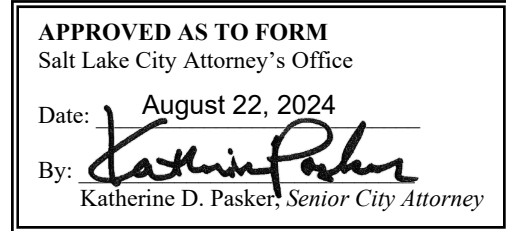


Project Title: Entertainment District Code Changes

Petition No.: PLNPCM2024-00441

Version: 3

Date Prepared: August 22, 2024



Planning Commission Action: Not Recommended 6/12/2024

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

- Amends Section 21A.30.045 to clarify front yard setback requirements and modify building height within the D-4 zoning district subject to design review and other provisions.
- Amends Section 21A.33.050 to allow “Parking, commercial”, and “Stadium” as permitted uses.
- Amends Section 21A.46.110.A.3.b by expanding the location of the Arena Sign Overlay to include the Salt Palace blocks, provides a process to amend sign specific regulations within the overlay, and specifically prohibit off-premise advertising signs.

Underlined text is new; text with strikethrough is proposed to be deleted. Modifications made as part of the Planning Commission recommendation are highlighted in yellow. All other text is existing with no proposed change. Text with double underline is in response to the City Council’s July 2, 2024 direction.

1. *Amends Section 21A.30.045.D as follows:*

D. Yard Requirements:

1. Front and Corner Side Yards: No minimum yards are required, ~~however, a maximum front yard setback of eight feet (8') is allowed.~~ If a front or corner side yard is provided, the maximum setback shall be eight feet, except for plazas and other similar spaces.
 - a. If a yard is provided, ~~The yard must be designed with the usability as a consideration. Development that implements the maximum~~ the yard is required to have at least one of the following elements:
 - (1) Seating at a ratio of at least one bench for every five hundred (500) square feet of yard space;
 - (2) Landscaping that includes an increase of at least twenty five percent (25%) in the total number of trees required to be planted on the site; or
 - (3) Awning or a similar form of weather protection that covers at least five feet (5') in width and length from all street-facing building entrances.

- b. Exceptions to this requirement may be authorized through the design review process, subject to the requirements of Chapter 21A.59 of this title. .
- c. The planning director, in consultation with the transportation director, may modify this requirement to accommodate a wider sidewalk if the adjacent public sidewalk is less than fifteen feet (15') wide and the resulting modification to the setback results in a more efficient public sidewalk. The planning director may waive this requirement for any addition, expansions, or intensification, which increases the floor area or parking requirement by less than fifty percent (50%) if the planning director finds the following:
- (1) The architecture of the addition is compatible with the architecture of the original structure or the surrounding architecture, or
 - (2) The addition reduces the extent of the noncompliance of the existing building.
- d. Regardless of the setback provided, doors shall be setback a minimum distance to allow the door to operate without swinging into a right of way or midblock walkway.
2. Interior Side Yards: No minimum side yard is required except a minimum of ten feet (10') is required when the side yard is adjacent abutting to a zoning district with a maximum permitted height of thirty five feet (35') or less.
3. Rear Yard: No minimum rear yard is required except a minimum of ten feet (10') is required when the rear yard is abutting to a zoning district with a maximum permitted height of thirty five feet (35') or less.

