**Project Title:** Commercial and Mixed Use Zoning District Consolidation - Chapter 21A.37 Design Standards

**APPROVED AS TO FORM**
Salt Lake City Attorney's Office
Date: July 2, 2025
By: Katherine Pasker
Katherine D. Pasker, *Senior City Attorney*

**Petition No.:** PLNPCM2024-00707

**Version:** 4

**Date Prepared:** July 2, 2025

**Planning Commission Action:** Recommended 10/23/2024 and 11/13/2024

This proposed ordinance makes the following amendments (for summary purposes only):

- Amends Section 21A.37.050 design standards to simplify and clarify requirements.
- Amends Section 21A.37.060 by deleting existing commercial districts, adding mixed use districts, and adjusting related tables as needed.

Underlined text is new; text with strikethrough is proposed to be deleted. Modifications made as part of the Planning Commission recommendation are highlighted in yellow. Modifications made at the direction of the City Council are shown with a double underline for new or double strikethrough as deletions. All other text is existing with no proposed change.

---

*1. Amends Section 21A.37.050 as follows:*

**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, in cases where a conflict exists between the definition and the graphic, the definition shall take precedence. The table that follows (Section 21A.37.060) highlights the connection between each design standard and the zoning districts. It identifies whether a standard is required or not. Standards that are required are identified by an X or a number referencing the applicable standard. If there is a specific detail for the standard, it will also be identified in the table.

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. Active uses ~~are those that~~ support the vibrancy and usability of the public realm adjacent to a building.~~, and encourage walk-in traffic. 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 facade's design. The majority of the ground level facade of a building shall be placed parallel, and not at an angle, to the street.~~ Allowed uses shall occupy a minimum percentage of the length of the street-facing facade of the ground floor according to Table 21A.37.060.

1. Active Use: The ground floor use space shall be occupied by any allowed use in the zone, excluding parking and/or storage uses, except where an "Enhanced Active Ground Floor Use" is required by Table 21A.37.060 or the underlying zoning district.
2. Enhanced Active Use: Where required by Table 21A.37.060 or the underlying zoning district, the ground floor use space shall be occupied by an "Enhanced Active Ground Floor Use"

such as retail, restaurants, bars, art studios, civic spaces (theaters, museums, etc.), and other uses determined to be substantially similar by the planning director and/or planning commission. The planning director and/or planning commission shall consider whether uses are substantially similar based on the level of public access for the purpose of receiving a service or product from the use.

a. Lobby Exception: Notwithstanding these provisions, a lobby may occupy up to 25% or 50 feet, whichever is less, of the length of the required ground floor use area when public access is provided along such façade.

b. Prohibited Uses: The following uses shall not count toward the enhanced active ground floor use requirement:

(1) Residential amenity spaces, mailrooms, common rooms, and other amenity spaces limited to use by building occupants. This excludes the lobby allowance in this section.

(2) Areas that are not accessible to customers, such as kitchens, storage, bicycle parking, and utility space.

(3) Vehicle parking areas.

3. General Exceptions: The following exceptions apply to all ground floor use requirements:

a. Outdoor Active Uses: Outdoor space may count for up to 25% of the length of the required ground floor use area when located within a required or provided front or corner side yard setback and if it includes outdoor dining space, an outdoor recreation use, fenced off areas for pets, patio space with seating, or other similar use. The space shall be located in front of uses not considered to be active by this section.

b. Single- and two-family uses: For single or two-family uses, garages occupying up to fifty percent (50%) of the length of the ground floor building facade are exempt from the ground floor use requirement.

c. Vehicle Access: Vehicle entry and exit ways necessary for access to parking are exempt from this requirement. Individual dwelling unit garages do not qualify for this exemption.

4. Dimensions: The following dimensional requirements apply to all ground floor use requirements of this section.

a. Depth: The minimum depth of the required ground floor use space shall be:

(1) 10 feet for residential dwellings or dwelling units, including in multi-family, cottage developments, urban houses, row houses, single-family, and two-family uses.

(2) 25 feet for all other uses.

b. Height: For enhanced active ground floor uses, the required ground floor use space shall have a minimum floor-to-ceiling height of 12 feet, unless the underlying zone specifies a greater requirement. The minimum height does not apply to cottage developments, urban houses, row houses, single-family, or two-family developments.

~~1. Ground Floor Use Only: This option requires that a portion of the length of any street-facing building façade on the ground floor of a new principal building include active uses allowed in the zoning district other than parking. Active uses include retail establishments, retail services, civic spaces (theaters, museums, etc), restaurants, bars, art and craft studios, and other uses determined to be substantially similar by the planning director and/or planning commission. Unless other uses are specifically required by this title, residential uses may count towards the ground floor use requirement. The ground floor of all new buildings shall~~

have a minimum floor to ceiling height of sixteen feet (16'). The ground floor use shall not consist of spaces that discourage walk-in traffic, such as a residential mailroom, common room, back of house functions, or private business offices associated with an active use. Allowed uses shall occupy a minimum percentage of the length of the street facing facade according to Table 21A.37.060 of this chapter. 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.

a. For single-family attached uses, the required use depth may be reduced to ten feet (10').

b. The MU-8 (Form Based Mixed Use 9 Subdistrict), TSA (Transit Station Area), R-MU-35 (Residential Mixed Use), R-MU-45 (Residential Mixed Use), FB-UN2 (Form Based Urban Neighborhood), FB-MU11 (Form Based Urban Mixed Use 11 Subdistrict), FBUN-SC (Form Based Urban Neighborhood Special Corridor Core), FBUN-SE (Form Based Urban Neighborhood Special Corridor Edge), CSHBD (Sugar House Business District) are not subject to the 16' minimum floor to ceiling height required by this section. A zoning district that has a similar requirement, that requirement shall apply.

c. For single-family or two-family uses, garages occupying up to fifty percent (50%) of the length of the ground floor building facade are exempt from this requirement.

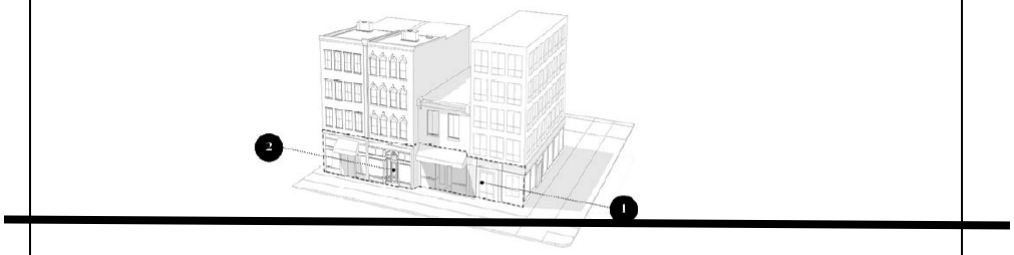
d. For all other uses, vehicle entry and exit ways necessary for access to parking are exempt from this requirement. Such accessways shall not exceed thirty feet (30') in width. Individual dwelling unit garages do not qualify for this exemption.

e. Outdoor space may count for up to twenty five percent (25%) of the required ground floor use requirement when the outdoor space is within a required or provided front or corner side yard setback if the outdoor space includes outdoor dining space, an outdoor recreation use, fenced off areas for pets, patio space with seating, or other similar use. The amount of outdoor space shall be calculated on a linear foot for linear foot basis.

f. Areas such as kitchens, storage, bicycle parking, and other areas that are not accessible to customers shall not be counted towards the requirement for ground floor use and visual interest.

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. This option identifies a required percentage of ground floor space that must be an active use, and the percentage of the building which must provide visual interest. An applicant utilizing this option must proceed through the design review process, Chapter 21A.59), for review of the project for determination of the project's compliance with those standards, and in addition, whether the design contributes to increased visual interest through a combination of increased building material variety, architectural features, facade 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.

**Illustration of Regulation 21A.37.050.A.2 Ground Floor Use and Visual Interest**



| | |
|---|---|
| 1 | Contribute to increased visual interest through a combination of increased building material variety, architectural features, facade changes, art, and colors. |
| 2 | Contribute to increased pedestrian activity through a clear visual relationship between the building and the adjacent public realm using niches, bays, gateways, porches, colonnades, stairs or other similar features. |

B. Building Materials:

1. Applicability: New buildings and ~~All~~ buildings where proposed modifications will exceed ~~which have been altered over~~ ~~seventy five percent (~~75%~~)~~ on the exterior facade shall comply with the material requirements detailed below. Buildings at least ~~older than fifty (~~50~~)~~ years old are exempt from this requirement if alterations are consistent with the existing architecture.

2. Durable Material: For the purpose of the requirements ~~below~~ of this chapter, a durable material is defined as any material that has a manufacturer's warranty of a minimum of ~~twenty (~~20~~)~~ years from color fading, weather, and local climate-induced degradation of the material or is a natural material such as stone or wood, provided the wood is treated and maintained for exterior use. Durable materials include stone, brick, masonry, textured or patterned concrete, and fiber cement board. 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, if applicable, is appropriate for the ground floor of a structure.

3. Ground Floor Building Materials: Other than windows and doors, a minimum amount of the ground floor facade's wall area of any street facing facade shall be clad in durable materials according to ~~Section 21A.37.060,~~ Table 21A.37.060 ~~of this chapter~~. ~~Durable materials include stone, brick, masonry, textured or patterned concrete, fiber cement board or other material that includes a minimum manufacturer warranty of twenty (20) years from color fading, weather, and local climate induced degradation of the material.~~ Other materials may be used for the remainder of the ground floor facade 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.~~

4. Upper Floor Building Materials: Floors above the ground floor level shall include durable materials on a minimum amount of any street facing building facade of those additional floors according to ~~Section 21A.37.060,~~ Table 21A.37.060 ~~of this chapter~~. Windows and doors are not included in that minimum amount. ~~Durable materials include stone, brick, masonry, textured or patterned concrete, and fiber cement board or other material that~~

~~includes a minimum manufacturer warranty of twenty (20) years from color fading, weather, and local climate induced degradation of the material.~~

C. Glass:

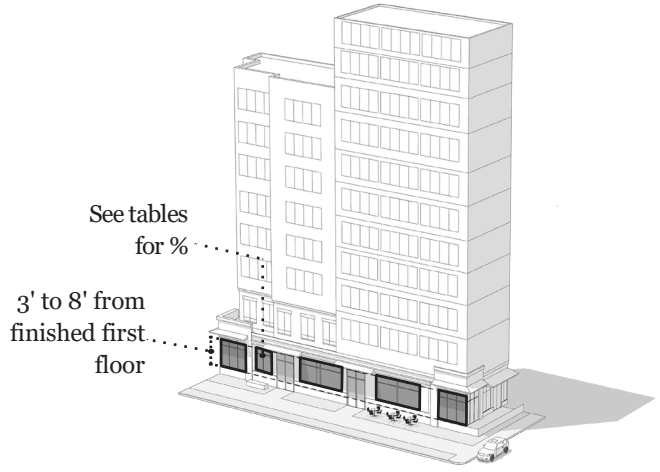
1. Ground Floor Glass: The ground floor building elevation of all new buildings facing a street, and all new ground floor additions facing a street, shall have a minimum percentage of glass, as calculated between ~~three~~ 3 feet and ~~eight~~ 8 feet ~~(8')~~ from finished first floor ~~above grade~~ according to ~~Section 21A.37.060,~~ Table 21A.37.060 ~~of this chapter~~. All ground floor glass shall allow unhampered and unobstructed visibility into the building for a depth of at least ~~five~~ 5 feet ~~(5')~~, excluding any glass etching and window signs when installed and permitted in accordance with Chapter 21A.46, "Signs", of this title. 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;

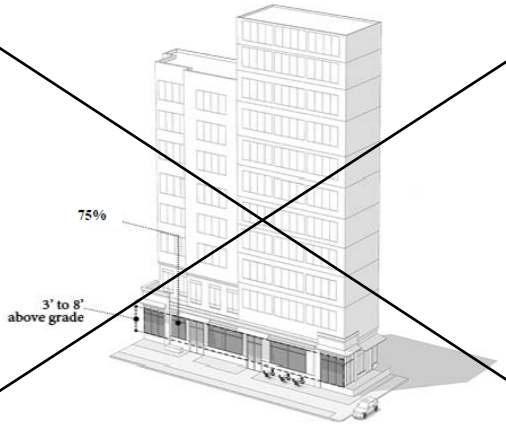
   b. The requirement would negatively affect the structural stability of an existing building; or

   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% ~~percentage points).~~, except when the applicable requirement is 15% or less.

