

Project Title: Downtown Zones Parking Structure Design Standards Amendments: Chapter 21A.44 Off Street Parking, Mobility and Loading, 21A.30.010 Downtown Districts, General Provisions, 21A.31.010 Gateway Districts, General Provisions, Table 21A.33.050 Table of Permitted and Conditional Uses for Downtown Districts, 21A.30.070 Downtown Districts Development Approval Process

<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>

Petition No.: PLNPCM2025-00008

Version: 1 – Public Engagement Draft

Date Prepared: 2/6/25

Planning Commission Action: TBD

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

- Amends Subsection 21A.30.010.E Parking to simplify and remove redundant standards.
- Deletes Section 21A.30.070 to remove obsolete development review steps for downtown districts.
- Amends Subsection 21A.31.010. H to remove redundant design standards for parking garages in the gateway zone.
- Amends the qualifying provisions for Table 21A.33.050 Table of Permitted and Conditional Uses for Downtown Districts by removing footnote 7, and the qualifying provisions for Table 21A.33.060 Table of Permitted and Conditional Uses for the Gateway District by removing footnote 3. These footnotes indicate the Design Review process is required and were added by Ordinance 66 of 2013 which created the Land Use Chapters of the city code. At the time the Design Review process was a ‘conditional building and site design review’ to supplement a site plan review. This is inconsistent with the current Design Review process and the reference is now obsolete.
- Amends the qualifying provisions for Table 21A.33.050 Table of Permitted and Conditional Uses for Downtown Districts by removing footnote 19 to remove a redundant standard that is already included in the general provisions section for the downtown zones.
- Amends Subsection 21A.44.020.B to remove reference to zoning district specific requirements in Subsection 21A.44.060.B that is being deleted with this text amendment.
- Amends Subsection 21A.44.060.A.6.b.(5) to add additional standards for driveways and drive approaches in the downtown zoning districts.
- Deletes Subsection 21A.44.060.B.1.b to remove zone specific location and design standards for parking garages in the D-1, D-3, D-4, and G-MU zoning districts. Those standards are being consolidated into 21A.37.

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.

