

Project Title: Standards for Design Review Text Amendment

Petition No.: PLNPCM2024-00294

Version: Public Draft

Date Prepared: July 2, 2024

Recommended by Planning Commission: [Yes/No]

<p>APPROVED AS TO FORM Salt Lake City Attorney's Office</p> <p>Date: _____</p> <p>By: _____ Katherine D. Pasker, <i>Senior City Attorney</i></p>

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

- Amends section 21A.59.030 and 21A.59.050
- Makes technical changes
- Deletes standards regulated elsewhere in code
- Reorganizes the standards and clarifies when each subsection is applicable

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. All other text is existing with no proposed change.

1 Amending section 21A.59.045.A by clarifying that all Standards for Design Review are applicable, other
 2 than the standards in Section E, which only apply when a building exceeds the maximum allowable street
 3 facing façade length as specified in 21A.37, and the standards in Section G, which only apply when a
 4 building exceeds the maximum building height in the underlying zoning district.

6 21A.59.045.A DESIGN REVIEW STANDARDS APPLICABILITY

7 A. Design Review applications shall be reviewed for compliance with the design review standards of
 8 Section 21A.59.050 as follows:

9 1. General Modification Requests: Applications to modify a design standard in Chapter 21A.37,
 10 or other zoning standard specifically authorized for modification through design review, shall
 11 be reviewed for compliance with all of the design review standards, with the following
 12 exceptions: ~~that are directly related to the purpose of the associated regulation requested for~~
 13 ~~modification.~~

14 a. Subsection E is only applicable for applications required to go through design review
 15 due to a street facing façade length regulation, and

16 b. Subsection G is only applicable for applications required to go through design review
 17 when seeking additional building height.

18 ~~2. Additional Height or Square Footage Requests: Applications required to go through design~~
 19 ~~review due to a height or square footage regulation shall be reviewed for compliance with all~~
 20 ~~design review standards.~~

21 ~~3. 2. Transit Station Area Requests: For properties in a Transit Station Area District, applications~~
 22 ~~required to go through design review due to not meeting the minimum points for administrative~~
 23 ~~approval shall be reviewed for compliance with all design review standards.~~

24 ~~4. All Other Requests: Any application not covered by Subsections 1 through 3 above, shall be~~
 25 ~~subject to review for compliance with all design review standards.~~

26 Amending section 21A.59.030 by adding one submittal requirement to the Design Review application.

27

28 21A.59.030 DESIGN REVIEW PROCESS

29 B. Complete Application: The design review application is considered complete when it includes all
30 of the following:

31 1. All of the application information required for site plan review as identified in Chapter
32 21A.58 of this title.

33 2. Photos showing the facades of ~~adjacent~~ abutting development, trees on the site, general
34 streetscape character, and views to and from the site.

35 3. Analysis of the streetscape, illustrating how the building integrates with the block face. The
36 analysis shall include the building height, height of the ground floor or building base, street
37 facing façade length, front yard setback, and location of vehicular entrances of existing
38 buildings. If the proposed building is located on a corner lot, the analysis shall incorporate
39 both block faces.

40 ~~3~~ 4. Demonstration of compliance with the purpose of the individual zoning district in written
41 narrative and graphic images.

42 ~~4~~ 5. Demonstration of compliance with the purpose of the applicable design standards of the
43 individual zoning district in written narrative, graphic images, and relevant calculations.

44 ~~5~~ 6. Demonstration of compliance with the applicable design review objectives (Section
45 21A.59.060 of this chapter) in written narrative, graphics, images, and relevant calculations.

46 ~~6~~ 7. The zoning administrator may waive a submittal requirement if it is not necessary in order to
47 determine if a request for a modification to a design standard complies with the standards of
48 review.

49 Amending section 21A.59.050 by reorganizing the standards for clarity, deleting standards regulated
50 elsewhere in code, and adding new standards to better meet the intent of the design review process.

51

52 21A.59.050 STANDARDS FOR DESIGN REVIEW

53 A. Any new development shall comply with the intent of the purpose statement of the zoning district
54 and specific design regulations found within the zoning district in which the project is located as
55 well as the city's adopted "urban design element" and adopted ~~master~~ general plan policies and
56 design guidelines governing the specific area of the proposed development.

57

58 B. Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot-
59 by including:

60 1. Primary entrances ~~shall~~ that face the public sidewalk (secondary entrances can face a parking
61 lot).

62 2. Building(s) ~~shall be sited~~ located close to the public sidewalk, following ~~and responding to~~
63 the desired development patterns of the immediate vicinity ~~neighborhood~~.

64 3. Parking ~~shall be~~ located within, behind, or to the side of buildings.

65

66 C. Building facades shall ~~include detailing and glass in sufficient quantities to~~ facilitate pedestrian
67 interest and interaction by including: -

68 1. ~~Locate a~~ Active ground floor uses at or ~~near~~ close to the public sidewalk.