Illustration of Regulation 21A.37.050.C.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 percent glass as indicated in the associated tables in this chapter, between three feet and eight feet from finished first floor.

| Illustration of Regulation 21A.37.050.C.1 Ground Floor Glass (References the measurements in Table D, D-1) | |
|---|---|
|  | |
| 1 | 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 percentage of glass as indicated in the associated tables in this chapter, between three feet and eight feet above grade. |

2. Upper Floor Glass: Above the first floor of any multi-story building, the surface area of the facade of each floor facing a street must contain a minimum percentage of glass according to ~~Section 21A.37.060,~~ Table 21A.37.060 ~~of this chapter~~. The planning director may approve a modification to upper 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.

   ~~a~~3. Reflective Glass: The maximum percentage of reflective glass, defined as glass with a coating that creates a mirror-like appearance, is allowed according to ~~Section 21A.37.060,~~ Table 21A.37.060 ~~of this chapter~~, on both the ground floor and upper floor of buildings.

D. Building Entrances: A building entrance is defined as an entrance to a building that includes a door and entry feature such as a recess or canopy that provides customers with direct access to the use. The purpose of this section is to ensure building entrances are located along street-facing facades for the convenience of building occupants and visitors. All of the requirements of this subsection apply where this subsection is noted as applicable in Table 21A.37.060.

   1. ~~For the purpose of this provision, an operable building entrance shall be open and accessible during the hours that the business is open and comply with applicable ADA standards.~~ At least one operable building entrance on the ground floor is required for every street facing façade. Buildings without public street frontage shall include at least one operable building entrance on the primary facade. Where a length is noted in Table 21A.37.060, ~~Additional~~ operable building entrances shall be required, at a minimum, at each specified length of the street facing building facade ~~according to Section 21A.37.060, Table 21A.37.060 of this chapter~~, subject to the following:

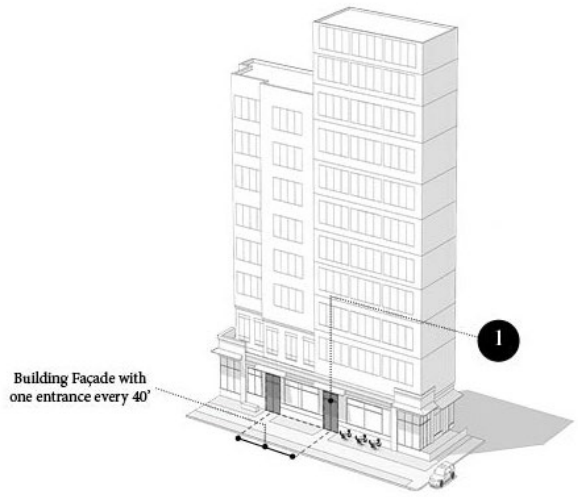
      a. All building entrances shall include an ADA-compliant walkway that provides a minimum clearance width of five feet and that connects to a public sidewalk.

b. Entrances shall be open and accessible to customers during the hours that the business is open. This only applies to nonresidential uses that are open to the public.

c. The center of each additional entrance shall be located within ~~six~~ 6 feet ~~(6')~~ in either direction of the specified location.

d. Each ground floor nonresidential leasable space facing a street shall have an operable entrance facing that street. ~~and a walkway to the nearest sidewalk.~~

e. Corner entrances, when facing a street and located at approximately a 45° angle to the two adjacent building facades (chamfered corner), may count as an entrance for both of the adjacent facades.

| Illustration of Regulation 21A.37.050.D Building Entrances ~~(References the measurements in Table D, D-1)~~ | |
|---|---|
|  | |
| 1 | At least one operable building entrance on the ground floor is required for every street facing facade. Additional operable building entrances shall be required, at a minimum distance as indicated in the associated tables in this chapter. |

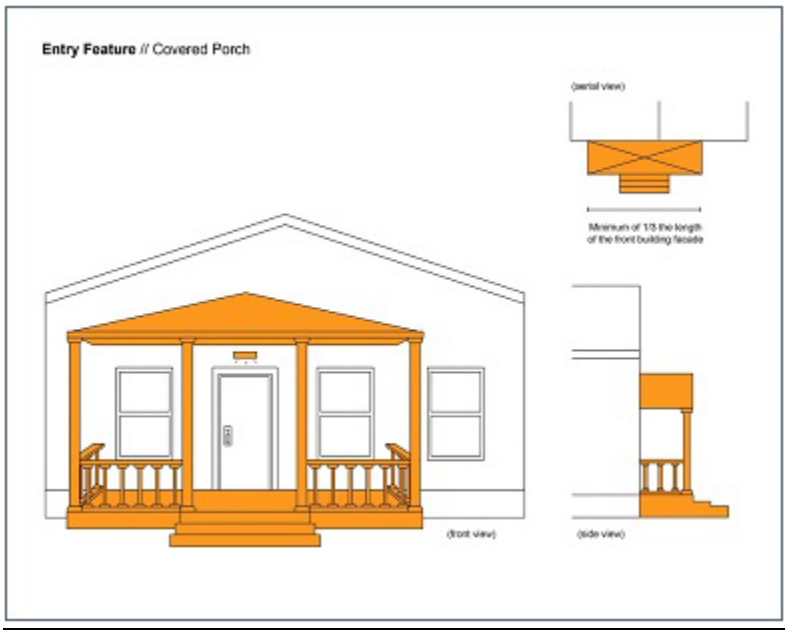
2. Ground Floor Residential Entrances: All ground floor residential dwelling units shall have a primary entrance facing the street for each unit adjacent to a street.

a. Units may have an additional entrance located on a courtyard, midblock walkway, or other similar area if the street-facing facades have an entrance.

b. Multi-family dwellings located on the ground floor of a building are exempt from this provision if the building contains no more than four ground floor dwellings facing a street and the building has a common entry located along any street-facing façade.

3. Permitted Entrance Features: Each required entrance shall include one of the below entry features:

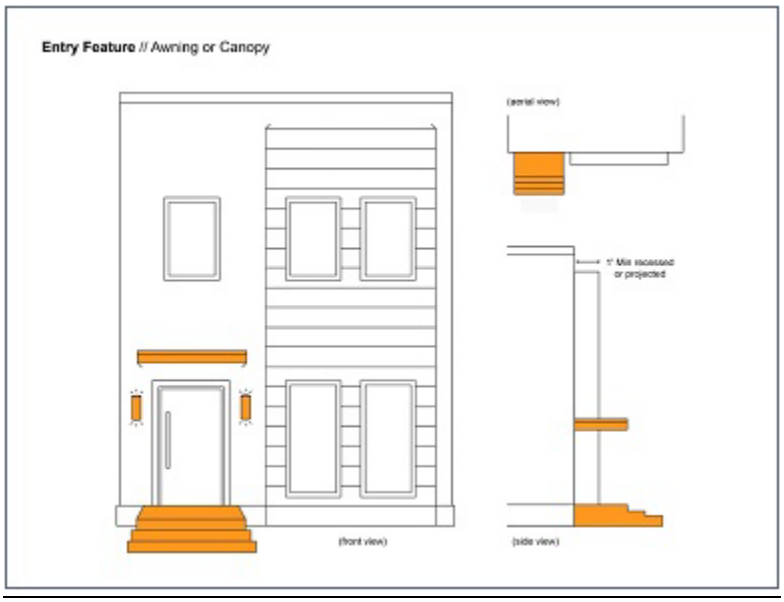
a. Covered Porch: A covered, raised porch structure with or without railings spanning at least a third of the length of the front building façade.



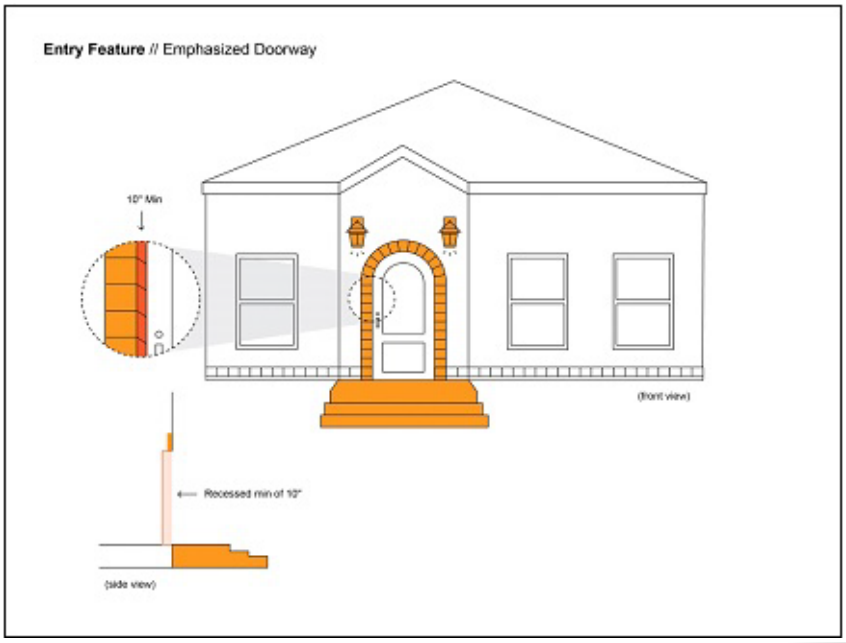

b. Portico: A structure with a roof protruding over the building entry supported by columns over a landing or walkway.



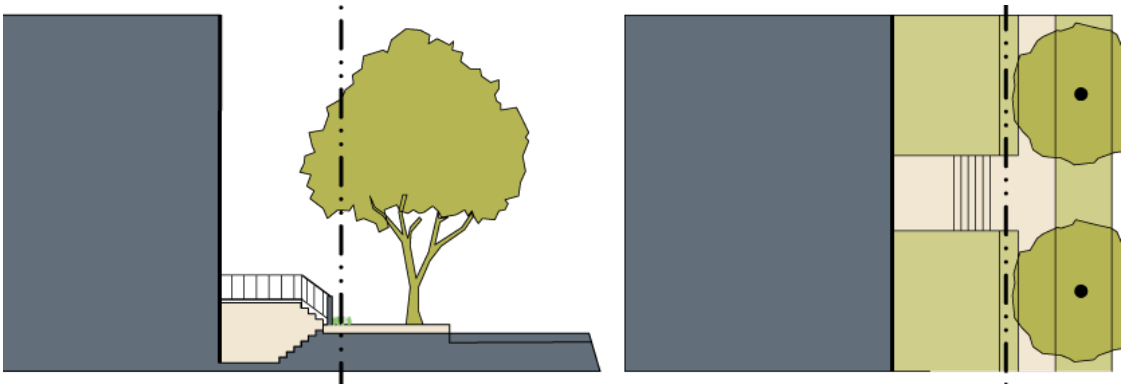

c. Awning or Canopy: A cover suspended above the building entry over a landing or walkway where the wall(s) around the entry project out or recess in by at least one foot from the front building plane.




d. Emphasized Doorway: A doorway that is recessed by at least 10 inches from the front building plane and architecturally emphasized with a doorframe of a different material than the front façade, differentiated patterns or brickwork around the door, and/or sidelights.