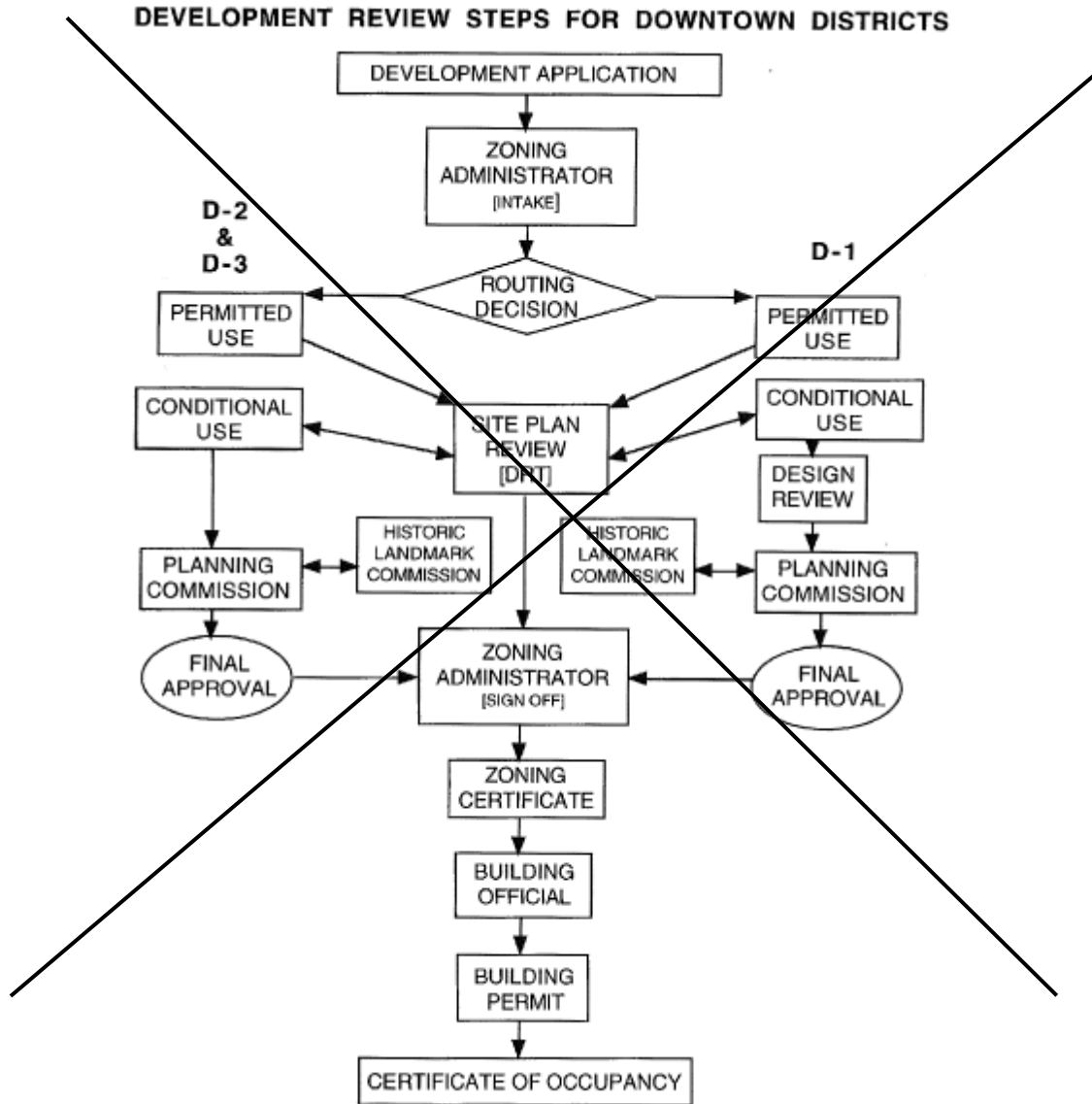
1 1. *Amends the text of Salt Lake City Section 21A.30.010.E Parking. That section 21A.31.010.E of the*
2 *Salt Lake City Code (Zoning: Downtown Districts: General Provisions: Restrictions on Parking*
3 *Lots and Structures) shall be and is hereby amended for listed standards '1' and '4' which shall*
4 *appear in numerical order with the other listed standards and read as follows:*

5 1. Parking shall be located behind principal buildings or incorporated into the principal building,
6 ~~provided the parking is wrapped on street facing facades with a use allowed in the zone other than~~
7 ~~parking.~~

8 4. ~~No special restrictions shall apply to belowground parking facilities.~~

9 2. *Deletes Section 21A.30.070 as follows:*

10 **~~21A.30.070: DOWNTOWN DISTRICTS DEVELOPMENT APPROVAL PROCESS~~**



11

12 3. *Deletes Subsection 21A.31.010.H Parking*

13 ~~H. Parking:~~

14 ~~1. Belowground Parking Facilities: No special design and setback restrictions shall apply to~~
 15 ~~belowground parking facilities.~~

16 ~~2. Landscape Requirements: Surface parking lots shall have a landscaped setback of at least~~
 17 ~~twenty feet (20') and meet interior landscaped requirements as outlined in Chapter 21A.48 of this~~
 18 ~~title.~~

19 ~~3. Design Review Approval: A modification to the restrictions on parking lots and structures~~
 20 ~~provisions of this section may be granted through the design review process, subject to~~
 21 ~~conformance with the standards and procedures of Chapter 21A.59 of this title. Such conditional~~
 22 ~~uses shall also be subject to urban design evaluation.~~

23 ~~4. Parking structures shall conform to the requirements set forth in [Chapter 21A.37](#) of this title.~~

24
 25 4. *Amends the text of 21A.31.010.I. That section 21A.31.010.I of the Salt Lake City Code (Zoning:*
 26 *Gateway Districts: General Provisions: Outdoor Sales, Display and Storage) shall be and hereby*
 27 *is amended only for section heading 'I', which shall appear at the beginning of this section with*
 28 *the listed standards appearing in numerical order after.*

