




## CITY COUNCIL TRANSMITTAL

  
Lisa Shaffer (Jun 2, 2023 09:34 MDT)

Lisa Shaffer, Chief Administrative Officer

Date Received: 06/02/2023

Date sent to Council: 06/02/2023

TO: Salt Lake City Council  
Darin Mano, Chair

DATE: June 1, 2023

FROM: Blake Thomas, Director, Department of Community & Neighborhoods



SUBJECT: PLNPCM2019-00277 FB-UN3 Ordinance and Informational Update

STAFF CONTACT: Daniel Echeverria, Senior Planner, [daniel.echeverria@slcgov.com](mailto:daniel.echeverria@slcgov.com), 801-535-7165

DOCUMENT TYPE: Ordinance

RECOMMENDATION: Adopt the updated ordinances that would (1) adopt the FB-UN3 zone and (2) map the zone on the Fleet Block.

BUDGET IMPACT: None

### BACKGROUND/DISCUSSION:

At the November 22nd City Council meeting the Council requested a revision to the proposed FB-UN-3, Form Based Urban Neighborhood 3, ordinance regarding ground floor use requirements and requested more information regarding the Planning Commission's recommendation to consider a lot size limit. The Council also discussed splitting the ordinance into two parts – a zoning text amendment to adopt the code and zoning map amendment to map the zone over the Fleet Block. Since that meeting, Staff has also made some updates to the proposed ordinance to align the FB-UN3 text with recent City Code changes. The below sections provide more information on those items.

### Ground Floor Use Modification

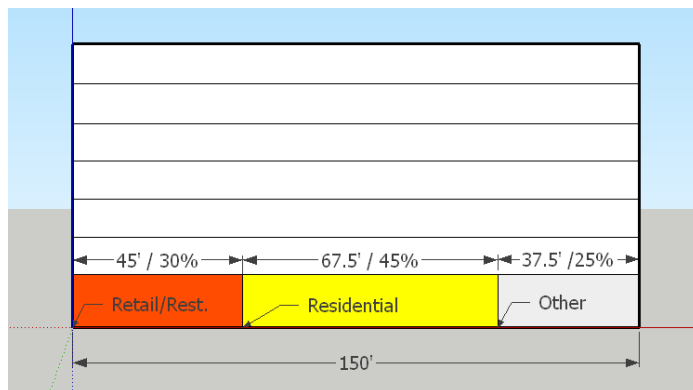
The Council discussed strengthening the ground floor use requirement to ensure a use with a high-level of activity would be on the ground floor of larger buildings. Buildings are already required

to have a ground floor use that isn't just parking along sidewalks, but that space can be occupied by residential units. Residential units are not necessarily high activity uses. In response to this, Staff is proposing the following language:

For buildings with street facing facades over 100' in length, a minimum of 30% of the façade length shall be an "active use" as defined in 21A.37.050.A.1. Except for the rowhouse building form, residential units shall not count as an "active use" toward the 30% minimum.

Active Use Definition: Active uses include retail establishments, retail services, civic spaces (theaters, museums, etc.), restaurants, bars, art and craft studios, and other uses determined to be substantially similar by the planning director and/or planning commission.

The language would require that for buildings with a façade length longer than 100', at least 30% of that length would need to include an "active use" with a high potential for visible activity, such as retail or restaurant space, as defined above. Residential units would not count toward this requirement. At the smallest size building this regulation would apply to (at least 101' in length), the 30% requirement will create a space at least 30' in width, which is large enough to support a small business. All required ground floor spaces are required by ordinance to have a minimum 25' depth.



*This is a diagram representing the area proportions of the proposed ground floor use regulation. The red area is the percentage required to be a high activity "active use" such as retail or a restaurant; the yellow is the remainder of the façade that at a minimum must be occupied by a lower activity "active use," such as residential or retail; and the remainder of the façade can be occupied by areas such as lobbies, mailrooms, parking, or other less active uses.*

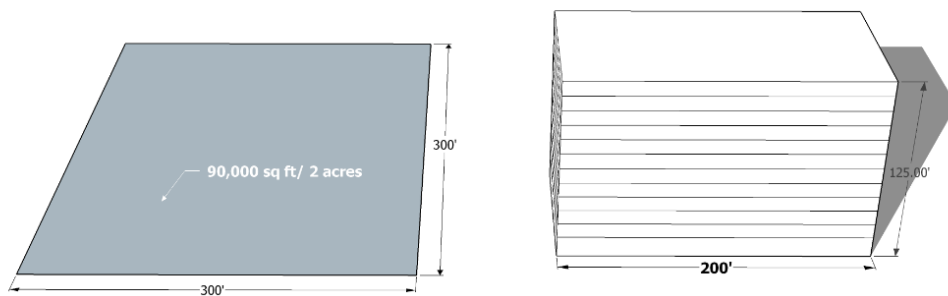
The 100' length threshold captures larger buildings where there is likely more financial feasibility to accommodate a high activity ground floor use. Rowhomes are proposed to be excluded from the requirement as they are generally smaller in size, and it may not be as feasible to accommodate such uses as part of those developments.

The above code relies on additional code not yet adopted, but that is currently proposed in the "Downtown Building Heights" ordinance, and so the proposed code changes have been included in that ordinance to avoid an ordinance conflict. That ordinance is currently before the Council.

### Lot Size Limits to Control Building Length Size

The Planning Commission provided a recommendation that the City Council consider a lot size limit for property in the FB-UN3 zone. The Commission was concerned that there may be very large developments on the Fleet Block and recommended that there should be lot size limits to encourage smaller buildings and more building variety. One particular concern at the Commission meeting was that the Fleet Block could be developed for one very large building. A related recurring concern for the Commission is long façade lengths.

Development scale is regulated in the FB-UN3 code with height limits (125' max.) and façade length limits (200' max.). These two types of regulations are generally how development scale is controlled in most of the City's commercial and mixed-use zones. A key purpose of the façade length limit is to avoid long, monotonous building facades and help visually break up long block faces.