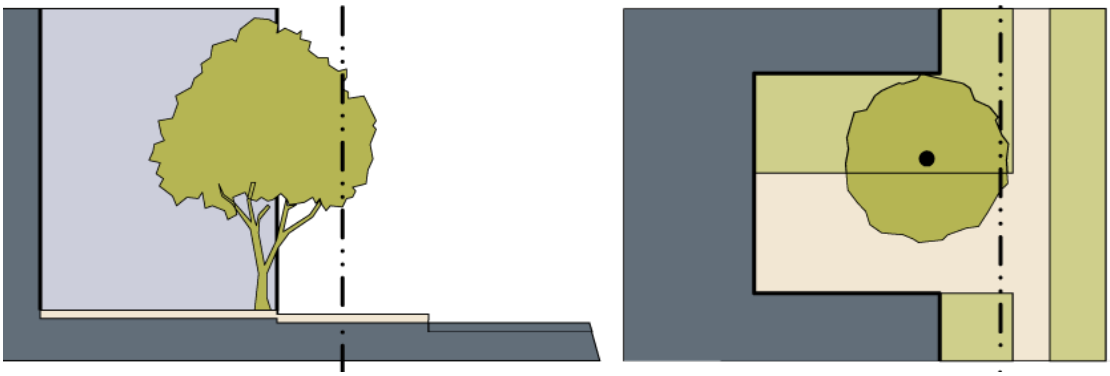



e. Terrace or Lightwell: An entry feature where the street facing facade is set back from the front property line by an elevated terrace or sunken lightwell. may include a canopy or roof. A sunken lightwell up to six feet shall not be included when calculating building height.



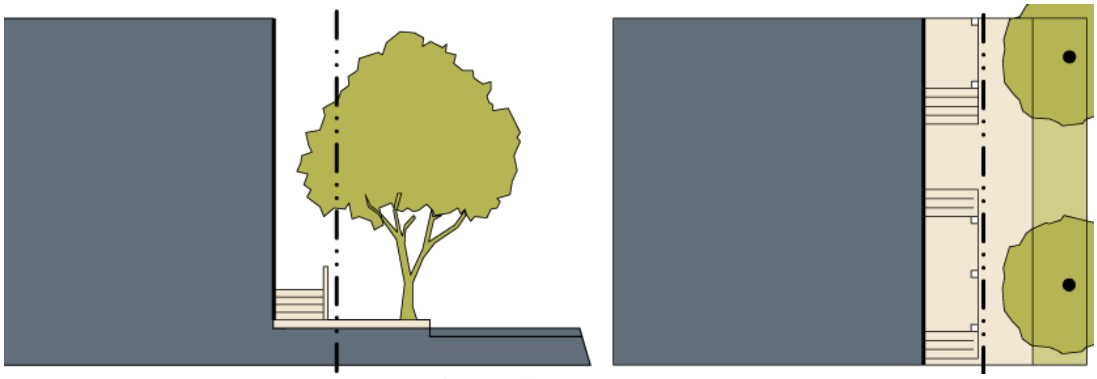
*Reference Illustration: Terrace or lightwell*

f. Forecourt: An entry feature where a portion of the street-facing facade is close to the property line and the central portion is set back. The court created must be landscaped, contain outdoor plazas, outdoor dining areas, private yards, or other similar features that encourage use and seating.



*Reference Illustration: Forecourt*

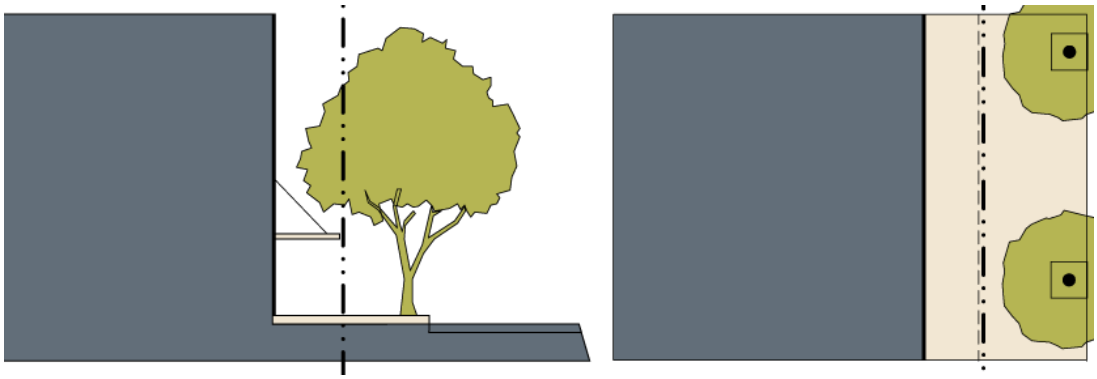
g. Stoop: An entry feature where the street-facing facade is close to the front property line and the first story is elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance contains an exterior stair and landing that is either parallel or perpendicular to the street.



*Reference Illustration: Stoop*

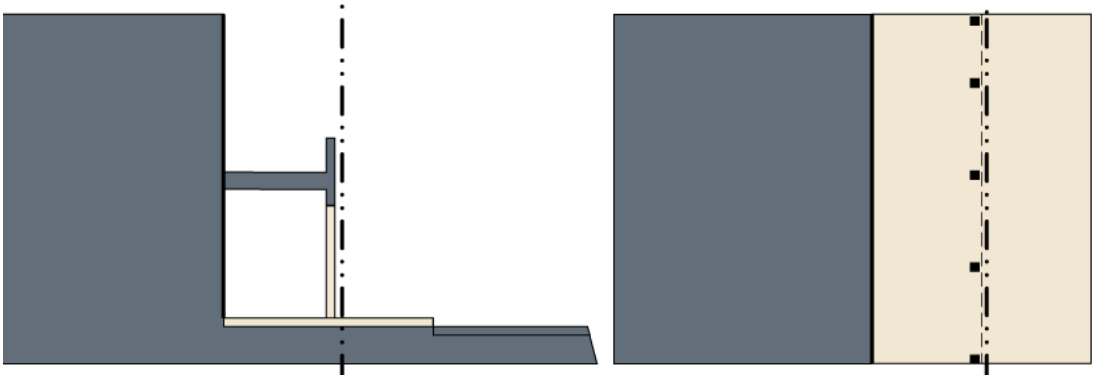
h. Shopfront: An entry feature where the street-facing facade is close to the property line and the building entrance is at the sidewalk grade. The building entry is covered with an

awning, canopy, or is recessed from the front building facade, which defines the entry and provides protection for customers.



*Reference Illustration: Shopfront*

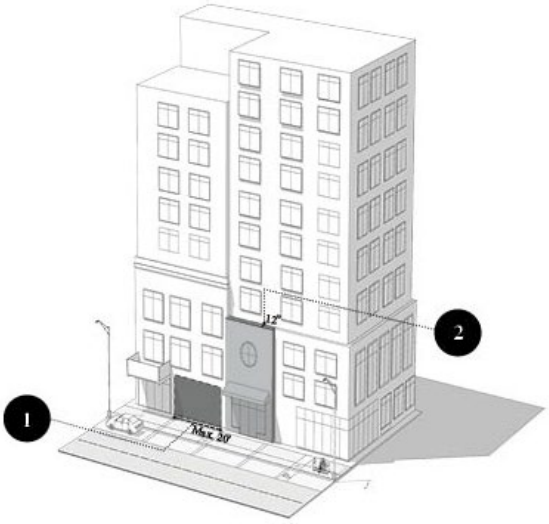
i. Gallery: A building entry where the ground floor is no more than 10 feet from the front property line and the upper levels or roofline cantilevers from the ground floor facade up to the front property line.



*Reference Illustration: Gallery*

4. Permitted Encroachments: A permitted entry feature may encroach up to five feet into a required front/corner side yard. A covered entry feature encroaching into the front yard/corner side may not be enclosed.

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 facade shall be as specified according to ~~Section 21A.37.060,~~ Table 21A.37.060 ~~of this chapter~~. Changes in plane, texture, ~~materials, scale~~ dimension or pattern 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, ~~windows,~~ balconies, cornices, columns, or other similar architectural features are considered acceptable architectural detailing. The architectural feature shall be either recessed a minimum of ~~twelve inches (~~12~~")~~ inches or projected a minimum of ~~twelve inches (~~12~~")~~ inches.

| Illustration of Regulation 21A.37.050.E Maximum Length of Blank Wall ~~(References the measurements in Table D, Downtown Districts)~~ | |
|---|---|
|  | |
| 1 | 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 limited to the specified measurement indicated in the associated table in this chapter. |
| 2 | The architectural feature shall be either recessed a minimum of 12" or projected a minimum of 12". |

F. Maximum Length of Street Facing Facades: This requirement sets the maximum length of a single street facing façade of a structure. The purpose of this is to have building massing that ~~better responds to human scale to create a walkable pedestrian environment~~ is more consistent with the historic development pattern of buildings in Salt Lake City. No street facing building wall may be longer than specified along a street line according to ~~Section 21A.37.060,~~ Table 21A.37.060~~of this chapter~~. ~~A minimum of twenty feet (20') is required between separate buildings when multiple buildings are placed on a single parcel according to Subsection 21A.36.010.B, "One Principal Building Per Lot", of this title.~~ For buildings longer than 75 feet, t~~T~~he space between additional buildings along the street in a development site shall be at least 15 feet. ~~and~~ ~~shall include a pedestrian walkway at least~~ five ~~6 feet (5') wide.~~

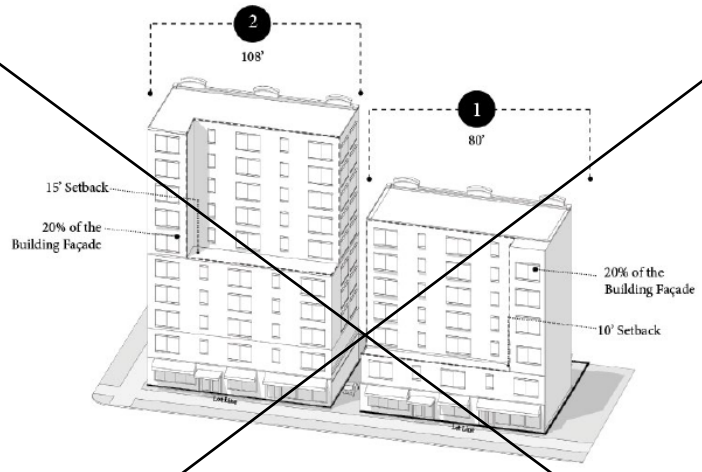
G. Upper Floor Stepback:

1. ~~The upper floor stepback for street facing facades is dependent on the height of the building according to Section 21A.37.060, Table 21A.37.060 of this chapter. For buildings that are between seventy eight feet (78') to one hundred four feet (104'), or between six (6) and eight (8) stories, a minimum stepback of ten feet (10') is required at least twenty five feet (25') above grade. For buildings above one hundred five feet (105'), or eight (8) stories, the step back shall be a minimum of fifteen feet (15') from the property line. The stepback shall appear after the first two (2) to five (5) floors. In addition to these provisions, twenty percent (20%) of the entire building façade can meet the street at the lot line with no stepback. An alternative to this street facing facade stepback 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 toward 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 Section 21A.36.020, Table 21A.36.020.B, "Obstructions in Required Yards", of this title.~~

Upper Level Front Stepback: Street facing facades of buildings over 85 feet in height shall have an upper level stepback with a minimum depth as specified in Table 21A.37.060. The stepback can be at any height of the building above the ground floor. This provision shall be considered complied with if a front or corner side yard setback is provided that is equal to or greater than the requirement in Table 21A.37.060.