29 ~~I. H. Outdoor Sales, Display and Storage: "Sales and display (outdoor)" and "storage~~
 30 ~~and display (outdoor)", is permitted for retail uses and the retail components of other permitted~~
 31 ~~and conditional uses authorized in Section [21A.33.060](#) "Table of Permitted and Conditional Uses~~
 32 ~~in the Gateway District. These uses shall conform to the following:~~

33 5. *Amending the text of the Salt Lake City Code Section 21A.33.050. That Section 21A.33.050 of the*
 34 *Salt Lake City Code (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for*
 35 *Downtown Districts) shall be and hereby amended only for the use category "Bus line*
 36 *station/terminal", "Gas station", "Open space", "Automobile repair (major)", and "Automobile*
 37 *repair (minor)", in the Table of Permitted and Conditional Uses for Downtown Districts, in*
 38 *alphabetical order with other use categories in the table, which use category shall read and*
 39 *appear in that table as follows:*

40 **21A.33.050: TABLE OF PERMITTED AND CONDITIONAL USES FOR DOWNTOWN**
 41 **DISTRICTS:**

Legend:	C =	Conditional	P =	Permitted
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42

Use	Permitted And Conditional Uses By District			
	D-1	D-2	D-3	D-4
Use	Permitted And Conditional Uses By District			
	D-1	D-2	D-3	D-4
Bus line station/terminal	P ⁷	P ⁷	P ⁷	P ⁷
Gas station		P	P ⁷	P ⁷
Open space	P ⁷	P ⁷	P ⁷	P ⁷
Automobile repair (major)		P	P ⁷	P ⁷

Automobile repair (minor)		P	P ⁷	P ⁷
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44 6. Amending the text of Salt Lake City Code Section 21A.33.050. That the “Qualifying Provisions”
 45 of Section 21A.33.050 of the Salt Lake City Code (Zoning: Land Use Tables: Table of Permitted
 46 and Conditional Uses for Downtown Districts) shall be and hereby is amended only for
 47 qualifying provisions “7” which shall appear in numerical order with the other qualifying
 48 provisions and read as follows:

49 Qualifying provisions:

50 7. ~~Subject to conformance with the provisions of chapter 21A.59, "Design Review", of~~
 51 ~~this title.~~ Reserved.

52 7. Amending the text of the Salt Lake City Code Section 21A.33.050. That Section 21A.33.050 of the
 53 Salt Lake City Code (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for
 54 Downtown Districts) shall be and hereby amended only for the use category “Parking,
 55 commercial’ and ‘Parking, off site’, in the Table of Permitted and Conditional Uses for
 56 Downtown Districts, in alphabetical order with other use categories in the table, which use
 57 category shall read and appear in that table as follows:

58 **21A.33.050: TABLE OF PERMITTED AND CONDITIONAL USES FOR DOWNTOWN**
 59 **DISTRICTS:**

Legend:	C =	Conditional	P =	Permitted
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60

Use	Permitted And Conditional Uses By District			
	D-1	D-2	D-3	D-4
Parking, commercial ²⁰	C ¹⁹	P ¹⁹	C ¹⁹	P ¹⁹
Parking, off site ²⁰	P ¹⁹	P ¹⁹	P ¹⁹	P ¹⁹

61

62 8. Amending the text of the Salt Lake City Code Section 21A.33.060. That Section 21A.33.060 of the
 63 Salt Lake City Code (Zoning: Land Use Tables: Table of Permitted and Conditional Uses in the
 64 Gateway) shall be and hereby amended only for the use category “Bus line station/terminal” and
 65 “Storage, self”, in the Table of Permitted and Conditional Uses for the Gateway District, in
 66 alphabetical order with other use categories in the table, which use category shall read and

67 appear in that table as follows:

68

69 **21A.33.060: TABLE OF PERMITTED AND CONDITIONAL USES IN THE GATEWAY**
70 **DISTRICT:**

71

Legend:	C =	Conditional	P =	Permitted
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72

Use	G-MU
Bus line station/terminal	P ³
Storage, self	P ³

73

74 9. Amending the text of Salt Lake City Code Section 21A.33.060. That the “Qualifying Provisions”
75 of Section 21A.33.060 of the Salt Lake City Code (Zoning: Land Use Tables: Table of Permitted
76 and Conditional Uses for the Gateway District) shall be and hereby is amended only for
77 qualifying provisions “3” which shall appear in numerical order with the other qualifying
78 provisions and read as follows:

