

East Streetcar Neighborhood

Form-Based Code



South Salt Lake City, Utah

ADOPTED September 17, 2014

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1.0 The East Streetcar Neighborhood

1.1 The East Streetcar Neighborhood



1. Description and Intent.

The East Streetcar Form Based Code is the culmination of over a decade of discussion, planning and design to create a neighborhood that blends the best of both the past and the future. It started with visioning for a new mode of transit to serve a new South Salt Lake downtown,

support a growing neighborhood and to connect to Sugar House, long recognized as a shopping and entertainment destination outside of downtown Salt Lake City. After determining that a streetcar was the ideal form of transit to improve transportation access and facilitate economic development, a plan was developed to promote transit-oriented development, as well as a walkable, urban neighborhood. This code builds upon the community input and decisions from the 2012 Streetcar visioning process, 2013 Streetcar Greenway visioning process, the 2013 S-Line branding process and the 2014 East Streetcar Master Plan, which was adopted by the South Salt Lake City Council on May 28, 2014.

The East Streetcar Area is a four-block, 50-acre area in South Salt Lake, located along the S-Line streetcar and Parley's Trail. The East Streetcar Area is located directly east of the Downtown South Salt Lake redevelopment area, and directly west of Sugar House. The Central Pointe TRAX station in the Downtown South Salt Lake Area is approximately two miles from Highland Drive in Sugar House. 500 East is roughly the mid-point between the two districts and is the boundary between the two cities.

2. Vision



This will be a vibrant, walkable neighborhood with a wide selection of homes for current and future residents of South Salt Lake. Its character, amenities and strong connections to both Downtown South Salt Lake and to Sugar House will make it one of the most desirable neighborhoods on the Wasatch Front.

(1) This plan strives to:

- (a) Build high-quality new housing for a wide spectrum of residents (age, income, culture)
- (b) Create an appealing urban neighborhood
- (c) Encourage new development that respects the existing neighborhood context
- (d) Improve neighborhood safety and appeal
- (e) Protect neighboring homes and property values
- (f) Support transit use, biking and walking
- (g) Complement the future downtown South Salt Lake

3. History and Character

South Salt Lake City is a classic American, post-war suburb. It also has a significant business and industrial base. The neighborhood included in the East Streetcar Master Plan is the most established, well-respected and one of the most desirable in the city. Each block in this neighborhood is unique. The architecture varies from street to street (Craftsman bungalow, Modern Minimalist Cottage, Victorian), and the land uses do as well. It is comprised of single family homes with a mix of duplexes, apartments, and townhomes. There is also a strong lingering presence of warehouses along what was once a freight rail line. The block adjacent to State Street has a long commercial history, having grown up along "Utah's Main Street."



Figure 1.1(1). Historic Denver-Rio Grande Rail Line.

The S-Line streetcar route is a remnant of our industrial history. The rails between South Salt Lake and Sugar House were originally built by the Denver & Rio Grande (D&RG) Railroad. Beginning in 1908, freight and passenger trains ran in this corridor. The line was called several different names by locals over the years, including the Granite Line, Sugar House Spur, and the Silver Line. The line began at Roper Rail Yards, where it connected to major north-south routes. Heading east, the line passed through the neighborhoods of South Salt Lake, Forest Dale, and Sugar House before making its way through the deep pass in Emigration Canyon and into Park City, where it served the booming mines and mills. Silver, sheep, and other valuable commodities were brought to Salt Lake for processing. The D&RG line was abandoned in 1947, and the corridor was purchased by Union Pacific Railroad. Eventually, the Park City Branch Line was reduced to the present-day corridor of the Sugar House Streetcar. It was purchased by Utah Transit Authority (UTA) in 2005 as a potential future transit corridor. Today, it is

1.0 The East Streetcar Neighborhood

known as the S-Line –the first streetcar in modern Salt Lake City.

This railway helped South Salt Lake become “A City of Industry” in the mid-20th century. Local businesses such as Burton Lumber and Granite Mill helped build this neighborhood, literally and figuratively. Lumber, stone, building supplies, and furniture were loaded into and out of businesses on this spur line. South Salt Lake and Sugar House became major business districts and desirable residential neighborhoods for a growing merchant class.

Designs for the modern streetcar greenway in the S-Line corridor reflect this industrial history. This industrial history theme was reflected in the S-Line logo, in the artwork that re-uses historic building and rail materials, and in the adaptive reuse of historic buildings. While this neighborhood is considered historic, it also has a history of being thoroughly modern and on the cutting edge of industry. Several words to describe the industrial history are honest, timeless, and tough. These characteristics are at play in this neighborhood and should be considered touchstones for development today.



Figure 1.2 (2). S-Line Corridor Before and After.



Figure 1.1(3). Map of the East Streetcar Neighborhood.

2.0 See Title 17.10

2.0 See Title 17.10

2.0 See Title 17.10

2.0 See Title 17.10

2.0 See Title 17.10

2.0 See Title 17.10

2.0 See Title 17.10

2.0 See Title 17.10

2.0 See Title 17.10

2.0 See Title 17.10

3.0 Subdistricts

3.1 Introduction.

The following subdistricts are hereby created to regulate the location of distinct mixes of building forms and uses permitted within the East Streetcar Neighborhood.

The subdistricts are organized into three categories. Each subdistrict consists of a series of uses and building types at different heights.

1. State Street Gateway.

State Street to 200 East

Located on the east side of State Street, this subdistrict allows for more commercial activity, coupled with an emphasis on housing. It is the western gateway to the neighborhood and is defined by the prominent road crossing for the streetcar and trail. Gateway identification and beautification strategies are implemented within the subdistrict. This subdistrict has a permitted height of five stories with appropriate transitions from single family homes. Streetcar access for pedestrians, bikes, and vehicles is required when applicable.

2. North Haven.

200 East to 400 East

As a primarily residential area, this subdistrict complements the corridor by providing extensive housing opportunities, improved connections to the S-Line corridor, increased walkability, and neighborhood supportive commercial uses. Housing height is limited to

four stories maximum with appropriate height transitions from single family homes. Streetcar access for pedestrians, bikes, and vehicles is required when applicable.

3. 500 East Gateway.

400 East to 500 East

This subdistrict represents the east gateway into the City and is clearly identified by the S-Line station and Gateway Garden. Additional identifiers are suggested within the requirements of this district. Land uses emphasize housing but may include larger neighborhood supportive commercial uses. Building height is limited to four stories maximum with appropriate height transitions from single family homes. Streetcar access for pedestrians, bikes, and vehicles is required when applicable.

3.2 Zoning Map.

1. Mapped Districts.

The areas and boundaries of the subdistricts listed in 3.1 above are established as shown on the map entitled "Subdistricts".

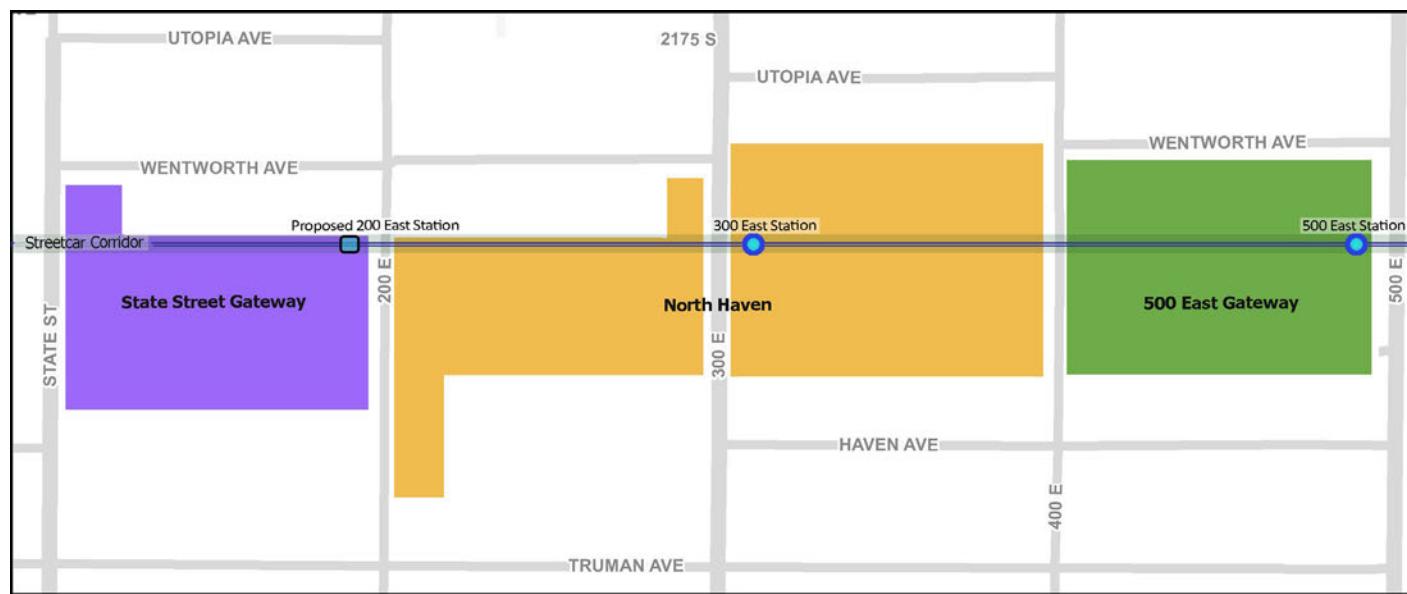


Figure 3.1 (1). Subdistricts.

4.0 See Title 17

4.0 See Title 17

4.0 See Title 17

5.0 Building Types

5.1. Introduction to Building Type Standards.

1. Introduction.

The Building Types detailed in 5.0 Building Types outline the required building forms for new construction and renovated structures within the East Streetcar Neighborhood.

2. General Requirements.

All Building Types must meet the following requirements.

- (1) Zoning Districts. Each Building Type shall be constructed only within its designated subdistricts. Refer to Table 5.1 (1) Allowed Building Types by Subdistrict.
- (2) Uses. Each Building Type can house a variety of uses depending on the subdistrict in which it is located. Refer to 4.0 Uses for uses permitted per subdistrict. Some Building Types have additional limitations on permitted uses.
- (3) No Other Building Types. All buildings constructed must meet the requirements of one of the Building Types permitted within the zoning district of the lot.
- (4) Permanent Structures. All buildings constructed shall be permanent construction without a chassis, hitch, or wheels, or other features that would make the structure mobile, unless otherwise noted.
- (5) Accessory Structures.
 - (a) Attached accessory structures are considered part of the principal structure.
 - (b) Detached accessory structures are permitted per each Building Type and shall comply with all setbacks except the following:
 - (i) Detached accessory structures are not permitted in the front yard.
 - (ii) Detached accessory structures shall be located behind the principal structure in the rear yard.
 - (iii) Detached accessory structures shall not exceed the height of the principal structure.
 - (c) Accessory structures shall be built in a manner compatible with the primary building.

5.2 Explanation of Building Type Table Standards.

The following explains and further defines the standards outlined on the tables for each Building Type, refer to 5.3 through 5.9.

1. Building Siting.

The following explains the line item requirements for each Building Type Table within the first section entitled "Building Siting."

- (1) Multiple Principal Structures. The allowance of more than one principal structure on a lot.
- (2) Front Property Line Coverage. Refer to Figure 5.2 (1). Measuring Front Property Line Coverage. Measurement defining the minimum percentage of street wall or building facade required

Table 5.1 (1). Allowed Building Types by Subdistrict.

		Subdistricts		
		State Street Gateway	North Haven	5th East Gateway
Building Types	Storefront	A	A	A
	Urban Style	A	A	A
	Townhome	A	A	A
	Mansion Style	A	A	A
	Civic Building	A	A	A
	Parking Structure	A	A	A
	Adaptive Reuse	A	A	A

KEY

A: Allowed

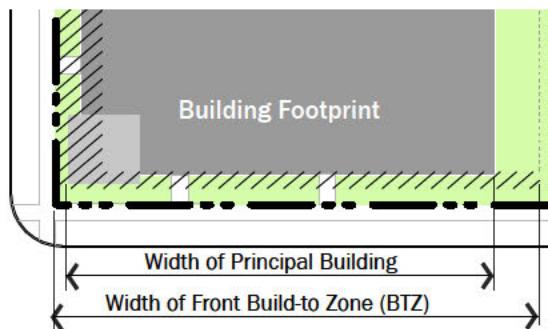


Figure 5.2 (1). Measuring Front Property Line Coverage.

along the street. The width of the principal structure(s) (as measured within the front build-to zone) shall be divided by the maximum width of the front build-to zone.

- (a) Certain buildings have this number set to also allow the development of a courtyard along the front property line.
- (b) Some building types allow side yard parking to be exempted from the front lot line coverage calculation. If such an exemption is permitted, the width of up to one double loaded aisle of parking, located with the drive perpendicular to the street and including adjacent sidewalks and landscaping, may be exempted, to a maximum of 65 feet. No parking, under any circumstances, is allowed along the S-Line.

5.0 Building Types

- (3) Occupation of Corner. Occupying the intersection of the front and corner build-to zones with a principal structure.
- (4) Front Build-to Zone. The build-to zone or setback parallel to the front property line. Building components, such as awnings or signage, are permitted to encroach into the build-to zone.
 - (a) All build-to zone and setback areas not covered by building must contain either landscape, patio space, or sidewalk space.
 - (b) For the purpose of this ordinance the front property line refers to any property line along State Street, 200 East, 300 East, 400 East, 500 East, and the S-Line Corridor.
- (5) Corner Build-to Zone. The build-to zone or setback parallel to the side property line.
 - (a) All build-to zone and setback areas not covered by building must contain either landscape, patio space, or sidewalk space.
 - (b) S-Line corners shall include a 15' triangular area measured from the intersection of the property lines intended as a corner plaza. See Figure 5.2(2)
- (6) Minimum Side Yard Setback. The minimum required setback along a side property line.
- (7) Minimum Rear Yard Setback. The minimum required setback along a rear property line.
- (8) Minimum & Maximum Lot or Building Width. Depending on the Building Type, either the minimum or maximum building or unit width will be noted or the minimum and maximum width of a lot, all measured at or parallel to the front property line.
- (9) Maximum Impervious Coverage. (Refer to Figure 5.2(3)), Maximum Impervious & Semi-Pervious Coverage). The maximum percentage of a lot permitted to be covered by principal structures, accessory structures, pavement, and other impervious surfaces.
- (10) Additional Semi-Pervious Coverage. The additional percentage of a lot beyond the Maximum Impervious Coverage may be surfaced in a semi-pervious material, including a green roof or pavers.
- (11) Parking & Loading Location. The yard in which a surface parking lot, detached garage, attached garage door access, loading and unloading, and associated drive is permitted.
- (12) Vehicular Access. The permitted means of vehicular ingress and egress to the lot.
 - (a) Lanes shall always be the primary means of access when present.



Figure 5.2 (2). Corner Building.

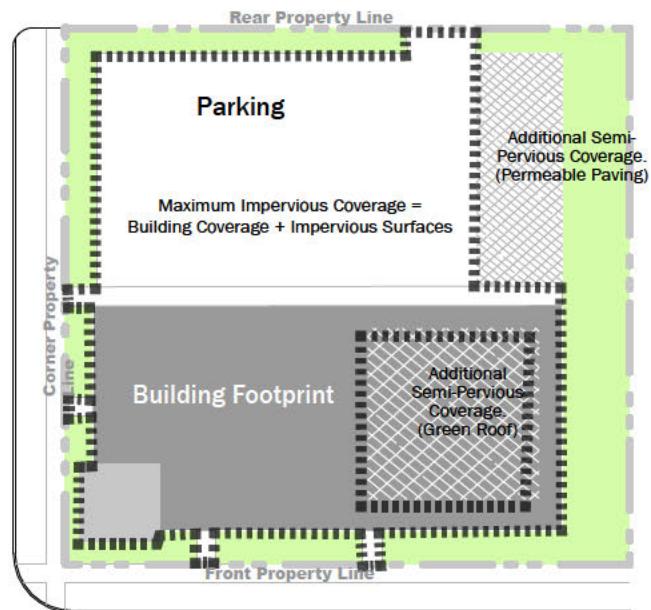


Figure 5.2 (3). Maximum Impervious & Additional Semi-Pervious Coverage.

2. Height.

The following explains the line item requirements for each Building Type Table within the second section entitled "Height." Refer to figure 5.2 (3).

- (1) Minimum Overall Height. The minimum overall height for the building shall be located within the build-to zone; stories above the required minimum height may be stepped back from the facade.
- (2) Maximum Overall Height. The sum of a building's total height.
 - (a) Half stories are located dormer style completely within the roof structure with street-facing windows or in a visible basement exposed a maximum of one half story above ground. That portion which is visible above ground level shall be included in the overall height.
- (3) Ground Story and Upper Story, Minimum and Maximum Height. Each frontage type includes a permitted range of height in feet for each story. Refer to Figure 5.2 (4). Additional information is as follows:
 - (a) Floor height is measured in feet between the floor of a story to the floor of the story above it.
 - (b) Floor height requirements apply only to street facing facades.
 - (c) For single story buildings and the uppermost story of a multiple story building, floor to floor height shall be measured from the floor of the story to the tallest point of the ceiling.
- (4) Single Family Zones Setbacks. In order to assure compatibility of new construction with adjacent single family zones, additional setbacks and a graduated setback are defined in 5.2 (5).
 - (a) Transitions from Single Family Homes. A 20-foot setback is required from the property line adjacent to a single family detached home. At 20 feet, 25-foot building height is permitted in between the property line and 30 feet. After 30 feet, every 2 feet in additional horizontal distance from the property line permits 1 foot of additional vertical building height. See Figure 5.2 (5).