*Diagrams of a lot size limit example next to the proposed 200' façade length limit.*

Lot size limits are an additional way to regulate development scale. Maximum lot size limits are used in the City's lower scale single- and two-family residential zones and in one lower scale commercial zone intended to be mapped within residential neighborhoods. An example of such a limit is the R-1/5,000, Single-family Residential, zone that has a maximum lot size of 7,500 square feet. The maximums are intended to help ensure new development is compatible and in scale with existing single-family residential homes. In these zones a maximum façade length limit is not used. This is in contrast to the City's commercial and mixed-use zones that generally use a façade length limit to limit development size, rather than a lot size limit.

Planning Staff doesn't believe that a lot size limit is necessary due to the following reasons:

- Development size is already regulated by the façade length limit, which accomplishes the same intent of limiting visible scale of development at the pedestrian level.
- A lot size limit, whether controlling maximum lot area or width, would add unnecessary complexity to the zoning ordinance by having overlapping standards controlling development size.
- Lot size limits would generally not limit development size for existing large properties. Those properties could be developed as-is at their current size as "legal noncomplying" properties. The lot size limit would only kick in if an owner *wanted* to divide their larger property or join their property with others.
- A façade length limit *would* limit all future development sizes on these large properties – unlike a maximum lot size limit.

Staff recommends not imposing a maximum lot size limit, as the maximum façade length limit accomplishes the same intent and would better control development size in more situations than a lot size limit. Further, the Administration is proposing to break up the Fleet Block into multiple lots with an internal street and pedestrian walkway network, so a lot size limit is not necessary to ensure that breakup.

### **Ordinance Split – Zoning Text and Zoning Map Amendments**

The Council expressed interest in the proposed ordinance being split into two different parts – a text amendment to adopt the FB-UN3 zone into the City’s ordinance and a map amendment to map the zone over the Fleet Block. The City Attorney’s Office has split up the ordinance into those two parts that can be adopted by the City Council separately. The text amendment would need to be adopted first. The map amendment could then be adopted at a later date.

### **Ordinance Updates Due to Recent Code Changes and Potential Conflicts**

There have been a few ordinance changes to the City’s land use tables since this ordinance was first transmitted to the Council in April 2020, including the “Technology Related Land Uses,” “Significant Water Consuming Land Uses,” “Congregate Care,” and “Single-Room Occupancy” text amendments. As a result, Staff has updated the land use table in the FB-UN3 ordinance to align with those code changes. For example, where tech related uses were added to the FB-UN2 zone, which is similar to the intensity of the FB-UN3 zone, the same uses have been added to the FB-UN3 zone. Footnotes have also been added to uses to align with those text amendments.

Staff has also removed some duplicate uses from the FB-UN3 land use list to avoid conflict and interpretation issues, such as “Office, Publishing Company” and “Store, Convenience,” as the uses are already allowed under general uses like “Office” and “Retail Goods Establishment.”

There are other pending ordinance changes to City Code that are before the City Council, including the “Downtown Building Heights” ordinance. The “Downtown Building Heights” ordinance makes several changes to all the form-based zones and includes adjustments to the FB-UN3 zone to align with those changes. Because of that, the FB-UN3 ordinance has been updated with language to avoid a “text collision,” where conflicting code is adopted with two different ordinances. With this additional language in place, the ordinances can be adopted in any order without causing text collision issues.

**PUBLIC PROCESS:** The attached information and ordinance are a response to the Council’s questions and discussion at the Council briefing held on November 22, 2022. Public process and background information has been previously sent to the Council in prior transmittals.

### **EXHIBITS:**

- 1) FB-UN3 Zoning Text Amendment Ordinance, Final and Legislative Versions (Adopts the FB-UN3 Into the City Zoning Code)
- 2) FB-UN3 Zoning Map Amendment, Final Version (Maps the FB-UN3 Zone Over the Fleet Block)

**EXHIBIT 1: FB-UN3 Zoning Text Amendment Ordinance,  
Final and Legislative Versions**

## **Exhibit 2: FB-UN3 Zoning Map Amendment Ordinance, Final Version**

SALT LAKE CITY ORDINANCE

No. \_\_\_\_\_ of 2023

(An ordinance amending the text of Title 21A of the *Salt Lake City Code* to create the FB-UN3 Form Based Urban Neighborhood 3 Subdistrict)

An ordinance amending the text of Title 21A of the *Salt Lake City Code* to create the FB-UN3 Form Based Urban Neighborhood 3 Subdistrict pursuant to Petition No. PLNPCM2019-00277.

WHEREAS, the Salt Lake City Planning Commission held a public hearing on December 11, 2019 to consider a petition by former Salt Lake City Mayor Jacqueline Biskupski to amend various provisions of Title 21A of the *Salt Lake City Code* to create the FB-UN3 Form Based Urban Neighborhood 3 Subdistrict, to establish regulations for that subdistrict, and to apply the FB-UN3 Form Based Urban Neighborhood 3 Subdistrict to the “fleet block” property located between 800 South and 900 South Streets and 300 West and 400 West Streets pursuant to Petition No. PLNPCM2019-00277; and

WHEREAS, at its December 11, 2019 meeting, the planning commission voted in favor of transmitting a positive recommendation to the Salt Lake City Council on said petition; and

WHEREAS, 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.27.030.C. (Void if Building Heights in the Downtown Plan Area Ordinance Adopted). That, if amendments to Subsection 21A.27.030.C of the Salt Lake City Code (Zoning: Form Based Districts: Building Configuration and Design Standards) pursuant to Petition No. PLNPCM2022-00529 are not

adopted by the date of the City Council adopting this ordinance then that subsection shall be, and hereby is amended as follows (if adopted then this Section 1 is void):

- a. That the first paragraph of Subsection 21A.27.030.C is amended to read as follows:

21A.27.030.C. Application of Building Configuration Standards: Building configuration standards apply to all new buildings and additions when the new construction related to the addition is greater than twenty five percent (25%) of the footprint of the structure or one thousand (1,000) square feet, whichever is less. The graphics included provide a visual representation of the standards as a guide and are not meant to supersede the standards in the tables. This standard applies to all form-based zoning subdistricts unless otherwise indicated. The standards in this section may be modified through the design review process, subject to the requirements of Chapter 21A.59 of this title. The requirements set forth in Subsections C.8 “Open Space Area” and C.12 “Permitted Encroachments And Height Exceptions” of this Subsection 21A.27.030.C may not be modified through design review.