Illustration of Regulation 21A.37.050.G1 Upper Floor Stepback



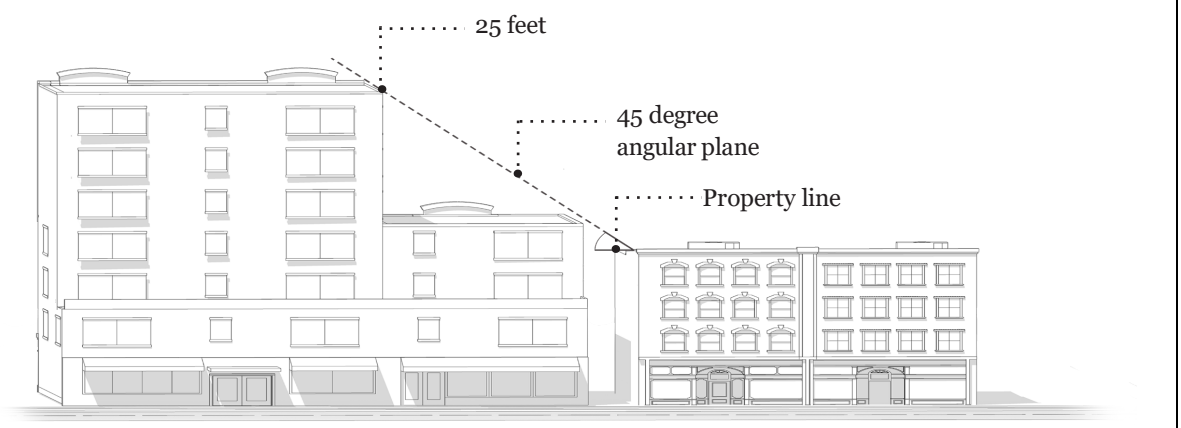

| | |
|---|---|
| 1 | For buildings that are between 78' to 104', or between 6 and 8 stories, a minimum stepback of 10' is required at least 25' above grade. The stepback shall appear after the first 26' to 65', or 2 to 5 floors. In addition to these provisions, 20% of the entire building façade can meet the street at the lot line with no stepback. |
| 2 | For buildings above 104', or 8 stories, the stepback shall be a minimum of 15' from the property line. The stepback shall appear after the first 26' to 65', or 2 to 5 floors. In addition to these provisions, 20% of the entire building façade can meet the street at the lot line with no stepback. |

2. ~~Stepbacks are required for full floors above the height, according to Section 21A.37.060, Table 21A.37.060 of this chapter, measured from average finished grade that have facades facing single- or two-family residential districts with a permitted height that is thirty five feet (35') or less, a public trail or public open space. The purpose of this provision is to reduce the impact that buildings over a certain height have on abutting properties when the abutting properties have a permitted height that is thirty five feet (35') or less.~~

Landmark Buildings Stepback: This requirement is intended to promote a transition in scale between new buildings and lower scale historic buildings. This applies to properties abutting local historic landmark sites that include buildings less than 50 feet in height. This does not apply when a right-of-way separates the properties. New buildings shall be designed so that no portion of the building within 25 feet of the abutting property line is taller than the height

of a 45 degree angular plane extending from the top of the landmark building toward the new building, as shown in Illustration of Regulation 21A.37.050.G.2 Height Transitions.

Illustration of Regulation 21A.37.050.G.2 Landmark Buildings Setback




New buildings shall be designed so that no portion of the building within 25 feet of the abutting property line is taller than the height of a 45-degree angular plane extending from the top of the landmark building toward the new building.

3. ~~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 Section 21A.37.060, Table 21A.37.060 of this chapter. An alternative to this street facing facade 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 toward 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 Section 21A.36.020, Table 21A.36.020.B, "Obstructions in Required Yards", of this title.~~

   Lower Level Interior Stepback: For buildings on property that abuts a parcel in (1) an R-1, R-2, SR, FR, FB-UN1, RMF-30, RMF-35, MU-2, or MU-3 zoning district, (2) a public trail, or (3) a public open space, the first full floor of the building above a height of 30 feet from average finished grade shall be set back at least 10 feet from the required minimum yard located along the abutting parcel. This regulation does not apply when the parcel is separated from the subject property by a street or alley.

4. ~~Floors rising above thirty feet (30') in height shall be stepped back fifteen (15) horizontal feet from the building foundation at grade for building elevations that are adjacent to a public street, public trail, or public open space. This stepback does not apply to buildings that have balconies on floors rising above thirty feet (30') in height.~~

   Lower Level Front Stepback on Narrow Streets: For buildings abutting streets with a right-of-way width of less than 90 feet, the first full floor and all additional floors, located above 30 feet in height from average finished grade shall be stepped back a minimum horizontal

Section modified by Council motion.

Section modified by Council motion.

distance of 10 feet from the front and corner side property lines. This provision shall be considered complied with if a front or corner side yard setback is provided that is equal to or greater than the requirement.

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~~ Poles for the parking lot/structure security lighting are limited to ~~sixteen feet (16')~~ 16 feet in height and the globe ~~must~~ shall 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 ~~such impact-minimizing siting~~ screening include locating on the roof when screened by a parapet wall or setback 15 feet from the edge of 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 ~~Section 21A.36.020,~~ Table 21A.36.020.B, "Obstructions in Required Yards"~~, of this title~~. This standard shall also be satisfied by any other screening method authorized by this title.

K. Screening of Service Areas: Service areas, loading facilities, refuse containers, utility meters, and similar areas shall be ~~fully~~ screened from public view or located along a side or rear yard. All screening enclosures ~~viewable~~ visible from the street shall be ~~either~~ incorporated into the building architecture or ~~shall incorporate building materials and detailing compatible with the building being served~~ site design. ~~Waste and loading facilities are prohibited from being located on street-facing facades and shall be co-located and screened when possible. Exceptions to this requirement may be approved by the planning director when the service provides power or some form of utilities in and around the surrounding area. Exemptions may also 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 planning director shall be required.~~All screening enclosures shall be a minimum of one foot higher than the object being screened, and in the case of fences and/or masonry walls the height shall not exceed eight feet. Dumpsters shall be located a minimum of 25 feet from any building on an adjacent lot that contains a residential dwelling or be located inside of an enclosed building or structure.

1. Exceptions: Exceptions may be approved by the planning director when the service provides power or some form of utilities in and around the surrounding area or when it is not feasible to accommodate these activities on the site interior. If such activities are permitted adjacent to a public street, a visual screening design approved by the planning director shall be required.

~~L. Ground Floor Residential Entrances for Dwellings with Individual Unit Entries: For the zoning districts listed in Section 21A.37.060, Table 21A.37.060 of this chapter, all attached dwellings including attached single-family dwellings, townhomes, row houses, multi-family developments with ground floor uses, and other similar 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, midblock walkway, or other similar area if the street facing facades also have a primary entrance.~~

~~M~~L. 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 conceal the view of all parked cars and drive ramps and 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 other materials matching the building materials and character of the principal ~~use~~building. 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. Facade elements shall align to parking levels~~ and there shall be no sloped surfaces visible from a public street, public trail or public open space~~. Internal circulation shall allow parking surfaces to be level (without any slope) along each parking garage facade adjacent to a public street or public open space. All ramps between levels shall be located along building facades that are not adjacent to a public street or public space or shall be located internally so that they are not visible from adjacent public streets or public spaces.

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 facade 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.~~No horizontal length of the parking garage façade adjacent to a public street or public open space shall extend longer than 40 feet without the inclusion of architectural elements such as decorative grillwork, louvers, translucent screens, alternating building materials, and other external features to avoid visual monotony.

4. The location of elevators and stairs shall be highlighted through the use of architectural features or changes in façade colors, textures, or materials so that visitors can easily identify these entry points. ~~Elevator and stairs shall be highlighted architecturally so visitors can easily access these entry points~~ both internally and externally.

5. Signage and wayfinding shall be integrated with the architecture of the parking structure and be architecturally compatible with the design. The entrances of public parking structures shall be clearly signed from public streets.

6. Interior garage lighting shall not produce glaring sources toward 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 ground floor 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.~~

7.~~9.~~ Parking structures shall be designed to minimize vehicle noise and odors in~~on~~ the public realm. Venting and fan locations shall not be located on the primary street-facing façade or next to public spaces, and shall be located as far as possible from adjacent residential land uses.

8.~~10.~~ If the parking structure is adjacent to a midblock walkway, pedestrian oriented elements shall be provided. These may include, but are not limited to, lighting, seating and vegetation.

M. Public Improvements: The following public improvements are required to be installed where noted as required in Table 21A.37.060 for any new buildings. The specified improvements are subject to all additional, applicable standards adopted for public right-of-way improvements by city departments, including transportation, public utilities, and engineering.

1. Sidewalks:

a. Sidewalk Width: The minimum sidewalk width shall be as follows unless the underlying zoning district includes a different standard in which case the underlying zoning district regulations shall prevail:

(1) In Any FR, R-1, R-2, or SR Zoning District: When a park strip is present, four feet. If a park strip is not present, five feet shall be required.

(2) Zoning districts that allow buildings up to 35 feet in height: six feet.

(3) Zoning districts that allow buildings greater than 35 feet but less than 50 feet: eight feet.

(4) Zoning districts that allow buildings greater than 50 feet in height: 10 feet.

b. Expanding Sidewalk Width: When adding width to a sidewalk, the sidewalk may be added to an existing park strip provided the park strip maintains a minimum width of 12 feet. If the sidewalk width cannot be accommodated in the park strip, a portion of the sidewalk shall be placed on the subject property to accommodate the necessary width required by this section. The portion of the sidewalk that is on private property may be identified with a marker indicating it is private property, but the portion of the sidewalk may not be blocked. This may be modified by the planning director to accommodate existing trees or other structures that are already existing in the right of way after consulting with the urban forester, city engineer, and/or transportation director, depending on the nature of the feature that requires a modification.

2. Curb, Gutter, and Park Strips: This standard applies when a street that abuts a proposed development does not contain an existing curb, gutter, or park strip. When a curb and gutter is not present, the development shall include installing curb, gutter, and park strip that complies with standards adopted by the city. The curb and gutter shall be placed to provide a minimum park strip width of six feet.

3. Street Lighting: All development that is subject to this chapter shall install street lighting that is consistent with the most recently adopted street lighting master plan.

4. Public Improvements Identified in General Plan: When the general plan, as defined in Title 19, identifies specific public improvements or design of a public right of way, those public improvements shall be installed by the property owner when subject to this Chapter.

5. Exceptions: Exceptions and/or modifications to the improvement standards may be approved due to right-of-way limitations or other technical constraints by the planning director in consultation with the urban forester, city engineer, public utilities director, and/or transportation director.

~~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. Signs shall conform with 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 of the following design elements at the primary entrance, so that the primary entrance is architecturally prominent and clearly visible from the abutting street.

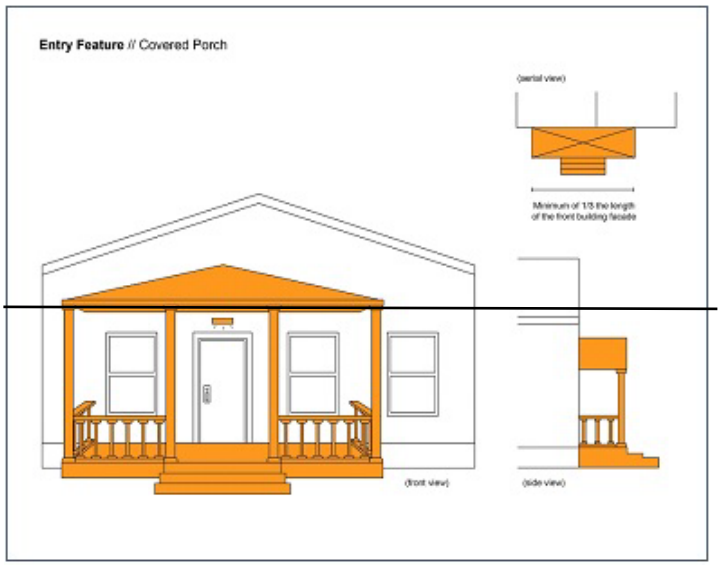
1. Architectural details such as arches, friezes, tile work, canopies, or awnings.
2. Integral planters or wing walls that incorporate landscape or seating.
3. Enhanced exterior light fixtures such as wall sconces, light coves with concealed light sources, or decorative pedestal lights.
4. A repeating pattern of pilasters projecting from the facade wall by a minimum of eight inches or architectural or decorative columns.
5. Recessed entrances that include a minimum stepback of two feet from the primary facade and that include glass on the sidewalls.

