

SALT LAKE CITY ORDINANCE

No. _____ of 2020

(An ordinance amending Subsection 21A.31.020.E of the *Salt Lake City Code* pertaining to building height in the G-MU Gateway-Mixed Use District)

An ordinance amending Subsection 21A.31.020.E of the *Salt Lake City Code* pursuant to Petition No. PLNPCM2019-00639 pertaining to building height in the G-MU Gateway-Mixed Use District.

WHEREAS, the Salt Lake City Planning Commission held a public hearing on October 23, 2019 to consider a petition submitted by Doug Thimm on behalf of STACK Real Estate (“Applicant”) (Petition No. PLNPCM2019-00639) to amend Subsection 21A.31.020.E (Zoning: Gateway Districts: G-MU Gateway-Mixed Use District: Building Height) of the *Salt Lake City Code* to modify regulations pertaining to building height in the G-MU Gateway-Mixed Use District; and

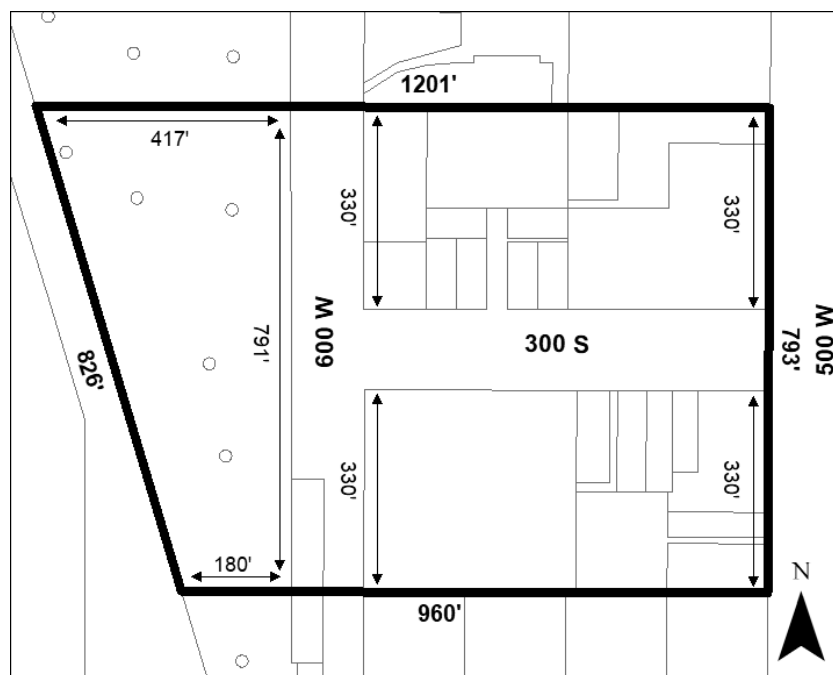
WHEREAS, at its October 23, 2019 meeting, the planning commission voted to forward a negative recommendation to the Salt Lake City Council on said petition; and

WHEREAS, notwithstanding the planning commission’s recommendation, after a public hearing on this matter the city council has determined that adopting this ordinance is in the city’s best interests.

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. Amending the text of *Salt Lake City Code* Subsection 21A.31.020.E. That Subsection 21A.31.020.E of the *Salt Lake City Code* (Zoning: Gateway Districts: G-MU Gateway-Mixed Use District: Building Height) shall be, and hereby is amended to read as follows:

- E. Building Height: The minimum building height shall be forty five feet (45') and the 200 South Street corridor shall have a minimum height of twenty five feet (25'). The maximum building height shall not exceed seventy five feet (75') except buildings with nonflat roofs (e.g., pitched, shed, mansard, gabled or hipped roofs) may be allowed, up to a maximum of ninety feet (90') (subject to subsection I of this section). The additional building height may incorporate habitable space.
1. Design Review: A modification to the minimum building height or to the maximum building height (up to 120 feet) provisions of this section may be granted through the design review process, subject to conformance with the standards and procedures of Chapter 21A.59 of this title, and subject to compliance to the applicable master plan.
 2. Height Exceptions: Spires, tower, or decorative noninhabitable elements shall have a maximum height of ninety feet (90') and with design review approval may exceed the maximum height, subject to conformance with the standards and procedures of Chapter 21A.59 of this title.
 3. Additional height may be allowed as specified below:
 - a. Additional Permitted Height Location: Additional height is permitted in the area shown on the following illustration:



- b. Height Regulations: No corner building shall be less than one hundred feet (100') nor more than one hundred ninety feet (190') in height. Any building exceeding one hundred twenty feet (120') must be approved through the design review process. The minimum one hundred foot (100') high portion of the building shall be located not farther than five feet (5') from the lot line along front and corner lot lines.
- c. The operation of uses within the building, including accessory parking facilities, shall comply with the adopted traffic demand management guidelines administered by the city traffic engineer.

Additional standards for certain height modifications:

- (1) The first one hundred feet (100') of height shall not be set back from the street front more than five feet (5') except that setbacks above the first fifty feet (50') may be approved through the design review process.
 - (2) Modifying the height will achieve the preservation of a landmark site or contributing structure in the H Historic Preservation Overlay District.
 - (3) Modifying the height will allow interim service commercial uses to support the downtown community.
- d. Special Controls Over Mid-Block Areas Shown on the Illustration in Subsection E.3.a:
 - (1) Intent: Special controls shall apply to land located at the middle of blocks in the illustration shown in Subsection E.3.a herein. Such controls are needed to establish coordinated levels of development intensity and to promote better pedestrian and vehicular circulation.
 - (2) Height Regulations: No building shall be more than one hundred feet (100') in height; provided, that taller buildings may be authorized through the design review process, subject to the requirements of Chapter 21A.59 of this title.

SECTION 2. Effective Date. This Ordinance shall become effective on the date of its first publication.

Passed by the City Council of Salt Lake City, Utah, this _____ day of _____,
2020.

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER
(SEAL)

Bill No. _____ of 2020.
Published: _____.

Ordinance amending GMU height regulations