3. Uses.

The following explains the line item requirements for each Building Type Table within the third section entitled "Uses." Refer to Section 4.0. Uses for uses permitted within each Zoning District. The requirements in this section of the Building Type Tables may limit those uses within a specific Building Type.

- (1) Ground and Upper Story. The uses or category of uses which may occupy the ground and/or upper story of a building.
- (2) Parking Within Building. The area(s) of a building in which parking is permitted within the structure.
- (3) Required Occupied Space. The area(s) of a building that shall be designed as occupied space, defined as interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.

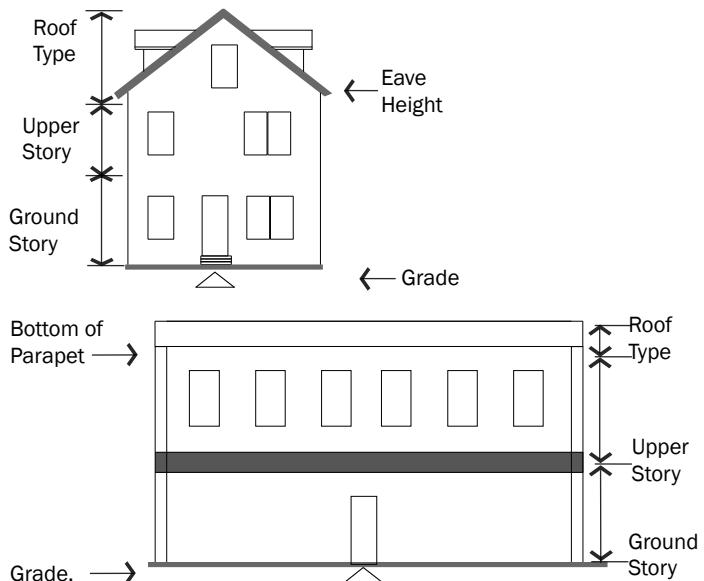


Figure 5.2 (4). Measuring Height.

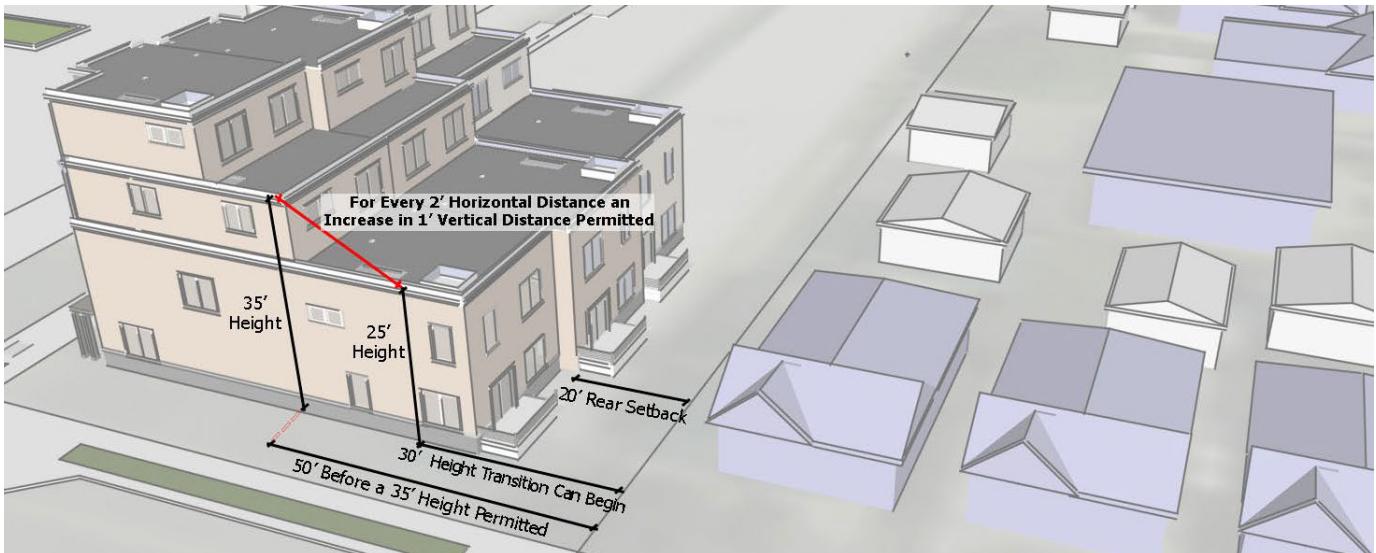


Figure 5.2 (5). Transitions from Single Family Homes.

5.0 Building Types

4. Street Facade Requirements.

The following explains the line item requirements for each Building Type Table 5.3 through 5.8, within the fourth section entitled "Street Facade Requirements." Street Facade Requirements apply only to facades facing a public or private right-of-way. The rear or interior side yard facades (except when facing a courtyard) are not required to meet these standards unless otherwise stated.

- (1) Minimum Ground Story and Upper Floor Transparency. (Refer to Figure 5.4 (1), Measuring Transparency per Facade). The minimum amount of transparency required on street facades with street frontage.
 - (a) Transparency is any glass in windows and/or doors, including any mullions, that is highly transparent with low reflectance.
 - (b) Ground Story Transparency, when defined separately from the overall minimum transparency, shall be measured between two feet and eight feet from the average grade at the base of the front facade.
 - (c) A general Minimum Transparency requirement shall be measured from floor to floor of each story.
- (2) Blank Wall Limitations. A restriction of the amount of windowless area permitted on a facade with street frontage. If required, the following shall both be met for each story:
 - (a) No rectangular area greater than 30% of a story's facade, as measured from floor to floor, may be windowless.
 - (b) No horizontal segment of a story's facade greater than 15 feet in width may be windowless.
- (3) Entrance Type. The Entrance Type(s) permitted for the entrance(s) of a given Building Type. A mix of permitted Entrance Types may be utilized. Refer to 5.10 Entrance Types for definition of and additional requirements for each Entrance Type.
- (4) Principal Entrance Location. The facade on which the primary building entrance is to be located.
- (5) Required Number of Street Entrances. The minimum number of and maximum spacing between entrances on the ground floor building facade with street or S-Line frontage.
- (6) Vertical Facade Divisions. The use of a vertically oriented expression line or form to divide the facade into increments no greater than the dimension shown, as measured along the base of the facade. Elements may include a column, pilaster, facade setbacks, or other continuous vertical ornamentation a minimum of one and a half inch depth.
- (7) Horizontal Facade Divisions. The use of a horizontally oriented expression line or form to divide portions of the facade into horizontal divisions. Elements may include a cornice, belt course, molding, string courses, or other continuous horizontal ornamentation a minimum of one and a half inch depth.

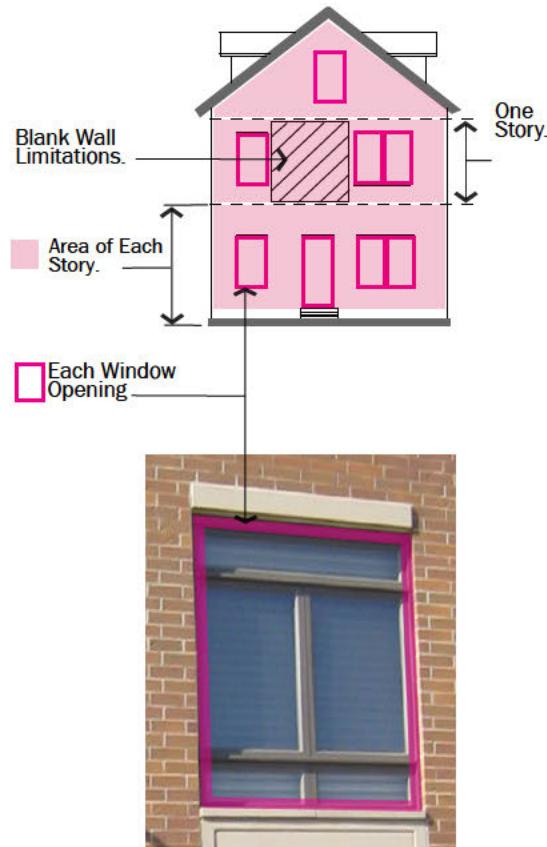
5. Roof Type.

The following explains the line item requirements for each Building Type Table in Sections 5.3 through 5.8, within the fifth section entitled "Roof Types."

- (1) Permitted Roof Type. The roof type(s) permitted for a given Building Type. Refer to 5.11. Roof Types for more specific requirements.
- (2) Tower. A vertical building extension that may be permitted in conjunction with another roof type on certain Building Types and located on an S-Line corridor intersection. Refer to 5.11. Roof Types.



Measuring Ground Floor Transparency on a Storefront base.



Measuring Transparency on Each Story.

Figure 5.4 (1). Measuring Transparency.

5.3 Storefront Building.

1. Description & Intent.

The Storefront Building is intended for use as a mixed use building located close to the front and/or S-Line corridor property line with parking typically in the rear or side of the lot.

The key facade element of this Building Type is the storefront required on the ground floor front facade, with large amounts of glass and regularly spaced entrances. This building type is encouraged near the S-Line corridor intersections.

This building is available in a variety of heights, depending on the district within which it is located. For example, maximum heights are highest in the State Street subdistrict and lowest in the North Haven subdistrict.

2. Regulations.

Regulations for the Storefront Building Type are defined in the adjacent table.

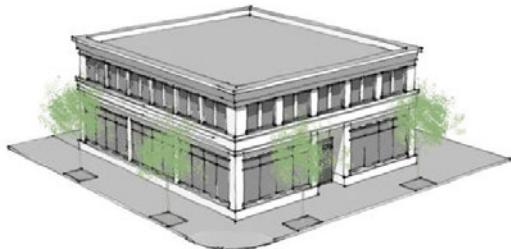


Figure 5.3 (1). Sample Illustration of the Storefront Building.

Notes

^a Lots wider than 140 feet are permitted one double-loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.

^b Above the third story, the upper stories of any building facade with street frontage shall have a step back from the lower stories that is a minimum of six feet.

^c If 18 feet or more in height, ground story shall count as two stories towards maximum building height.

^d A one-story minimum height is acceptable for properties located at 290 E Wentworth Avenue and 2220 South 300 East, only.

Permitted Districts					
State Street Gateway	North Haven	500 East Gateway			
(1) Building Siting					
Multiple Principal Buildings	A	A	A		
Occupation of Corner	A	A	A		
Front Build-to Zone on S-Line	15'-20'	15'-20'	15'-20'		
Front Build to Zone on Public ROW	5'-15'	5'-15'	5'-15'		
Non S-Line Corner Build-to Zone	5'-10'	5'-10'	5'-10'		
Minimum Side Yard Setback	0'	0'	0'		
Minimum Rear Yard Setback	5'	20'	20'		
S-Line Corridor Intersection	15' from property line intersection ¹				
Parking & Loading Location	Not on S-Line	Not on Frontages			
Vehicular Access	Not on S-Line, Not within 75'				
Permitted Location	No restriction; promoted within 200' of S-Line corridor intersection				
(2) Height Refer to Figure 5.3 (2).					
Minimum Overall Height	26' ³	26' ³	26' ³		
Maximum Overall Height	62'	50'	50'		
Ground Story: Minimum Height	14' ⁴	14' ⁴	14' ⁴		
Maximum Height	20'	20'	20'		
Upper Stories: Minimum Height	9'	9'	9'		
Maximum Height	14'	14'	14'		
Transitions from single family homes	Refer to section 5.2.2 (d)				
(3) Uses Refer to Figure 5.3 (2). Refer to 4.0 Uses for permitted uses.					
Ground Story	Office, Neigh. Retail, Neigh. Service	Office, Neighborhood Retail, Neighborhood Service, Residential			
Upper Story	Office, Neighborhood Service, Residential				
Parking within Building	Tuck Under Parking Allowed				
Required Occupied Space	30' Required within 200' of S-Line				
(4) Street Facade Requirements					
Minimum Ground Story Transparency Measured between 2' and 8' above grade	65%	65%	65%		
Minimum Upper Story Transparency	25%	25%	25%		
Blank Wall Limitations	Required, see 5.2.4 (2)				
Front Facade Entrance Type	Storefront, arcade				
Principal Entrance Location	Required on all Frontages including S-Line				
Required Number of Street Entrances	One per every 75' of Frontages				
Facade Depth Variation	Minimum of every 50' ²				
(5) Roof Type Requirements					
Permitted Roof Types	Parapet, Flat, Pitched, Shed				
Tower	Flat, Pitched				

Key

¹: Subject to City Engineer review for compliance with UTA Line of Sight requirements

²: 1 ft. minimum depth

³: 18' beyond 200' of the S-Line corridor intersections

⁴: May be reduced to 9' beyond 200' of an S-Line Corridor Intersection

5.0 Building Types

5.4 Urban Style.

1. Description & Intent.

The Urban Style Multiple Family Building Type permits a wide range of building facades and allows for more flexibility in building height. It can accommodate mixed uses or can be used strictly for residential.

This Building Type is still intended to be built close to the front and corner property lines, but some setback is required along the S-Line corridor to enhance the corridor and to allow easy access to passing pedestrians and transit riders. Parking may be provided in the rear of the lot, internally in the building, or to the side for one double loaded aisle of parking.

The minimum and maximum heights of this Building Type depend on the subdistrict within which it is located: taller heights are permitted in the State Street subdistrict.

2. Regulations.

Regulations for the Urban Style Type are defined in the adjacent table.



Figure 5.4 (1). Sample Illustration of the Urban Style Building.

Notes

^a Lots wider than 140 feet are permitted one double-loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.

^b Upper stories above the third story on any building facade with street frontage or S-Line shall have a step back from the lower stories that is a minimum of six feet.

^c If 18 feet or more in height, ground story shall count as two stories towards maximum building height.

Permitted Districts					
	State Street Gateway	North Haven	500 East Gateway		
(1) Building Siting					
Multiple Principal Buildings	A	A	A		
Occupation of Corner	A	A	A		
Front Build-to Zone on S-Line	15'-20'	15'-20'	15'-20'		
Front Build-to Zone on Public ROW	5'-15'	5'-15'	5'-15'		
Non S-Line Corner Build-to Zone	5'-10'	5'-10'	5'-10'		
Minimum Side Yard Setback	0'	0'	0'		
Minimum Rear Yard Setback	5'	20'	20'		
S-Line Corridor Intersection	15' from property line intersection ¹				
Parking & Loading Location	Not on S-Line	Not on Frontages			
Vehicular Access	Not within 75' of S-Line corridor intersections				
(2) Height Refer to Figure 5.3 (2).					
Minimum Overall Height	23' ³	23' ³	23' ³		
Maximum Overall Height	62'	50'	50'		
Ground Story: Minimum Height Maximum Height	14' ⁴ 20'	14' ⁴ 20'	14' ⁴ 20'		
Upper Stories: Minimum Height Maximum Height	9' 14'	9' 14'	9' 14'		
Transitions from single family homes	Refer to section 5.2.2 (d)				
(3) Uses Refer to Figure 5.3 (2). Refer to 4.0 Uses for permitted uses.					
Ground Story	Office, Neighborhood Retail, Neighborhood Service, Residential				
Upper Stories	Residential, Office, Neighborhood Service				
Parking within Building	Tuck Under Parking Allowed				
Required Occupied Space	30' Required within 200' of S-Line				
(4) Street Facade Requirements					
Minimum Ground Story Transparency Measured between 2' and 8' above grade	65%	65%	65%		
Minimum Upper Story Transparency	25%	25%	25%		
Blank Wall Limitations	Required, see 5.2.4 (2)				
Front Facade Entrance Type	Storefront ⁵ , stoop, porch				
Principal Entrance Location	Required on all Frontages including S-Line				
Required Number of Street Entrances	One per every 75' of Frontages				
Facade Depth Variation	Minimum of every 50' ²				
(5) Roof Type Requirements					
Permitted Roof Types	Parapet, Flat				
Tower	Flat, Pitched				

Key

¹: Subject to City Engineer review for compliance with UTA Line of Sight requirements

²: 1 ft. minimum depth

³: 18' beyond 200' of the S-Line corridor intersections

⁴: May be reduced to 9' beyond 200' of an S-Line Corridor Intersection

⁵: Permitted only on S-Line Corridor Intersections or buildings designed for live-work

5.5 Townhome.

1. Description & Intent.

The Townhome is a building typically comprised of multiple vertical units, each with its own entrance to the street. This Building Type may be organized as townhouses or row houses, and could also incorporate live/work units.

No more than three garages in a row may face the primary street or parking is required to be located in the rear yard and may be incorporated either into a detached garage or in an attached garage accessed from the rear of the building. When the garage is located within the building, a minimum level of occupied space is required on the front facade to ensure that the street facade is active.

2. Regulations.

Regulations for the Townhome type are defined in the adjacent table.



Figure 5.5 (1). Sample Illustration of the Townhome Building.

Notes:

^A The townhome consists of a series of two or more units. When permitted, multiple buildings may be located on a lot with the minimum required space between them. However, each building shall meet all requirements of the Building Type unless otherwise noted.

^B Each building shall meet the front property line coverage requirement, except one of every five units may front a courtyard with a minimum width of 30 feet. The courtyard shall be defined on three sides by units.

^C Rear yard setback on alleys is five feet.

^D When the storefront entrance type is utilized, the maximum ground story transparency for the unit is 55% as measured between two feet and eight feet above grade.

^E The storefront entrance type is permitted only on corners or buildings that are designated for live/work units.