P. Entry Features: Each required entrance per Section 21A.37.050.D and 21A.37.050.L of this title shall include a permitted entry feature with a walkway connected to a public sidewalk and exterior lighting that highlights the entryway(s). Where buildings are located on a corner lot, only one street facing façade must include an entry feature. Where a building does not have direct public street frontage, the entry feature should be applied to the façade where the primary entrance is determined to be located. A two-family dwelling arranged side by side, row house and cottage development shall include at least one entry feature per dwelling unit adjacent to a public street.

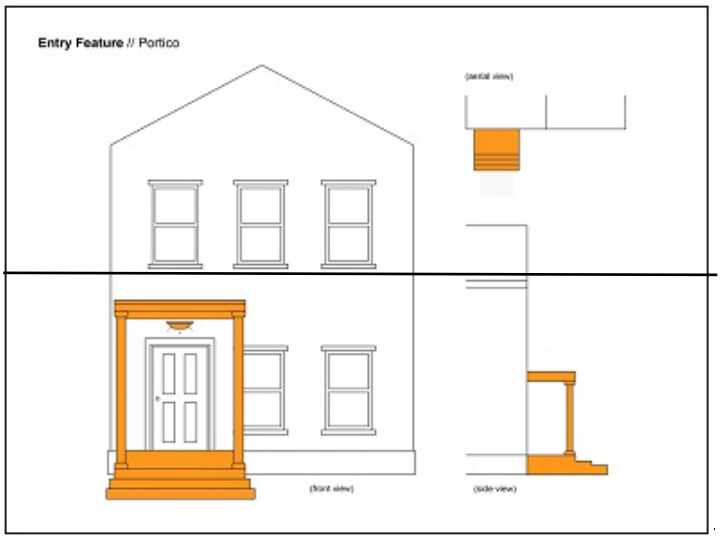
1. Permitted Encroachments: A permitted entry feature may encroach up to five feet (5') into a required front yard; however, in no case shall an encroachment be closer than five feet (5') to a front property line. A covered entry feature encroaching into a front yard may not be enclosed.

2. Permitted Entry Features:

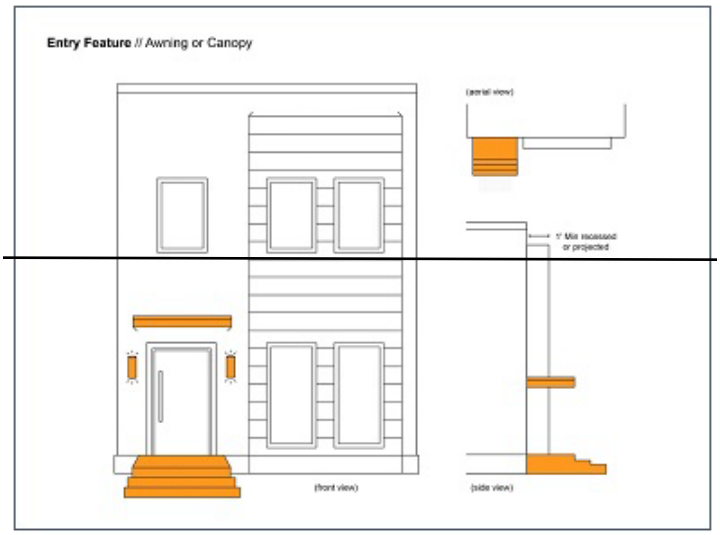
a. Covered Porch - A covered, raised porch structure with or without railings spanning at least a third the length of the front building façade.



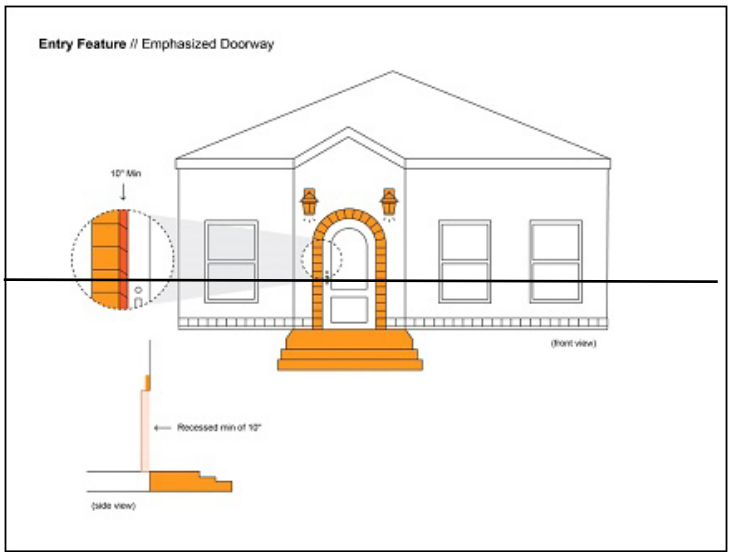

~~b. Portico – A structure with a roof protruding over the building entry supported by columns over a landing or walkway.~~




~~c. Awning or Canopy – A cover suspended above the building entry over a landing or walkway where the wall(s) around the entry project out or recess in by at least one foot (1') from the front building plane.~~

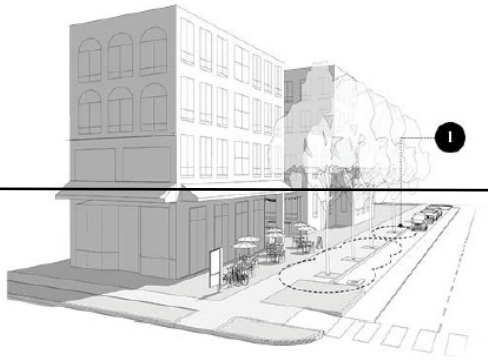



~~d. Emphasized Door way - A door way that is reces sed by at least ten inches (10") from the front building plane and architecturally emphasized with a doorframe of a different material than the front façade, differentiated patterns or brickwork around the door, and/or sidelights. Doorways need not be recessed more than six inches (6") on a tiny house.~~



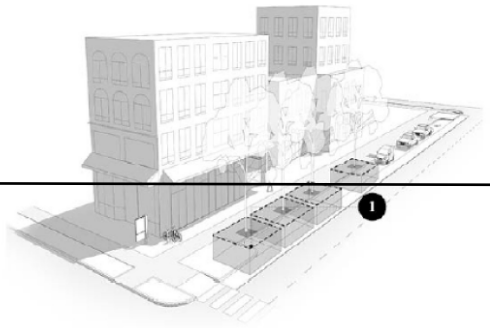

~~Q. Streetscape Standards These standards are required for landscaping that is within the public right of way. This is defined as the space between the private property line and the back of the curb. All properties must comply with the park strip landscaping regulations in Chapter 21A.48. Where there is a conflict between the requirements in Chapter 21A.48 and the requirements of this Subsection, the requirements in this Subsection shall apply.~~

~~1. Tree Canopy Coverage: No tree canopy shall cover less than the specified percentage according to Section 21A.37.060, Table 21A.37.060 of this chapter. The defined percentage represents the canopy coverage at maturity. At installation, a minimum of twenty percent (20%) of all trees shall have a minimum caliper of three inches (3"). Where tree canopy coverage percentage is indicated in Table 21A.37.060, tree canopy coverage shall not count towards the minimum coverage requirements for park strip vegetation.~~

| Illustration of Regulation 21A.37.050.P.1 Tree Canopy Coverage | |
|---|---|
|  | |
| 1 | No tree canopy coverage shall cover less than the specified percentage according to Section 21A.37.060, Table 21A.37.060 of this chapter. |

~~2. Street Trees: All new development must provide street trees in accordance with the requirements in Chapter 21A.48. Where specified in Table 21A.37.060 of this chapter, for every new development, there shall be one street tree planted for every 30' of street frontage.~~

~~3. Soil Volume: In order to promote street tree health and longevity, each tree shall have an adequate volume of soil. The soil volume surrounding a tree shall be 750ft3 to 1,000ft3 per tree, provided that this area is exclusive of the soils volume calculation for adjacent trees. The soil volume may be reduced if under ground utilities are present within the soil volume and the soil volume cannot be extended 2.horizontally due to other obstructions or barriers.~~

| Illustration of Regulation 21A.37.050.Q.3 Soil Volume | |
|---|---|
|  | |
| 1 | The soil volume surrounding a tree shall be 750ft$^3$ to 1,000ft$^3$ per tree, provided that this area is exclusive of the soils volume calculation for adjacent trees. |

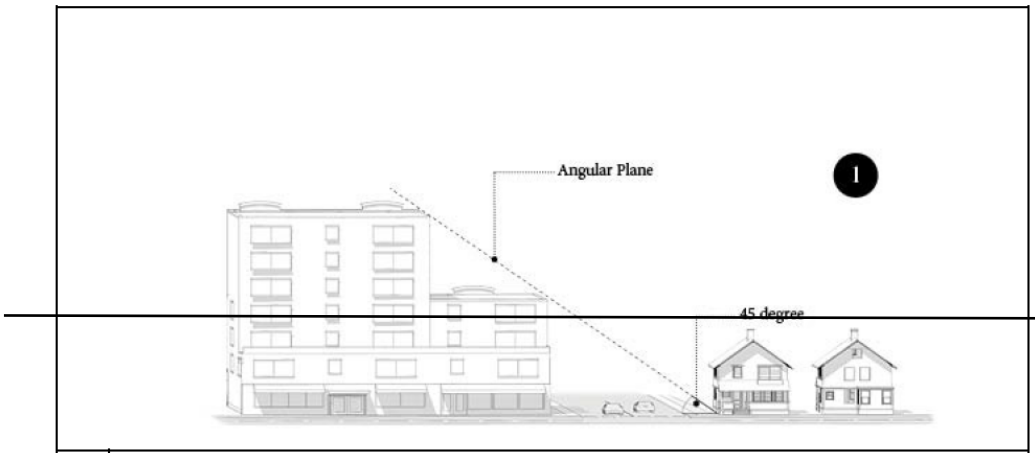
~~4. Minimize Curb Cuts: As an effort to emphasize the public realm and encourage the safety of pedestrians, places where cars intersect the street shall be minimized. More specifically, curb cuts are encouraged to be concentrated at midblock and alley locations. The sidewalk material shall continue at ground level of the curb cuts.~~

~~5. Overhead Cover: Overhead covers are required at building entrances to provide weather protection to pedestrians and may encroach into a required yard as indicated in this section or~~

into a public right of way with an approved encroachment agreement with the city. These coverings are required to be between 9 and 14' 14 feet above the level of the sidewalk. They shall also provide coverage with a minimum depth of six feet (6') and project no closer to the curb than 3'.

R. Height Transitions: This measurement is applied to control the size and shape of the building envelope or portion thereof for such purposes as promoting transition in scale between buildings of different height, protecting access to sunlight, and/or limiting shadow and overlook on neighboring properties. A transition may be achieved by relating a building's form to those that surround it through the following way. An angular plane of 45°, measured from the relevant property lines, should be used to provide a frame of reference for transition in scale from proposed high-rise buildings down to lower scale areas. The transition is required when development is directly adjacent to a zone with a height maximum of thirty five feet (35') or less or adjacent to a local historic landmark site. These standards do not apply when a right of way separates the buildings.