2. *Amends Section 21A.30.045.E as follows:*

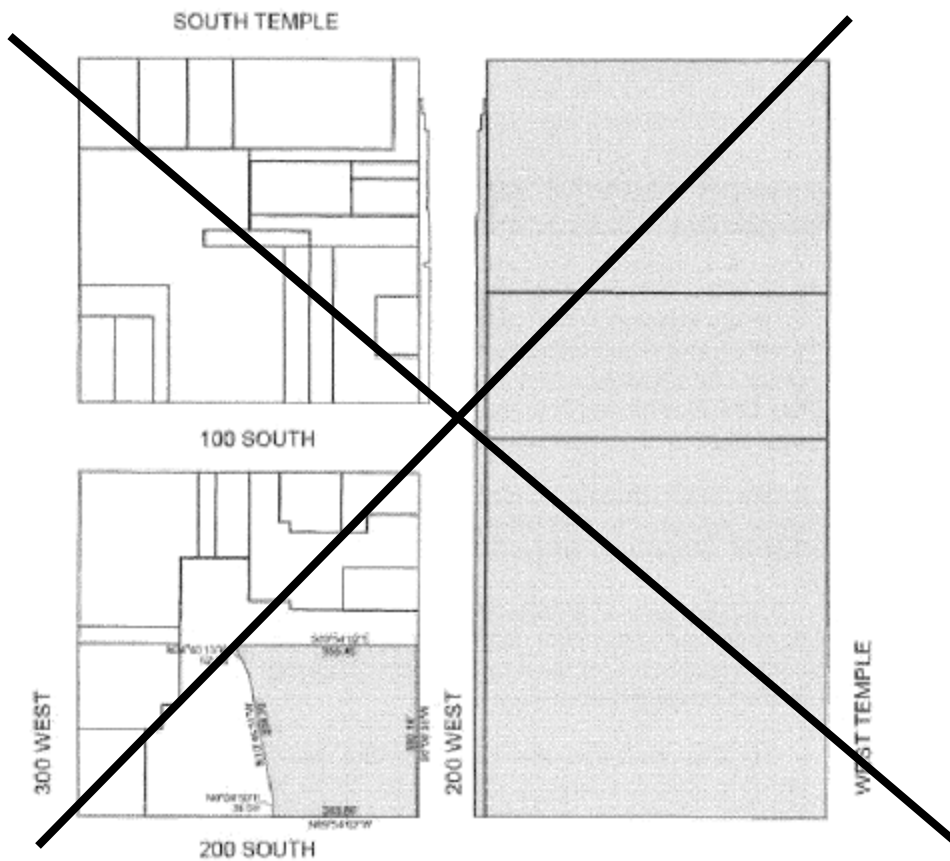
E. Building Height: Buildings in the D-4 zoning district shall comply with the following provisions:

- 1. The permitted building height shall not exceed ~~seventy five feet (75')~~ 600 feet.
- 2. Buildings taller than ~~seventy five feet (75')~~ 200 feet and up to ~~one hundred twenty feet (120')~~ 600 feet shall only be authorized through the design review process, subject to the requirements of Chapter 21A.59 of this title and the following regulations.
 - a. ~~Additional Height: Additional height may be authorized up to one hundred twenty feet (120') if the street facing facades contain ground floor commercial uses other than parking for at least seventy five percent (75%) of the street facing facades according to Chapter 21A.37 and subject to approval through the design review process in Chapter 21A.59.~~

b. ~~Additional Permitted Height Location: Additional height greater than one hundred twenty feet (120') but not more than three hundred seventy five feet (375') in height is permitted in the area bounded by:~~

~~(1) The centerlines of South Temple, West Temple, 200 South, and 200 West Streets; and~~

~~(2) Beginning at the Southeast Corner of Block 67, Plat 'A', Salt Lake City Survey, and running thence along the south line of said Block 67, N89°54'02"W 283.86 feet; thence N00°04'50"E 38.59 feet; thence N10°46'51"W 238.70 feet; thence N24°45'15"W 62.98 feet; thence S89°54'02"E 355.45 feet to the east line of said Block 67; thence along said east line S00°06'35"W 330.14 feet to the point of beginning. Contains 102,339 square feet, or 2.349 acres, more or less.~~



3. ~~Buildings in excess of one hundred twenty feet (120') up to three hundred seventy five feet (375') may be authorized subject to the following provisions:~~

~~a. Approval is subject to Chapter 21A.59 Design Review;~~

~~b.a. Shall include a minimum setback of five feet (5') or other architectural feature that can deflect snow and ice from falling directly onto a sidewalk,~~

