shall provide off site residential development that is equal to or greater than the square footage of the nonresidential building that exceeds thirty feet (30') in height.

2. CSHBD2:

- a. The maximum building height in the CSHBD2 zone shall not exceed thirty feet (30') for those buildings used exclusively for nonresidential purposes.
- b. Additional square footage may be obtained up to a maximum building height of sixty feet (60'); however, for each additional floor of nonresidential use above thirty feet (30'), one floor of residential use is required.
- c. The residential component may be transferred off site to another property within the CSHBD zoning district in accordance with the provisions of subsection K of this section. If the residential component is transferred "off site", the maximum nonresidential building height allowed shall be forty five feet (45').
- d. Buildings used exclusively for residential purposes may be built to a maximum height of sixty feet (60').

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~~3. Stepback Requirement: In the CSHBD1 and CSHBD2 zoning districts, floors rising above thirty feet (30') in height shall be stepped back fifteen (15) horizontal feet from the building foundation at grade, in those areas abutting low density, single-family residential development and/or public streets.~~

~~H. 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 CSHBD Sugar House business-district zones, 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 conditional building and site 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:~~

- ~~1. The requirement would negatively impact the historic character of the building; or~~
- ~~2. The requirement would negatively impact the structural stability of the building; or~~
- ~~3. 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.~~

~~I. Mechanical Equipment: Rooftop mechanical equipment should be screened with architecturally integrated elements of the building.~~

~~HJ. First Floor/Street Level Requirements: The first floor or street level space of all buildings within this area shall be required to provide uses consisting of residential, retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns/brewpubs, social clubs, art galleries, theaters or performing art facilities.~~

~~IK. Residential Requirement For Mixed Use Developments: For those mixed use developments requiring a residential component, the residential portion of the development shall be as follows:~~

- ~~1. Located in the same building as noted in subsection G of this section, or~~
- ~~2. May be located on a different property in the area zoned CSHBD. For such off site residential configuration, the amount of residential development required is equal to the total amount of square footage obtained for the nonresidential floors rising in excess of thirty feet (30'), less any square footage of the required fifteen foot (15') stepback noted in subsection G of this section. In addition, prior to the issuance of a building permit for the nonresidential structure, the applicant must identify specifically where the residential structure will be located in the area zoned CSHBD and enter into a development agreement with the city to ensure the construction of the residential structure in a timely manner. In such cases where the residential use is built off site, one of the following shall apply:
 - ~~a. Construction of the off site residential use must be progressing beyond the footings and foundation stage, prior to the nonresidential portion of the development obtaining a certificate of occupancy, or~~
 - ~~b. A financial assurance that construction of the off site residential use will commence within two (2) years of receiving a certificate of occupancy for the nonresidential component of the development. The financial assurance shall be in an amount equal to fifty percent (50%) of the construction valuation for the residential component of the development by the building official. The city shall call the financial assurance and deposit the proceeds in the city's housing trust fund if construction has not commenced within two (2) years of the issuance of the certificate of occupancy for the nonresidential component of the development. The financial assurance shall be in an amount equal to fifty percent (50%) of the construction valuation for the residential component of the development as determined by the building official. The city shall call the financial assurance and deposit the proceeds in the city's housing trust fund if construction has not commenced within two (2) years of the issuance of the certificate of occupancy for the nonresidential component of the development. (Ord. 66-13, 2013: Ord. 64-12, 2012: Ord. 89-05 § 5, 2005: Ord. 35-99 §§ 25, 26, 1999: Ord. 26-95 § 2(13-5), 1995)~~~~

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

...(No change to items A through C)