- b. That Subsection 21A.27.030.C.7 is amended to read as follows:

7. Building Materials: A minimum of seventy percent (70%) of any street facing building facade shall be clad in high quality, durable, natural materials, such as stone, brick, wood lap siding, patterned or textured concrete, fiber cement board siding, shingled or panel sided, and glass. Material not specifically listed may be approved at the discretion of the planning director if it is found that the proposed material is of similar durability and quality to the listed materials. If approved, such material can count toward the seventy percent (70%) requirement. Other materials may count up to thirty percent (30%) of the street facing building facade. Exterior insulation and finishing systems (EIFS) is permitted for trim only.

- c. That Subsection 21A.27.030.C.8 is amended to read as follows:

8. Open Space Area: A minimum of ten percent (10%) of the lot area shall be provided for open space area, unless a different requirement is specified in the applicable form based zoning subdistrict for the applicable building form. Open space area may include landscaped yards, patio, dining areas, common balconies, rooftop gardens, and other similar outdoor living spaces. Private balconies shall not be counted toward the minimum open space area requirement. Required parking lot landscaping or perimeter parking lot landscaping shall also not count toward the minimum open space area requirement.



SECTION 2. Amending the text of Salt Lake City Code Section 21A.27.050. That Section 21A.27.050 of the *Salt Lake City Code* (Zoning: Form Based Subdistricts: FB-UN1 and FB-UN2 Form Based Urban Neighborhood District) shall be, and hereby is amended as follows:

- a. That the title of Section 21A.27.050 is amended to read as follows:

**21A.27.050: FB-UN1, FB-UN2, AND FB-UN3 FORM BASED URBAN NEIGHBORHOOD SUBDISTRICTS:**

- b. That Subsection 21A.27.050.A.1 is amended to read as follows:

A. Subdistricts:

- 1. Named: The following subdistricts can be found in the urban neighborhood form based district:
  - a. FB-UN1 Urban Neighborhood 1 Subdistrict: Generally includes small scale structures, up to two and one-half (2.5) stories in height, on relatively small lots with up to four (4) dwelling units per lot depending on building type. Reuse of existing residential structures is encouraged. Development regulations are based on the building type.
  - b. FB-UN2 Urban Neighborhood 2 Subdistrict: Generally includes buildings up to four (4) stories in height, with taller buildings located on street corner parcels, which may contain a single use or a mix of commercial, office, and residential uses. Development regulations are based on building type, with the overall scale, form, and orientation of buildings as the primary focus.
  - c. FB-UN3 Urban Neighborhood 3 Subdistrict: Generally includes buildings up to eight (8) stories in height, with taller buildings allowed through the design review process. Development regulations are based on types of buildings and differ between building types as indicated. The subdistrict contains a mix of uses that include commercial, technical, light industrial, high density residential, and other supportive land uses.
- c. *[Note to codifier: use this Section 21A.27.050.D. if Building Heights in the Downtown Plan Area Ordinance is not yet adopted as of the date of this ordinance pursuant to Petition No. PLNPCM2022-00529]* That Section 21A.27.050 is amended to adopt a new Subsection 21A.27.050.D:

21A.27.050.D. FB-UN3 Building Form Standards:

Building form standards for each allowed building form and other associated regulations for the FB-UN3 subdistrict are listed in the below tables of this section.

# 1. Row House Building Form Standards:

TABLE 21A.27.050.D.1

<b>Building Regulation</b>		<b>Regulation for Building Form: Row House</b>
H	Height	Maximum of 40'. All heights measured from established grade. Rooftop decks and associated railing/parapet are allowed on any roof, including roofs at the maximum allowed height.
F	Front and Corner Side Yard Setback	Minimum 5'. Maximum 10', unless a greater setback is required due to existing utility easements in which case the maximum setback shall be at the edge of the easement. May be modified through the design review process (Chapter 21A.59).
S	Interior Side Yard	Minimum of 5' between row house building form and side property line, except when an interior side yard is adjacent to a zoning district that has a maximum permitted building height of 30' or less, then the minimum shall be 10'. For the purpose of this regulation, an alley that is a minimum of 10' in width that separates a subject property from a different zoning district shall not be considered adjacent. No setback required for common walls.
R	Rear Yard	Minimum of 5' between row house building form and rear property line, except when rear yard is adjacent to a zoning district with a maximum permitted building height of 30' or less, then the minimum is 20'. For the purpose of this regulation, an alley that is a minimum of 10' in width that separates a subject property from a different zoning district shall not be considered adjacent.
U	Uses Per Story	Residential on all stories; live/work units permitted on ground level.
GU	Ground Floor Use on 900 South	The required ground floor use space facing 900 South must be occupied by a live/work space at least 25' in depth. Dimensions may be modified through the design review process (Chapter 21A.59).
E	Entry Feature	Each dwelling unit must include an allowed entry feature. See Table 21A.27.030B for allowed entry features. Dwelling units adjacent to a street must include an entry feature on street facing façade. Pedestrian connections with minimum 5' width are required for each required entry feature.
U	Upper Level Step Back	When adjacent to a lot in a zoning district with a maximum building height of 30' or less, the first full floor of the building above 30' shall step back 10' from the building façade at finished grade along the side or rear yard that is adjacent to the lot in the applicable zoning district. This regulation does not apply when a lot in a different zoning district is separated from the subject parcel by a street or alley.
OS	Open Space Area	Each dwelling unit shall include a minimum open space area that is equal to at least 25% of the footprint of the individual unit, subject to all other open space area requirements of Subsection 21A.27.030.C.8 "Open Space Area." A minimum of 20% of the required open space area shall include vegetation.
BF	Building Forms Per Lot	Multiple buildings may be built on a single lot provided all of the buildings have frontage on a street. All buildings shall comply with all applicable standards.
SO	Side/Interior Orientation	Dwelling units not located directly adjacent to a street are permitted, provided the building configuration standards for glass and ground floor transparency are complied with on the façade with the required entry feature. Lots for individual row house dwelling units without public street frontage are allowed subject to recording a final subdivision plat that:

		<p>1. Documents that new lots have adequate access to a public street by way of easements or a shared driveway; and</p> <p>2. Includes a disclosure of private infrastructure costs for any shared infrastructure associated with the new lot(s) per Section 21A.55.110 of this title.</p>
MW	Mid-block Walkway	If a midblock walkway is shown in an adopted city plan on the subject property, a midblock walkway shall be provided. The midblock walkway must be a minimum of 10' wide and include a minimum 6' wide unobstructed path.
DS	Design Standards	See Section 21A.27.030 for other applicable building configuration and design standards.