Permitted Districts					
State Street Gateway	North Haven	500 East Gateway			
(1) Building Siting					
Multiple Principal Buildings	A	A	A		
Occupation of Corner	A	A	A		
Front Build-to Zone on S-Line	15-20'	15-20'	15-20'		
Front Build-to Zone on Public ROW	5-15'	5-15'	5-15'		
Non S-Line Corner Build-to Zone	5-10'	5-10'	5-10'		
Minimum Side Yard Setback	5'	5'	5'		
Minimum Rear Yard Setback	5'	20'	20'		
S-Line Corridor Intersection	15' from property line intersection ¹				
Parking & Loading Location	Not on S-Line	Not on Frontages			
Vehicular Access	Not within 75' of S-Line corridor intersections				
(2) Height Refer to Figure 5.3 (2).					
Minimum Overall Height	23' ³	23' ³	23' ³		
Maximum Overall Height	62'	50'	50'		
Ground Story: Minimum Height	9'	9'	9'		
Maximum Height	14'	14'	14'		
Upper Stories: Minimum Height	9'	9'	9'		
Maximum Height	14'	14'	14'		
Transitions from single family homes	Refer to section 5.2.2 (d)				
(3) Uses Refer to Figure 5.3 (2). Refer to 4.0 Uses for permitted uses.					
Ground Story	Office, Neighborhood Retail, Neighborhood Service, Residential				
Upper Story	Residential				
Parking within Building	Tuck Under Parking Allowed, garages				
Required Occupied Space	30' Required within 200' of S-Line				
(4) Street Facade Requirements					
Minimum Ground Story Transparency Measured between 2' and 8' above grade	25%	25%	25%		
Minimum Upper Story Transparency	25%	25%	25%		
Blank Wall Limitations	Required, see 5.2.4 (2)				
Front Facade Entrance Type	Storefront ⁴ , stoop, porch				
Principal Entrance Location	Required on all Frontages including S-Line				
Required Number of Street Entrances	One per unit				
Facade Depth Variation	Every two units ²				
(5) Roof Type Requirements					
Permitted Roof Types	Parapet, Flat, Pitched				
Tower	Flat, Pitched				

Key

¹: Subject to City Engineer review for compliance with UTA Line of Sight requirements

²: 1 ft. minimum depth

³: 18' beyond 200' of the S-Line corridor intersections

⁴: Permitted only on S-Line Corridor Intersections or buildings designed for live-work

5.0 Building Types

5.6 Mansion Style.

1. Description & Intent.

The Mansion Style Building is primarily residential building, incorporating a landscaped yard surrounding all sides of the building. Parking and garages are limited to the rear only with preferred access from an alley.

The Mansion Style Building can be utilized in newly developing locations to create somewhat denser traditional neighborhoods, or as a buffer to existing neighborhoods.

2. Regulations.

Regulations for the Mansion Style are defined in the adjacent table.

Notes

^a Each building shall meet all requirements of the Building Type.

^b When multiple buildings are located on a single lot, each building shall meet the front property line coverage requirement, except one of every three buildings may front a courtyard with a minimum width of 30 feet. The courtyard shall be defined on three sides by units.

^c Rear yard setback for detached garages on alleys is five feet.



Permitted Districts					
	State Street Gateway	North Haven	500 East Gateway		
(1) Building Siting					
Multiple Principal Buildings	A	A	A		
Occupation of Corner	A	A	A		
Front Build-to Zone on S-Line	15-20'	15-20'	15-20'		
Front Build-to Zone on Public ROW	5-15'	5-15'	5-15'		
Non S-Line Corner Build-to Zone	5-10'	5-10'	5-10'		
Minimum Side Yard Setback	5'	5'	5'		
Minimum Rear Yard Setback	5'	20'	20'		
S-Line Corridor Intersection	15' from property line intersection ¹				
Parking & Loading Location	Not on S-Line	Not on Frontages			
Vehicular Access	Not within 75' of an S-Line corridor intersection				
Permitted Location	Not allowed within 200' of S-Line corridor intersections				
(2) Height Refer to Figure 5.3 (2).					
Minimum Overall Height	18'	18'	18'		
Maximum Overall Height	35'	35'	35'		
Ground Story: Minimum Height	9'	9'	9'		
Maximum Height	14'	14'	14'		
Upper Stories: Minimum Height	9'	9'	9'		
Maximum Height	14'	14'	14'		
Transitions from single family homes	Refer to section 5.2.2 (d)				
(3) Uses Refer to Figure 5.3 (2). Refer to 4.0 Uses for permitted uses.					
Ground Story	Office, Neighborhood Retail, Neighborhood Service, Residential				
Upper Story	Residential				
Parking within Building	Tuck Under Parking Allowed				
Required Occupied Space	30' Required within 200' of S-Line				
(4) Street Facade Requirements					
Minimum Ground Story Transparency Measured between 2' and 8' above grade	25%	25%	25%		
Minimum Upper Story Transparency	25%	25%	25%		
Blank Wall Limitations	Required, see 5.2.4 (2)				
Front Facade Entrance Type	Storefront, stoop, porch				
Principal Entrance Location	When adjacent to S-Line, oriented on S-Line Corridor; otherwise orient to public/private ROW				
Required Number of Street Entrances	Minimum of one				
Facade Depth Variation	Minimum of every 50' ^{2,3}				
(5) Roof Type Requirements					
Permitted Roof Types	Parapet, Flat, Pitched				
Tower	Flat, Pitched				

Key

¹: Subject to City Engineer review for compliance with UTA Line of Sight requirements

²: 1 ft. minimum depth

³: May be accomplished through inclusion of a front porch

5.7 Civic Building.

1. Description & Intent.

The Civic Building is intended only for civic and institutional use types. These buildings are distinctive within the urban fabric created by the other Building Types and could be designed as iconic structures. Parking is limited to the rear in most cases.

The minimum and maximum heights of this Building Type depend on the subdistrict within which it is located.

2. Regulations.

Regulations for the Civic Building type are defined in the adjacent table.

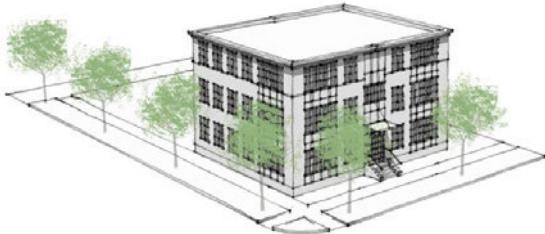


Figure 5.7 (1). Sample Illustration of the Civic Building.

Notes

^A Lots wider than 140 feet are permitted one double-loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.

^B If 18 feet or more in height, ground story shall count as two stories towards maximum building height.

Permitted Districts					
	State Street Gateway	North Haven	500 East Gateway		
(1) Building Siting					
Multiple Principal Buildings	A	A	A		
Occupation of Corner	A	A	A		
Front Build-to Zone on S-Line	15-20'	15-20'	15-20'		
Front Build-to Zone on Public ROW	5-15'	5-15'	5-15'		
Non S-Line Corner Build-to Zone	5-10'	5-10'	5-10'		
Minimum Side Yard Setback	5'	5'	5'		
Minimum Rear Yard Setback	5'	20'	20'		
S-Line Corridor Intersection	15' from property line intersection ¹				
Parking & Loading Location	Not on S-Line	Not on Frontages			
Vehicular Access	Not within 75' of S-Line corridor intersections				
(2) Height Refer to Figure 5.3 (2).					
Minimum Overall Height	23'	23'	23'		
Maximum Overall Height	62'	50'	50'		
Ground Story: Minimum Height	14'	14'	14'		
Maximum Height	62'	50'	50'		
Upper Stories: Minimum Height	9'	9'	9'		
Maximum Height	14'	14'	14'		
Transitions from single family homes	Refer to section 5.2.2 (d)				
(3) Uses Refer to Figure 5.3 (2). Refer to 4.0 Uses for permitted uses.					
Ground Story	Civic uses only				
Upper Story	Civic uses only				
Parking within Building	Tuck Under Parking Allowed				
Required Occupied Space	30' Required within 200' of S-Line				
(4) Street Facade Requirements					
Minimum Ground Story Transparency Measured between 2' and 8' above grade	10%	10%	10%		
Minimum Upper Story Transparency	10%	10%	10%		
Blank Wall Limitations	Required, see 5.2.4 (2)				
Front Facade Entrance Type	Arcade, stoop, storefront				
Principal Entrance Location	When adjacent to S-Line, oriented on S-Line Corridor; otherwise orient to public/private ROW				
Required Number of Street Entrances	Minimum of one				
Facade Depth Variation	Not required				
(5) Roof Type Requirements					
Permitted Roof Types	Flat, Pitched				
Tower	Flat, Pitched				

Key

¹: Subject to City Engineer review for compliance with UTA Line of Sight requirements

5.0 Building Types

5.8 Parking Structure.

1. Description & Intent.

Parking Structures are encouraged within the East Streetcar Neighborhood. When proposed adjacent to a street or the S-Line corridor, first floors shall be designed to accommodate active non-parking uses.

The minimum and maximum heights of this Building Type depend on the subdistrict within which it is located.

2. Regulations.

Regulations for the Parking Structure type are defined in the adjacent table.



Figure 5.8 (1). Parking Structure Examples

Permitted Districts			
	State Street Gateway	North Haven	500 East Gateway
(1) Building Siting			
Multiple Principal Buildings	Not Allowed	Not Allowed	Not Allowed
Occupation of Corner	Not Allowed	Not Allowed	Not Allowed
Front Build-to Zone on S-Line	15-20'	15-20'	15-20'
Front Build-to Zone on Public ROW	5-15'	5-15'	5-15'
Non S-Line Corner Build-to Zone	5-10'	5-10'	5-10'
Minimum Side Yard Setback	0'	0'	0'
Minimum Rear Yard Setback	5'	20'	20'
Parking & Loading Location	Not on S-Line corridor		
Vehicular Access	Not within 75' of S-Line corridor		
Permitted Location	Not allowed on lots adjacent to single family homes; not allowed directly adjacent to S-Line corridor or public street within 200' of S-Line corridor intersection		
(2) Height Refer to Figure 5.3 (2).			
Minimum Overall Height	2 story minimum	2 story minimum	2 story minimum
Maximum Overall Height	62'	50'	50'
Ground Story: Minimum Height Maximum Height	Not specified		
Upper Stories: Minimum Height Maximum Height	Not specified		
Transitions from single family homes	Refer to section 5.2.2 (d)		
(3) Uses Refer to Figure 5.3 (2). Refer to 4.0 Uses for permitted uses.			
Ground Story	Office, Neighborhood Retail, Neighborhood Service required within 30' of public street. Parking allowed on interior if wrapped by permitted use on street facade.		
Upper Story	Parking		
Parking within Building	Permitted		
Required Occupied Space	30' Required within 200' of S-Line		
(4) Street Facade Requirements			
Minimum Ground Story Transparency Measured between 2' and 8' above grade	65%	65%	65%
Minimum Upper Story Transparency	25%	25%	25%
Blank Wall Limitations	Required, see 5.2.4 (2)		
Front Facade Entrance Type	Storefront, arcade when alternative uses exist on the ground floor		
Principal Entrance Location	When alternative uses exist on the ground floor, orient entrances to S-Line Corridor		
Required Number of Street Entrances	When alternative uses exist on the ground floor, one per 75 feet		
Facade Depth Variation	When alternative uses exist on the ground floor, minimum of every 50' ¹ Not required on upper stories		
(5) Roof Type Requirements			
Permitted Roof Types	Flat		
Tower	Flat, pitched		

Key

¹: 1 ft. minimum depth

5.9 Adaptive Reuse.

1. Description & Intent.

Many of the existing buildings within the East Streetcar Neighborhood have the potential to be reworked into a new use. The warehouses and other buildings have value and could change to residential, office or other uses. Adaptive reuse is encouraged with the following general requirements:

- (1) Reconstruction should attempt to retain much of the character of the existing building.
- (2) Lighting should reflect the historic nature of the building.
- (3) Windows shall emphasize the adjacent street and the S-Line corridor and encompass at least 50% of first story building facades.
- (4) Parking shall be located to the rear of the building and may front on the S-Line corridor if a frontage buffer (see 7.2) or a public landscaped open space is provided.
- (5) The Land Use Authority may waive certain requirements for buildings that existed prior to the adoption of this code.

The maximum height of an adaptive reuse building is five stories in the State Street subdistrict, and four stories in the North Haven and 500 East sub-districts. Additional stories allowed on top of existing buildings to reach maximum height. Heights adjacent to single family residential zones shall be regulated by the same formula used in previous building types.

Notes

^A Lots wider than 140 feet are permitted one double-loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.

^B If 18 feet or more in height, ground story shall count as two stories towards maximum building height.



Figure 5.9 (1). Examples of Adaptive Reuse.

5.0 Building Types

5.10 Entrance Types.

Entrance type standards apply to the ground story and visible basement of front facades of all Building Types as defined in this Section. Refer to the Building Type Table Requirements, Sections 5.3 through 5.8.

1. General.

The following provisions apply to all entrance types.

- (1) Intent. To guide the design of the ground story of all buildings to relate appropriately to pedestrians on the street. Treatment of other portions of the building facades is detailed in each Building Type standard (refer to Building Types 5.3 through 5.8).
- (2) Applicability. The entire ground story street-facing facade(s) of all buildings shall meet the requirements of at least one of the permitted entrance types, unless otherwise stated.
- (3) Measuring Transparency. Refer to 5.2 Explanation of Building Type Table Standards, for information on measuring building transparency.
- (4) Visible Basements. Visible basements, permitted by entrance type, are optional. The visible basement shall be a maximum of one-half the height of the tallest story.

2. Storefront Entrance Type.

The Storefront entrance type is a highly transparent ground story treatment designed to serve primarily as the display area and primary entrance for retail or service uses. Refer to Figure 5.10 (1).

- (1) Transparency. Minimum transparency is required per Building Type.
- (2) Elevation. Storefront elevation shall be between zero and one foot above sidewalk.
- (3) Visible Basement. A visible basement is not permitted.
- (4) Horizontal Facade Division. Horizontally define the ground story facade from the upper stories.
- (5) Entrance. All entries shall be recessed from the front facade closest to the street.
 - (a) Recess shall be a minimum of three feet and a maximum of eight feet deep, measured from the portion of the front facade closest to the street.
 - (b) When the recess falls behind the front build-to zone, the recess shall be no wider than eight feet.

3. Arcade Entrance Type.

An Arcade entrance type is a covered pedestrian walkway within the recess of a ground story; only allowed on south facing facades. Refer to Figure 5.10 (2).

- (1) Arcade. An open-air public walkway is required from the face of the building recessed into the building a minimum of eight and a maximum of 15 feet.

- (2) Build-to Zone. When the Arcade is utilized, the outside face of the Arcade shall be considered the front facade, located within the required build-to zone.
- (3) Recessed or Interior Facade. Storefront entrance type is required on the recessed ground story facade.
- (4) Column Spacing. Columns shall be spaced between ten feet and 12 feet on center.
- (5) Column Width. Columns shall be a minimum of 1'-8" and a maximum 2'-4" in width.
- (6) Arcade Opening. Opening shall not be flush with interior arcade ceiling and may be arched or straight.
- (7) Horizontal Facade Division. Horizontally define the ground story facade from the upper stories.
- (8) Visible Basement. A visible basement is not permitted.

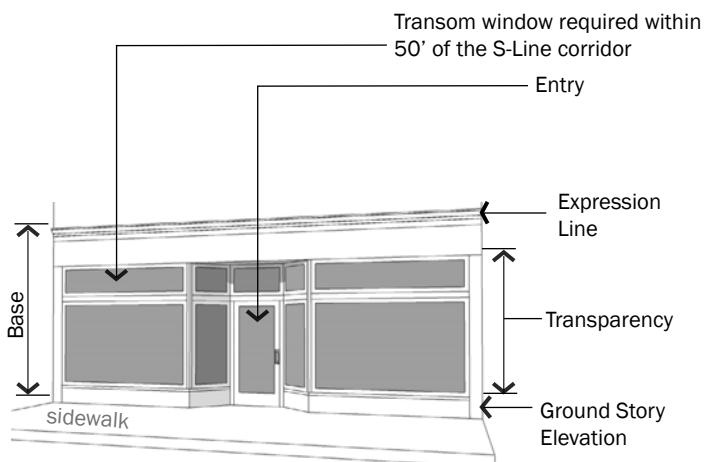


Figure 5.10 (1). Storefront Entrance Type

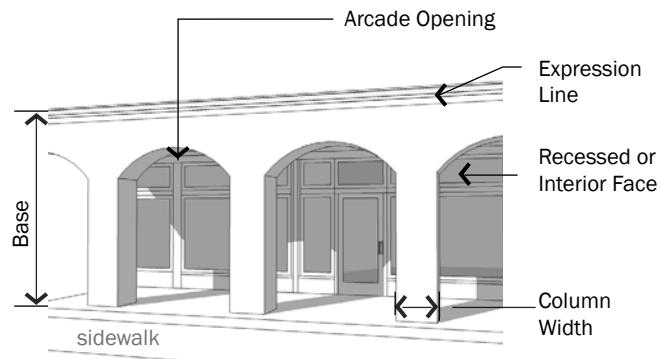


Figure 5.10 (2). Arcade Entrance Type

4. Stoop Entrance Type.

A stoop is an unroofed, open platform. Refer to Figure 5.10 (3).