79 Qualifying provisions:

80 3. ~~Subject to conformance with the provisions of chapter 21A.59, "Design Review", of this~~
81 ~~title. Reserved.~~

82 10. Amends Subsection 21A.44.020.B as follows:

83 B. Location and Design: Section 21A.44.060, "Parking Location and Design", shall apply to all
84 vehicle parking, bicycle parking, loading, and drive-through facilities, regardless of whether the
85 project is subject to the requirements for additional parking spaces or other facilities pursuant to
86 Subsection 21A.44.020.A above. Parking garages are subject to design standards found in
87 Chapter 21A.37, ~~and zoning district specific requirements found in Subsection 21A.44.060.B.~~ No
88 special design and setback restrictions shall apply to below ground parking facilities.

89 11. Amends the text of Salt Lake City Code Section 21A.44.060.A.6.b.(5). That Section
90 21A.44.060.A.6.b.(5) of the Salt Lake City Code (Off Street Parking, Mobility and Loading:
91 Parking Location and Design: Driveways and Drive Approaches) shall be and hereby is amended
92 for listed standard “(5)” which shall appear in numerical order with the other listed standards
93 and read as follows:

94 (5) Distance from street corners: Driveways and drive approaches for Single and Two-
95 Family Dwellings shall be located at least 20 feet from street corner property lines. Driveways
96 and drive approaches for all other uses shall be at least 50 feet from street corner property lines.
97 Driveways and drive approaches in the D-1, D-3, D-4, and G-MU Zoning Districts shall be

98 located to the side of the building or as far from the street corner as possible. When the width of
99 the lot is less than the required distance, the transportation director may approve modifications no
100 greater than the minimum necessary to accommodate the driveway and drive approach.

101 *12. Deletes Subsection 21A.44.060.B Zone Specific Location and Design Standards:*

102 ~~B. Zone Specific Location and Design Standards:~~

103 ~~— 1. D-1, D-3, D-4, and G-MU Zoning Districts: The following regulations shall apply to~~
104 ~~surface or above-ground parking facilities. No special design and setback restrictions shall apply~~
105 ~~to below-ground parking facilities.~~

106 ~~— a. Above-ground parking facilities located within the block corner areas and on Main~~
107 ~~Street, shall be located behind principal buildings and:~~

108 ~~— (1) All above-ground parking facilities that front a street shall contain uses other than~~
109 ~~parking along the entire length of the building façade and along all stories or levels of the~~
110 ~~building.~~

111 ~~— (2) Drive approaches and driveways shall be located to the side of the building or as far~~
112 ~~from the street corner as possible unless further restricted by this title.~~

113 ~~— b. Parking garages shall meet the following:~~

114 ~~(1) Retail goods/service establishments, offices and/or restaurants shall be provided on~~
115 ~~the first floor adjacent to the front or corner side lot line. The facades of such first~~
116 ~~floors shall be compatible and consistent with the associated retail or office portion of~~
117 ~~the building and other retail uses in the area.~~

118 ~~(2) Levels of parking above the first level facing the front or corner side lot line shall~~
119 ~~have floors and/or facades that are horizontal, not sloped.~~

120 ~~(3) Landscape Requirements: Surface parking lots, where allowed shall have a minimum~~
121 ~~landscaped yard of fifteen feet (15') and shall meet interior parking lot landscaping~~
122 ~~requirements as outlined in Chapter 21A.48, "Landscaping and Buffers".~~

123 ~~2. Modifications to the standards of this Subsection may be granted through the design~~
124 ~~review process, subject to conformance with the standards and procedures of Chapter~~
125 ~~21A.59: Design Review.~~

126 *13. Amends the text of 21A.44.060.C. That the heading of subsection 21A.44.060.C of the Salt Lake*
127 *City Code (Off Street Parking, Mobility and Loading: Parking Location and Design) shall be and*
128 *hereby is amended for the heading only, which shall appear as the heading of this section with*
129 *the listed standards appearing in numerical order after.*

130 ~~— C. B. Recreational Vehicle Parking:~~