## 2. Multi-Family Residential, Storefront, and Vertical Mixed-Use Building Form Standards:

TABLE 21A.27.050.D.2

<b>Building Regulation</b>		<b>Regulation for Building Forms: Multi-family Residential/Storefront/Vertical Mixed Use</b>
H	Height	Maximum height of 125'. All heights measured from established grade. Buildings in excess of 85' require design review in accordance with Chapter 21A.59. Rooftop decks and associated railing/parapet are allowed on any roof, including roofs at the maximum allowed height.
GH	Ground Floor Height	Minimum ground floor height 14'.
F	Front and Corner Side Yard Setback	No minimum is required; however, doors are prohibited from opening into the public right of way. Maximum 10' unless a greater setback is required due to existing utility easements in which case the maximum setback shall be at the edge of the easement. May be modified through the design review process (Chapter 21A.59).
B	Required Build-To	Minimum of 50% of street facing facade shall be built within 5' of the front or corner side property line. May be modified through the design review process (Chapter 21A.59).
S	Interior Side Yard	No minimum required, except when an interior side yard is adjacent to a zoning district that has a maximum permitted building height of 30' or less, then the minimum shall be 10'. For the purpose of this regulation, an alley that is a minimum of 10' in width that separates a subject property from a different zoning district shall not be considered adjacent.
R	Rear Yard	No minimum required, except when rear yard is adjacent to a zoning district with a maximum permitted building height of 30' or less, then the minimum is 20'. For the purpose of this regulation, an alley that is a minimum of 10' in width that separates a subject property from a different zoning district shall not be considered adjacent.
GU	Ground Floor Use on 900 South	The required ground floor use space facing 900 South shall be limited to the following uses: retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns/brewpubs, bar establishments, art galleries, theaters, or performing art facilities.
E	Ground Floor Dwelling Entrances	Ground floor dwelling units adjacent to a street must have an allowed entry feature. See Table 21A.27.030B for allowed entry features. Pedestrian connections, as per Subsection 21A.27.030.C.5, are required for each required entry feature.

U	Upper Level Step Back	When adjacent to a lot in a zoning district with a maximum building height of 30' or less, the first full floor of the building above 30' shall step back 10' from the building facade at finished grade along the side or rear yard that is adjacent to the lot in the applicable zoning district. This regulation does not apply when a lot in a different zoning district is separated from the subject parcel by a street or alley.
MW	Mid-block Walkway	If a midblock walkway is shown in an adopted city plan on the subject property, a midblock walkway shall be provided. The midblock walkway must be a minimum of 10' wide and include a minimum 6' wide unobstructed path.
BF	Building Forms Per Lot	Multiple buildings may be built on a single lot provided all of the buildings have frontage on a street. All buildings shall comply with all applicable standards.
OS	Open Space Vegetation	A minimum of 20% of the required open space area shall include vegetation.
LB	Loading Bay	Maximum of one (1) loading bay on a front façade per street face, subject to all dimensional requirements in Section 21A.44.070. Loading bay entry width limited to 14' and must be screened by garage door. One loading bay driveway is allowed in addition to any other driveway allowances.
DS	Design Standards	See Section 21A.27.030 for other applicable building configuration and design standards.

3. Parking Regulations: Specific parking standards applicable to the FB-UN3 subdistrict are listed below in Table 21A.27.050.D.3 of this section. These are in addition to any other applicable parking standards in Title 21A.

TABLE 21A.27.050.D.3

Parking Regulation		Applicability: Applies to all properties in the zone
SP	Surface Parking Location	Surface parking shall be located behind or to the side of a principal building provided: <ol style="list-style-type: none"> <li>1. The parking is set back a minimum of 25' from the front or corner side property line; and</li> <li>2. The setback area shall be considered a landscaped yard and comply with the landscape yard planting requirements in Chapter 21A.46 and include: <ol style="list-style-type: none"> <li>a. Trees with a minimum mature spread of 20' planted at one tree for every 20' of street frontage; and</li> <li>b. A 3' tall solid wall or fence at the property line along the street. A hedge or other similar landscaped screen may be used in place of a wall or fence provided the plants are spaced no further than 18 inches on center across the entire frontage.</li> </ol> </li> </ol>
GE	Garage Entrances	Street facing parking garage entrance doors shall have a minimum 20' setback from the front property line and shall not exceed 50% of the first floor building width. One-way garage entry may not exceed 14' in width; multiway garage entry may not exceed 26' in width.
VA	Vehicle Access	One (1) driveway is allowed per street frontage. Driveways required to meet fire code are exempt from this limitation.
LS	Loading and Service Areas	Allowed behind or to the side of a principal building only, except where specifically allowed by the applicable form based zoning subdistrict for the applicable building form. All service areas shall be screened or located within the building.
EB	Existing Buildings	The reuse of existing buildings is exempt from the requirements of this table unless new parking area(s) are being added. New parking areas are subject to compliance with this section.

4. Streetscape Regulations: Specific streetscape regulations applicable to the FB-UN3 subdistrict are listed below in Table 21A.27.050.D.4 of this section. These regulations are in addition to any other applicable streetscape standards in Title 21A.

TABLE 21A.27.050.D.4

Streetscape Regulation		Applicability: Applies to all properties in the zone
ST	Street Trees	Street trees are required and shall be provided as per Subsection 21A.48.060.D.
SW	Sidewalk Width	Sidewalks shall have a minimum width of 8'. This standard does not require removal of existing street trees, existing buildings, or portions thereof. For purposes of this section, sidewalk width is measured from the back of the park strip or required street tree if no park strip is provided, toward the adjacent property line.
SL	Street Lights	Street lights are required and shall be installed in compliance with the city's Street Lighting Master Plan and Policy or its successor.