- (1) Transparency. Minimum transparency is required per Building Type.
- (2) Stoop Size. Stoops shall be a minimum of three feet deep and six feet wide.
- (3) Elevation. Stoop elevation shall be located a maximum of 2'-6" above the sidewalk without visible basement and a maximum of 4'-6" above the sidewalk with a visible basement.
- (4) Visible Basement. A visible basement is permitted and shall be separated from the ground story by an expression line.
- (5) Entrance. All entries shall be located off a stoop.

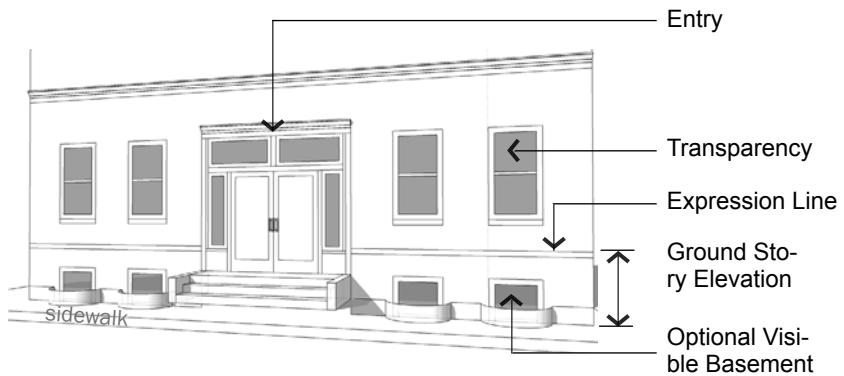


Figure 5.10 (3). Stoop Entrance Type

5. Porch Entrance Type.

A porch is a raised, roofed platform that may or may not be enclosed on all sides. If enclosed, the space shall not be climate controlled. Refer to Figure 5.10 (4).

- (1) Transparency.
 - (a) Minimum transparency per Building Type is required.
 - (b) If enclosed, a minimum of 40% of the enclosed porch shall be comprised of highly transparent, low reflectance windows.
- (2) Porch Size. The porch shall be a minimum of five feet deep and eight feet wide.
- (3) Elevation. Porch elevation shall be located a maximum of 2'-6" above the sidewalk without a visible basement and a maximum of 4'-6" above the sidewalk with a visible basement.
- (4) Visible Basement. A visible basement is permitted.
- (5) Height. Porch may be two stories to provide a balcony on the second floor.
- (6) Entrance. All entries shall be located off a porch.

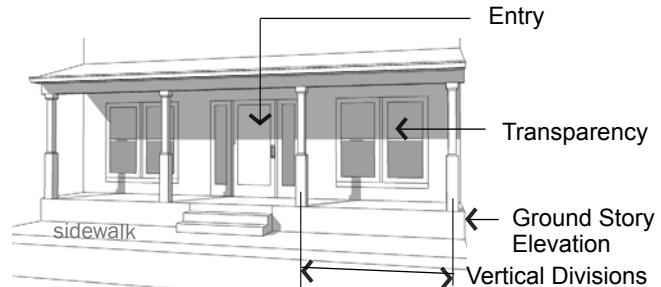


Figure 5.10 (4). Porch Entrance Type

5.11 Roof Types.

Roof type standards apply to the roof and cap of all Building Types as defined in this Section. Refer to the Building Type Table Requirements, Sections 5.3 through 5.8.

1. General Provisions.

The following provisions apply to all roof types.

- (1) Intent. To guide the design of the caps of all buildings.
- (2) Applicability. All buildings shall meet the requirements of one of the roof types permitted for the Building Type.
- (3) Measuring Height. Refer to Section 5.2.2 for information on

5.0 Building Types

measuring building height.

- (4) Other Roof Types. Other building caps not listed as a specific type may be made by a request to the Land Use Authority with the following requirements:
 - (a) The roof type shall not create additional occupied space beyond that permitted by the Building Type, except for private open space.
 - (b) The shape of the Roof Type shall be significantly different from those defined in this section 5.11 Roof Types, i.e. a dome, spire, vault.
- (5) Solar panels are permitted for all roof types.

2. Parapet Roof Type.

A parapet is a low wall projecting above a building's roof along the perimeter of the building. It can be utilized with a flat or low pitched roof and also serves to limit the view of roof-top mechanical systems from the street. Refer to Figure 5.11 (1).

- (1) Parapet Height. Height is measured from the top of the upper story to the top of the parapet.
 - (a) Minimum height is two feet with a maximum height of six feet.
 - (b) The parapet shall be high enough to screen the roof and any roof appurtenances from view of the street(s).
- (2) Horizontal Expression Lines. An expression line shall define the parapet from the upper stories of the building and shall also define the top of the cap.
- (3) Occupied Space. Occupied space shall not be incorporated behind this roof type.

3. Pitched Roof Type.

This roof type has a sloped or pitched roof. Slope is measured with the vertical rise divided by the horizontal span or run. Refer to Figure 5.11 (2).

- (1) Pitch Measure. The roof may not be sloped less than a 4:12 (rise/run) or more than 6:12.
 - (a) Slopes less than 4:12 are permitted to occur on second story or higher roofs. Refer to Figure 5.11 (2).
- (2) Configurations.
 - (a) Hipped, gabled, and combination of hips and gables with or without dormers are permitted.
 - (b) Butterfly roofs (inverted gable roof) are permitted with a maximum height of eight feet, inclusive of overhang.
 - (c) Gambrel and mansard roofs are not permitted.
- (3) Parallel Ridge Line. A gabled end or perpendicular ridge line shall occur at least every 100 feet of roof when the ridge line runs parallel to the front lot line. Refer to Figure 5.11 (3).
- (4) Roof Height. Roofs without occupied space and/or dormers shall have a maximum height on street-facing facades equal to the maximum floor height permitted for the Building Type.

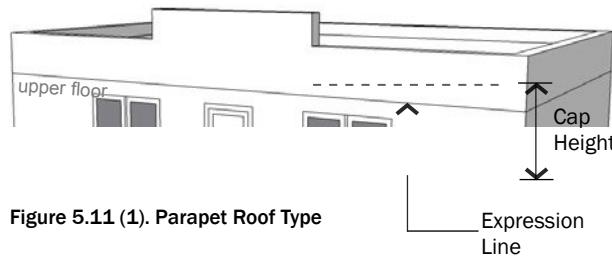


Figure 5.11 (1). Parapet Roof Type

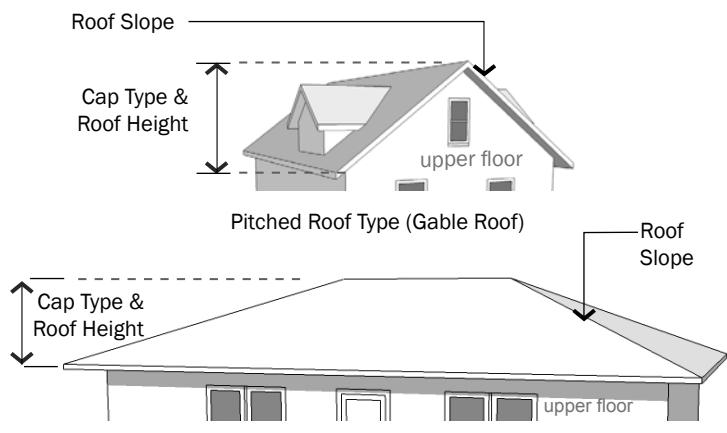


Figure 5.11 (2). Pitched Roof Type

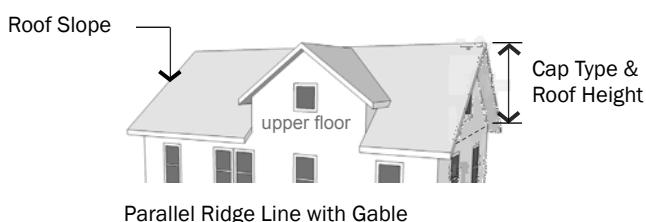


Figure 5.11 (3). Parallel Ridge Line

4. Flat Roof Type.

This roof type has a flat roof with overhanging eaves. Refer to Figure 5.11 (5).

- (1) Configuration. Roofs with no visible slope are acceptable. Eaves are required on all street facing facades.
- (2) Eave Depth. Eave depth is measured from the building facade to the outside edge of the eave. Eaves shall have a depth of at least 14 inches.
- (3) Eave Thickness. Eave thickness is measured at the outside edge of the eave, from the bottom of the eave to the top of the eave. Eaves shall be a minimum of eight inches thick.
- (4) Interrupting Vertical Walls. Vertical walls may interrupt the eave and extend above the top of the eave with no discernible cap.
 - (a) No more than one-half of the front facade can consist of an interrupting vertical wall.
 - (b) Vertical walls shall extend no more than four feet above the top of the eave.
- (5) Occupied Space. Occupied space shall not be incorporated behind this roof type.

5. Towers.

A tower is a rectilinear or cylindrical, vertical element, that must be used with other roof types; towers are only allowed on S-Line corridor intersections. Refer to Figure 5.11 (5).

- (1) Quantity. All Building Types, with the exception of the Civic Building, are limited to one tower per building.
- (2) Tower Height. Maximum height, measured from the top of the parapet or eave to the top of the tower, is the equivalent of the height of one upper floor of the building to which the tower is applied.
- (3) Tower Width. Maximum width along all facades is one-third the width of the front facade or 30 feet, whichever is less.
- (4) Horizontal Expression Lines. An expression line shall define the tower from the upper stories, except on single family or attached house residential Building Types.
- (5) Occupied Space. Towers may be occupied by the same uses allowed in upper stories of the Building Type to which it is applied.
- (6) Application. May be combined with all other roof types.
- (7) Tower Cap. The tower may be capped by the parapet, pitched, low pitched, or flat roof types, or the spire may cap the tower.

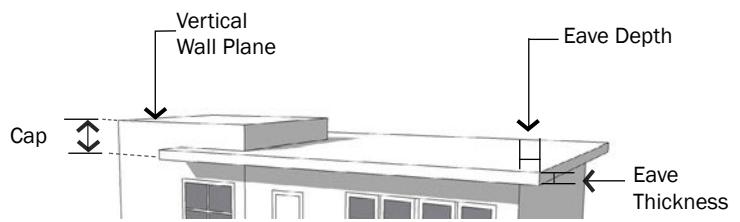


Figure 5.11 (4). Flat Roof Type

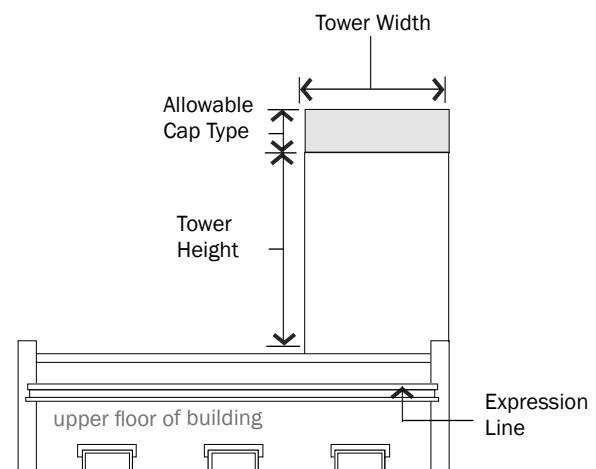


Figure 5.11 (5). Tower

5.0 Building Types

5.12 Additional Design Standards.

The following outlines the East Streetcar Neighborhood design standards that affect a building's appearance and place cohesiveness. They improve the physical quality of buildings, enhance the pedestrian experience, and protect the character of the neighborhood.

1. Materials and Color.

(1) Primary Facade Materials. 80% of each facade shall be constructed of primary materials. For facades over 100 square feet, more than one material shall be used to meet the 80% requirement.

(a) Permitted primary building materials include high quality, durable, natural materials, such as stone, brick; wood lap siding; fiber cement board lapped, shingled, or panel siding; glass. On Mansion style and Townhome style buildings, up to 40% of an exterior façade may be stucco. Other high quality synthetic materials may be approved during the site plan process with an approved sample and examples of successful, high quality local installations. Refer to Figure 5.12 (1).



Primary Materials: Brick



Primary Materials: Stone



Primary Materials: Painted Wood

(2) Secondary Facade Materials. Secondary materials are limited to details and accents and include gypsum reinforced fiber concrete for trim and cornice elements; metal for beams, lintels, trim, and ornamentation, and exterior architectural metal panels and cladding.

(a) Exterior Insulation and Finishing Systems (EIFS) is permitted for trim only or on upper floor facades, up to 20% of total.

(b) Up to 40% stucco permitted on building facades. Design Review Committee may approve a higher percentage.

(c) The Design Review committee may make a recommendation to the Land Use Authority to accept materials not covered in this Chapter or to modify the exterior materials and colors requirements.

(3) Roof Materials. Acceptable roof materials include 300 pound or better, dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate, and ceramic tile. "Engineered" wood or slate may be approved during the site plan process with an approved sample and examples of successful, high quality local installations. Refer to Figure 5.12 (2).



Roof Materials: Asphalt Composite Shingles



Roof Materials: Ceramic Tile

Figure 5.12 (1). Primary Materials.

Figure 5.12 (2). Roof Materials.

- (4) Color. Main building colors shall be complementary to existing building stock.
- (5) Appropriate Grade of Materials. Commercial quality doors, windows, and hardware shall be used on all Building Types with the exception of the Row Building and the Yard Building. Refer to Figure 5.12 (3).
- (6) Not allowed materials list: vinyl or aluminum siding, highly reflective metal, mirrored windows, plain cement block.

2. Windows, Awnings, and Shutters.

- (1) Windows. All upper story windows on all historic, residential, and mixed use buildings shall be recessed and double hung. Transparency requirements vary by Building Type.
- (2) Awnings. All awnings shall be canvas or metal. Plastic awnings are not permitted. Awning types and colors for each building face shall be coordinated. Refer to Figure 5.12 (4).
- (3) Shutters. If installed, shutters, whether functional or not, shall be sized for the windows. If closed, the shutters shall not be too small for complete coverage of the window. Shutters shall be wood or metal. "Engineered" wood may be approved during the site plan process with an approved sample and examples of successful, high quality local installations.



Prohibited: Residential Grade Doors on Commercial Buildings.



Permitted: Commercial Grade Doors & Windows on Commercial Buildings

Figure 5.12 (3).Commercial Grade Doors & Windows.



Prohibited Awnings: Plastic



Permitted Awnings: Metal



Permitted Awnings: Canvas

Figure 5.12 (4). Awnings.

5.0 Building Types

3. Livable Balconies and Porches.

The following applies in all locations where balconies are incorporated into the facade design facing any street or parking lot. Refer to Figure 5.12 (5).

- (1) Size. Balconies shall be a minimum of 6 feet deep and 10 feet wide.
- (2) Connection to Building. Balconies that are not integral to the facade shall be independently secured and unconnected to other balconies.
- (3) Percentage. 70% of units facing a frontage shall have a balcony, patio, or porch that faces surrounding common open space.
- (4) Railings. May vary and may promote privacy within the balcony; railings do not have to be open.
- (5) Projection of Balconies. Balconies may be cantilevered for up to 2 feet; projection of up to 6 feet into the build-to-zone or setback is permitted.



Figure 5.12 (5). Balconies Integral to Facade.

4. S-Line Corner Treatments.

When a building is located on an S-Line corridor intersection:

- (1) Corner plaza. The setback requirements of this chapter will create a triangular corner plaza defined as a clear area emanating 15' from the intersection of the corner property lines. S-Line corner plazas shall meet the requirements outlined in 6.3 Plazas and shall include:
 - Surfacing—concrete brick pavers or similar as approved by the Land Use Authority.
 - Public benches and seating areas
 - Site furnishings -meet the S-Line Urban Design Standards
 - Lighting
 - Trees and landscaping
 - Art sculptures, fountains, and similar installations
 - Open views to corridor

5. Building Variety

Building design shall vary between vertical facade divisions, where required per the Building Types, and from adjacent buildings by the type of dominant material or color, scale, or orientation of that material and at least two of the following. Refer to Figure 5.12 (6) for an illustration of this requirement.

- (1) The proportion of recesses and projections.
- (2) The location of the entrance and window placement, unless storefronts are utilized.
- (3) Roof type, plane, or material, unless otherwise stated in the Building Type requirements.

6. Drive-through Structures

Drive-through Structures are not permitted.

7. Pedestrian Circulation.

Walkability principles shall be adhered to on-site and shall include pathways to the S-Line Corridor through the proposed development at a minimum of 300' intervals. These pathways shall be an intuitive route and include pedestrian cues such as distinct paving, lighting, signage, and landscaping. Pedestrian circulation shall be included in designs to the greatest degree possible.



Figure 5.12 (6). Building Variety.

8. Meters and Equipment Placement.

Equipment shall be screened from view and not located on the S-Line Corridor nor on a public street.

9. Waste Containers.

Waste Containers shall be located out of public view and screened with landscaping and/or a structure that is compatible with the theme of the adjacent building. Specific requirements for waste containers can be found in 7.5 of this code. All requirements of the South Salt Lake City Municipal Code pertaining to waste containers shall apply.

10. Solar Access Requirements.

- (1) The physical elements of the approved site plan shall be, to the maximum extent possible, located and designed so as to not cast a shadow onto the adjacent Parley's Trail between the hours of 9:00 am and 3:00 pm, MST, on December 21st.
- (2) As part of the site plan review, a developer shall include a shadow study of the proposed development for equinox, summer solstice and winter solstice.

11. Rental Development Size and Amenities.

- (1) Residential rental developments shall include at least 50 units. All multi-family dwellings or complexes having over 50 units shall include an on-site manager's unit and shall include the following schedule of amenities.