**Illustration of Regulation 21A.37.050.R Height Transitions**




| | |
|---|---|
| 1 | An angular plane of 45°, measured from the relevant property lines, should be used to provide a frame of reference for transition in scale from proposed high-rise buildings down to lower scale areas. The transition is required when development is adjacent to a zone with a height maximum of 35' or less or adjacent to a local historic landmark site. |

S. Horizontal articulation: Buildings shall be designed in such a way that they are appropriately scaled to the pedestrian at the street level. This scale is emphasized through authentic breaks in the façade. These breaks shall be articulated on the primary façade to the full height of the building to the cornice or to the full height of the building to the first horizontal setback. There may be a maximum spacing of 60' for horizontal articulation. Horizontal articulation shall be achieved through one of the following architectural features:

1. Bay windows: Bay windows shall be a minimum of two feet in depth and four feet in width; or
2. Recessed entrances or windows: These shall be recessed a minimum of four feet in depth and six feet (6') in width. Canopies or awnings are required at primary building entries; or
3. Niches: Niches shall be a minimum of two feet (2') in depth and four feet (4') in width; or
4. Openings for gates that are a minimum of four feet (4') in width; or
5. Porches measuring at least forty eight (48) square feet; or
6. Colonnades that are a minimum of four feet (4') in width.

*2. Amends Section 21A.37.060 as follows:*

**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 (X) or noted with a dimension, that standard is required. If a box is blank, 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 shall take precedence.

**TABLE 21A.37.060**

A. Residential Districts:

| **Standard (Code Section)** | **District** | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | **R MF - 30** | **R MF - 35** | **R MF - 45** | **R MF - 75** | **~~RB~~ FB-UN1** | **~~R-M U-35~~** | **~~R-M U-45~~** | **~~R-M U~~** | **~~R O~~** |
| Ground floor use (%) (21A.37.050.A~~1~~) | | | | | | ~~75~~ | ~~75~~ | - | - |
| ~~Ground floor use + visual interest (%) (21A.37.050A2)~~ | ~~-~~ | - | - | - | - | - | - | - | - |
| Building materials: ground floor (%) (21A.37.050.B3) | 50 | | | | 70 | ~~80~~ | ~~80~~ | - | - |
| Building materials: upper floors (%) (21A.37.050.B4) | 50 | | | | 70 | - | - | - | - |
| Glass: ground floor (%) (21A.37.050.C1) | 20 | | | | 15 | ~~60~~ | ~~60~~ | ~~40~~ | - |
| Glass: upper floors (%) (21A.37.050.C2) | 15 | | | | 15 | - | - | - | - |
| Building entrances (feet) (21A.37.050.D) | X | | | | X | ~~75~~ | ~~75~~ | ~~X~~ | |
| Blank wall: maximum length (feet) (21A.37.050.E) | 15 | | | | 15 | ~~15~~ | ~~15~~ | ~~15~~ | |
| Street facing facade: maximum length (feet) (21A.37.050.F) | | | | | 200 | - | - | - | |
| Upper floor step back (feet) (21A.37.050.G~~2 and 21A.37.050G3~~) | | | | | | - | ~~10~~ | ~~-~~ | ~~-~~ |
| 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 | | | | X | ~~X~~ | ~~X~~ | ~~X~~ | |
| Screening of service areas (21A.37.050.K~~1~~) | X | | | | X | ~~X~~ | ~~X~~ | ~~X~~ | |
| ~~Ground floor residential entrances for dwellings with individual unit entries (21A.37.050L)~~ | - | - | - | ~~-~~ | - | - | - | - | - |
| Parking garages or structures (21A.37.050.L~~M~~) | X | X | X | X | X | - | - | - | - |
| ~~Residential character in RB District (21A.37.050N)~~Public Improvements (21A.37.050.M) | X | X | X | X | X | - | - | - | - |
| ~~Entry features (21A.37.050P)~~ | ~~X~~ | - | - | - | - | - | - | - | - |

B. Mixed Use Districts: The standards in this section apply to each building type as defined in 21A.62.060.

1. Standards for Urban House, Two-family, and Cottage Development Building Types:

| Standard (Code Section) | District | | | | | |
|---|---|---|---|---|---|---|
| | MU-2 | MU-3 | MU-5 | MU-6 | MU-8 | MU-11 |
| Ground floor use: active use (%) (21A.37.050.A1) | 75 | 75 | 75 | 75 | 75 | 75 |
| Building materials: ground floor (%) (21A.37.050.B3) | | | | | | |
| Building materials: upper floors (%) (21A.37.050.B4) | | | | | | |
| Glass: ground floor (%) (21A.37.050.C1) | | | | | | |
| Glass: upper floors (%) (21A.37.050.C2) | | | | | | |
| Reflective glass (21A.37.050.C3) | | | | | | |
| Building entrances (21A.37.050.D) | X | X | X | X | X | X |
| Blank wall: maximum length (feet) (21A.37.050.E) | | | | | | |
| Street facing facade: maximum length (feet) (21A.37.050.F) | | | | | | |
| Upper floor step back (feet) (21A.37.050.G) | | | | | | |
| Lighting: exterior (21A.37.050.H) | X | X | X | X | X | X |
| Lighting: parking lot (21A.37.050.I) | X | X | X | X | X | X |
| Screening of mechanical equipment (21A.37.050.J) | X | X | X | X | X | X |
| Screening of service areas (21A.37.050.K) | X | X | X | X | X | X |
| Parking garages or structures (21A.37.050.L) | | | | | | |
| Public Improvements (21A.37.050.M) | X | X | X | X | X | X |

581 2. Standards for Rowhouse Building Type:

| Standard (Code Section) | District | | | | | |
|---|---|---|---|---|---|---|
| | MU-2 | MU-3 | MU-5 | MU-6 | MU-8 | MU-11 |
| Ground floor use: active use (%) (21A.37.050.A1) | 75 | 75 | 75 | 75 | 75 | 75 |
| Building materials: ground floor (%) (21A.37.050.B3) | 50 | 50 | 50 | 50 | 50 | 50 |
| Building materials: upper floors (%) (21A.37.050.B4) | 50 | 50 | 50 | 50 | 50 | 50 |
| Glass: ground floor (%) (21A.37.050.C1) | 15 | 15 | 15 | 15 | 15 | 15 |
| Glass: upper floors (%) (21A.37.050.C2) | 15 | 15 | 15 | 15 | 15 | 15 |
| Reflective glass (21A.37.050.C3) | 0 | 0 | 0 | 0 | 0 | 0 |
| Building entrances (21A.37.050.D) | X | X | X | X | X | X |
| Blank wall: maximum length (feet) (21A.37.050.E) | 15 | 15 | 15 | 15 | 15 | 15 |
| Street facing facade: maximum length (feet) (21A.37.050.F) | 110 | 110 | 200 | 200 | 200 | 200 |
| Upper floor step back: lower level (21A.37.050.G3) | | | X | X | X | X |
| Lighting: exterior (21A.37.050.H) | X | X | X | X | X | X |
| Lighting: parking lot (21A.37.050.I) | X | X | X | X | X | X |
| Screening of mechanical equipment (21A.37.050.J) | X | X | X | X | X | X |
| Screening of service areas (21A.37.050.K) | X | X | X | X | X | X |

Section modified by Council motion.

| | | | | | | |
|---|---|---|---|---|---|---|
| Parking garages or structures (21A.37.050.L) | | | | | | |
| Public Improvements (21A.37.050.M) | X | X | X | X | X | X |

582
583 3. Standards for Multi-Family Building Type:

| Standard (Code Section) | District | | | | | |
|---|---|---|---|---|---|---|
| | MU-2 | MU-3 | MU-5 | MU-6 | MU-8 | MU-11 |
| Ground floor use: active use (%) (21A.37.050.A1) | 75 | 75 | 75 | 75 | 75 | 75 |
| Building materials: ground floor (%) (21A.37.050.B3) | 70 | 70 | 70 | 70 | 70 | 70 |
| Building materials: upper floors (%) (21A.37.050.B4) | 70 | 70 | 70 | 70 | 70 | 70 |
| Glass: ground floor (%) (21A.37.050.C1) | 40 | 40 | 40 | 40 | 40 | 40 |
| Glass: upper floors (%) (21A.37.050.C2) | 15 | 15 | 15 | 15 | 15 | 15 |
| Reflective glass (21A.37.050.C3) | 0 | 0 | 0 | 0 | 0 | 0 |
| Building entrances (feet) (21A.37.050.D) | X | X | 40 | 40 | 40 | 75 |
| Blank wall: maximum length (feet) (21A.37.050.E) | 15 | 15 | 15 | 15 | 30 | 30 |
| Street facing facade: maximum length (feet) (21A.37.050.F) | 110 | 110 | 200 | 200 | 200 | 200 |
| Upper floor step back: landmark (21A.37.050.G2) | | | X | X | X | X |
| Upper floor step back: lower level interior (21A.37.050.G3) | | | X | X | X | X |
| Upper floor step back: lower level front on narrow streets (21A.37.050.G4) | | | | | X | X |
| Lighting: exterior (21A.37.050.H) | X | X | X | X | X | X |
| Lighting: parking lot (21A.37.050.I) | X | X | X | X | X | X |
| Screening of mechanical equipment (21A.37.050.J) | X | X | X | X | X | X |
| Screening of service areas (21A.37.050.K) | X | X | X | X | X | X |
| Parking garages or structures (21A.37.050.L) | X | X | X | X | X | X |
| Public Improvements (21A.37.050.M) | X | X | X | X | X | X |

584 4. Standards for Storefront and Vertical Mixed Use Building Type:

| Standard (Code Section) | District | | | | | |
|---|---|---|---|---|---|---|
| | MU-2 | MU-3 | MU-5 | MU-6 | MU-8 | MU-11 |
| Ground floor use: active use (%) (21A.37.050.A1) | 75 | 75 | 75 | 75 | 75 | 75 |
| Building materials: ground floor (%) (21A.37.050.B3) | 70 | 70 | 70 | 70 | 70 | 70 |
| Building materials: upper floors (%) (21A.37.050.B4) | 70 | 70 | 70 | 70 | 70 | 70 |
| Glass: ground floor (%) (21A.37.050.C1) | 40 | 40 | 60 | 60 | 60 | 60 |
| Glass: upper floors (%) (21A.37.050.C2) | 15 | 15 | 15 | 15 | 15 | 15 |
| Reflective glass (21A.37.050.C3) | 0 | 0 | 0 | 0 | 0 | 0 |
| Building entrances (feet) (21A.37.050.D) | X | X | 40 | 40 | 40 | 75 |

Section modified by Council motion.

| | | | | | | |
|---|---|---|---|---|---|---|
| Blank wall: maximum length (feet) (21A.37.050.E) | 15 | 15 | 15 | 15 | 30 | 30 |
| Street facing facade: maximum length (feet) (21A.37.050.F) | 110 | 110 | 200 | 200 | 200 | 200 |
| Upper floor step back :landmark (21A.37.050.G2) | | | X | X | X | X |
| Upper floor step back: lower level interior (21A.37.050.G3) | | | X | X | X | X |
| Upper floor step back: lower level front on narrow streets (21A.37.050.G4) | | | | | X | X |
| Lighting: exterior (21A.37.050.H) | X | X | X | X | X | X |
| Lighting: parking lot (21A.37.050.I) | X | X | X | X | X | X |
| Screening of mechanical equipment (21A.37.050.J) | X | X | X | X | X | X |
| Screening of service areas (21A.37.050.K) | X | X | X | X | X | X |
| Parking garages or structures (21A.37.050.L) | X | X | X | X | X | X |
| Public Improvements (21A.37.050.M) | X | X | X | X | X | X |

