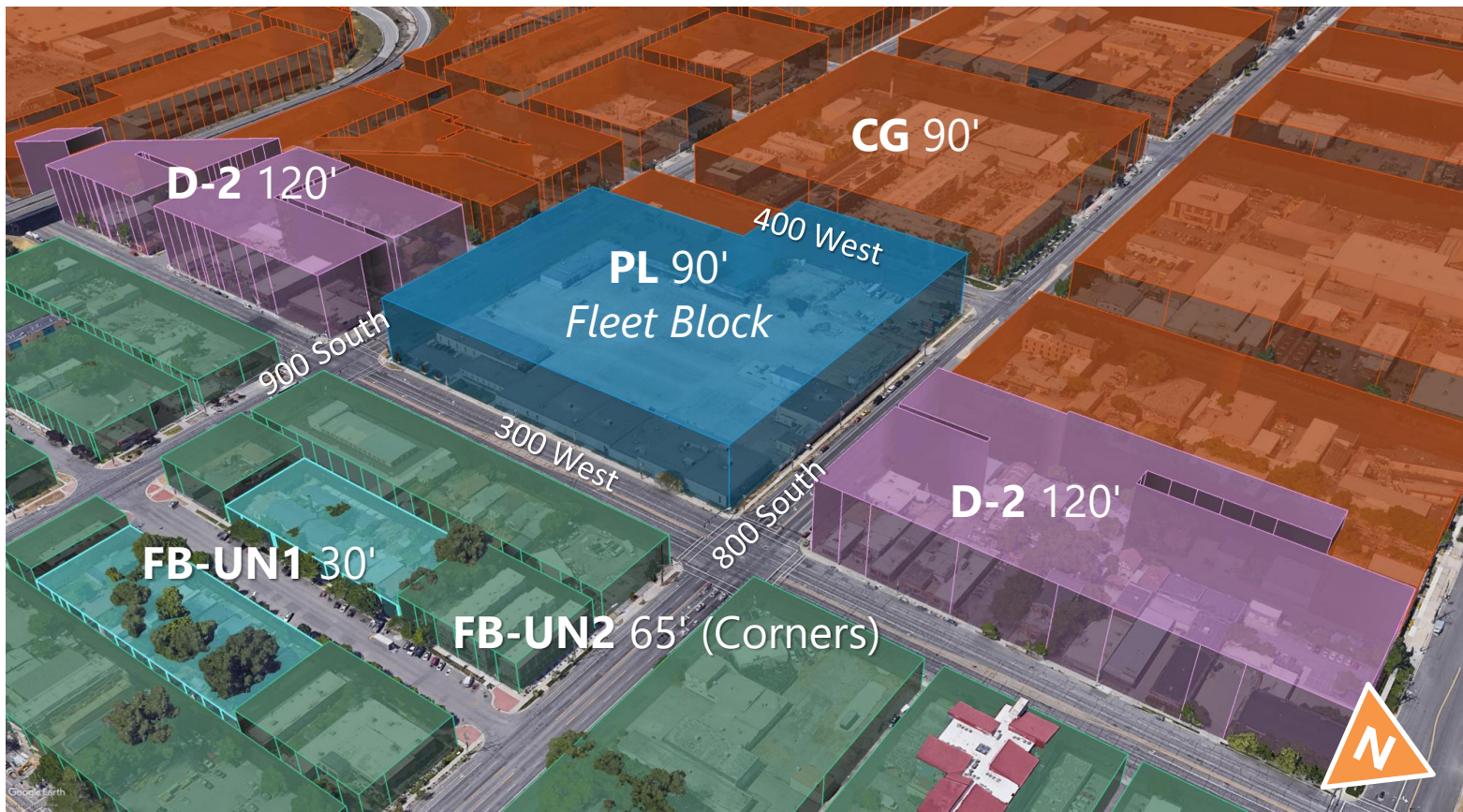


Fleet Block Zoning Amendments



Fleet Block Context

- **2010**
 - City moved fleet operations to new facility – Fleet Block vacant
- **Current Zoning**
 - Public Lands (**PL**) and General Commercial (**CG**)
 - **PL** – limited to public facilities; **CG** – no design standards