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

1. Minimum Lot Size: No minimum lot area or lot width is required, except in block corner areas as specified in subsection E5 of this section.
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 conditional building and site design review process. Such conditional building and site 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 conditional building and site design review process, subject to the requirements of [chapter 21A.59](#) of this title.
 - 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-1 district. To control such impacts, the following regulations shall apply to at or above ground parking facilities:
 - a. Within block corner areas and on Main Street, parking lots and structures shall be located behind principal buildings.
 - b. Within the mid block areas, parking lots and structures shall only be located behind principal buildings or be at least seventy five feet (75') from front and corner side lot lines or parking structures are allowed to be located adjacent to the front or corner side lot lines only if they provide adequately sized retail goods/service establishments, office and/or restaurant space on the ground floor adjacent to the public sidewalk 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. Levels of parking above the first level facing the front or corner side lot line shall have floors/facades that are horizontal, not sloped.
 - 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. Parking lots, proposed as a principal use to facilitate a building demolition, are prohibited in the D-1 district.
4. 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 D-1 central business district shall be at least forty percent (40%) glass surfaces, except that in the Main Street retail core where this requirement shall be sixty percent (60%). All first floor glass in the Main Street retail core shall be nonreflective type glass. Exceptions to this requirement may be authorized through the conditional building and site design review process, subject to the requirements of [chapter 21A.59](#) of this title. 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.~~
45. Interior Plazas, Atriums And Galleries: Interior plazas, atriums and galleries shall be permitted throughout the D-1 central business district.
56. 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.
67. 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.
78. 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. To delineate the public need for such walkways, the city

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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-1 central business district shall conform to this officially adopted plan for mid block walkways.

89. 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.

...(No change to items E through G)

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

...(No change to items A through F)

~~G. 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 D-3 downtown warehouse/residential district, shall be at least forty percent (40%) glass surfaces. Exceptions to this requirement may be authorized through the conditional building and site design review process, subject to the requirements of [chapter 21A.59](#) of this title. The planning director may approve a modification to this requirement, if the planning director finds:~~

- ~~1. The requirement would negatively impact the historic character of the building, or~~
 - ~~2. The requirement would negatively impact the structural stability of the building.~~
 - ~~3. 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.~~

GH. 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 within the D-3 downtown district shall conform to this plan for mid block walkways.

I. Special Provisions:

- ~~1. All new buildings constructed in the D-3 downtown district shall have a minimum of seventy percent (70%) of the exterior material of brick, masonry, textured or patterned concrete and/or cut stone. The seventy percent (70%) includes the windows of the building.~~
 - ~~a. Except for minor building designs (e.g., soffit, fascia) the following materials are only allowed under the conditional building and site design review process: EIFS, vinyl, tilt-up concrete panels, corrugated metal and aluminum siding and other materials.~~
 - ~~b. Two dimensional curtain wall veneer of glass, spandrel glass or metal as a primary building material is prohibited.~~
 - ~~c. The fenestration of all new construction shall be three dimensional (e.g., recessed windows, protruding cornices, etc.).~~
- ~~2. A modification to the special provisions of this section may be granted through the conditional building and site design review process, subject to conformance with the standards and procedures of [chapter 21A.59](#) of this title.~~

HJ. Minimum Open Space: All lots containing dwelling units shall provide common open space in the amount of twenty percent (20%) of the lot area. This common open space may take the form of ground level plazas, interior atriums, landscape areas, roof gardens and decks on top of buildings or other such forms of open space available for the common use by residents of the property. (Ord. 66-13, 2013: Ord. 62-13, 2013: Ord. 15-13, 2013)

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

...(No change to items A through B)

C. D-4 District General Regulations:

1. Minimum Lot Size: No minimum lot area or lot width is required.
2. Yard Requirements:

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- a. Front And Corner Side Yards: No minimum yards are required, however, no yard shall exceed five feet (5') except as authorized through the conditional building and site 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 conditional building and site design review process subject to the requirements of chapter 21A.59 of this title.
- 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. 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 D-4 secondary central business district, shall be at least forty percent (40%) glass surfaces. All first floor glass shall be nonreflective type glass. Exceptions to this requirement may be authorized through the conditional building and site design review process, subject to the requirements of chapter 21A.59 of this title. 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.~~
- ~~45. Interior Plazas, Atriums And Galleries: Interior plazas, atriums and galleries shall be permitted throughout the D-4 secondary central business district.~~
- ~~56. 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.~~
- ~~67. 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.~~
- ~~78. Maximum Building Height: No building shall exceed seventy five feet (75'). Buildings taller than seventy five feet (75') but less than one hundred twenty feet (120') may be authorized through the conditional building and site design review process, subject to the requirements of chapter 21A.59 of this title. Additional height may be allowed as specified below:
 - 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 the centerlines of South Temple, West Temple, 200 South, and 200 West Streets.~~