5. Uses Not Associated with Building Form: Allowed uses that do not involve construction of a building, such as parks and open space, are not required to comply with any specific building form regulation.

- c. *[Note to codifier: use this Section 21A.27.050.D. if Building Heights in the Downtown Plan Area Ordinance is adopted as of the date of this ordinance pursuant to Petition No. PLNPCM2022-00529]* That Section 21A.27.050 is amended to adopt a new Subsection 21A.27.050.D:

21A.27.050.D. FB-UN3 Building Form Standards:

Building form standards for each allowed building form and other associated regulations for the FB-UN3 subdistrict are listed in the below tables of this section.

1. Row House Building Form Standards:

TABLE 21A.27.050.D.1

Building Regulation		Regulation for Building Form: Row House
H	Height	Maximum of 40'. All heights measured from established grade. Rooftop decks and associated railing/parapet are allowed on any roof, including roofs at the maximum allowed height.
F	Front and Corner Side Yard Setback	Minimum 5'. Maximum 10', unless a greater setback is required due to existing utility easements in which case the maximum setback shall be at the edge of the easement. May be modified through Design Review (Chapter 21A.59).
S	Interior Side Yard	Minimum of 5' between row house building form and side property line, except when an interior side yard is adjacent to a zoning district that has a maximum permitted building height of 30' or less, then the minimum shall be 10'. For the purpose of this regulation,

		an alley that is a minimum of 10' in width that separates a subject property from a different zoning district shall not be considered adjacent. No setback required for common walls.
R	Rear Yard	Minimum of 5' between row house building form and rear property line, except when rear yard is adjacent to a zoning district with a maximum permitted building height of 30' or less, then the minimum is 20'. For the purpose of this regulation, an alley that is a minimum of 10' in width that separates a subject property from a different zoning district shall not be considered adjacent.
U	Uses Per Story	Residential on all stories; live/work units permitted on ground level.
GU	Ground Floor Use on 900 South	The required ground floor use space facing 900 South must be occupied by a live/work space at least 25' in depth. Dimensions may be modified through Design Review (Chapter 21A.59).
E	Entry Feature	Each dwelling unit must include an allowed entry feature. See Table 21A.27.030B for allowed entry features. Dwelling units adjacent to a street must include an entry feature on street facing façade. Pedestrian connections, as per Subsection 21A.27.030.C.5, with minimum 5' width are required for each required entry feature.
U	Upper Level Stepback	When adjacent to a lot in a zoning district with a maximum building height of 30' or less, the first full floor of the building above 30' shall step back 10' from the building façade at finished grade along the side or rear yard that is adjacent to the lot in the applicable zoning district. This regulation does not apply when a lot in a different zoning district is separated from the subject parcel by a street or alley.
OS	Open Space Area	Each dwelling unit shall include a minimum open space area that is equal to at least 25% of the footprint of the individual unit, subject to all other open space area requirements of Subsection 21A.27.030.C.1 "Open Space Area." A minimum of 20% of the required open space area shall include vegetation.
BF	Building Forms Per Lot	Multiple buildings may be built on a single lot provided all of the buildings have frontage on a street. All buildings shall comply with all applicable standards.
SO	Side/Interior Orientation	<p>Dwelling units not located directly adjacent to a street are permitted, provided the design standards for glass are complied with on the façade with the required entry feature. Lots for individual row house dwelling units without public street frontage are allowed subject to recording a final subdivision plat that:</p> <ol style="list-style-type: none"> <li>1. Documents that new lots have adequate access to a public street by way of easements or a shared driveway; and</li> <li>2. Includes a disclosure of private infrastructure costs for any shared infrastructure associated with the new lot(s) per Section 21A.55.110 of this title.</li> </ol>
MW	Midblock Walkway	If a midblock walkway is shown in an adopted city plan on the subject property, a midblock walkway shall be provided. The midblock walkway must be a minimum of 10' wide and include a minimum 6' wide unobstructed path.
DS	Design Standards	See Section 21A.27.030 and Chapter 21A.37 for other applicable building configuration and design standards.

## 2. Multi-Family Residential, Storefront, and Vertical Mixed-Use Building Form Standards:

TABLE 21A.27.050.D.2

<b>Building Regulation</b>		<b>Regulation for Building Forms: Multi-family Residential/Storefront/Vertical Mixed Use</b>
H	Height	Maximum height of 125'. All heights measured from established grade. Buildings in excess of 85' require design review in accordance with Chapter 21A.59. Rooftop decks and associated railing/parapet are allowed on any roof, including roofs at the maximum allowed height.
GH	Ground Floor Height	Minimum ground floor height 14'.
F	Front and Corner Side Yard Setback	No minimum is required; however, doors are prohibited from opening into the public right of way. Maximum 10' unless a greater setback is required due to existing utility easements in which case the maximum setback shall be at the edge of the easement. May be modified through Design Review process (Chapter 21A.59).
B	Required Build-To	Minimum of 50% of street facing facade shall be built within 5' of the front or corner side property line. May be modified through Design Review process (Chapter 21A.59).
S	Interior Side Yard	No minimum required, except when an interior side yard is adjacent to a zoning district that has a maximum permitted building height of 30' or less, then the minimum shall be 10'. For the purpose of this regulation, an alley that is a minimum of 10' in width that separates a subject property from a different zoning district shall not be considered adjacent.
R	Rear Yard	No minimum required, except when rear yard is adjacent to a zoning district with a maximum permitted building height of 30' or less, then the minimum is 20'. For the purpose of this regulation, an alley that is a minimum of 10' in width that separates a subject property from a different zoning district shall not be considered adjacent.
GU	Ground Floor Use on 900 South	The required ground floor use space facing 900 South shall be limited to the following uses: retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns/brewpubs, bar establishments, art galleries, theaters, or performing art facilities.
E	Ground Floor Dwelling Entrances	Ground floor dwelling units adjacent to a street must have an allowed entry feature. See Table 21A.27.030B for allowed entry features. Pedestrian connections, as per Subsection 21A.27.030.C.5, are required to each required entry feature.
U	Upper Level Stepback	When adjacent to a lot in a zoning district with a maximum building height of 30' or less, the first full floor of the building above 30' shall step back 10' from the building facade at finished grade along the side or rear yard that is adjacent to the lot in the applicable zoning district. This regulation does not apply when a lot in a different zoning district is separated from the subject parcel by a street or alley.
MW	Midblock Walkway	If a midblock walkway is shown in an adopted city plan on the subject property, a midblock walkway shall be provided. The midblock walkway must be a minimum of 10' wide and include a minimum 6' wide unobstructed path.
BF	Building Forms Per Lot	Multiple buildings may be built on a single lot provided all of the buildings have frontage on a street. All buildings shall comply with all applicable standards.
OS	Open Space Vegetation	A minimum of 20% of the required open space area shall include vegetation.