(a) An interior common social gathering area of at least four hundred (400) square feet for each fifty units, or portion thereof, within the building or development.

(b) For multifamily residential buildings up to 149 units, include items described in the table below for each fifty units, or portion thereof, within the building or development in the following ratios:

- 3 items from the Unit Features Section,
- 2 items from the General Amenities Section,
- 2 items from the Recreation Amenities Section, and
- 1 item from the Energy Efficiency Enhancements Section

Developers may propose alternative amenities in any category as part of a site plan review, subject to final approval by the Land Use Authority.

(c) For multifamily residential building developments in excess of 150 units, buildings shall include

- 9 items from the Unit Features Section,
- 6 items from the General Amenities Section,
- 6 items from the Recreation Amenities Section, and
- 3 items from the Energy Efficiency Enhancements Section

Developers may propose an equivalent number of alternative amenities in any category as part of a site plan review, subject to final approval by the Land Use Authority.

(d) Refer to table 5.12 (1).

Table 5.12 (1) Amenity Requirements for Multifamily Residential Buildings

Unit Features.	General Amenities.	Recreation Amenities.	Energy Efficiency Enhancements.
Individual Garages for at least 50 percent of units	Exterior Social Area—at least 400 square feet	Pool—at least 400 square feet Internal Fitness Facilities	Compliance with ENERGY STAR New Homes Standard for buildings three stories or fewer
Washer/Dryer Connections	Enclosed parking	Secured, programmed children's play areas	Compliance with ENERGY STAR Multifamily High Rise Program for buildings four stories or greater
Private porches, patio, or balcony—at least 70 square feet	Secured, Enclosed Storage Units	Hot Tub	Installation of photovoltaic panels, wind turbines, or other electric generating renewable energy source to provide at least 20 percent of the project's estimated electricity demand
Upgraded floor coverings, in place of or in addition to carpet	Public Transit Use Incentive	Community Garden	Design and install required connections for the installation of PV or solar hot water system in future
Visibility features for at least 10 percent of units	Offering of Permanent On-Site Social Activities	Perimeter Trail	Electric Vehicle Charging Station
Nine-foot ceilings for each unit	Library, Office, or Meeting Facilities	Sport Court	Participation in a recycling program as part of a rental agreement or HOA
Enhanced soundproofing Solid Doors throughout unit			Installation of tankless hot water systems
			Demonstration compliance with any of criteria listed in the Site Improvements, Water Conservation, or Energy Efficiency sections of the 2011 Enterprise Green Communities Criteria

6.0 Open Space Types

6.1 General Requirements.

1. Intent.

Open space is limited in this neighborhood and is an essential amenity in a walkable, urban setting. Within this district, the primary open space is the S-Line Corridor. Landscaping, lighting, and public access are essential to enhance and beautify the corridor. Adjacent properties should be designed to expand on corridor features and create a larger open space. Courtyards, plazas and private open spaces that open up into the corridor are encouraged. The open space requirement of this section may be reduced depending on the types and quality of the open space provided and how it achieves the goal of corridor enhancement.

2. General Requirements.

For residential uses, 250 square feet of livable open space per unit, up to 20% of the total project area, is required. For non-residential uses, 10% of the project area shall be open space. All open spaces shall meet the following requirement.

- (1) All open space provided within any subdistrict development shall comply with one of the Open Space Types defined by 6.2 through 6.8.
- (2) Access. All Open Space types shall provide public access from a vehicular right-of-way and/or the S-Line Corridor.
- (3) Fencing. Open Space Types may incorporate fencing provided that the following requirements are met.
 - (a) Height. Fencing shall be a maximum height of 36 inches, unless approved by the Land Use Authority for such circumstances as proximity to railroad right-of-way and use around swimming pools, ball fields, and ball courts.
 - (b) Level of Opacity. Fence opacity shall be no greater than 30%.
 - (c) Type. Chain-link fencing is not permitted along any street or S-Line corridor frontage, with the exception of dedicated sports field or court fencing approved by the Land Use Authority.
 - (d) Spacing of Openings. Openings or gates shall be provided on every street face at a minimum of every 150 feet.
- (4) Ownership. Open Space Types may either be publicly or privately owned.
- (5) Continuity. Connections to existing or planned trails or open space types shall be made when the Open Space abuts the S-Line Corridor or other civic open space type.

3. Definition of Requirements.

The following further explains or defines the requirements included in Tables 6.2 (1) through 6.8 (1) for each Open Space Type. Refer to each table for the specific requirements of each Open Space Type.

- (1) Size.
 - (a) Size. The minimum size of the Open Space Type is measured within the parcel lines of the property.
 - (b) Size. The maximum size of the Open Space Type is measured within the parcel lines of the property.
 - (c) Dimension. The minimum length or width of the Open Space

Type, as measured along the longest two straight lines intersecting at a right angle defining the maximum length and width of the lot. Refer to Figure 6.1 (1).

- (d) Maximum Impervious and Semi-Pervious Surface Permitted. The amounts of impervious and semi-pervious coverage are provided separately to allow an additional amount of semi-pervious surface, such as permeable paving, above the impervious surfaces permitted, including, but not limited to, parking facilities, driveways, sidewalks, paths, and structures as permitted.

4. Stormwater in Open Space Types.

Stormwater management practices, such as storage and retention facilities, may be integrated into Open Space Types and utilized to meet stormwater requirements for surrounding parcels.

- (1) Stormwater Features. Stormwater features in civic open space may be designed as formal or natural amenities with additional uses other than stormwater management, such as an amphitheater, sports field, or a pond or pool as part of the landscape design. Stormwater features shall not be fenced and shall not impede public use of the land they occupy.
- (2) Qualified Professional. A qualified landscape design professional, such as a landscape architect or certified landscape designer, shall be utilized to incorporate stormwater features into the design of the civic open spaces.

5. Reductions.

Bonuses in the form of open space reductions may be awarded, up to 30 percent of the project open space required:

- (1) An open space bonus shall be given based on the square footage of the triangular setback area on all S-Line Corridor intersections
 - (a) This amount may be increased if additional quality features such as, but not limited to, street furniture, art, and landscaping are used.
 - (b) If a larger S-Line setback area is provided.
 - (c) The total area of the improved open space for the triangular setback area on S-Line Corridor intersections shall be doubled and credited toward the total open space requirement, up to 10% of the total required open space.
- (2) An open space bonus shall be given based on the square footage of a public pedestrian/cycle connection through the project to the S-Line corridor.
 - (a) The Land Use Authority may grant a bonus of up to 10% of the open space requirement if the connection provided includes enhanced landscaping, wayfinding features, street lighting and furnishings, or other means to encourage pedestrian activity.
 - (b) The total area of the improved open space for the connecting open space to the S-Line Corridor shall be doubled and credited toward the total open space requirement, up to 10% of the total required open space requirement.

- (c) The Land Use Authority may grant a further reduction of 5% of the public open space requirement if the connection provided meets the above standards and is at least 20 feet wide.
- (d) A private open space connection shall receive no more than the 10% reduction.

(3) Open space shall be reduced for open spaces such as courtyards and plazas that connect to the S-Line Corridor.

- (a) The Land Use Authority may grant a reduction of the open space requirement if the open spaces provided include enhanced landscaping, street lighting and furnishings, or other means to encourage pedestrian activity. The total combined area of private courtyards meeting this standard shall be credited toward the total open space requirement, up to 10% of the total required.
- (b) The total area of the improved open space for courtyards and plazas connecting to the S-Line Corridor shall be doubled and credited toward the total open space requirement, up to 20% of the total required open space requirement may be granted for public courtyards.
- (c) The total area of the improved open space for courtyards and plazas connecting to the S-Line Corridor shall be doubled and credited toward the total open space requirement, up to 15% of the total required open space requirement may be granted for private courtyards.

(4) The Land Use Authority may grant a reduction of the open space requirement of up to 5% of the total required for improvements that meet the S-Line Urban Design Standards which includes elements such as:

- (a) Lighting
- (b) Public art
- (c) Seating and furnishings
- (d) Covered bicycle storage
- (e) Transit Shelter enhancements
- (f) Bollards or other barrier to the train

(5) Open space shall be reduced for a parking structure with a roof top garden. The total area of roof top gardens associated with parking structures shall be credited toward the total open space requirement, up to 10% of the total required.

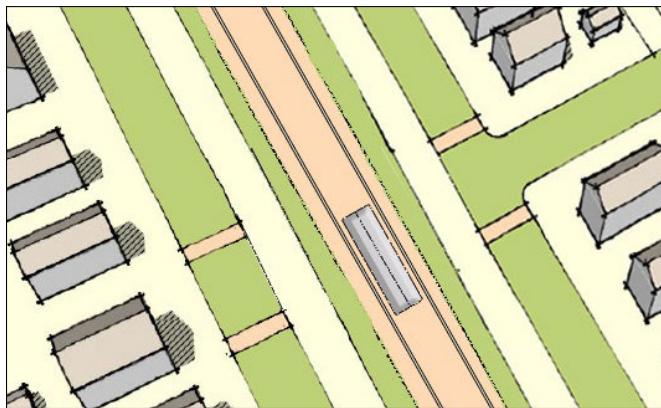


Figure 6.2 (1). S-Line Corridor.

6.2 S-Line Corridor.

1. Intent.

To complete the greenway as the premier open space for the neighborhood. The corridor includes Parley's Trail, a strolling path, landscaping, public art, and unique experiences. Open space on private property adjacent to the S-Line that supports public access and/or enjoyment is encouraged. Activities in the entire corridor include walking, bike, recreation, commuting, and relaxing. Additional new amenities must support the UTA safety guidelines and regulations for safe streetcar operations.

Parley's Trail is a primary feature and destination in this neighborhood. It is a dedicated, multi-use trail with pedestrian and bike traffic moving at both fast and slow speeds. It should be protected for trail users and should not be used for site-specific pedestrian circulation or uses such as seating, dining or merchandising. Frequent connections and parallel sidewalks are encouraged where appropriate.

Open space that is enhanced with landscaping, street furnishings and pathways adjacent to the S-Line, but within required property setbacks, is encouraged and can be counted for a reduction in the open space requirement. Landscaping that enhances the overall corridor, such as shade trees and screening, is encouraged. Improvements should enhance pedestrian connections to the corridor, create a safer environment by adding "eyes on the corridor" and support building designs that open onto the S-Line corridor. Improvements shall follow the Urban Design standards for the S-Line.

- (1) Additional improvements may be installed in the S-Line corridor and become credited to the open space requirement as approved by the Land Use Authority.

The width of the UTA property in the corridor varies from block to block. Suggested improvements may take place within the UTA corridor where possible, or may be located within the required setback.

S-Line Corridor Requirements	
(1) Dimensions	
Minimum Size (acres)	None
Maximum Size (acres)	None
Minimum Dimension (feet)	15' wide
Minimum Access/Exposure	100% of total length of S-Line frontage
Clear Zones	6' minimum pedestrian clear zone maintained around outdoor furnishings/merchandising
(2) Adjacent Parcels	
Permitted Subdistricts	All
Frontage Orientation of Adjacent Parcels	NA
(3) Improvements	
Designated Sports Fields Permitted	Not permitted
Playgrounds Permitted	Permitted, conditional on corridor safety review
Fully Enclosed Structures Permitted	Not Permitted
Impervious/Semi-Pervious Surface	40% minimum 80% + 10% maximum
Pathway	Required minimum 6' adjacent to corridor; must meet S-Line design standards
Lighting	Required, meet S-Line urban design standards to match existing improvements and meet minimum Illuminating Engineering Society safety standards
Trees	1 small-medium shade tree per 20' or 1 large shade tree per 30'
Landscaping	50% live plant material in planter areas
Bicycle facilities	1 bike rack per 300', meet S-Line urban design standard
Seating	1 per 100 square feet; furniture on adjacent open space (such as plazas) may be counted
Furnishing	1 bench per 300', meet S-Line urban design standard
South side Pathway	6' pathway, may be impervious to match existing
North side Setback Area	May include landscaping, sidewalks, plazas



Figure 6.3 (1). Typical Plaza Layout.

6.3 Plazas.

1. Intent.

To provide small-scale outdoor space for civic, social and commercial purposes. Plazas on corners highlight the S-Line corridor (see 5.12 (4)). The space may also include pedestrian and building access routes. Activities may include meeting, relaxing, performance, casual workspace, outdoor dining. Plazas may also accommodate transit stations, bike facilities, food vendors, events, and performance.

The Plaza may contain a greater amount of impervious coverage than any other Open Space Type. Surfacing shall be brick or concrete pavers or stamped and colored concrete and include street furniture seating for at least 4 persons. Special features such as fountains, public art, game tables, accent lighting are encouraged.

Plaza Requirements	
(1) Dimensions	
Minimum Size (acres)	0.01
Maximum Size (acres)	0.5
Minimum Dimension (feet)	15' in one direction
Minimum Access/Exposure	50% of total plaza length open to the street or S-Line frontage.
Clear Zones	6' minimum pedestrian clear zone maintained around outdoor furnishings and merchandising
(2) Adjacent Parcels	
Permitted Subdistricts	All
Frontage Orientation of Adjacent Parcels	Corner, corridor
(3) Improvements	
Designated Sports Fields Permitted	Not permitted
Playgrounds Permitted	Permitted
Partially Enclosed Structures Permitted	Permitted to max of 10% of plaza space
Impervious/Semi-Pervious Surface	80% maximum
Lighting	Required, max 16' fixture height
Seating	1 per 300 square feet
Trees	1 per 500 square feet
Landscaping	50% live plant material in planter areas



Figure 6.3 (1). Typical Plaza



Figure 6.3 (2). S-Line Corner Plaza

6.4 Pocket Park.

1. Intent.

To provide an informal, small to medium scale outdoor space for active recreation. Pocket Parks are encouraged to be located adjacent to and opening onto the S-Line Corridor. They may be privately owned and access controlled. Activities may include playing field, playground, swimming pool, spa pool, vegetable gardens, barbecue, pavilion, and outdoor gathering areas.

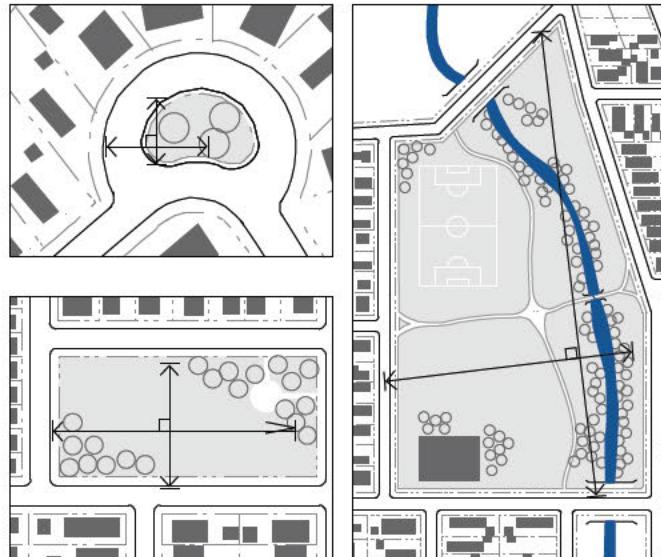


Figure 6.4 (2). Examples of Measuring the Minimum Dimension of Open Space Types.

Pocket Park Requirements	
(1) Dimensions	
Minimum Size (acres)	0.05
Maximum Size (acres)	.5
Minimum Dimension (feet)	30' in one direction
Minimum Access/Exposure	50% of total length of street or S-Line frontage; minimum two access points a minimum of 20' width
Clear Zones	4' minimum pedestrian clear zone maintained around outdoor furnishings/merchandising
(2) Adjacent Parcels	
Permitted Subdistricts	All
Frontage Orientation of Adjacent Parcels	Front or Corner Side
(3) Improvements	
Designated Sports Fields Permitted	Not permitted
Playgrounds Permitted	Permitted
Fully Enclosed Structures Permitted	Permitted for max of 10% of space
Impervious/Semi-Pervious Surface	30%+10% maximum
Lighting	Required, max 16' fixture height; meet minimum Illuminating Engineering Society safety standards
Seating	1 per 300 square feet
Trees	1 per 500 square feet
Landscaping	50% live plant material in planter areas



Figure 6.4 (1). Typical Pocket Park Layout.



Figure 6.5 (1). Typical Commons

6.5 Commons or Courtyard.

1. Intent.

To provide outdoor amenities and living space to property tenants. Activities may include playing field, playground, swimming pool, spa pool, rooftop garden, tot lot, vegetable gardens, barbecue, pavilion, and outdoor gathering areas. Commons are typically internal to a development and may be privately owned and access controlled, but are encouraged to be located adjacent to and opening onto the S-Line Corridor.

Commons or Courtyard Requirements	
(1) Dimensions	
Minimum Size (acres)	0.1
Maximum Size (acres)	1.5
Minimum Dimension (feet)	45' in one direction
Minimum Access/Exposure	50% of total length of street or S-Line frontage. Two access points minimum, 20' minimum width
Clear Zones	4' minimum pedestrian clear zone maintained around outdoor furnishings and merchandising
(2) Adjacent Parcels	
Permitted Subdistricts	All
Frontage Orientation of Adjacent Parcels	Side or Rear
(3) Improvements	
Designated Sports Fields Permitted	Not permitted
Playgrounds Permitted	Permitted
Partially Enclosed Structures Permitted	Permitted to max of 10% of space
Impervious/Semi-Pervious Surface	30% + 10% maximum
Lighting	Required, max 16' fixture height
Seating	1 per 100 square feet, 1 table per 2000 square feet
Trees	1 per 500 square feet
Landscaping	50% live plant material in planter areas



Figure 6.5 (1). Typical Commons and Courtyards



6.6 Individual Open Space.

1. Intent.

To provide small, individual outdoor living space to tenants of a development. This may be private or semi private space and orientation toward public open space and the S-Line corridor is encouraged. Individual open spaces include balconies, porches, stoops, front and back yards. Areas within setback spaces are not counted toward total required open space. These spaces have a minimum size requirement to encourage seating, eating and outdoor living.