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- (1) Conditional Height: 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 conditional building and site design review process of chapter 21A.59 of this title and the following requirements:
- (A) 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 conditional building and site design review process.
 - (B) 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 conditional building and site design review process.
 - (C) Ground Floor Uses: ~~On the ground floor, a permitted or conditional use other than parking shall occupy at least seventy five percent (75%) of the width of any street facing building facade. All portions of such ground floor spaces shall extend a minimum of twenty five feet (25') into the building. Parking may be located behind these spaces. See Section 21A.37.050.A and Table 21A.37.060.D of this Title for this requirement.~~

89. 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.

910. 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 conditional building and site design review process in conformance with the standards and procedures of chapter 21A.59 of this title. (Ord. 27-16, 2016: Ord. 66-13, 2013: Ord. 62-13, 2013: Ord. 15-13, 2013)

21A.32.130: MU MIXED USE DISTRICT:

...(No change to items A through F)

G. Minimum Ground Floor Glass: The ground floor of the building elevation fronting the street on all nonresidential buildings and uses within the MU mixed use district shall contain not less than forty percent (40%) and not more than seventy percent (70%) nonreflective glass surfaces. 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 as conditional building and site design review, 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:

1. The requirement would negatively impact the historic character of the building,
 2. The requirement would negatively impact the structural stability of the building, or
 3. 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.

GH. Minimum Open Space: For residential uses and mixed uses containing residential use, not less than twenty percent (20%) of the lot area shall be maintained as open space. This open space may take the form of landscaped yards or plazas and courtyards, subject to site plan review approval.

HI. Required Landscape Yards: All front and corner side yards shall be maintained as landscape yards.

IJ. Landscape Buffers: Where a nonresidential or mixed use lot abuts a residential or vacant lot within the MU mixed use district or any residential district, a ten foot (10') landscape buffer shall be provided subject to the improvement requirements of subsection 21A.48.080D of this title.

JK. Nonresidential Use Of A Residential Structure: The conversion and remodeling of a residential structure to a nonresidential use shall be allowed only if the exterior residential character is maintained.

KL. New Nonresidential Construction: Construction of a new principal building for a nonresidential use that includes the demolition of a residential structure or located between two (2) existing residential uses on the same block face shall only be approved as a conditional use pursuant to chapter 21A.54 of this title, unless located on an arterial street.

M. Entrance And Visual Access:

1. 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 any street, if the facades for all streets meet the forty percent (40%) glass requirement as outlined in subsection G of this section.
2. 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').
3. 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.

N. Parking Lot/Structure Lighting: If a parking lot/structure is adjacent to a residential zoning district or land use, the poles for parking lot/structure security lighting are limited to sixteen feet (16') in height and the globe must be shielded to minimize light encroachment onto adjacent residential properties. Lightproof fencing is required adjacent to residential properties. (Ord. 66-13, 2013: Ord. 62-13, 2013: Ord. 16-13, 2013: Ord. 15-13, 2013: Ord. 12-11, 2011: Ord. 23-10 § 12, 2010: Ord. 3-05 § 7, 2005: Ord. 64-01 § 1, 2001: Ord. 12-98 § 3, 1998)

ATTACHMENT C: ANALYSIS OF FACTORS

ZONING TEXT AMENDMENTS

21A.50.050: A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard. In making a decision to amend the zoning map, the City Council should consider the following:

Factor	Finding	Rationale
<p>1. Whether a proposed text amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;</p>	Complies	<p>Plan Salt Lake (2015) has a guiding principle described as “A beautiful city that is people focused”. This amendment, a design standards chapter, will contribute to that principle by implementing the city’s current design standards in a more effective way and clarifying the standards. The design standards were created with a focus on pedestrian interaction.</p>
<p>2. Whether a proposed text amendment furthers the specific purpose statements of the zoning ordinance.</p>	Complies	<p>One of the purposes of the zoning ordinance is to promote the order of the city’s development and foster business, residential, and industrial types of development. Having clear design standards that are focused on the interactive pedestrian level of the city helps foster activity and well-being through the city.</p>
<p>3. Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards;</p>	Not applicable	<p>The proposed design standards chapter does not affect any overlay zoning districts, but rather deals with the base zoning districts.</p>
<p>4. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.</p>	Complies	<p>The proposed design standards chapter attempts to more effectively and clearly implement professional urban design principles found in the existing design standards of our various zoning districts.</p>
<p>NOTES:</p>		