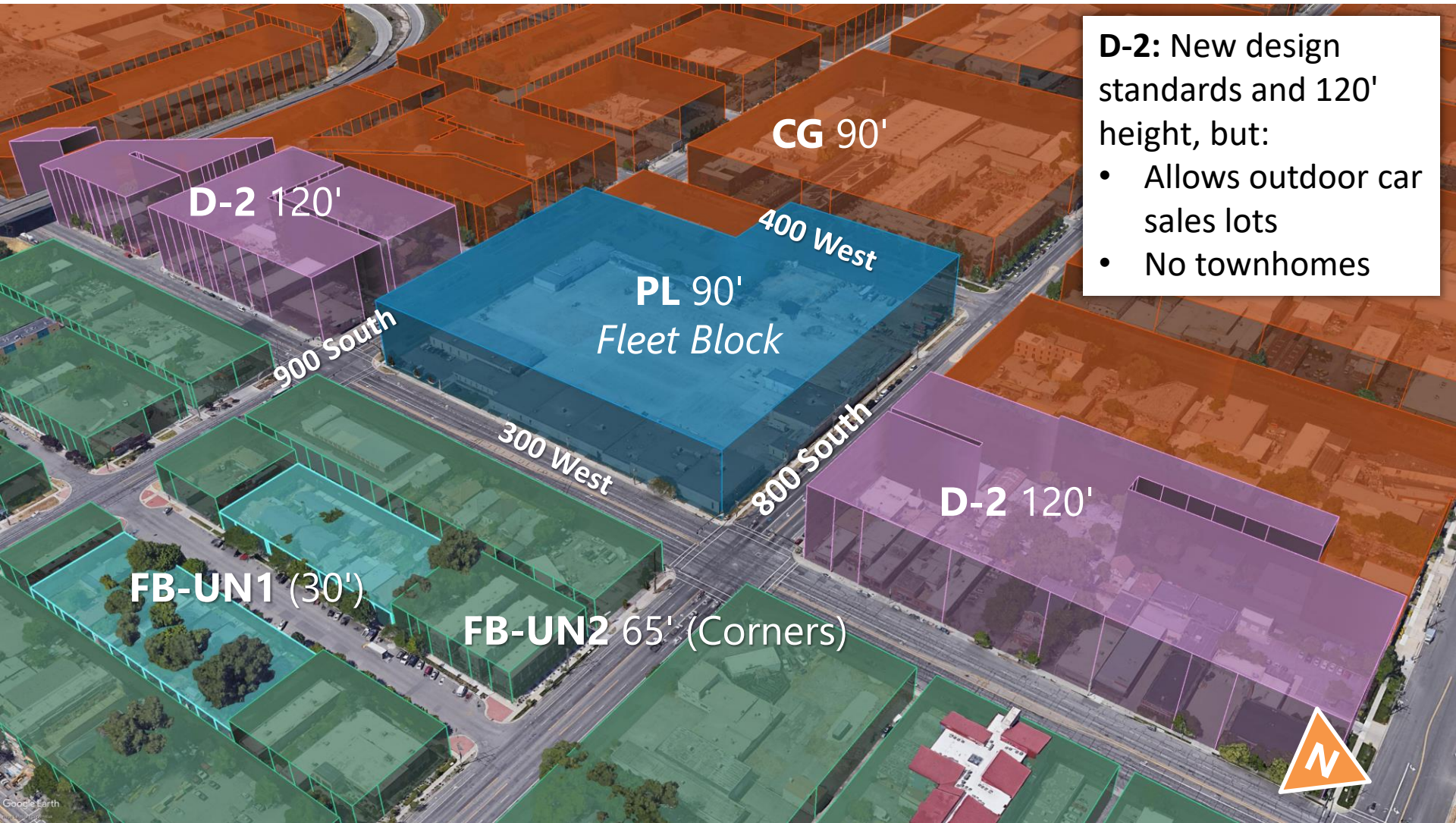
Fleet Block Context – Master Plan

*“The redevelopment of the Fleet Block, (an 8.75) acre parcel owned by Salt Lake City, demonstrates **the best of urban family living and industry**, the **mixing of land uses** once thought to be incompatible, and **improved connections** that focus on putting people first.*