LB	Loading Bay	Maximum of one (1) loading bay on a front façade per street face, subject to all dimensional requirements in Section 21A.44.070. Loading bay entry width limited to 14' and must be screened by garage door. One loading bay driveway is allowed in addition to any other driveway allowances.
DS	Design Standards	See Section 21A.27.030 and Chapter 21A.37 for other applicable building configuration and design standards.

3. Parking Regulations: Specific parking standards applicable to the FB-UN3 subdistrict are listed below in Table 21A.27.050.D.3 of this section. These are in addition to any other applicable parking standards in Title 21A.

TABLE 21A.27.050.D.3

Parking Regulation		Applicability: Applies to all properties in the zone
SP	Surface Parking Location	Surface parking shall be located behind or to the side of a principal building provided: <ul style="list-style-type: none"> <li>3. The parking is set back a minimum of 25' from the front or corner side property line; and</li> <li>4. The setback area shall be considered a landscaped yard and comply with the landscape yard planting requirements in Chapter 21A.46 and include: <ul style="list-style-type: none"> <li>a. Trees with a minimum mature spread of 20' planted at one tree for every 20' of street frontage; and</li> <li>b. A 3' tall solid wall or fence at the property line along the street. A hedge or other similar landscaped screen may be used in place of a wall or fence provided the plants are spaced no further than 18 inches on center across the entire frontage.</li> </ul> </li> </ul>
GE	Garage Entrances	Street facing parking garage entrance doors shall have a minimum 20' setback from the front property line and shall not exceed 50% of the first floor building width. One-way garage entry may not exceed 14' in width; multiway garage entry may not exceed 26' in width.
VA	Vehicle Access	One (1) driveway is allowed per street frontage. Driveways required to meet fire code are exempt from this limitation.
LS	Loading and Service Areas	Allowed behind or to the side of a principal building only, except where specifically allowed by the applicable form based zoning subdistrict for the applicable building form. All service areas shall be screened or located within the building.
EB	Existing Buildings	The reuse of existing buildings is exempt from the requirements of this table unless new parking area(s) are being added. New parking areas are subject to compliance with this section.

4. Streetscape Regulations: Specific streetscape regulations applicable to the FB-UN3 subdistrict are listed below in Table 21A.27.050.D.4 of this section. These regulations are in addition to any other applicable streetscape standards in Title 21A.

TABLE 21A.27.050.D.4

Streetscape Regulation		Applicability: Applies to all properties in the zone
ST	Street Trees	Street trees are required and shall be provided as per Subsection 21A.48.060.D.



SW	Sidewalk Width	Sidewalks shall have a minimum width of 8'. This standard does not require removal of existing street trees, existing buildings, or portions thereof. For purposes of this section, sidewalk width is measured from the back of the park strip or required street tree if no park strip is provided, toward the adjacent property line.
SL	Street Lights	Street lights are required and shall be installed in compliance with the city's Street Lighting Master Plan and Policy or its successor.

5. Uses Not Associated with Building Form: Allowed uses that do not involve construction of a building, such as parks and open space, are not required to comply with any specific building form regulation.

SECTION 3. Amending the text of Salt Lake City Code Section 21A.33.080. That Section 21A.33.080 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses In Form Based Districts) shall be, and hereby is amended to read and appear as follows:

**21A.33.080: TABLE OF PERMITTED AND CONDITIONAL USES IN FORM BASED DISTRICTS:**

Note: Uses which are not listed in the following table are not permitted in any form based code zoning district.

Legend:	P = Permitted	C = Conditional
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Use		Permitted Uses By District				
		FB-UN1	FB-UN2	FB-UN3	FB-SC	FB-SE
Accessory use, except those that are specifically regulated in this chapter, or elsewhere in this title		P	P	P	P	P
Adaptive reuse of a landmark building				P		
Alcohol:						
	Bar establishment		P <sup>8</sup>	P <sup>8</sup>	P <sup>8</sup>	C <sup>8</sup>
	Brewpub		P <sup>8</sup>	P <sup>8</sup>	P <sup>8</sup>	C <sup>8</sup>
	Distillery			P <sup>5</sup>		
	Tavern			P <sup>8</sup>		
	Tavern, 2,500 square feet or less in floor area		P <sup>8</sup>	P <sup>8</sup>	P <sup>8</sup>	C <sup>8</sup>
	Winery			P <sup>5</sup>		
Amphitheater, formal				P		
Amphitheater, informal				P		
Amusement park				P		
Animal						
	Cremation service			P		