- 69 2. ~~Maximum~~ ize transparency of the street facing facades, by prohibiting covering the g Ground
70 floor glass with shall not have reflective treatments, be covered by interior walls or opaque
71 signage, and or use other similar features that prevent passers-by from seeing inside of the
72 building for non-residential uses.
- 73 3. ~~Use or reinterpret t~~ Traditional storefront elements like such as sign bands, clerestory glazing,
74 articulation, and architectural detail at window transitions on the ground floor. If the ground
75 floor contains residential uses, each primary building entrance and individual unit entrance
76 shall include a defined entry feature.
- 77 4. ~~Locate o~~ Outdoor dining patios, courtyards, plazas, habitable landscaped yards, and open
78 spaces in areas abutting a street or midblock walkway. so that they have a direct visual
79 connection to the street and outdoor spaces.
- 80
- 81 D. ~~Large b~~ Building masses shall be divided into heights and sizes proportions that minimize the
82 perceived mass of the structure and relate to human scale by generally demonstrating
83 compliance with the following standards:-
- 84 1. ~~Relate building scale and massing to the size and scale of existing and anticipated buildings~~
85 the surrounding buildings and context of the site, such as alignments with existing foundation
86 lines, established cornice heights, building massing, step-backs and vertical emphasis. For
87 buildings with more than three stories, compose the design of a building with a distinct base to
88 reduce the sense of height.
- 89 2. ~~Modulate the design of a larger building using a series of vertical or horizontal emphases to~~
90 equate with the scale (heights and widths) of the buildings in the context and reduce the visual
91 width or height.
- 92 3. ~~2.~~ Include secondary architectural elements such as balconies, porches, vertical bays, belt
93 courses, fenestration and window reveals.
- 94 4. ~~3.~~ Reflect the scale and solid-to-void solid (wall) to void (window/door openings) ratio of
95 windows and doors of the established character of the neighborhood or that which is desired in
96 the master general plan. Windows shall consist of human-scale proportions, with regular spacing
97 and vertical alignment to create a harmonious rhythm. Unless the building is clad in all glass,
98 window openings shall be recessed by a minimum of 3 inches to add depth and dimensionality to
99 the building façade.
- 100 E. ~~Building facades that exceed a combined contiguous building length of two hundred feet (200')~~
101 shall include:
- 102 1. ~~Changes in vertical plane (breaks in façade)~~
- 103 2. ~~Material changes;~~
- 104 3. ~~Massing changes;~~
- 105 4. ~~A minimum of eighty percent (80%) of the ground floor must be used for active, publicly~~
106 accessible uses. Active uses are those that promote an active pedestrian environment through
107 inclusion of uses that capture the attention of a passer by. This includes retail establishments,
108 retail services, civic spaces (theaters, museums, etc), restaurants, bars, art and craft studios, and
109 other uses determined to be substantially similar by the planning director and/or commission; and
- 110 5. ~~Stepback must be a minimum of ten feet (10') from the base of the building. This allows the~~
111 base to be the primary defining element for the site and the adjacent public realm, reducing wind
112 impacts, and opening sky views.

113 The maximum height of the base of a proposed building should be equal to the width of the right
114 of way if allowed in the zoning district to provide sufficient enclosure for the street without
115 overwhelming the street. The minimum height of the base must be at least two stories.

116 A building over two hundred feet (200') in width shall include necessary separation from
117 property lines to minimize the impact of shadows and development rights of adjacent properties.

118 E. Street facing building facades shall contribute to the character of the neighborhood, promote
119 ground-level activation, reinforce a cohesive street wall, and be designed to minimize negative
120 impacts on the streetscape. Buildings surpassing the maximum street facing facade length as
121 prescribed in section 21A.37.060, may be approved, up to a maximum length of 250 feet, subject
122 to the following standards:

123
124 1. All street facing ground floor uses must comply with the underlying zoning requirements as
125 specified in 21A.37.060. For zoning districts where there is not a ground floor use
126 requirement, a minimum of 75% of the ground floor, with a building depth no less than 25
127 feet, must be used for either residential dwelling units or active, publicly accessible uses.

128
129 2. Building facades that exceed the maximum street facing facade length shall include:
130 a. Changes in vertical plane (breaks in facade);
131 b. Massing changes;
132 c. Distinguished roof lines; and
133 d. A building base that is scaled to create a sense of enclosure along the street and maintain
134 or enhance the visual continuity of the street wall. The height of the ground floor shall be
135 no less than 20 feet. For buildings taller than 100 feet, the minimum base height should
136 be three stories or be consistent with the existing street wall.

137
138 3. Buildings located on corner lots shall incorporate architectural features that emphasize the
139 building's corner, including a prominent building entrance that is publicly accessible,
140 transparent, and unobstructed.