Individual Open Space Requirements		Passageway Requirements	
(1) Dimensions		(1) Dimensions	
Minimum Size	60 square feet	Minimum Width	15'
Maximum Size	2000 square feet	Maximum Length	150'
Minimum Dimension (feet)	6' in one direction	Minimum Access/Exposure	Minimum of one entry or exit into public space or ROW every 200'
Minimum Access/Exposure	None, orientation toward open space is encouraged, orientation toward single family homes is discouraged	Interval	Approximately every 300'; connects to downrigger points on the Lane where appropriate
Clear Zones	4' minimum pedestrian clear zone maintained around outdoor furnishings and merchandising	Clear Zones	4' minimum pedestrian clear zone maintained around outdoor furnishings and merchandising
(2) Adjacent Parcels		(2) Adjacent Parcels	
Permitted Subdistricts	All	Permitted Subdistricts	All
Frontage Orientation of Adjacent Parcels	NA	Frontage Orientation of Adjacent Parcels	NA
(3) Improvements		(3) Improvements	
Designated Sports Fields Permitted	Not permitted	Impervious/Semi-Pervious Surface	No maximum
Playgrounds Permitted	Not Permitted	Lighting	Required, max 16' fixture height; meet minimum Illuminating Engineering Society safety standards
Partially Enclosed Structures Permitted	Not Permitted	Seating	None required
Impervious/Semi-Pervious Surface	30% + 10% maximum	Trees	None required
Lighting	None required	Landscaping	50% live plant material in planter areas
Seating	None required		
Trees	None required		
Landscaping	50% live plant material in planter areas		



Figure 6.6 (1). High quality private open space

6.7 Passageway.

1. Intent.

To provide access to the S-Line Corridor, public amenities, and ROWs. These can connect pedestrians, bikes and non-motorized vehicles to transit, trails, pathways and the greenway. They should be safe, well-marked routes, and are encouraged to be open to the public wherever possible.



Figure 6.7 (1). Passageway

7.0 Landscape

7.1 General Requirements.

1. Intent.

The landscape standards outlined in this section are designed to meet the following set of goals:

- (1) To provide for a healthy, long-lived urban forest.
- (2) To improve the appearance of streets and create a buffer between pedestrian and vehicular travel lanes.
- (3) To increase the compatibility of adjacent uses and minimize the adverse impacts created by adjoining or neighboring uses.
- (4) To promote the prudent use of water and energy resources by achieving and maintaining sustainable, functional landscapes.
- (5) To shade large expanses of pavement and reduce the urban heat island effect.
- (6) To enhance the appearance and property values of the community.
- (7) To support the intent of the South Salt Lake Landscape Handbook.

2. Applicability.

Landscaping, trees, and buffers shall be installed as detailed in the South Salt Lake Landscape Handbook.

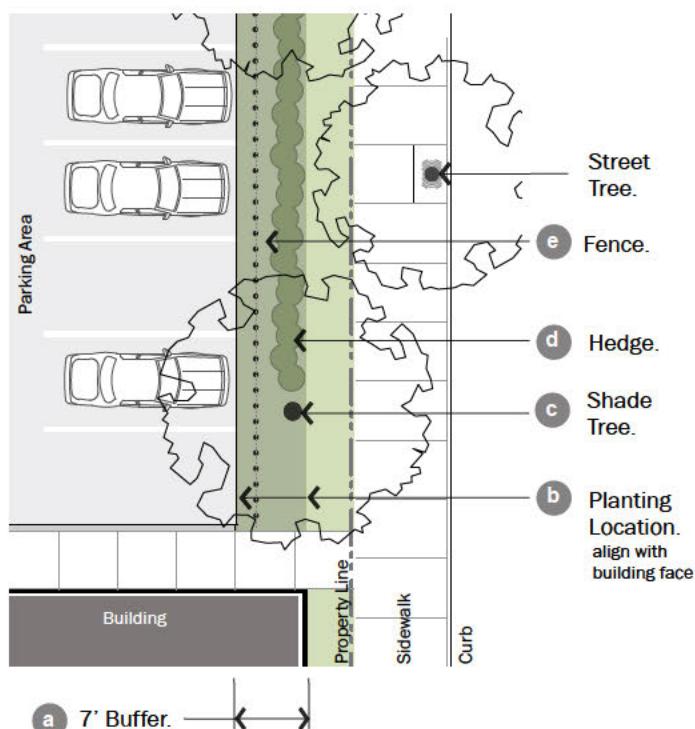
- (1) General Compliance. Application of this section to existing uses shall occur with the following developments:
 - (a) Any development of new or significant improvements to existing parking lots, loading facilities, and driveways. Significant improvements include new driveways, new spaces, new medians, new loading facilities, or complete reorganization of the parking and aisles.
 - (b) Alteration to an existing principal or accessory structure that results in a change of 25% or more in the structure's gross floor area.
 - (c) When compliance is triggered for existing parking lots, landscape improvements shall take precedence over parking requirements.
- (2) Buffers. Landscape buffers are required according to the provisions in this section with the following exceptions:
 - (a) Shared Driveways. Buffers shall not be required along a property line where a curb cut or aisle is shared between two adjoining lots.
 - (b) Points of Access. Buffering is not required at driveways or other points of access to a lot.
- (3) Streetscape. Landscaping along streets is required as outlined in 2.0 Street Types.
- (4) S-Line Corridor. Landscaping along the S-Line and Parley's Trail is required as outlined in 2.8 S-Line Corridor and 6.8 S-Line Greenway.
- (5) Temporary Uses. These provisions do not apply to temporary uses, unless determined otherwise by the Land Use Authority.

7.0 Landscape

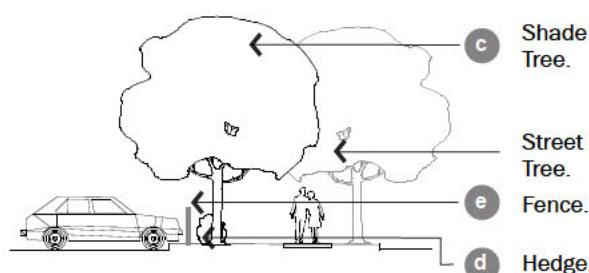
7.2 Parking Lot Frontage Buffer.

1. Intent & Applicability.

- (1) Intent. To lessen the visual impact of vehicular areas visible from public street frontages.
- (2) General Applicability. Applies to properties in all subdistricts where a vehicular area is located adjacent to a right-of-way.
 - (a) Exceptions. Vehicular areas along Lanes, except when a residential district is located across the Lane; single and two family residences.



Front Buffer Plan.



Front Buffer Section.

Figure 7.2 (1) Frontage Buffer Plan and Section.

7.2 Frontage Buffer Requirements

1. Buffer Depth & Location ¹

Depth	7'	a
Location on the Site	Between street facing property line and parking area ²	b

2. Buffer Landscape Requirements

Uses & Materials	Uses and materials other than those indicated are prohibited in the buffer
Shade Trees	Medium or large shade tree required at least every 40'; Locate on the street side of the fence; Spacing should alternate with street trees
Hedge	Required continuous hedge on street side of fence, between shade trees & in front of vehicular areas
Hedge Composition	Individual shrubs with a minimum diameter of 24", spaced no more than 36" on center, height maintained no more than 36"
Existing Vegetation	May be credited toward buffer area
3. Fence (optional)	e
Location	2' from back of curb of vehicular area
Materials	Composites, steel, wood, or plastic composite wood alternative. Masonry columns (maximum width 2'6") and base (maximum 18" height) permitted. Chain-link not permitted.
Minimum Height	3'
Maximum Height	4'
Colors	No bright or white colors
Opacity	Maximum 30%
Gate/Opening	One pedestrian gate permitted per street frontage; Opening width maximum 6'

Notes:

¹ This screening requirement does not prohibit the installation of or provision for openings necessary for allowable access drives and walkways connecting to the public sidewalk.

² In front, corner, and rear yards (on a through lot), when the parking area is located adjacent to any building on the lot, the buffer must be located so that it aligns with or is behind the face of the adjacent building back to the vehicular area. The area between the buffer and the property line must be landscaped.

7.3 Side & Rear Buffer.

1. Intent & Applicability.

- (1) Intent. To minimize the impact that one zoning district may have on a neighboring district and to provide a transition between districts.
- (2) General Applicability. Applies to all properties in all subdistricts that directly abut an R-1 zone.

7.3 Rear Buffer Requirements

1. Buffer Depth & Location

Depth	20' adjacent to R-1 zones.	a
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Location on the Site	Locate buffers on more intensively zoned lot; Buffer is measured from side and rear property lines.
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2. Required Landscape Screen

Width	5' landscape screen in addition to any other buffer landscaping	b
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Location	Directly adjacent to the rear or side property line
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Hedge or Fence	Continuous double row of shrubs required between shade trees; fences shall be opaque and not white.	c
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Hedge Composition	Double row of individual shrubs with a minimum diameter of 24", spaced no more than 36" on center; Mature height in one year of 24"	b
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Shade Trees	At least 1 medium or large shade tree per every 40' within the buffer	d
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3. Buffer Landscape Requirements

Uses and Materials	Uses and materials other than those indicated are prohibited within the buffer
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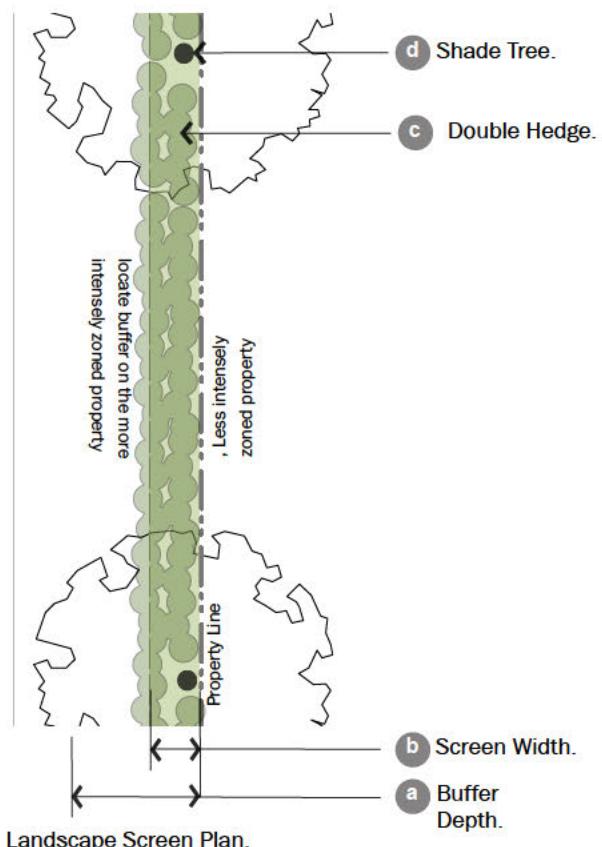
Tree Canopy Coverage	1 medium or large shade tree required per 100 square feet of buffer, excluding the area within the required landscape screen
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Existing Vegetation	May be credited toward buffer area
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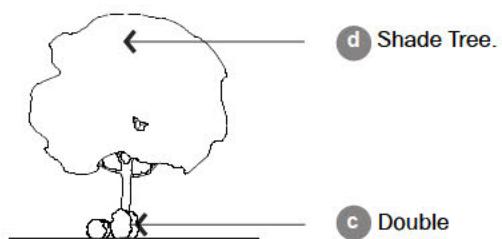
Fence	Optional; same standards for frontage buffer 8' height maximum
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Notes:

¹ Land Use Authority may reduce width of buffer, width of landscape screen, or location of landscape screen based on existing landscaping and topography.



Landscape Screen Plan.



Landscape Screen Section.

7.0 Landscape

7.4 Interior Parking Lot Landscape.

1. Intent & Applicability.

- (1) Intent. To provide shade, minimize paving & associated stormwater runoff, and improve the appearance of parking lots.
- (2) General Applicability. All open-air, off-street parking lots in all subdistricts.
- (3) Other Internal Parking Lot Areas. Internal areas not dedicated to parking or drives shall be landscaped with a minimum of one medium or large shade tree for the first 150 square feet and one medium or large shade tree for every 650 square feet thereafter.
- (4) Existing Vegetation. Existing vegetation may be credited toward these requirements.
- (5) All landscaped islands are encouraged to accommodate stormwater runoff with slotted curbs, trench drains or similar.

7.4 Interior Parking Lot Landscape Requirements

1. Landscape Island Requirements

Required Island Locations	Terminal ends ² of free standing rows or bays of parking; After every ninth parking space for rows of parking greater than 8 spaces in length ³
Minimum Width	5'; Islands less than 15' must utilize structural soil under any paved surface within a tree's critical root zone; Islands under 9' shall provide for aeration

Required Trees Within Islands	Minimum of 1 medium or large shade tree per island
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2. Landscape Median Requirements

Required Median Location	Required in each free-standing bay of parking along the length of the bay
Minimum Width	5'; Medians less than 15' wide must utilize structural soil under any paved surface within a tree's critical root zone

3. Tree Requirements

Requirements per Parking Space ⁴	Each parking space must be located within 50' of a tree planted within parking lot interior Minimum of 1 shade tree must be planted within parking lot interior or within 4' of parking lot's edge for every 3 parking spaces
Tree Canopy Shade	Within 20 years of tree installation, 30% of the interior of the parking lot should be shaded by tree canopy. Refer to Table 7.4 (1) for calculation.

Notes:

¹ Parking lot interior is defined as the area dedicated to parking on a given parcel as measured from edge of pavement to edge of pavement.

² Freestanding rows or bays of parking are those not abutting the parking lot perimeter or building face, and may have a single or double row of parking.

³ There shall be no more than 8 continuous parking spaces in a row without a landscape island.

⁴ Trees within a designated buffer area may not be utilized to meet these requirements

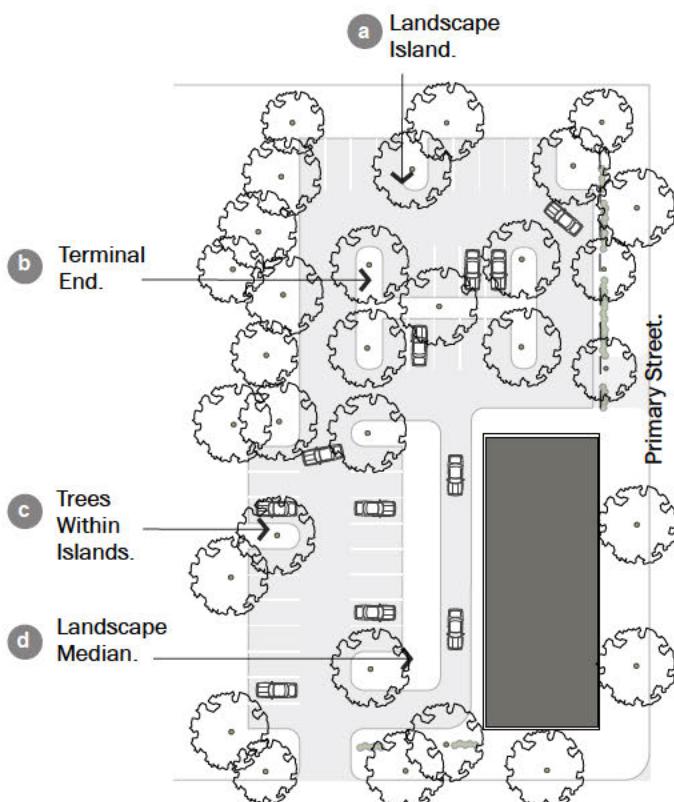


Figure 7.4 (1). Interior Parking Lot Landscaping.

Table 7.4 (1). Tree Canopy Calculation

Tree Size	Estimated Canopy at Maturity (sq ft)	Estimated Height at Maturity (ft)
Very Small	150	Under 15'
Small	400	15'-25'
Medium	900	25'-40'
Large	1600	40'+

7.5 Screening of Open Storage, Refuse Areas, and Utility Appurtenances.

1. Intent & Applicability.

- (1) Intent. To reduce the visibility of refuse areas, and utility appurtenances from public areas and adjacent properties.
- (2) General Applicability. All waste containers, open storage, refuse areas, and utility appurtenances in all subdistricts.

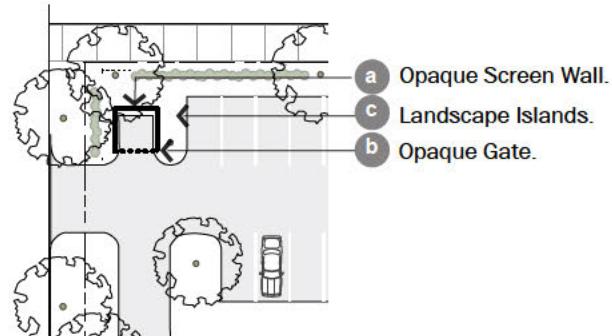


Figure 7.5 (1). Screening of Open Storage & Refuse Areas.