*Zoning changes support a **true mix of housing options** including **townhouses**, the **reuse of historic buildings**, and **mid-rise development**.”*

Downtown Master Plan

Fleet Block Context - Zoning



D-2: New design standards and 120' height, but:

- Allows outdoor car sales lots
- No townhomes

Form Based Code Proposal – FB-UN3

Form Based Urban Neighborhood 3 (FB-UN3)

- Builds on framework of existing FB-UN2 zone in Central 9
- **Mid-rise Heights**
 - Density and intensity, active urban neighborhood
- **Design Controls**
 - High quality appearance and pedestrian/street engagement
- **Broad Mix of Uses**
 - From residential to light industrial
- Expandable to Granary area

Form Based Code Parts

- **Building Form Type**
 - **Bulk Controls**
 - **Design Standards**
 - **Land Uses**
 - **Streetscape**
 - **Parking**
 - **Signs**

Building Form Types



Row House

Downtown Plan:
*Mix of housing options,
townhomes*

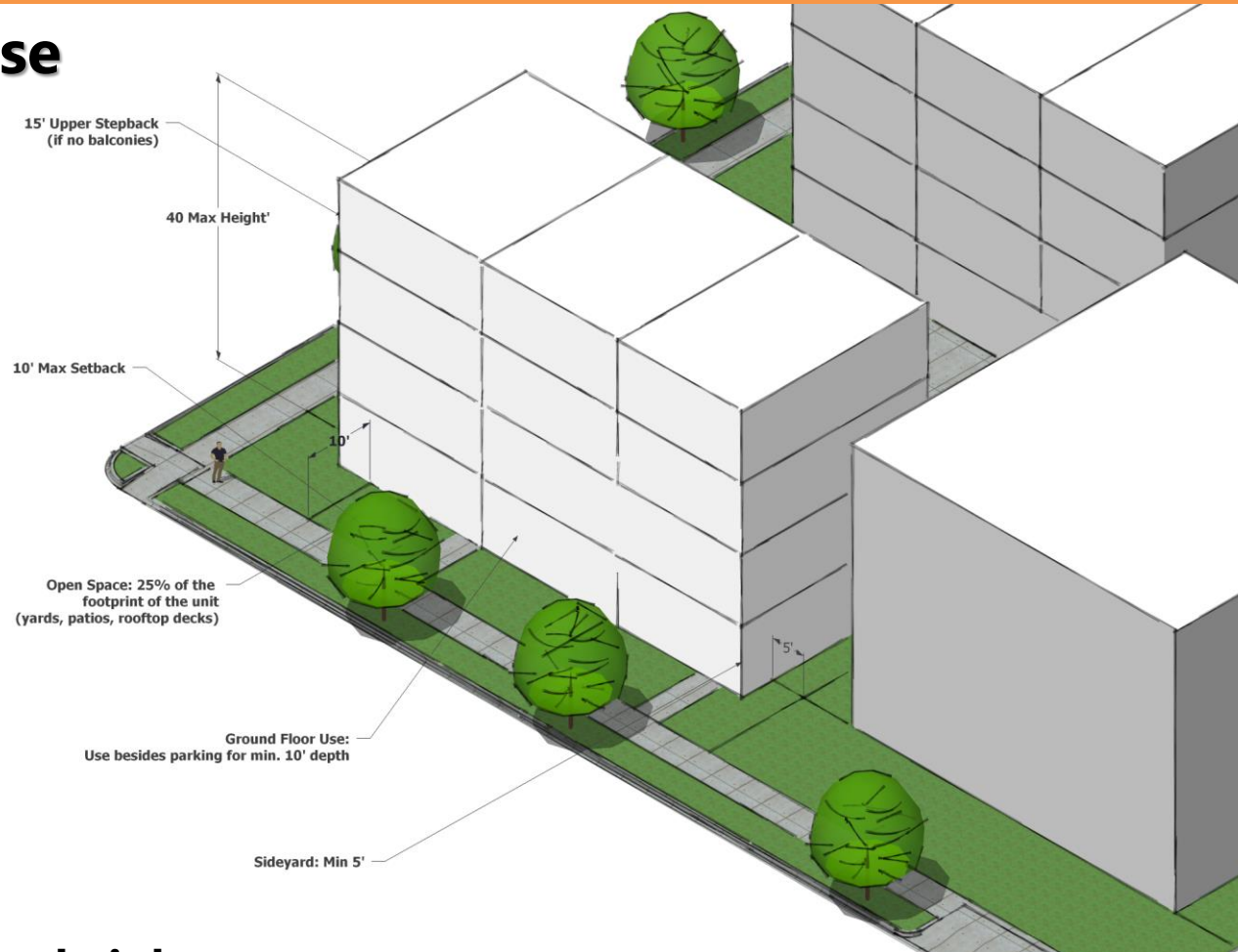


Vertical Mixed-Use/Multi-family/Storefront

Downtown Plan:
Mixed-use, active, urban, mid-rise scale

Bulk Standards

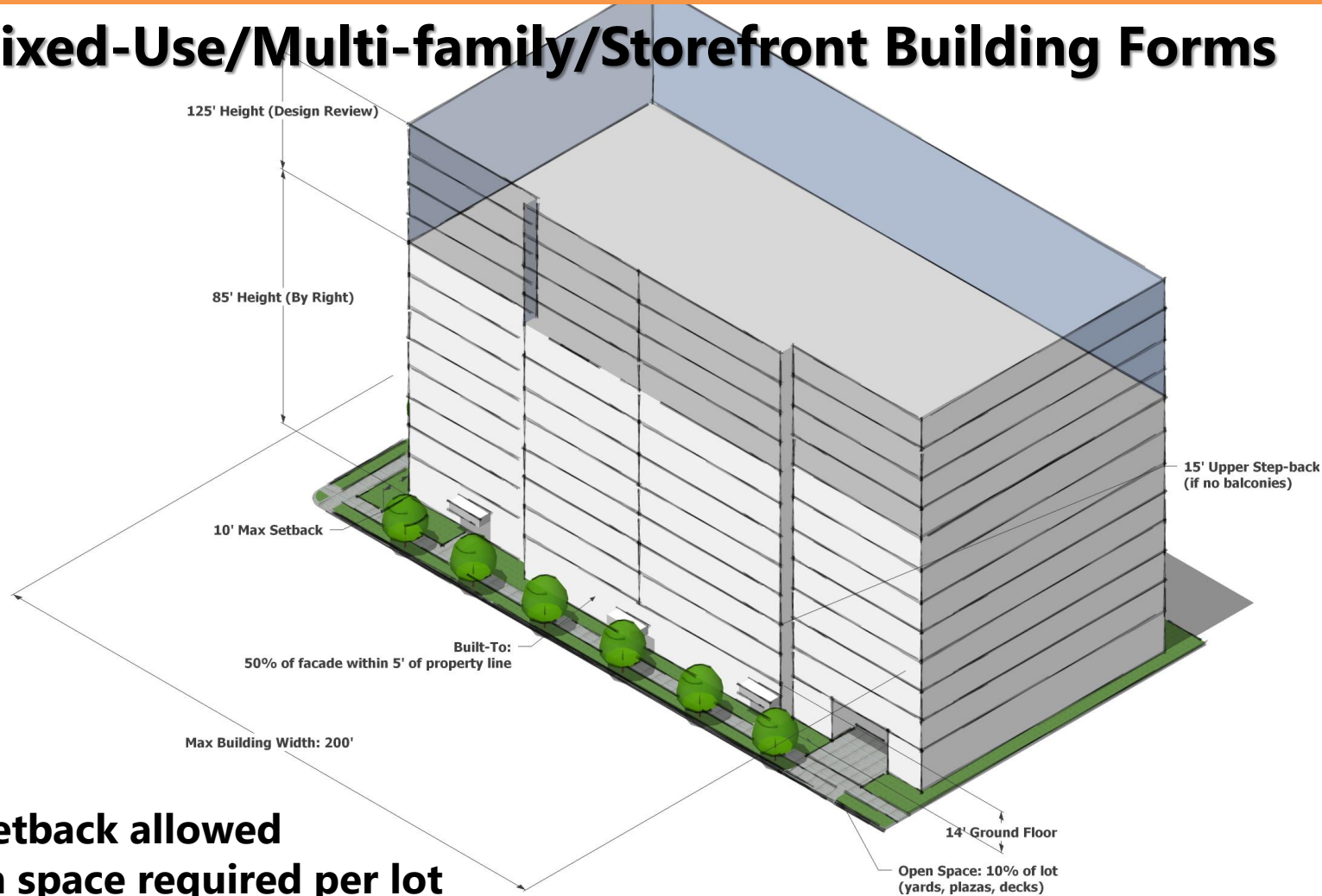
Row House



- **Lowest heights**
- **Limited setbacks**
- **Open space** required per row house, based on footprint

Bulk Standards

Vertical Mixed-Use/Multi-family/Storefront Building Forms



- **Limited setback allowed**
- **10% open space required per lot**
- **Max height is 125'** (mid-rise between low-scale and high-rise downtown core)