ATTACHMENT D: Public Process and Comments

Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed amendment:

Public notice and meetings for the proposal included:

Public open house October 15, 2015

Briefing at Planning Commission meeting November 18, 2015

Public hearing with Planning Commission on August 24, 2016

Public Comments

A sub-committee of the Planning Commission met in May 2016 to look more closely at the proposed amendments and give input. That input was implemented into the amendments as much as possible and is found in the attached draft of the chapter.

No other comments from the general public were received.

ATTACHMENT E: Alternate Motion

Alternate Motion

Not Consistent with Staff Recommendation:

Based on the findings and analysis listed in the staff report and the testimony and plans presented, *I move that the Planning Commission recommend denial to the City Council of the requested Design Standards Chapter text amendment PLNPCM2015-00150*

The Planning Commission should make findings on which of the four (4) factors this recommendation is based.

**3C. PLANNING COMMISSION
AGENDA & MINUTES**

AMENDED SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA
In Room 326 of the City & County Building
451 South State Street
Wednesday, August 24, 2016, at 5:30 p.m.
(The order of the items may change at the Commission's discretion.)

The field trip is scheduled to leave at 4:00 p.m.

Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m. in Room 126 of the City and County Building. During the dinner break, the Planning Commission may receive training on city planning related topics, including the role and function of the Planning Commission.

PLANNING COMMISSION MEETING WILL BEGIN AT 5:30 PM IN ROOM 326

APPROVAL OF MINUTES FOR AUGUST 10, 2016

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

1. **Regent Street Hotel Design Approval Time Extension** - A time extension is requested by the Applicant of the previously approved Regent Street Hotel Conditional Building and Site Design Approval - a high-rise hotel building. The project was originally approved on September 9, 2015. The location of the project is approximately 45 East 200 South. The subject property is within Council District #4, represented by Derek Kitchen. (Staff contact: Molly Robinson at (801) 535-7261 or molly.robinson@slcgov.com.) Case number **PLCPCM2015-00463**

PUBLIC HEARINGS

Administrative Matters

2. **Sugarmont Apartments at approximately 2189 S McClelland Avenue** - A request by Jeff Vitek, representing Boulder Ventures, for the approval of a Planned Development and Conditional Building and Site Design in order to construct a 352 unit multi-family residential development at the above listed address. The property is located in the CSHBD1 Sugar House Business District. The properties are located within Council District 7, represented by Lisa Adams. (Staff Contact: John Anderson at (801)535-7214, or john.anderson@slcgov.com)
 - a. **Conditional Building and Site Design** - The applicant has made a request for Conditional Building and Site Design approval for the proposed project as the Zoning Ordinance requires that any structure in the CSBHD1 Sugar House Business District that exceeds 50 feet or 20,000 square feet must be approved through this process. Case number **PLNPCM2015-00847**
 - b. **Planned Development** - The applicant has also made a request to modify two requirements of the Zoning Ordinance. These modifications must be approved as a Planned Development. The two requests would only affect a portion of the south façade of a building located near the intersection of McClelland Street and Sugarmont Drive. The first request is to exceed the maximum front yard setback along Sugarmont Drive. The second request is that the building not be required to step back the building façade 15 feet after it rises higher than 30 feet in height. Case number **PLNPCM2016-00511**

Legislative Matters

3. **Design Standards Chapter** - A request by former Mayor Ralph Becker for creation of a Design Standards Chapter for new development. The new chapter will consolidate existing design standards from various zoning districts, with some updates and revisions, into one chapter in the Zoning Ordinance. The amendment will affect multiple sections of the Salt Lake City Zoning Ordinance and will be applicable city-wide. (Staff contact: Casey Stewart at (801)535-6260 or casey.stewart@slcgov.com.) Case number **PLNPCM2015-00150**