585 ~~B. Commercial Districts~~

| ~~**Standard (Code Section)**~~ | ~~**District**~~ | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | ~~**SNB**~~ | ~~**CN**~~ | ~~**CB**~~ | ~~**CS**~~ | ~~**CC**~~ | ~~**CSHBD**~~ | ~~CG[1]~~ | ~~**TSA**~~ |
| ~~Ground floor use (%) (21A.37.050A1)~~ | | | | | | ~~80~~ | ~~80[2]~~ | ~~80~~ |
| ~~Ground floor use + visual interest (%) (21A.37.050A2)~~ | - | - | - | - | - | ~~60/25~~ | ~~70/20~~ | ~~60/25~~ |
| ~~Building materials: ground floor (%) (21A.37.050B3)~~ | | | | | | ~~80~~ | ~~70~~ | ~~90~~ |
| ~~Building materials: upper floors (%) (21A.37.050B4)~~ | | | | | | ~~60~~ | | ~~60~~ |
| ~~Glass: ground floor (%) (21A.37.050C1)~~ | ~~40~~ | ~~40~~ | ~~40~~ | | | ~~40~~ | ~~60~~ | ~~60~~ |
| ~~Glass: upper floors (%) (21A.37.050C2)~~ | | | | | | | ~~25~~ | |
| ~~Reflective glass: ground floor (%) (21A.37.050C1)~~ | | | | | | | ~~0~~ | |
| ~~Reflective glass: upper floors (%) (21A.37.050C2)~~ | | | | | | | ~~40~~ | |
| ~~Building entrances (feet) (21A.37.050D)~~ | ~~X~~ | ~~X~~ | ~~X~~ | ~~X~~ | ~~X~~ | ~~40~~ | ~~40~~ | ~~40~~ |
| ~~Blank wall: maximum length (feet) (21A.37.050E)~~ | ~~15~~ | ~~15~~ | ~~15~~ | | | ~~15~~ | ~~20~~ | ~~15~~ |
| ~~Street facing facade: maximum length (feet) (21A.37.050F)~~ | | | | | | ~~200~~ | ~~200~~ | ~~200~~ |
| ~~Upper floor step back (feet) (21A.37.050G2 and 21A.37.050G3)~~ | | | | | | ~~15~~ | ~~X~~ | |
| ~~Facade height for required stepback (21A.37.050G2)~~ | | | | | | ~~30~~ | | |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| ~~Lighting: exterior (21A.37.050H)~~ | ~~X~~ | | | | | ~~X~~ | | ~~X~~ |
| ~~Lighting: parking lot (21A.37.050I)~~ | ~~X~~ | ~~X~~ | ~~X~~ | ~~X~~ | ~~X~~ | ~~X~~ | ~~X~~ | ~~X~~ |
| ~~Screening of mechanical equipment (21A.37.050J)~~ | ~~X~~ | ~~X~~ | ~~X~~ | | | ~~X~~ | | ~~X~~ |
| ~~Screening of service areas (21A.37.050K)~~ | ~~X~~ | ~~X~~ | ~~X~~ | | | ~~X~~ | ~~X~~ | ~~X~~ |
| ~~Ground floor residential entrances for dwellings with individual unit entries (21A.37.050L)~~ | | | | ~~X[3]~~ | ~~X[3]~~ | | ~~X[3]~~ | ~~X~~ |
| ~~Parking garages or structures (21A.37.050M)~~ | | | | | | ~~X~~ | | |
| ~~Primary entrance design SNB District (21A.37.050O)~~ | ~~X~~ | | | | | | | |
| ~~Entry features (21A.37.050P)~~ | | | | ~~X[3]~~ | ~~X[3]~~ | | ~~X[3]~~ | |
| ~~Tree canopy coverage (%) (21A.37.050Q1)~~ | | | | | | | ~~40~~ | |
| ~~Street trees (21A.37.050Q2)~~ | | | | | | | ~~X~~ | |
| ~~Soil volume (21A.37.050 Q3)~~ | | | | | | | ~~X~~ | |
| ~~Minimize curb cuts (21A.37.050 Q4)~~ | | | | | | | ~~X~~ | |
| ~~Overhead cover (21A.37.050 Q5)~~ | | | | | | | ~~X~~ | |
| ~~Height transitions: angular plane for adjacent buildings (21A.37.050 R)~~ | | | | | | | | |
| ~~Horizontal articulation (21A.37.050 S)~~ | | | | | | ~~X~~ | | |

~~Notes:~~

~~1. These standards only apply to the portion of the CG district within the boundaries of north of 900 S, south of 200 S, west 300 W and east of I-15.~~

~~2. Maximum width of the entrance shall be 35' if the additional 20% is used for an entrance to a parking structure.~~

~~3. These standards only apply to single-family attached dwellings in this district.~~

C. Manufacturing Districts:

| **Standard (Code Section)** | **District** | | |
|---|---|---|---|
| | **M-1** | **M-2** | **M-1A** |
| Ground floor use (%) (21A.37.050.A~~1~~) | | | |
| ~~Ground floor use + visual interest (%) (21A.37.050A2)~~ | - | - | |
| Building materials: ground floor (%) (21A.37.050.B~~1~~3) | | | |
| Building materials: upper floors (%) (21A.37.050.B~~2~~4) | | | |
| Glass: ground floor (%) (21A.37.050.C1) | | | |
| Glass: upper floors (%) (21A.37.050.C2) | | | |
| Building entrances (feet) (21A.37.050.D) | | | |
| Blank wall: maximum length (feet) (21A.37.050.E) | | | |

| | | | |
|---|---|---|---|
| Street facing facade: maximum length (feet) (21A.37.050.F) | | | |
| Upper floor step back (feet) (21A.37.050.G) | | | |
| Lighting: exterior (21A.37.050.H) | X | X | X |
| Lighting: parking lot (21A.37.050.I) | X | X | X |
| Screening of mechanical equipment (21A.37.050.J) | | | |
| Screening of service areas (21A.37.050.K) | | | |
| ~~Ground floor residential entrances (21A.37.050L)~~ | | | |
| Parking garages or structures (21A.37.050~~M~~.L) | X | X | X |
| Public Improvements (21A.37.050.M) | X | X | X |

593 D. Downtown and Gateway Districts:

| **Standard (Code Section)** | **District** | | | | |
|---|---|---|---|---|---|
| | **D-1** | **D-2** | **D-3** | **D-4** | **G-MU** |
| Ground floor use: enhanced active use (%) (21A.37.050.A~~1~~2) | 90 | 80 | 80 | 80 | 80 |
| ~~Ground floor use + visual interest (%) (21A.37.050A2)~~ | ~~80/10~~ | ~~70/20~~ | ~~70/20~~ | ~~70/20~~ | |
| Building materials: ground floor (%) (21A.37.050.B~~1~~3) | 70 | 80 | 70[1] | 70 | 70 |
| Building materials: upper floors (%) (21A.37.050.B~~2~~4) | 50 | 50 | 70[1] | 50 | 50 |
| Glass: ground floor (%) (21A.37.050.C1) | 60 | 60 | 60 | 60 | 60 |
| Glass: upper floors (%) (21A.37.050.C2) | 50 | 50 | 50 | 50 | 40 |
| ~~Reflective glass: ground floor (%) (21A.37.050C1)~~ | ~~0~~ | ~~0~~ | ~~0~~ | ~~0~~ | |
| Reflective glass: ~~upper floors (%)~~ (21A.37.050.C~~2~~3) | 50 | 50 | 50 | 50 | 50 |
| Building entrances (feet) (21A.37.050.D) | 40 | 40 | 60 | 60 | 40 |
| Blank wall: maximum length (feet) (21A.37.050.E) | 20 | 20 | 20 | 20 | 15 |
| Street facing facade: maximum length (feet) (21A.37.050.F) | 150 | 200 | 150 | 150 | 150 |
| Upper floor step back: upper level front (feet) (21A.37.050.G1) | ~~X~~10 | ~~X~~10 | ~~X~~10 | ~~X~~10 | 10 |
| Upper floor step back: landmark (21A.37.050.G2) | X | X | X | X | X |
| Lighting: exterior (21A.37.050.H) | | X | | X | X |
| Lighting: parking lot (21A.37.050.I) | | 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 | X |
| ~~Ground floor residential entrances for dwellings with individual unit entries (21A.37.050L)~~ | - | - | - | - | - |
| Parking garages or structures (21A.37.050~~M~~.L) | X[2] | X[2] | X | X | X[2] |
| Public Improvements (21A.37.050.M) | X | X | X | X | X |

| | | | | | |
|---|---|---|---|---|---|
| ~~Tree canopy coverage (%) (21A.37.050Q1)~~ | ~~40~~ | ~~40~~ | ~~40~~ | ~~40~~ | |
| ~~Street trees (21A.37.050 Q2)~~ | ~~X~~ | ~~X~~ | ~~X~~ | ~~X~~ | |
| ~~Soil volume (21A.37.050 Q3)~~ | ~~X~~ | ~~X~~ | ~~X~~ | ~~X~~ | |
| ~~Minimize curb cuts (21A.37.050Q4)~~ | ~~X~~ | ~~X~~ | ~~X~~ | ~~X~~ | |
| ~~Overhead cover (21A.37.050 Q5)~~ | ~~X~~ | ~~X~~ | ~~X~~ | ~~X~~ | |
| ~~Height transitions: angular plane for adjacent zone districts (21A.37.050R)~~ | | ~~X~~ | ~~X~~ | ~~X~~ | |
| ~~Horizontal articulation (21A.37.050S)~~ | ~~X~~ | ~~X~~ | ~~X~~ | ~~X~~ | |

Notes:

1. In the D-3 Zoning District this percentage applies to all sides of the building, not just the front or street facing facade.
2. Parking structures shall be located behind principal buildings. This requirement may be modified so that structures may be located at least 15' from front and corner side lot lines if a minimum of ~~seventy five percent (~~75%~~)~~ of the ground floor adjacent to a sidewalk is used for retail goods/service establishments, office and/or restaurant space to encourage pedestrian activity. The facades of the ground floor shall be designed to be compatible and consistent with the associated retail or office portion of the building and other retail uses in the area.