7.5 Screening of Open Storage, Refuse Areas, & Utility Appurtenances

1. Open Storage & Refuse Area Screening Requirements

Location on the Site	Not permitted in front or corner side yards
Opaque Screen Wall ¹	Required around 3 sides of the dumpster and refuse area matching building exteriors or as approved by the Land Use Authority a
Screen Wall Height	Height shall be the higher of the following: 1. 6' 2. Height as determined by Land Use Authority to accomplish objective of the screen
Visible Openings	Openings visible from the public way or adjacent properties must be furnished with opaque gates b
Landscape Requirement	If refuse area is located within larger paved area, such as a parking lot, landscape islands must be located on 3 sides of the area, with at least 1 medium or large shade tree in at least 1 of the landscape areas ² c

2. Utility Appurtenance Screening Requirements

Large Private Mechanical Equipment ³	Shall be fenced with opaque wood or brick-faced masonry on all sides facing a public street and/or the S-Line corridor
Small Private Mechanical Equipment ⁴	Shall have landscape screening and a shrub bed containing shrubs with a minimum 24" diameter spaced no more than 36" on center

8.0 See Title 17.07

9.0 Sign Types

9.1 General Requirements.

1. Intent.

This section seeks to enhance the economic and aesthetic appeal of the East Streetcar Neighborhood through the reasonable, orderly, safe, and effective display of signage.

2. Applicability.

These standards shall apply to signage in all subdistricts for non-residential uses only. Unless otherwise stated in this chapter, all requirements of the South Salt Lake City Municipal Code pertaining to sign requirements shall apply. Refer to the South Salt Lake City Sign Ordinance for permit processes, construction, design and maintenance standards.

3. General Compliance.

Compliance with the regulations outlined shall be attained under the following situations:

- (1) Newly Constructed or Reconstructed Signage. All new signs and structural improvements to existing signs.
- (2) Change in Use for Single Business Signage. For signage serving one business, whenever the existing use is changed to a new use resulting in a change in signage, including rewording.
- (3) Multiple-Business Signage. For signage serving multiple businesses, whenever 50% or more of the existing uses are changed to new uses resulting in a change in signage, including rewording.
- (4) Damage or Destruction. When a sign has been damaged or destroyed by fire, collapse, explosion or other cause and the cost of restoration is greater than 50% of the replacement value at the time of the destruction or damage, the replacement sign shall comply with the standards in this article.

4. Sign Location.

Unless otherwise specified, signs shall only be located within the boundaries of the lot and not in the right-of-way or on public property.

- (1) Certain Sign Types may extend beyond a property line into the right-of-way or public property with permission from the Land Use Authority and in accordance with the regulations outlined in this section and in the South Salt Lake City Municipal Code. A certificate of insurance is required for all signs on or over public property, subject to the standards established in the South Salt Lake City Municipal Code.
- (2) No sign shall be attached to a utility pole, tree, standpipe, gutter, or drain.
- (3) Signs shall be erected so as to permit free ingress to or egress from any door, window, the roof, or any other exit-way required by the building code or by fire department regulations.
- (4) No sign shall be erected or maintained in such a manner as to obstruct free and clear vision of, interfere with, or be confused

with any authorized traffic sign, signal, or device, or where it may interfere with vehicle or train line-of-sight.

- (5) Pedestrian Orientation. Signs oriented to the pedestrian realm are required for each entryway on a public street, the S-Line Corridor, or a Passageway. These signs should be mounted at a comfortable height and be clear and legible from the close range at which a pedestrian encounters the sign. The bottom edge of each sign should be within 14' of the ground plane, and shall not exceed a total of 25 square feet.

5. Illumination.

All signs shall be illuminated according to the following provisions unless otherwise stated.

- (1) Signs shall be illuminated only by steady, stationary light sources directed solely at the sign or internal to it, except as permitted for Electronic Message Boards for Marquee signs.
- (2) Individual letters or logos may be internally illuminated as permitted per each sign type; no other portion of the sign shall be internally illuminated.
- (3) When an external artificial light source is used to illuminate a sign, the lamp (or bulb) shall be located, shielded, and directed so as to not be visible from any public street or private residence.
 - (a) No receptacle or device housing a permitted light source which is attached to the sign itself shall extend more than 18 inches from the face of the sign.
 - (b) If ground lighting is used to illuminate a sign, the receptacle or device should not extend more than 12 inches above ground and must be fully screened and housed.
- (4) The illumination of any sign, resulting from any internal or external artificial light source, shall not exceed 250 nits at the sign face during the day and 125 nits at the sign face after sunset, with no light trespass onto adjacent property.

8. Computation.

The following standards generally apply to computing the area of signs by type and by building lot. Refer to the Sign Types 9.3-9.11 for more information.

- (1) Temporary signs and directional signs are not included in the maximum signage area calculations, unless otherwise specified.
- (2) Height for monument signs is measured from the average grade at the front property line to the top of the sign, sign cabinet, or cap, whichever is highest.
- (3) For the purposes of determining area, lot width or frontage is measured along the front property line.
 - (a) If the lot is a corner lot, the width shall be measured along the front yard.
 - (b) Building frontage is the width of the front facade of a building.

9.0 Sign Types

9.2 Sign Types.

1. Sign Type Requirements.

The following pertain to specific sign types detailed in this section.

- (1) Temporary Signs. A-Frame signs constructed of white plastic or wood and internally weighted are allowed. Such signs shall be no greater than eight square feet per side. One such sign is allowed per business and must be located adjacent to the building but still provide a clear pedestrian path of at least 4'.
- (2) Window Signs. Window Signs shall not count towards a lot's maximum permitted amount of signage. Refer to 9.9 Window Signs.
- (3) Signs Facing Onto Parking Lots. One sign is permitted in addition to the maximum.
 - (a) Permitted Sign Types are a wall, projecting, or awning sign.
 - (b) Maximum sign area is 30 square feet.
 - (c) Permitted location is either the side or rear facade along a parking lot.
 - (d) If such signs face existing single family homes, they may not be illuminated.
- (4) Iconic Sign Elements. Iconic signs may be allowed at the discretion of the Land Use Authority on or adjacent to S-Line corners, if the lighting of the sign does not significantly impact adjacent neighbors and the sign helps to identify the East Streetcar Neighborhood. Such signs shall only be allowed in the State Street Subdistrict and shall comply with the following.
 - (a) Symbol or Logo Size. The symbol may not be larger than 8 feet in any direction, included in overall sign area and the surface area counts towards the Maximum Permitted Quantity of Signage per Lot.
 - (b) No moving parts or external illumination of the symbol may be provided.
 - (c) Text. The text component of the may not be more than 30% of the overall area of the sign.
- (5) Historic signs. Developers shall inventory historic signs as part of their site plan approval. Historic signs are encouraged to remain and be adapted for reuse, subject to approval by the Land Use Authority.



Figure: Historic Bowling Alley Sign

9.3 Wall Sign.

1. Description.

Wall Signs, also known as flat or band signs, are mounted directly to the building face to which the sign is parallel. Refer to Figures 9.3 (1) and 9.3 (2).

2. General Requirements.

Wall Signs shall be developed according to the standards in Table 9.3 (1).

- (1) Building Openings. Wall Signs shall not cover windows or other building openings.
- (2) Architectural Features. Wall Signs shall not cover architectural building features.
- (3) Murals. Murals, a type of Wall Sign painted onto the building face displaying the business name or activity, may be permitted by the Land Use Authority, subject to the conditional use standards established for painted wall signs in the South Salt Lake City Municipal Code.
- (4) Permitted location. No wall signs shall be permitted on any facade facing an existing single family residential zone, except for iconic sign elements as approved by the Land Use Authority, or parking lot signage as allowed in 9.2 (1) (3).
- (5) Prohibited Wall signs. Internally-illuminated cabinet wall signs are not allowed in the East Streetcar Neighborhood.

3. Computation.

The area of a Wall Sign is calculated using the following information.

- (1) Wall Signs. Area is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements, as is illustrated in Figure 9.3 (2).
- (2) Mural Sign. Area is calculated by measuring the area of the smallest square or rectangle that can be drawn around all of the sign elements, including any painted background.

Table 9.3 (1). Wall Sign Requirements

Permitted Districts	All subdistricts; see 9.3.2 (4)
Sign Area	3 square feet per 1 linear foot of facade width with a maximum of 150 square feet per sign
Height	2' maximum letter or element height
Location on the Building or Site	Permitted on all facades facing a public street or the S-Line
Placement on the Building or Site	1' maximum projection from building face
Quantity	1 per building frontage
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal, masonry & neon glass; Plastic & synthetics permitted only as separate alphanumeric characters or logos

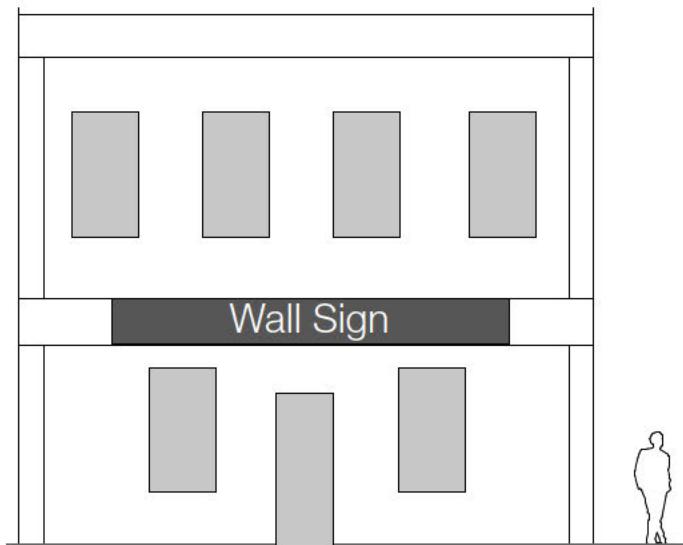


Figure 9.3 (1). Wall Sign.



Figure 9.3 (2). Measuring Wall Signs.

9.0 Sign Types

9.4 Projecting Sign.

1. Description.

A Projecting Sign is attached to and projects from a building face or hangs from a support structure attached to the building face. Sign faces are typically perpendicular to the building face, but may be at an angle greater than 45 degrees from the facade. The sign may be vertically or horizontally oriented. Refer to Figure 9.4 (1).

2. General Requirements.

Projecting Signs shall be developed according to the standards in Table 9.4 (1).

(1) Permitted location. No projecting signs shall be permitted on any facade facing an existing single family residential zone, except for iconic sign elements as approved by the Land Use Authority.

3. Computation.

The area of a Projecting Sign is equal to the area of one of the sign's

Table 9.4 (1). Projecting Sign Requirements

Permitted Districts	All subdistricts; see 9.4.2 (1)
Sign Area	No maximum area for sign type;
Height	8' maximum sign length, 10' minimum clearance to pedestrian realm required
Location on the Building or Site	Permitted on all facades facing a public street or S-Line; Sign and structural supports shall not extend above the eave or parapet
Placement on the Building or Site	Shall not project further than 3' from the building
Quantity	1 per tenant per public ROW frontage including the S-Line corridor; 1 per tenant per side or rear facade on a parking lot
Sign Separation	No projecting signs shall be located closer together than 25'
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal, masonry & neon glass; Plastic & synthetics permitted only as separate alphanumeric characters or logos

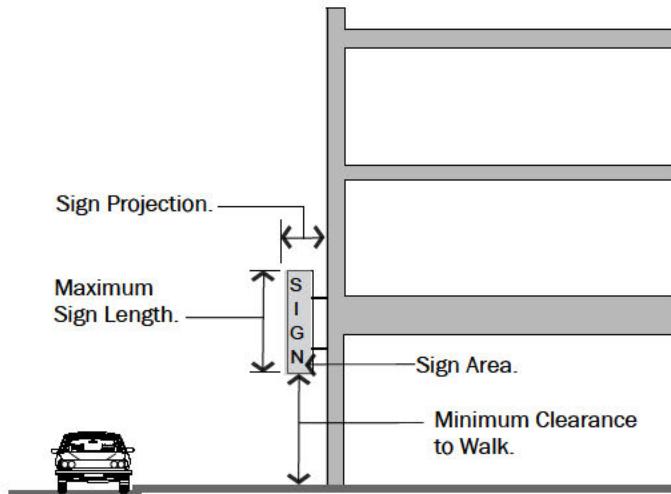


Figure 9.4 (1). Projecting Sign.

9.5 Projecting Marquee Sign.

1. Description.

A Projecting Marquee Sign is a projecting sign designed to have changing messages and two to three sign faces. Refer to Figure 9.5 (1).

2. General Requirements.

Projecting Marquee Signs shall be developed according to the standards in this section and Table 9.5 (1).

- (1) Manually Changeable Copy Boards. Manually Changeable Copy Boards are permitted.
- (2) Electronic Message Boards. Electronic Message Boards are not permitted.

3. Computation.

The sign area is calculated by combining the area of all exposed sign faces and the cabinet or structure surrounding them.

Table 9.5 (1). Projecting Marquee Sign Requirements

Permitted Districts	All subdistricts, limited to Assembly Uses or Theater Uses per 4.0 Uses.
Sign Area	No maximum area for sign type; minimum two faces per sign.
Height	10' minimum clearance to ground plane required
Location on the Building or Site	Front and corner side facades only
Placement on the Building or Site	Maximum projection from building is 6'; Shall not project closer than 2' from back of curb
Quantity	1 per lot
Internal Illumination	Permitted for individual letters and logos.
Materials	Solid wood, metal, masonry and neon glass. Plastic and synthetics permitted only on Sign face.

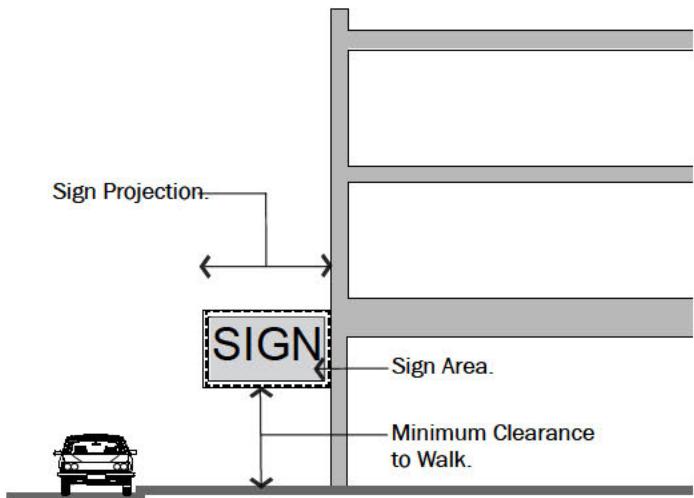


Figure 9.5 (1). Projecting Marquee Sign.

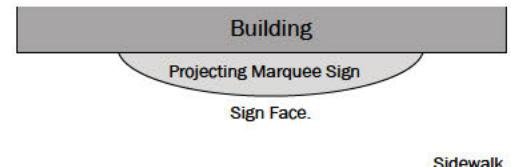
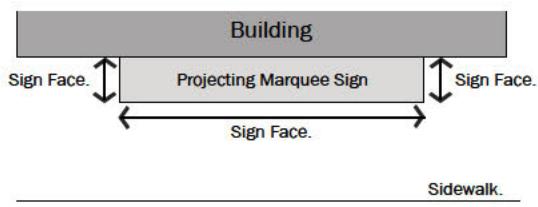
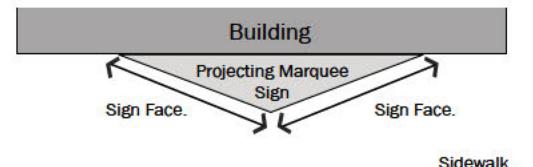


Figure 9.5 (2). Projecting Marquee Sign Plan.

9.0 Sign Types

9.6 Awning Sign.

1. Description.

A sign that is mounted, painted, or otherwise applied on or attached to an awning or canopy. Refer to Figures 9.6 (1) and 9.6 (2).

2. General Requirements.

Awning Signs shall be developed according to the standards in Table 9.6 (1).

3. Computation.

The area of an Awning Sign is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements of the sign portion of the awning, as is illustrated in Figure 9.6 (2).

Table 9.6 (1). Awning Sign Requirements

Permitted Districts	All subdistricts
Sign Area	Up to 50% of the awning may be used for signage
Height	8' minimum clearance to walk required
Location on the Building or Site	Permitted on all facades
Placement on the Building or Site	Maximum projection from building is 4'; Shall not project closer than 2' from back of curb; Shall not block any window, door, or the building roof.
Quantity	1 per tenant per street frontage; 1 per tenant per side or rear facade on a parking lot
Internal Illumination	Not permitted
Materials	Cloth, canvas, metal, glass or wood; All supports shall be made of metal or wood. See also 5.0 Building Types.

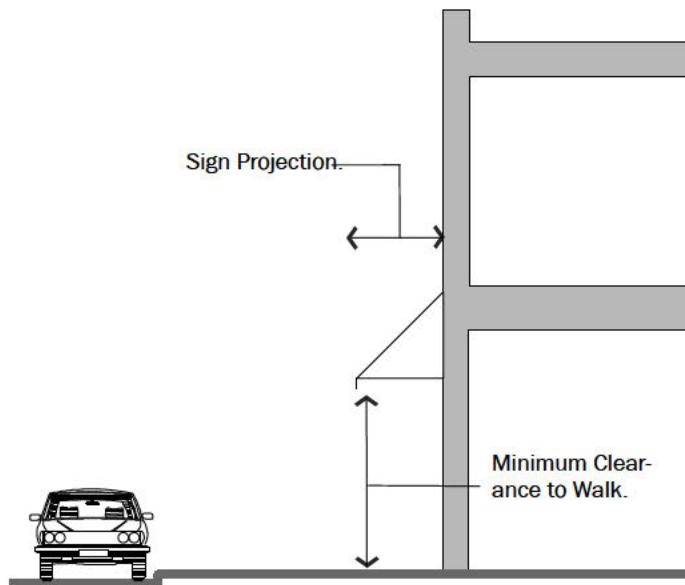


Figure 9.6 (1). Awning Sign.