	Kennel (Indoor)			P		
	Kennel (Outdoor)			C		
	Veterinary office		P	P	P	P
	Antenna, communication tower		P	P	P	P
	Art gallery		P	<u>P</u>	P	P
	Artisan food production		p <sup>3,5</sup>	p <sup>3,5</sup>	p <sup>3,5</sup>	p <sup>3,5</sup>
	Artists loft/studio			P		
	Auction (indoor)			P		
	Auditorium			P		
	Bed and breakfast	P	P	P	P	P
	Bed and breakfast inn	P	P	<u>P</u>	P	P
	Bed and breakfast manor	P	P	<u>P</u>	P	P
	Bio-medical facility		p <sup>4,5</sup>	<u>p<sup>4,5</sup></u>	p <sup>4,5</sup>	
	Blacksmith shop (indoor)			P		
	Blood donation center			P		
	Botanical garden			P		
	Brewery			p <sup>5</sup>		
	Brewery, small			p <sup>5</sup>		
	Bus line station/terminal			C		
	Car wash			C		
	Charity dining hall			P		
	Clinic (medical, dental)		P	P	P	P
	Commercial food preparation		p <sup>5</sup>	p <sup>5</sup>	p <sup>5</sup>	p <sup>5</sup>
	Community garden	P	P	P	P	P
	Community recreation center		P	P	P	P
	Convent/monastery			P		
	Convention center			P		
	Crematorium			P		
	Daycare					
	center, adult		P	P	P	P
	center, child		P	P	P	P
	nonregistered home daycare	p <sup>1</sup>	p <sup>1</sup>	p <sup>1</sup>	p <sup>1</sup>	p <sup>1</sup>
	registered home daycare or preschool	p <sup>1</sup>	p <sup>1</sup>	p <sup>1</sup>	p <sup>1</sup>	p <sup>1</sup>
	Dwelling:					
	Accessory guest and servants' quarters			P		
	Assisted living facility (large)			P		
	Assisted living facility (limited capacity)	P	P	P	P	P
	Assisted living facility (small)		P	P	P	P
	Congregate Care Facility (Large)		C	C	C	C
	Congregate Care Facility (Small)	C		P		
	Group home (large)		P	P	P	P
	Group home (small)		P	P	P	P
	Living quarters for caretaker or security guard			P		
	Multi-family		P	P	P	P
	Residential support (large)		P	P		

	Residential support (small)		P	P		
	Rooming (boarding) house		P	P		
	Single-family attached	P	P	P		P
	Single-family detached	P				
	Single-family detached (cottage development building form only)		P			P
	Single room occupancy		P	P		
	Two-family	P				
	Emergency medical services facility			P		
	Equipment rental (indoor)			P		
	Exhibition hall			P		
	Farmers' market		P	P	P	P
	Financial institution		P	P	P	
	Flea market (indoor)			P		
	Funeral home		P	P	P	P
	Gas station			C		
	Government facility	P	P	P	P	P
	Greenhouse			P		
	Health and fitness facility		P	P	P	P
	Home occupation	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>
	Hospital			P		
	Hotel/motel		P	P	P	
	House museum in landmark site	P	P	P	P	P
	Industrial assembly (indoor)			P		
	Intermodal transit passenger hub			P		
	Laboratory, medical related		P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>
	Library		P	P	P	P
	Manufacturing, light (indoor)			P		
	Meeting hall of membership organization			P		
	Mixed use developments including residential and other uses allowed in the zoning district		P	P	P	P
	Mobile food business			P		
	Mobile food court			P		
	Mobile food trailer			P		
	Mobile food truck			P		
	Municipal service uses, including city utility uses and police and fire stations	P	P	P	P	P
	Museum		P	P	P	P
	Nursing care facility		P	P	P	P
	Office		P	P	P	P
	Office and/or reception center in landmark site		P	P	P	P
	Open space	P	P	P	P	P
	Park	P	P	P	P	P
	Parking, commercial			C <sup>7</sup>		
	Parking facility, shared			P <sup>7</sup>		

Parking garage			P		
Parking, off site	P	P	P <sup>7</sup>	P	P
Parking, park and ride lot shared with existing use			P <sup>7</sup>		
Performing arts production facility			P		
Photo finishing lab			P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>
Place of worship		P	P	P	P
Plazas	P	P	P	P	P
Radio, television station			P		
Railroad passenger station			P		
Reception center			P		
Recreation (indoor)		P	P	P	P
Recreation (outdoor)			P		
Research and development facility		P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>
Restaurant		P	P	P	P
Retail goods establishment		P	P	P	P
Retail goods establishment, plant and garden shop with outdoor retail sales area		P	P	P	P
Retail service establishment		P	P	P	P
Sales and display (outdoor)		P	P	P	P
School:					
College or university		P	P	P	P
Music conservatory		P	P	P	P
Professional and vocational		P	P	P	P
Seminary and religious institute		P	P	P	P
Public or private			P		
Seasonal farm stand		P	P	P	P
Sign painting/fabrication (indoor)			P		
Social service mission			P		
Solar array		P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>
Storage, self			P <sup>6</sup>		
Store, specialty		P	P	P	P
Studio, art		P	P	P	P
Studio, motion picture			P		
Technology facility		P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>
Theater, live performance			P		
Theater, movie		P	P	P	P
Urban farm	P	P	P	P	P
Utility, building or structure	P	P	P	P	P
Utility, transmission wire, line, pipe, or pole	P	P	P	P	P
Vehicle					
Automobile rental agency			P		
Automobile repair major			C		
Automobile repair minor			P		
Vending cart, private property		P	P	P	P
Warehouse			P <sup>6</sup>		

Welding shop (indoor)			P		
Wholesale distribution			C <sup>6</sup>		
Wireless telecommunications facility		P	P	P	P
Woodworking mill (indoor)			P		

Qualifying provisions:

1. Subject to Section 21A.36.130 of this title.
2. Subject to Section 21A.36.030 of this title.
3. Must contain retail component for on-site food sales.
4. Prohibited within 1/2 mile of a residential use if the facility produces hazardous or radioactive waste as defined by the Utah Department of Environmental Quality administrative rules.
5. Consult the water use and/or consumption limitations of Subsection 21A.33.010.D.1.
6. Only allowed on a ground floor when the use is located behind another permitted or conditional use that occupies the required ground floor use space.
7. Subject to parking location restrictions of Subsection 21A.27.050.D.3.
8. Subject to conformance with the provisions of section 21A.36.300, "Alcohol Related Establishments", of this title.

SECTION 4. Amending the text of Salt Lake City Code Subsection 21A.36.020.C. That Subsection 21A.36.020.C of the *Salt Lake City Code* (Zoning: General Provisions: Conformance With Lot and Bulk Controls: Height Exceptions) shall be, and hereby is amended to read and appear as follows:

- C. Height Exceptions: Exceptions to the maximum building height in all zoning districts are allowed as indicated in Table 21A.36.020.C of this subsection.