71 midblock walkway, or other public space. The stepback may be located above
72 ~~the height of the first floor and below one hundred twenty feet (120') in height~~
73 ~~above the sidewalk or public space. Buildings that are clad in glass that totals~~
74 ~~less than fifty percent (50%) of the total wall surface area are exempt from~~
75 ~~this requirement; Buildings with less than fifty percent (50%) of the total~~
76 ~~façade surface clad in glass are exempt from this requirement; and~~

77 ~~c. The additional height is supported by the applicable master plan; and~~

78 ~~d.b. The building includes at least one of the following five options:~~

79 (1) Midblock walkway is provided on the property ~~and the~~. The midblock
80 walkway connects to an existing or planned street, midblock walkway, or
81 publicly accessible public space and exceeds all the required dimensions
82 of Section 21A.30.010.G by at least five feet; ~~This option allows for~~
83 ~~additional height in return for exceeding the midblock walkway~~
84 ~~requirements;~~

85 (2) The building is utilizing affordable housing incentives identified
86 in chapter 21A.52 of this title.;

87 (3) ~~The property where the building is located exceeds the minimum~~
88 ~~requirement for ground floor uses identified in Chapter 21A.37 (Design~~
89 ~~Standards) of this title, specifically:~~

90 ~~(A) For Subsection 21A.37.050.A.1 (Design Standards Defined,~~
91 ~~Ground Floor Use Only), the requirement must be increased to one hundred~~
92 ~~percent (100%). This option requires that the entire ground floor use of a~~
93 ~~building consists of retail good establishments, retail service establishments or~~
94 ~~restaurants, public service portions of businesses, department stores, art~~
95 ~~galleries, motion picture theaters, performing art facilities or similar uses that~~
96 ~~encourages walk-in traffic through an active use. Vehicle entry and exit ways,~~
97 ~~necessary for access to parking and loading and unloading areas required by~~
98 ~~this title are exempt from this requirement provided these areas do not exceed~~
99 ~~20% of the length of a building façade that faces a public street or public~~
100 ~~space; or~~

101 ~~(B) For Subsection 21A.37.050.A.2 (Design Standards Defined, Ground Floor~~
102 ~~Use and Visual Interest), the ground floor use requirement must be increased~~
103 ~~to seventy five percent (75%) and the visual interest requirement must be~~
104 ~~increased to twenty five percent (25%). This option requires for an increased~~
105 ~~percentage of ground floor space to be used for an active use, and an increased~~
106 ~~percentage of the building to provide visual interest;~~

107 (4) The applicant provides a restrictive covenant on a historic building, a
108 building that is fifty (50) years or older, or a building that is a nationally
109 recognized property, located outside of the H Historic Preservation

Overlay District for the purpose of preserving the structure for a minimum of fifty (50) years; or

(5) The proposal includes a privately owned, publicly accessible open space on the property or on another property within the geographic boundaries of the Downtown Plan. To qualify for this provision, a restrictive covenant in the favor of the city shall be recorded against the open space portion of the property. The space shall be a minimum of five hundred (500) square feet and include enough trees to provide a shade canopy that covers at least sixty percent (60%) of the open space area. ~~This option allows for additional height in return for the designation of open public open space.~~

ec. Exception: The first fifty feet (50') of height shall not be set-back ~~from the street front~~ more than five feet ~~except that setbacks greater than five feet (5') may be from the front property line, unless~~ approved through the design review process or, ~~has when~~ otherwise allowed by this code.

3. *Amends the Table of Permitted and Conditional Uses for Downtown Districts in Section 21A.33.050 only as to the "Parking, Commercial" and "Stadium" uses, with no other changes to the table, as follows:*

Use	Permitted and Condition Uses By District			
	D-1	D-2	D-3	D-4
Parking, commercial	C ¹⁹	P ¹⁹	C ¹⁹	<u>P</u> C ¹⁹
Stadium	C	C		<u>P</u> C

4. *Amends Section 21A.46.110.A.3.b as follows:*

b. Sports Arena and Convention Center Sign Regulations. Located on the Block Between South Temple and 100 South Between 300 and 400 West Streets. The following signs shall be permitted on the blocks that contain the sports arena and convention center, described as follows: beginning at the southwest corner of the intersection of South Temple and West Temple Streets, heading south to the intersection of 200 South and West Temple Streets, thence west to the intersection of 200 South and 200 West Streets, thence north to the intersection of 100 South and 200 West, thence west to the intersection of 100 South and 400 West Streets, thence north to the intersection of South Temple and 400 West, thence east to the point of beginning. Modifications to sign regulations within this overlay may be approved as part of the design review process for any building that is subject to 21A.59. Signs shall not include off-premise advertising. For the purpose of this section, signs may include advertising any business, facility, event or event or facility sponsor which are located within the boundaries of the sports arena and convention center sign regulations overlay.