141 F. If provided, ~~privately owned public~~ publicly accessible spaces shall include at least three of the
142 six following elements:

143 1. At least one sitting space for each ~~two hundred fifty (250)~~ square feet shall be included in the
144 plaza. Seating shall be a minimum of ~~sixteen inches (16")~~ inches in height and ~~thirty inches~~
145 ~~(30")~~ inches in width. Ledge benches shall have a minimum depth of 30 inches ~~thirty inches~~
146 ~~(30")~~;

147 2. ~~A mixture of areas that provide seasonal shade~~ Seasonal shade in the form of permanent
148 shade structures, pergolas, or overhanging building elements such as canopies that enhance
149 comfort and usability of the space;

150 3. Trees in proportion to the space at a minimum of one tree per ~~eight hundred (800)~~ square
151 feet, at least ~~two inches (2")~~ 2 inch caliper when planted;

152 4. Water features or public art;

153 5. Outdoor dining areas; ~~and or~~

154 6. Other amenities not listed above that provide a public benefit.

155 G. ~~Building height shall be modified to relate to human scale and minimize negative impacts. In the~~
156 ~~downtown and in the CSHBD Sugar House Business District, building height shall contribute to a~~
157 ~~distinctive city skyline.~~

158 1. ~~Human scale:~~

159 a. ~~Utilize stepbacks to design a building that relates to the height and scale of adjacent and~~
160 ~~nearby buildings, or where identified, goals for future scale defined in adopted master~~
161 ~~general plans.~~

162 b. ~~The minimum stepback for any building located in a zoning district that does not contain~~
163 ~~an upper level stepback provision shall be ten feet (10'). This stepback is only required~~
164 ~~for applications requesting additional height of more than 10% the maximum height~~
165 ~~when authorized in the underlying zoning district. The stepback shall be applied to the~~
166 ~~first full floor of the building that is seeking the request for additional height.~~

167 c. ~~For buildings more than three stories or buildings with vertical mixed use, compose~~
168 ~~the design of a building with distinct base, to reduce the sense of apparent height.~~

169 2. ~~Cornices and rooflines:~~

170 a. ~~Cohesiveness: Shape and define rooflines to be cohesive with the building's overall form~~
171 ~~and composition. The roofline and architectural detailing, including cornices, shall be~~
172 ~~complimentary to the structure's scale, material, color, and form and create a change in~~
173 ~~plane of at least six inches (6"), a change in material, utilizing at least one visible sloping~~
174 ~~plan along a minimum of fifty percent (50%) of the roofline on building elevations facing~~
175 ~~a street, or a change in material orientation to define the roof line of the building.~~

176 b. ~~Green Roof and Roof Deck: Include a green roof and/or accessible roof deck to support a~~
177 ~~more visually compelling roof landscape and reduce solar gain, air pollution, and the~~
178 ~~amount of water entering the stormwater system.~~

179 3. ~~Negative impacts: All buildings seeking additional height as authorized in the underlying~~
180 ~~zoning district shall be subject to the following standards:~~

181 a. ~~Modulate taller buildings vertically and horizontally so that it steps up or down to its~~
182 ~~neighbors.~~

183 b. ~~Minimize shadow impacts of building height on the public realm and semi-public spaces~~
184 ~~by varying building massing. Demonstrate impact from shadows due to building height~~
185 ~~for the portions of the building that are subject to the request for additional height.~~

186 c. ~~Modify tall buildings to minimize wind impacts on public and private spaces, such as the~~
187 ~~inclusion of a wind break above the first level of the building.~~

188 d. ~~Design and orient buildings to prevent snow, ice, or water from falling directly onto a~~
189 ~~public sidewalk, public space, neighboring property, or directly onto the walkway leading~~
190 ~~to the building entrance.~~

191 G. Building height shall be modified to relate to human scale and minimize negative impacts. All
192 buildings seeking additional height as authorized in the underlying zoning district shall
193 demonstrate compliance with the following standards:

194 1. Modulate taller buildings vertically and horizontally so that it steps up or down to its
195 neighbors when adjacent to a zone with a height maximum of 50 feet or less.