- 4. TSA Zoning District Text Changes** - A request by the Salt Lake City Council to review and modify the zoning regulations for the TSA Zoning District. The TSA Zoning District is located along North Temple between 400 West and 2200 West and along 400 South between 200 East and 900 East. The Planning Division will provide an update on the proposed changes, the process to make the changes and the timeline. The list of possible changes include: • Clarifying what land uses are allowed in the zone; Reviewing and changing how far buildings can be setback from the street along 400 South; Clarifying what types of uses are allowed on the ground floor of buildings; Modifying design standards related to overall building size, street level design, building materials, parking garage design, mid-block walkways and other design standards; Modifying the approval process and development guidelines to further incentivize affordable housing, higher quality development and other related issues; and Minor changes to other sections of the TSA zoning district or other related provisions in the zoning ordinance. Information can be found and comments regarding this proposal may be found at www.slcgov.com/opencityhall or on the Planning Division website at www.slcgov.com/planning. (Staff contact is Daniel Echeverria at (801)535-7165 or daniel.echeverria@slcgov.com.) Case Number **PLNPCM2016-00522**

Other Business

- 5. September 2016 Chair and Vice Chair Elections** - the Commission will nominate and vote in a Chair and Vice Chairperson. These individuals will serve in the positions from October 2016 to September 2017.

The files for the above items are available in the Planning Division offices, room 406 of the City and County Building. Please contact the staff planner for information, Visit the Planning Division's website at www.slcgov.com/CED/planning for copies of the Planning Commission agendas, staff reports, and minutes. Staff Reports will be posted the Friday prior to the meeting and minutes will be posted two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Planning Commission. Planning Commission Meetings may be watched live on SLCTV Channel 17; past meetings are recorded and archived, and may be viewed at www.slctv.com.

The City & County Building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the Planning Office at 801-535-7757, or relay service 711.

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326, Salt Lake City, Utah
Wednesday, October 12, 2016

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:33:35 PM](#). Audio recordings of the Planning Commission meetings are retained for an indefinite period of time.

Present for the Planning Commission meeting were: Chairperson Matt Lyon, Vice ChairpersonCarolynn Hoskins; Commissioners Maurine Bachman, Weston Clark, Ivis Garcia, Andres Paredes, Clark Ruttinger and Sara Urquhart. Commissioners Emily Drown and were excused.

Planning Staff members present at the meeting were Nick Norris, Planning Manager; John Anderson, Senior Planner; Casey Stewart, Senior Planner; David Gellner, Principal Planner; Anthony Riederer, Principal Planner; Michelle Poland, Administrative Secretary and Paul Nielson, City Attorney.

Field Trip

A field trip was held prior to the work session. Planning Commissioners present were: Maurine Bachman, Weston Clark, Ivis Garcia, Carolyn Hoskins, Clark Ruttinger and Sarah Urquhart. Staff members in attendance were Nick Norris, Casey Stewart, John Anderson, David Gellner and Anthony Riederer.

The following sites were visited:

- **1600 -1700 E 1490-1455 South** - Staff gave an overview of the proposal.
- **200 East 269 East** - Staff gave an overview of the proposal. The Commission asked if the alley ran through the entire block. Staff stated yes it did.
- **470 S 700 W** - Staff gave an overview of the proposal.
- **2188 S Highland Drive** - Staff gave an overview of the proposal. The Commission asked about the location of the street that ran through the block and the location of the plaza. Staff oriented the Commission on the site. The Commission asked if the bar owner had commented. Staff stated the bar owner had not commented. The Commission asked what would happen to the existing businesses. Staff stated the applicant would have to address that at the meeting.
- **2206 South 1300 East** - Staff gave an overview of the proposal.

[5:34:11 PM](#)

APPROVAL OF THE SEPTEMBER 28, 2016, MEETING MINUTES.

MOTION [5:34:22 PM](#)

Commissioner Paredes moved to approve the September 28, 2016, meeting minutes. Commissioner Hoskins seconded the motion. Commissioner Clark abstained from voting as he was not present at the meeting. The motion passed unanimously.

REPORT OF THE CHAIR AND VICE CHAIR [5:34:43 PM](#)

Chairperson Lyon welcomed Commissioner Clark to the Planning Commission.