146 ***STANDARDS FOR THE SPORTS ARENA AND CONVENTION CENTER, LOCATED ON***
147 ***THE BLOCK BETWEEN SOUTH TEMPLE AND 100 SOUTH BETWEEN 300 AND 400***
148 ***WEST STREETS***

Types of Signs Permitted^{7, 8, 9}	Maximum Area per Sign Face	Maximum Height of Freestanding Signs¹	Minimum Setback²	Number of Signs Permitted per Sign Type
Awning/canopy signs	5 square feet per linear foot of canopy length (sign area only)	Shall not be located above the second floor level of the building for both awning and canopy signs	May extend 6 feet from face of building but not within 2 feet from back of curb	1 per first floor window/door, may be combined with adjacent doors/ windows
Flat sign (general building orientation)	5 square feet per linear foot of building face	See note 1	n/a	1 per building face
Flat sign (storefront orientation)	Flat sign (storefront orientation)	See note 1	n/a	3 per business storefront
Flat sign display, electronic changeable copy ³	No larger than 1,400 square feet per sign	See note 1	n/a	5 per city block
Freestanding sign, electronic changeable copy ⁴	Not more than 1,600 square feet per sign, which may be located in a continuous round display	45 feet	n/a	2 per city block
Monument sign	3 square feet per linear foot of street frontage	20 feet	None	5 per street frontage
Private directional sign ⁵	100 square feet	20 feet	No setback	No limit

<u>Roof sign</u>	<u>5 square feet per linear foot of building frontage</u>	<u>20 feet above the roof line or parapet wall</u>	<u>n/a</u>	<u>1 per building</u>
Roof surface sign	30,000 square feet ⁶	n/a	n/a	1 per roof surface
Special event light pole sign	10 square feet	20 feet	n/a	2 per light pole
Special event sign	Sign may cover up to 60% of total building face ⁷	May not exceed the height of building	n/a	1 per street frontage
Window sign	90% of total frontage window area (interior or exterior) for sports arena events, not to exceed 6 months in duration for each calendar year unless otherwise allowed by the zoning administrator.	No Limit	n/a	No Limit

Notes:

- ~~For height limits on building signs, see Subsection 21A.46.070.J of this chapter.~~ Reserved
- Public property lease and insurance required for projection over property line.
- Flat sign, electronic changeable copy may display static or rotating messages or operate as outdoor television monitors.
- An advertising face on a freestanding sign with electronic changeable copy that is not oriented to a public street may be operated to allow full motion video display. Displays oriented to a public street must not allow animation, may change no more frequently than every 8 seconds and must complete each transition within 1 second.
- Private directional sign may include electronic changeable copy within the sign area.

- 159 6. To be located on the horizontal plane of a roof surface, primarily viewable from planes
160 and surrounding buildings located above the arena.
- 161 7. Advertising or corporate logos are limited to on premises advertising of sports arena
162 events and sponsors only.
- 163 8. Dwell and Twirl time: Text, images, or graphics on an electronic message center shall not
164 change more than once every eight (8) seconds. Twirl time between subsequent static
165 text, images, or graphics shall not exceed one-fourth (0.25) second. Outdoor television
166 monitors are exempt.
- 167 9. Brightness: No electronic message center shall exceed a brightness level of three-tenths
168 (0.3) foot-candle as measured at a pre-set distance. The measurement distance shall be
169 determined based on the area of the electronic message center using the following
170 formula: the square root of (the electronic message center area times 100). Fractions shall
171 be rounded to the nearest foot.
- 172