 - Zoning and plan context (D-2 and Downtown Master Plan)
- **Tallest buildings** through **Design Review** (>85')

Design Standards

Same standards apply to every form-based zone

- **Entryway Installation** (Porch, canopy, patio, etc.)
- **Ground Floor Uses** (not parking)
- **Glass/Window Minimums**
- **Blank Wall Limits**
- **Building Façade Length Limits**
- **High Quality Exterior Building Materials**
- **Balcony Requirements for Residential Units**
- **Upper Floor Step-back/Balcony Alternative**
- **Parking Structure Design Standards**
- **Build-to Line Alternatives** (patios, arcades)



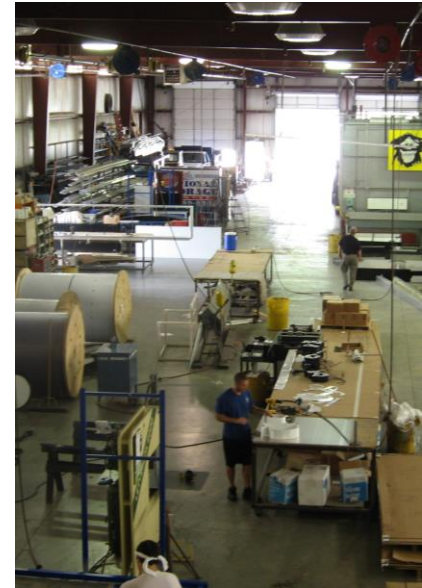
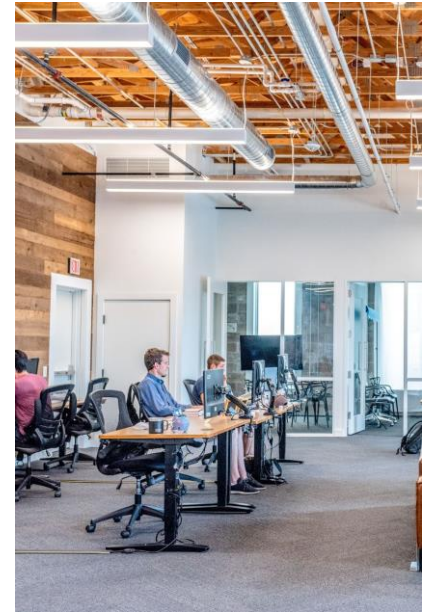
Land Uses