Vice Chairperson Hoskins reported on the conference regarding diversity.

REPORT OF THE DIRECTOR [5:35:26 PM](#)

Mr. Nick Norris, Planning Manager, reviewed the need for a Planning Commission member to participate with Public Utilities regarding the updates/upgrades to the water reclamation facility.

The Commission discussed the parameters for the group, who would like to attend and what was going to be discussed at the meetings.

Commissioner Garcia stated she would be attending some of the meetings.

The Commission discussed rearranging the agenda.

[5:42:00 PM](#)

Design Standards Chapter Text Amendment - A request by the Mayor for creation of a Design Standards Chapter for new development. The new chapter will consolidate existing design standards from various zoning districts, with some updates and revisions, into one chapter in the Zoning Ordinance. The amendment will affect multiple sections of the Salt Lake City Zoning Ordinance and will be applicable city-wide. (Staff contact: Casey Stewart at (801) 535-6260 or casey.stewart@slcgov.com.) Case number PLNPCM2015-00150.

Mr. Casey Stewart, Senior Planner, reviewed the petition as presented in the Staff Report (located in the case file). He stated Staff was recommending the Planning Commission forward a positive recommendation to the City Council regarding the petition.

The Commission and Staff discussed the following:

- The Commissioners on the subcommittee and the input that was given from those members.

PUBLIC HEARING [5:49:38 PM](#)

Chairperson Lyon opened the Public Hearing, seeing no one wished to speak; Chairperson Lyon closed the Public Hearing.

MOTION [5:50:07 PM](#)

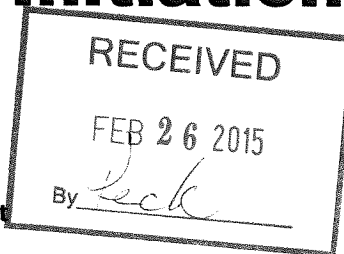
Commissioner Ruttinger stated regarding, PLNPCM2015-00150 Design Standards Chapter Text Amendment, based on the findings and analysis listed in the Staff Report and the testimony and proposals presented, he moved that the Planning Commission recommend approval to the City Council for the requested Design Standards Chapter text amendment. Commissioner Bachman seconded the motion. The motion passed unanimously.

4. ORIGINAL PETITION



Petition Initiation Request

Planning Division
Community & Economic Development Department



SCANNED TO: *Alayya*
SCANNED BY: *Paula*
DATE: *2/26/15*

To: Mayor Becker

From: Nora Shepard, Planning Director *NLS*

Date: February 26, 2015

CC: David Everitt, Chief of Staff; Jill Love, Deputy Chief of Staff; Mary De La Mare-Schaefer, Community & Economic Development Department Deputy Director; Cheri Coffey, Assistant Planning Director; file

Re: Initiate Petition to move existing design standards to a single chapter and create new design standards in the zoning ordinance.

This memo is to request that you initiate a petition for the Planning Division to create a "Design Standards" chapter in the zoning ordinance. The project would include moving the existing standards from base zoning districts into a common chapter, fixing identified errors with existing standards, making the standards consistent throughout the ordinance and adding new design standards to address design related issues that have arisen since the standards were originally created.

The need for this project is in part due to the increased interest in design standards and the development pressures that the City is currently facing. The current standards are attempting to accomplish the same thing, but are often written different in different zones. This has created administrative issues with zoning review, including inconsistent application of the standards, loopholes around the standards, and an increase in administrative interpretations of the zoning ordinance.

The majority of the work associated with this project would be focused on cutting standards from one section and moving them to another section. In some instances, new design standards would be considered or existing standards may be required in some zoning districts where they are not currently required. The focus of these standards is on the mixed use, commercial, form based, downtown and some special purpose zoning districts. It is not anticipated that single family, two family or low density residential districts will be impacted by this proposal.

As part of the process, the Planning Division will follow the City adoption process for zoning text amendments which includes citizen input and public hearings with the Planning Commission and City Council.

If you have any questions, please contact me.

Concurrence to initiating the zoning text amendment petition as noted above.



Ralph Becker, Mayor

2-27-15

Date