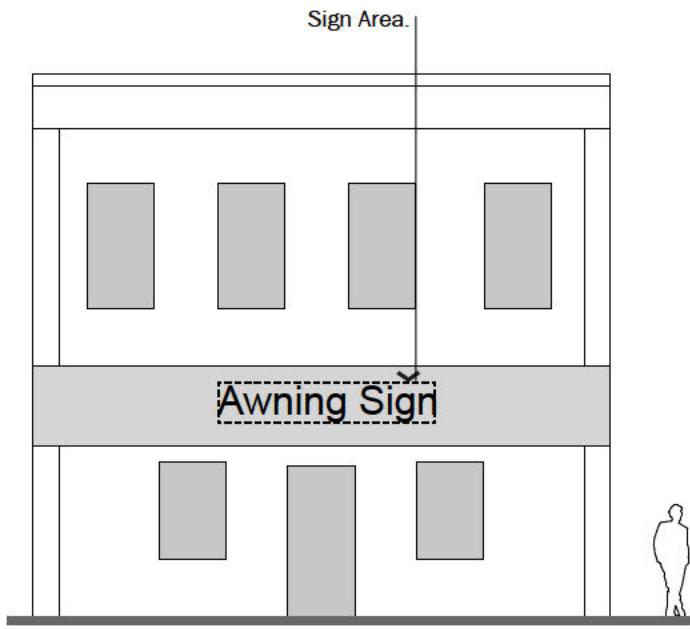


Figure 9.6 (2). Measuring Awning Signs.

9.7 Canopy-Mounted Sign.

1. Description.

A sign with individual alphanumeric characters and/or logos that is mounted on top of a permanent canopy. Refer to Figures 9.7 (1) and 9.7 (2).

2. General Requirements.

Canopy-Mounted Signs shall be developed according to the standards in Table 9.7 (1).

3. Computation.

The area of a Canopy-Mounted Sign is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements of the sign portion of the Canopy-Mounted Roof Sign, as is illustrated in Figure 9.7 (2).

Table 9.7 (1). Canopy-Mounted Sign Requirements

Permitted Districts	All subdistricts
Sign Area	Up to 80% of the length of the canopy may be used for signage up to 150 square feet
Height	2' maximum letter or element height; Cannot project more than 2' above roof line of canopy
Location on the Building or Site	Permitted on all facades; not intended for the principal roof of the building
Placement on the Building or Site	Shall not block any window, door, or the building roof.
Quantity	1 per tenant per public street and S-Line corridor frontage; 1 per tenant per side or rear facade on a parking lot
Internal Illumination	Permitted
Materials	Solid wood, metal, and neon glass

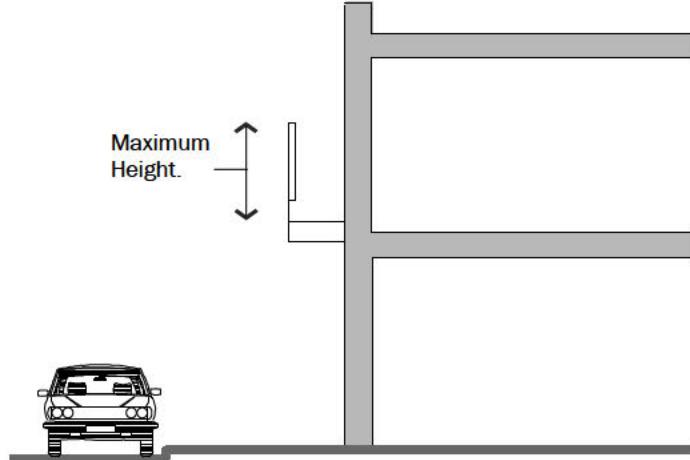


Figure 9.7 (1). Canopy-Mounted Sign.

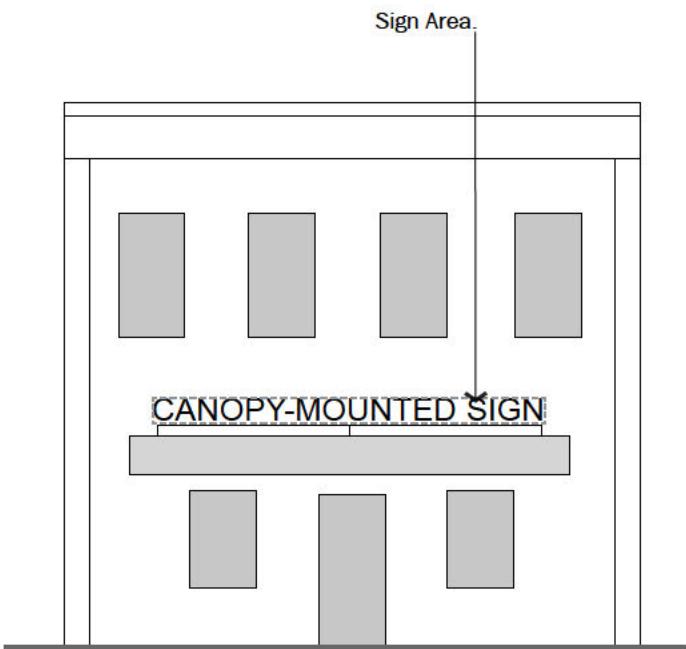


Figure 9.7 (2). Measuring Canopy-Mounted Signs.

9.0 Sign Types

9.8 Window Sign.

1. Description.

A Window Sign is posted, painted, placed, or affixed in or on a window exposed for public view or is a sign hung inside the building facing the window for public view. Refer to Figure 9.8 (1).

2. General Requirements.

Window Signs shall be developed according to the standards in Table 9.8 (1).

3. Computation.

A series of windows that are separated by frames or supporting material of less than six inches in width shall be considered a single window for the purposes of computation.

- (1) Measurement. To measure sign area percentage, divide the total sign area by the total window area, as illustrated in Figure 9.8 (1).
- (2) Maximum Allowance. Window Signs are not counted toward a site's maximum signage allowance.
- (3) Exempt Signs. Address and hours of operation are considered exempt Signs and are not counted in the Window Sign area calculation.
- (4) Temporary Window Signs. Temporary Window Signs must be included in the total percentage of signage per window calculation.
- (5) Window Signs may not be internally illuminated except for neon or similar illuminated window signs.

Table 9.8 (1). Window Sign Requirements

Permitted Districts	All subdistricts
Sign Area	Up to 30% of a set of continuous windows may be covered with signage; No more than 50% of any one window panel may be covered with signage
Height	No maximum
Location on the Building or Site	Permitted on all facades facing a street or the S-line Corridor
Placement on the Building or Site	Ground or upper story windows; May be affixed to window or hung/mounted behind glass
Quantity	No maximum quantity, based on window Sign area for ground story; 1 per tenant per floor for upper stories
Internal Illumination	Not permitted, except on neon or similarly illuminated window signs
Materials	Drawn, painted, or affixed on the glass; Wood, metal, neon glass, plastic are also permitted

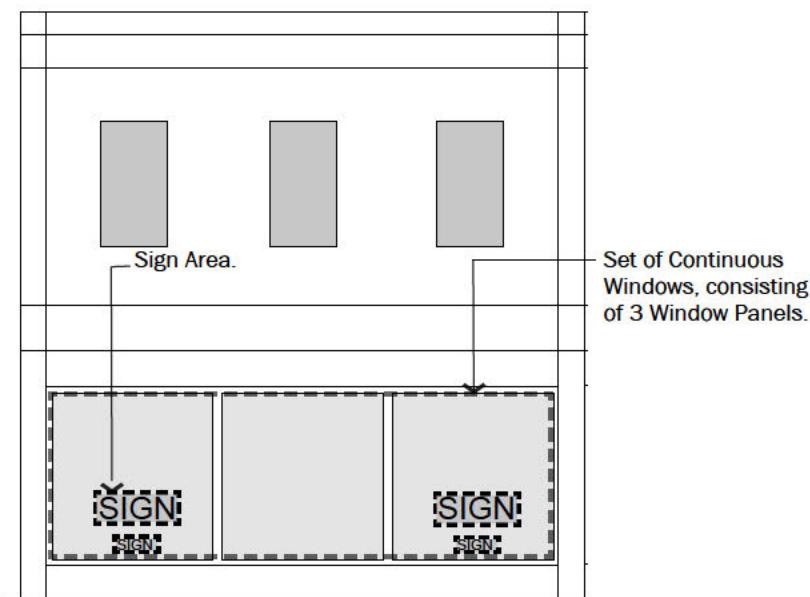


Figure 9.8 (1). Measuring Window Signs.

9.9 Monument Sign.

1. Description.

A Monument Sign is freestanding; it is located in a front or side yard of a lot. Refer to Figure 9.9 (1).

2. General Requirements.

Monument Signs shall be developed according to the standards in Table 9.9 (1).

- (1) **Multiple Tenants.** Multiple tenant buildings on a lot with a width of greater than 300 feet, measured across the front property line, may have signage with the following parameters:
 - (a) Up to two Monument Signs on one frontage.
 - (b) Signs shall be at least 150 feet apart.
- (2) **Pole-Mounted Signs.** Monument Signs may not be pole-mounted.
- (3) **Manually Changeable Copy.** The area of any Manually Changeable Copy cannot equal greater than 50% of the area of the sign face on which it is located or 20 square feet, whichever is less.
- (4) May serve multiple purposes such as seating.

3. Computation.

The area of a two-sided Monument Sign is equal to the area of one Sign face. The area of a three- or four-sided Monument Sign is equal to the total area of each sign face. This measurement includes the sign, any cabinet in which it is enclosed and the electronic message center, but excludes the base of the sign.

- (1) **Measuring Height.** Height shall include the sign face, base, cabinet, and ornamental cap.

Table 9.9 (1). Monument Sign Requirements

Permitted Districts	All subdistricts
Sign Area	Maximum 50 square feet
Height	Maximum height 6'
Location on the Building or Site	NA
Placement on the Building or Site	10' Setback from driveways & side property line; 3' Setback ¹ from front & corner property lines
Quantity	1 per public street and 1 per S-Line corridor
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, stone, metal and masonry. Plastic and synthetics permitted on Sign face

Notes:

¹ If placed closer than five feet from the front and corner side property lines, sign must meet clear view requirements.

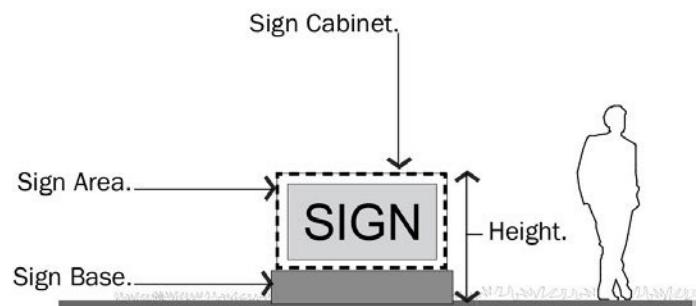


Figure 9.10 (1). Monument Sign.

10.0 Administration

10.1 General Provisions.

1. Purpose.

It is the intent of this code to promote public health, safety, and general welfare of the community, reflecting the goals established within the General Plan of the City of South Salt Lake.

2. Scope of Regulations.

- (1) **New Development.** All development, construction, and establishment of uses within the limits of this code occurring after the effective date of this code shall be subject to all applicable regulations of this code.
- (2) **Renovated Structures.** All building renovations affecting a change of use greater than 50% gross square footage of a structure within the limits of this code shall be subject to all applicable regulations of this code.
- (3) **In-Process Development.** Where a building permit for a development has been applied for in accordance with the prior law in advance of this code's effective date, said development may comply with the plans from which the permit was approved and, upon completion, receive a certificate of occupancy (provided all conditions are met) provided the following.
 - (a) Work or construction is begun within one year of the effective date of this code.
 - (b) Work or construction continues diligently toward completion.
- (4) **Non-conformance.** After the effective date of this code, existing buildings and uses that do not comply with the regulations of this code shall be considered non-conforming and are subject to the standards of Chapter 17.23 of the South Salt Lake Municipal Code.

3. Administration & Enforcement.

The Planning Commission shall be the land use authority for any development in the East Streetcar Corridor land use district. The provisions of this code shall be administered and enforced by the Community Development Director unless otherwise specifically stated. For the purposes of this code, the term Community Development Director shall be inclusive of his or her designees.

4. Development Application.

Applications (form, fees, and plan sets) shall be filed with the Community Development Department.

- (1) **Application Form.** Application forms are available from the City.
- (2) **Fees.** Fee amounts are available from the City and are due at the time the application is made; the application will be considered incomplete if fees are not paid.
- (3) **Plan Set Requirements.** Number of copies and minimum scale of drawings shall be noted on the application form. All plans shall be submitted in both a paper and an approved digital

format. All plans shall be reviewed by the Land Use Authority for completeness. Incomplete Applications shall be returned to the applicant for re-submission.

- (4) **Filing Deadline.** Filing deadlines are established by the City and available at City Hall.
- (5) **Withdrawal of Application.** Applicant may withdraw the application whole or in part at any point in the process prior to being acted or ruled upon; new application form, fees, and plan sets are required for re-application.
- (6) **Records on File.** Applications and the resulting recommendations and rulings shall be kept on file by the Land Use Authority and shall be considered public record.
- (7) Notice requirements for each process are detailed in South Salt Lake City code.

5. Process.

- (1) Any development within a subdistrict shall be administered in accordance with the procedures defined in existing City ordinances, with exception of the Design Review Committee which is unique to the East Streetcar Neighborhood, and is summarized below:

The application shall follow the following process:

- (a) Pre-Application Meeting
- (b) Application submittal. Only complete applications shall be accepted
- (c) Staff review and coordination
- (d) Design Review Committee. Design Review Committee shall review the application and make a recommendation to the Planning Commission. Such committee shall be composed of 5 persons chosen by the City with architectural, planning, landscape architecture, interior design, and/or engineering backgrounds. They shall review the application for its' compatibility with the intent of this ordinance and shall specifically review the building architecture and open spaces to ensure an enhancement of the S-Line Corridor
- (e) Planning Commission Review and Approval
- (f) Staff processing of the Planning Commission approval includes letter of conditions (if any), site plan approval, architectural approval, engineering plans approval. Building permits are a separate process as per the Building Code.
- (2) **Exempt Activities.** The following activities are exempt from the requirements of 10.0 Administration.
 - (a) Ordinary repairs for the purpose of regular building, signage, lighting or site maintenance.
 - (b) Construction within the interior of the structure that is not visible from the exterior of the building.
 - (c) Emergency repairs ordered by any city official in order to protect health and safety.

10.2. Nonconformities.

1. Nonconformities.

- (1) Refer to chapter 17.23 of the South Salt Lake City Code.

10.3 Regulations.

1. Amending the Code.

Amendments of the adopted code shall be approved using the procedure for an ordinance amendment.

2. Minor Modifications to a Site Plan.

The Community Development Director may approve minor modifications to an approved site plan. Modifications may be evaluated through a letter of application and the provision of the reasoning behind the request. Such requests may be made for:

- (1) Minor modifications to proposed landscaping plans, pursuant to the modification standards established in Chapter 17.25 of the South Salt Lake City Municipal Code.
 - (a) Landscaping not exceeding 10% of the landscaping as required on the site plan. In no case can the minimum buffer adjacent to existing single-family zones be modified.
- (2) Minor modifications to buildings, including setbacks and materials, pursuant to the modification standards established in Chapters 17.21 and 17.23 of the South Salt Lake City Municipal Code.
 - (a) Building or sign locations that do not move more than 10'.
 - (b) Building materials that reflect the intent of the original material.
- (3) Minor modifications to parking requirements, pursuant to the development of an alternative parking plan as established in Chapter 17.27 of the South Salt Lake City Municipal Code.
 - (a) Parking arrangements and numbers that generally reflect the original approval.
- (4) Changes in lot sizes, land uses, building forms, or subdistrict designations shall be subject to a zoning map or ordinance amendment.

3. Requests for Modifications to Required Standards of this Ordinance.

The Land Use Authority may approve minor modifications to the standards of this ordinance using the current process found in chapters 17.21 and 17.23 of the South Salt Lake City Ordinances.

Additionally, the Land Use Authority may approve modifications to building height and landscaping requirements, as provided below:

- (1) Landscaping not exceeding 10% of the landscaping as required on the site plan. Dimensions of landscaped areas may be modified within one foot of required dimensions. In no case can the minimum buffer adjacent to existing single-family zones be modified.

- (2) Building heights may be modified within 10% of the heights as required in the code

4. Modification by Development Agreement.

The City Council may, by development agreement, modify any of the requirements found in the East Streetcar Corridor Neighborhood Form Based Code.

5. Other City Ordinances Applicable.

Unless the approved site plan specifies otherwise, all other city ordinances pertaining to site development and land use shall apply.

6. Subdivision Approvals and Development Standards in This District.

- (1) Commercial subdivisions shall be approved using the subdivision plat approval process established in this title and in Title 15.
- (2) Residential subdivisions for condominiums, and townhomes shall conform to the general requirements established for Planned Unit Developments in Title 15 and the regulations established in this title for Planned Unit Development Overlay Districts. Residential subdivisions shall be approved using the subdivision plat approval process established in this title and in Title 15.