- 196 2. Design tall buildings to minimize wind impacts on primary building entrances, parks and
197 open space, and public and private-outdoor amenity areas. Design elements may include a
198 wind break above the first level of the building, recessed entryways or vestibules, or
199 canopies.
- 200 3. Design and orient buildings to prevent snow, ice, or water from falling directly onto a public
201 sidewalk, public space, neighboring property, or directly onto the walkway leading to the
202 building entrance.
- 203 4. Integrate roof-top mechanical equipment into the design and massing of the upper floors.
- 204 5. When applicable, the following additional standards apply:
- 205 a. In the Downtown Districts, building height shall contribute to a distinctive city skyline.
- 206 b. Buildings abutting a Landmark Site shall feature at least one horizontal element on the
207 street-facing façade (base, belt course, frieze, cornice) that aligns with a corresponding
208 element of the historic building. The alignment shall foster visual continuity and respect
209 the historic context.
- 210 H. ~~Parking and on site circulation shall be provided with an emphasis on making safe pedestrian~~
211 ~~connections to the sidewalk, transit facilities, or midblock walkway. Parking is encouraged to be~~
212 ~~behind the principal building and away from pedestrian walkways.~~ 1. Parking lots and structures
213 shall be setback a minimum of ~~twenty five~~ 25 feet (25') from required midblock pedestrian access
214 locations or as required in the underlying zoning district if the underlying zoning requires a larger
215 setback.
- 216 ~~I. Waste and recycling containers, mechanical equipment, storage areas, and loading docks shall be~~
217 ~~fully screened from public view and, for buildings with only one street facing frontage, are~~
218 ~~prohibited from being located along street facing facades. They shall incorporate building~~
219 ~~materials and detailing compatible with the building being served and shall be co-located with~~
220 ~~driveways unless prohibited by the presence of a street tree, public infrastructure, or public~~
221 ~~facility within the right of way. Service uses may be located within the structure. (See~~
222 ~~Subsection [21A.37.050.K](#) of this title.)~~
- 223 I. Screening of Service Areas: Service areas, off street loading areas, waste and recycling
224 containers, utility meters, and similar areas shall be fully screened from public view or located
225 along a side yard. All screening enclosures viewable from the street shall be either incorporated
226 into the building architecture or shall incorporate building materials and detailing compatible with
227 the building being served. Waste and off street loading areas are prohibited from being located on
228 street facing facades and shall be co-located and screened. Exceptions to this requirement may be
229 approved by the planning director when the service provides power or some form of utilities in
230 and around the surrounding area. Exemptions may also be approved through the site plan review
231 process when a permit applicant demonstrates that it is not feasible to accommodate these
232 activities on the block interior. If such activities are permitted abutting a public street, a visual
233 screening design approved by the planning director shall be required.
- 234 All screening devices shall be a minimum of one foot higher than the object being screened, and
235 in the case of fences and/or masonry walls the height shall not exceed eight feet. Dumpsters shall
236 be located a minimum of 25 feet from any building on an abutting lot that contains a residential
237 dwelling or be located inside of an enclosed building or structure.
- 238 ~~J. Signage shall emphasize the pedestrian/mass transit orientation.~~

239 1. ~~Define specific spaces for signage that are integral to building design, such as commercial~~
240 ~~sign bands framed by a material change, columns for blade signs, or other clearly articulated band~~
241 ~~on the face of the building.~~

242 2. ~~Coordinate signage locations with appropriate lighting, awnings, and other projections.~~

243 3. ~~Coordinate sign location with landscaping to avoid conflicts.~~

244 ~~K~~ J. Building and midblock walkway lighting shall support pedestrian comfort and safety,
245 neighborhood image, and dark sky goals.

246 1. Provide street lights as indicated in the Salt Lake City Lighting Master Plan.

247 2. Outdoor lighting should be designed for low-level illumination and to minimize glare and
248 light trespass onto ~~adjacent~~ abutting properties and uplighting directly to the sky.

249 3. Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate
250 significant building features, improve sign legibility, and support pedestrian comfort and
251 safety.

252 ~~L~~ K. Streetscape improvements shall be provided as follows:

253 1. ~~One street tree chosen from the street tree list consistent with the city's urban forestry~~
254 ~~guidelines and, with the approval of the city's urban forester, shall be placed for every thirty feet~~
255 ~~(30') of property frontage on a street. Existing street trees removed as the result of a development~~
256 ~~project shall be replaced by the developer with trees approved by the city's urban forester.~~

257 ~~2~~ 1. Hardscape (paving material) shall be utilized to differentiate privately-owned public spaces
258 from public spaces. Hardscape for public sidewalks shall follow applicable design standards.
259 Permitted materials for privately-owned public spaces shall meet the following standards:

260 a. Use materials that are durable (withstand wear, pressure, damage), require a minimum of
261 maintenance, and are easily repairable or replaceable ~~should damage or defacement~~
262 ~~occur.~~

263 b. Where practical, as in lower-traffic areas, use materials that allow rainwater to infiltrate
264 into the ground and recharge the water table.

265 c. Limit contribution to urban heat island effect by limiting use of dark materials and
266 incorporating materials with a high Solar-Reflective Index (SRI).

267 d. Utilize materials and designs that have an identifiable relationship to the character of the
268 site, the neighborhood, or Salt Lake City.

269 e. Use materials (like textured ground surfaces) and features (like ramps and seating at key
270 resting points) to support access and comfort for people of all abilities.

271 f. Asphalt shall be limited to vehicle drive aisles.

272