Broad list of allowed uses

Design standards limit negative impacts

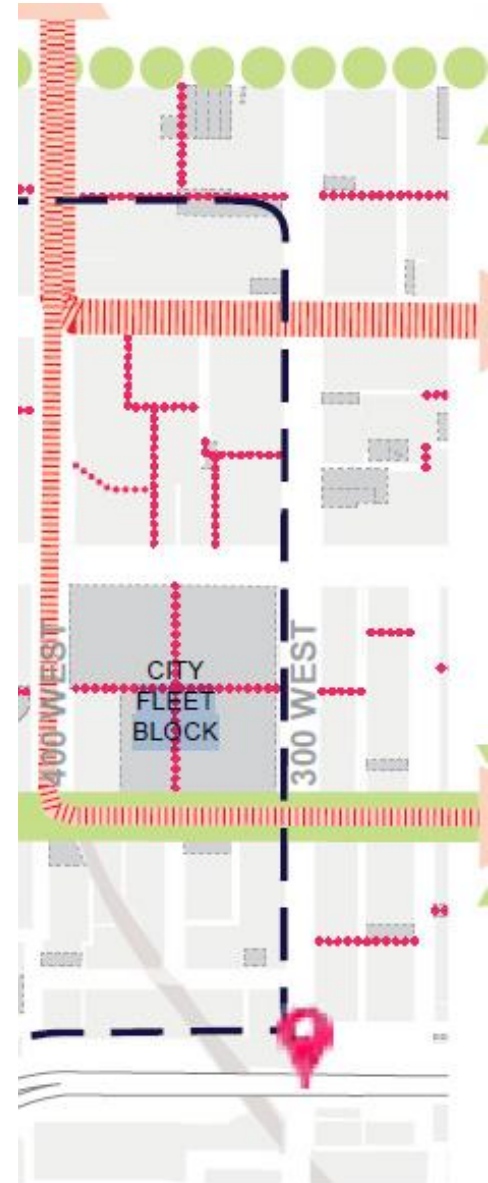
- **Lowest intensity**
 - Townhomes, multi-family residential
 - Parks, plazas
- **Middle intensity**
 - Bars, restaurants, office, retail
- **Highest intensity** (reflects Granary uses)
 - Breweries
 - Commercial food preparation
 - Industrial assembly (putting parts together)
 - Light manufacturing (indoors, no external noise, light, exhaust)

Warehouse/storage uses prohibited in required active ground floor area (next to sidewalks)



Parking/Streetscape/Signs

- **Parking location limits**
 - Side (setback) or behind buildings
- **Sidewalk requirements** – 8 feet wide
- **Street trees** - every 30 feet
- **Mid-block walkways** – required when shown on Downtown Master Plan map, cross Fleet Block
- **Signs**
 - Similar to existing form based and commercial/urban zone allowances
- **Parking**
 - No parking required (market driven)
 - Maximum parking limits



Other Components

- **High activity uses required on 900 South along the sidewalk**
 - Retail, restaurants, bars, arts, etc. Not residential units.
 - Rowhomes would be required to be live/work
 - Intended to ensure active uses along 900 S greenway/9 Line trail
- **Ground floor heights**
 - 14' tall ground floors to encourage and support future commercial
 - Does not apply to rowhomes
- **Allows for rowhouse lots that don't directly face street**
 - Allows "fee-simple" lot ownership of rowhouse units facing private walkways/driveways, instead of restricting those to rentals
 - Supports additional ownership opportunities
- **Clarifications to the form-based code to reduce code conflicts**

Public Process

- **Early July '19** - Open House (concepts)
- **Late July '19**- PC Briefing (prelim draft)
- **Oct. '19** - Full draft sent out for public input
 - Interested parties, community councils
- **Dec. '19** - PC public hearing & final draft



Public Comments and Changes

- **Heights** - rooftop uses
- **Active and Intensity of Uses**
 - Narrowed allowed uses on 900 S
 - Restricted/eliminated some more inactive and intense uses
- **Materials** - Allowance addition and clarifications