**~~E. Gateway Districts:~~**

| ~~Standard (Code Section)~~ | **~~G-MU~~** |
|---|---|
| ~~Ground floor use (%) (21A.37.050A1)~~ | ~~80~~ |
| ~~Ground floor use + visual interest (%) (21A.37.050A2)~~ | ~~70/20~~ |
| ~~Building materials: ground floor (%) (21A.37.050B1)~~ | ~~70~~ |
| ~~Building materials: upper floors (%) (21A.37.050B2)~~ | ~~50~~ |
| ~~Glass: ground floor (%) (21A.37.050C1)~~ | ~~60~~ |
| ~~Glass: upper floors (%) (21A.37.050C2)~~ | ~~50~~ |
| ~~Reflective glass: ground floor (%) (21A.37.050C1)~~ | ~~0~~ |
| ~~Reflective glass: ground floor (%) (21A.37.050C2)~~ | ~~50~~ |
| ~~Building entrances (feet) (21A.37.050D)~~ | ~~40~~ |
| ~~Blank wall: maximum length (feet) (21A.37.050E)~~ | ~~15~~ |
| ~~Street facing facade: maximum length (feet) (21A.37.050F)~~ | ~~150~~ |
| ~~Upper floor step back (feet) (21A.37.050G1)~~ | ~~X~~ |
| ~~Lighting: exterior (21A.37.050H)~~ | ~~X[1]~~ |
| ~~Lighting: parking lot (21A.37.050I)~~ | ~~X[1]~~ |
| ~~Screening of mechanical equipment (21A.37.050J)~~ | ~~X~~ |
| ~~Screening of service areas (21A.37.050K)~~ | ~~X~~ |
| ~~Ground floor residential entrances for dwellings with individual unit entries (21A.37.050L)~~ | |
| ~~Parking garages or structures (21A.37.050M)~~ | ~~X[2]~~ |

| | |
|---|---|
| ~~Tree canopy coverage (%) (21A.37.050 Q1)~~ | ~~40~~ |
| ~~Street trees (21A.37.050 Q2))~~ | ~~X~~ |
| ~~Soil volume (21A.37.050 Q3)~~ | ~~X~~ |
| ~~Minimize curb cuts (21A.37.050 Q4)~~ | ~~X~~ |
| ~~Overhead cover (21A.37.050Q5)~~ | ~~X~~ |
| ~~Height transitions: angular plane for adjacent zone districts (21A.37.050R)~~ | ~~X~~ |
| ~~Horizontal articulation (21A.37.050S)~~ | ~~X~~ |

~~Notes:~~

~~1. Sidewalks and street lamps installed in the public right-of-way shall be of the type specified in the sidewalk/street lighting policy document adopted by the city.~~

~~2. Parking structures shall be located behind principal buildings. This requirement may be modified so that structures may be located at least 15' from front and corner side lot lines if a minimum of seventy five percent (75%) of the ground floor adjacent to a sidewalk is used for retail goods/service establishments, office and/or restaurant space to encourage pedestrian activity. The facades of the ground floor shall be designed to be compatible and consistent with the associated retail or office portion of the building and other retail uses in the area.~~

~~F~~E. Special Purpose Districts:

| **Standard (Code Section)** | **District** | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | **RP** | **BP** | **FP** | **AG** | **AG-2** | **AG-5** | **AG-20** | **PL** | **I** | **UI** | **OS** | **NOS** | **MH** | **EI** | **~~MU~~** | **JRF[2]** |
| Ground floor use (%) (21A.37.050.A~~1~~2) | | | | | | | | | | | | | | | | 60[1] |
| ~~Ground floor use + visual interest (%) (21A.37.050A2)~~ | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Building materials: ground floor (%) (21A.37.050.B~~1~~3) | | | | | | | | | | | | | | | | 75[1] |
| Building materials: upper floors (%) (21A.37.050.B~~2~~4) | | | | | | | | | | | | | | | | 50[1] |
| Glass: ground floor (%) (21A.37.050.C1) | | | | | | | | | | | | | | | ~~40 - 70~~ | 60[1] |
| Glass: upper floors (%) (21A.37.050.C2) | | | | | | | | | | | | | | | | 50[1] |
| Reflective glass (21A.37.050.C3) | | | | | | | | | | | | | | | | |
| Building entrances (feet) (21A.37.050.D) | | | | | | | | | | | | | | | ~~X~~ | 75[1] |
| Blank wall: maximum length (feet) (21A.37.050.E) | | | | | | | | | | | | | | | ~~15~~ | 25[1] |
| Street facing facade: maximum length (feet) (21A.37.050.F) | | | | | | | | | | | | | | | | |

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Upper floor stepback (feet) (21A.37.050.G) | | | | | | | | | | | | | | | | |
| Lighting: exterior (21A.37.050.H) | | | | | | | | | X | X | | | | | ~~X~~ | |
| Lighting: parking lot (21A.37.050.I) | | X | | | | | | | | | | | | | ~~X~~ | |
| Screening of mechanical equipment (21A.37.050.J) | | | | | | | | | | | | | | | ~~X~~ | X[1] |
| Screening of service areas (21A.37.050.K) | | | | | | | | | | | | | | | ~~X~~ | X[1] |
| ~~Ground floor residential entrances (21A.37.050L)~~ | | | | | | | | | | | | | | | | |
| Parking garages or structures (21A.37.050~~M~~.L) | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | |
| Public Improvements (21A.37.050.M) | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | |
| ~~Tree canopy coverage (%) (21A.37.050P1)~~ | | | | | | | | | | | | | | | | |
| ~~Street trees (21A.37.050Q2)~~ | | | | | | | | | | | | | | | | ~~X~~ |
| ~~Soil volume (21A.37.050Q3)~~ | | | | | | | | | | | | | | | | ~~X~~ |
| ~~Minimize curb cuts (21A.37.050Q4)~~ | | | | | | | | | | | | | | | | |
| ~~Overhead cover (21A.37.050Q5)~~ | | | | | | | | | | | | | | | | |
| ~~Height transitions: angular plane for adjacent zone districts (21A.37.050R)~~ | | | | | | | | | | | | | | | | |
| ~~Horizontal articulation (21A.37.050S)~~ | | | | | | | | | | | | | | | | |

Notes:

1. Design standards only apply to the street facing facade of buildings with frontage on a public street. Stadiums and their accessory uses are exempt from adhering to the design standards.
2. Land within the Jordan River Fairpark zoning district that is subject to a development agreement adopted by ordinance 95 of 2024 is subject to the standards adopted in ordinance 92 of 2024 and any subsequent modifications as outlined in the development agreement.

~~G. Form Based Districts:~~

| ~~**Standard (Code Section)**~~ | ~~**District**~~ | | | | |
|---|---|---|---|---|---|
| | ~~**FB-UN1**~~ | ~~**FB-UN2**~~ | ~~FB-MU11~~ | ~~**FB-SC**~~ | ~~**FB-SE**~~ |
| ~~Ground floor use (%) (21A.37.050A1)~~ | ~~-~~ | ~~75~~ | ~~75[3]~~ | ~~75~~ | ~~75~~ |
| ~~Ground floor use + visual interest (%) (21A.37.050A2)~~ | ~~-~~ | ~~-~~ | ~~-~~ | ~~-~~ | ~~-~~ |
| ~~Building materials: ground floor (%) (21A.37.050B3)~~ | ~~70~~ | ~~70~~ | ~~70~~ | ~~70~~ | ~~70~~ |
| ~~Building materials: upper floors (%) (21A.37.050B4)~~ | ~~70~~ | ~~70~~ | ~~70~~ | ~~70~~ | ~~70~~ |
| ~~Glass: ground floor (%) (21A.37.050C1)~~ | ~~60[1]~~ | ~~60[1]~~ | ~~60[1]~~ | ~~60[1]~~ | ~~60[1]~~ |

| | | | | | |
|---|---|---|---|---|---|
| Glass: upper floors (%) (21A.37.050C2) | 15 | 15 | 15 | 15 | 15 |
| Reflective glass: ground floor (%) (21A.37.050C1) | - | - | - | - | - |
| Reflective glass: upper floors (%) (21A.37.050C2) | - | - | - | - | - |
| Building entrances (feet) (21A.37.050D) | 75 | 75 | 75 | 75 | 75 |
| Blank wall: maximum length (feet) (21A.37.050E) | 15 | 15 | 30 | 30 | 30 |
| Street facing facade: maximum length (feet) (21A.37.050F) | 200[3] | 200 | 200 | 200 | 200 |
| Upper floor step back (feet) (21A.37.050G4) | - | X | X | X | X |
| Lighting: exterior (21A.37.050H) | X | X | X | X | X |
| Lighting: parking lot (21A.37.050I) | X | X | X | - | - |
| Screening of mechanical equipment (21A.37.050J) | X | X | X | - | - |
| Screening of service areas (21A.37.050K1) | X | X | X[2] | - | - |
| Ground floor residential entrances for dwellings with individual unit entries (21A.37.050L) | X | X | X | - | - |
| Parking garages or structures (21A.37.050M) | X | X | X | X | X |
| Tree canopy coverage (%) (21A.37.050 Q1) | 40 | 40 | 40 | - | - |
| Street trees (21A.37.050Q2) | X | X | X | X | X |
| Soil volume (21A.37.050Q3) | X | X | X | - | - |
| Minimize curb cuts (21A.37.050Q4) | X | X | X | - | - |
| Overhead cover (21A.37.050Q5) | - | - | - | - | - |
| Height transitions: angular plane for adjacent zone districts (21A.37.050R) | X | X | X | - | - |
| Horizontal articulation (21A.37.050S) | X | X | X | - | - |

Notes:

1. This may be reduced to twenty percent (20%) if the ground floor is within one of the following building types: urban house, two-family, cottage, and row house.
2. Except where specifically authorized by the zone.
3. For buildings with street facing building facades over 100' in length:
   a. A minimum length of 30% of the ground floor street facing facade shall consist of non-residential active uses allowed by Subsection 21A.37.050A.1.
   b. An additional minimum length of 45% of the ground floor street facing facade shall consist of any active uses allowed by Subsection 21A.37.050A.1.
   c. This footnote does not apply to the rowhouse building form.

H. Form Based Mixed Use Districts:

| **Standard (Code Section)** | **District** |
|---|---|
| | **MU-8** |
| Ground floor use (%) (21A.37.050.A.1) | 80[3] |
| Ground floor use + visual interest (%) (21A.37.050.A.2) | |
| Building materials: ground floor (%) (21A.37.050.B.3) | 70 |
| Building materials: upper floors (%) (21A.37.050.B.4) | 50 |

| | |
|---|---|
| ~~Glass: ground floor (%) (21A.37.050.C.1)~~ | ~~60[1]~~ |
| ~~Glass: upper floors (%) (21A.37.050.C.2)~~ | ~~15~~ |
| ~~Reflective Glass: ground floor (%) (21A.37.050.C.1)~~ | ~~0~~ |
| ~~Reflective Glass: upper floors (%) (21A.37.050.C.2)~~ | ~~0~~ |
| ~~Building entrances (feet) (21A.37.050.D)~~ | ~~40~~ |
| ~~Blank wall: maximum length (feet) (21A.37.050.E)~~ | ~~30~~ |
| ~~Street facing facade: maximum length (feet) (21A.37.050.F)~~ | ~~200~~ |
| ~~Upper floor stepback (feet) (21A.37.050.G.4)~~ | |
| ~~Lighting: exterior (21A.37.050.H)~~ | ~~X~~ |
| ~~Lighting: parking lot (21A.37.050.I)~~ | ~~X~~ |
| ~~Screening of mechanical equipment (21A.37.050.J)~~ | ~~X~~ |
| ~~Screening of service areas (21A.37.050.K.1)~~ | ~~X[2]~~ |
| ~~Ground floor residential entrances for dwellings with individual unit entries (21A.37.050.L)~~ | ~~X~~ |
| ~~Parking garages or structures (21A.37.050.M)~~ | ~~X~~ |
| ~~Tree canopy coverage (%) (21A.37.050.P.1)~~ | ~~66%~~ |
| ~~Minimum vegetation standards (21A.37.050.P.2)~~ | ~~X~~ |
| ~~Street trees (21A.37.050.P.3)~~ | ~~X~~ |
| ~~Soil volume (21A.37.050.P.4)~~ | |
| ~~Minimize curb cuts (21A.37.050.P.5)~~ | ~~X~~ |
| ~~Overhead cover (21A.37.050.P.6)~~ | ~~X~~ |
| ~~Streetscape landscaping (21A.37.050.P.7)~~ | ~~X~~ |
| ~~Height transitions: angular plane for adjacent zone districts (21A.37.050.Q)~~ | ~~X~~ |
| ~~Horizontal articulation (21A.37.050.R)~~ | |

~~Notes:~~

1. ~~This may be reduced to twenty percent (20%) if the ground floor is within one of the following building types: urban house, two-family, cottage, and row house; subject to the building type being allowed in the zone.~~
2. ~~Except where specifically authorized by the zone.~~
3. ~~For buildings with street facing facades over 100' in length, a minimum of 30% of the façade length shall be an "active use" as defined in Subsection 21A.37.050.A.1. Except for the rowhouse building form, residential units shall not count as an "active use" toward the 30% minimum.~~

[*end*]