TABLE 21A.36.020.C  
HEIGHT EXCEPTIONS

Type	Extent Above Maximum Building Height Allowed By the District	Applicable Districts
Chimney	As required by local, State or Federal regulations	All zoning districts
Church steeples or spires	No limit	All zoning districts
Elevator/stairway tower or bulkhead	16 feet	All Commercial, Manufacturing, Downtown, FB-UN2, FB-UN3, RO, R-MU, RMF-45, RMF-75, RP, BP, I, UI, A, PL and PL-2 Districts

Type	Extent Above Maximum Building Height Allowed By the District	Applicable Districts
Flagpole	Maximum height of the zoning district in which the flagpole is located or 60 feet, whichever is less. Conditional use approval is required for additional height	All zoning districts
Light poles for sport fields such as ballparks, stadiums, soccer fields, golf driving ranges, and similar uses <sup>1</sup>	Maximum height of the zoning district or 90 feet whichever is greater. Special exception approval is required for any further additional height or if the lights are located closer than 30 feet from adjacent residential structures	All zoning districts that allow sport field activities and stadiums excluding parks less than 4 acres in size
Mechanical equipment parapet wall	5 feet	All zoning districts, other than the FP, FR-1, FR-2, FR-3, and Open Space Districts

Note:

1. Lighting shall be shielded to eliminate excessive glare or light into adjacent properties and have cutoffs to protect the view of the night sky.

SECTION 5. Amending the text of Salt Lake City Code Subsection 21A.46.096. That Section 21A.46.096 of the *Salt Lake City Code* (Zoning: Signs: Sign Regulations for Form Based Districts) shall be, and hereby is amended to read and appear as follows:

**21A.46.096: SIGN REGULATIONS FOR THE FORM BASED DISTRICT:**

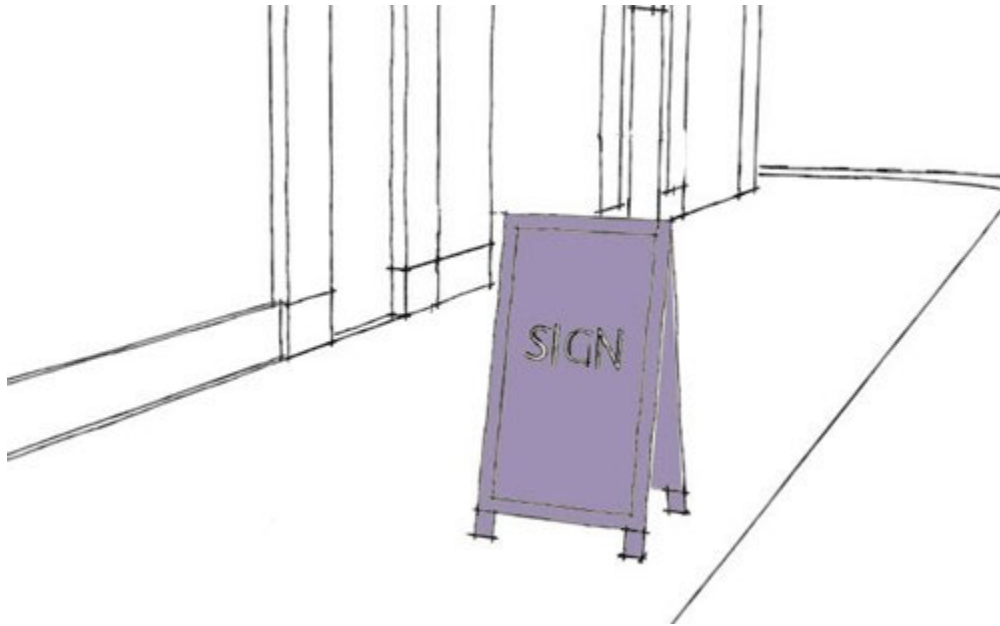
The following regulations shall apply to signs permitted in the form based code zoning district. Any sign not expressly permitted by these district regulations is prohibited.

A. Sign Regulations for the Form Based Code District:

1. Purpose: Sign regulations for the form based code zoning district are intended to provide appropriate signage oriented primarily to pedestrian and mass transit traffic.
2. Applicability: This subsection applies to all signs located within the form based code zoning district. This subsection is intended to list all permitted signs in the zone. All other regulations in this chapter shall apply.

B. Sign Type, Size and Height Standards:

1. A-Frame Sign:



Sign Type	FB-UN1	FB-UN2	FB-UN3	FB-SC	FB-SE	Specifications	
A-frame sign		P	P	P	P	Quantity	1 per leasable space. Leasable spaces on corners may have 2.
						Width	Maximum of 2 feet. Any portion of the frame (the support structure) may extend up to 6 inches in any direction beyond the sign face.
						Height	Maximum of 3 feet. Any portion of the frame (the support structure) may extend up to 6 inches in any direction beyond the sign face.
						Placement	On public sidewalk or private property.
						Obstruction free area	Minimum of 8 feet must be maintained at all times for pedestrian passage.

## 2. Awning or Canopy Sign:



Sign Type	FB-UN1	FB-UN2	FB-UN3	FB-SC	FB-SE	Specifications	
Awning or canopy sign	P	P	P	P	P	Quantity	1 per window or entrance.
						Width	Equal to the width of the window.
						Projection	No maximum depth from building facade, however design subject to mitigation of rainfall and snowfall runoff, conflict avoidance with tree canopy, and issuance of encroachment permits where required. The awning or canopy can project a maximum of 2 feet into a special purpose corridor.
						Clearance	Minimum of 10 feet of vertical clearance.
						Letters and logos	Allowed on vertical portions of sign only.
						Location permitted	Private property or a public street. Signs can face a special purpose corridor but must be located on



							private property. All signs are subject to the requirements of the revocable permitting process.
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#### 5. Construction Sign:

Sign Type	FB-UN1	FB-UN2	FB-UN3	FB-SC	FB-SE	Specifications	
Construction sign (see definition in this chapter)	P	P	P	P	P	Quantity	1 per construction site.
						Height	Maximum of 8 feet. Maximum of 12 feet in FB-UN3.
						Area	Maximum of 64 square feet.
						Location permitted	Private property or a public street. Signs can face the special purpose corridor, but must be located on private property.

#### 6. Flat Sign:



Sign Type	FB-UN1	FB-UN2	FB-UN3	FB-SC	FB-SE	Specifications	
Flat sign		P	P	P	P	Quantity	1 per leasable space. Leasable spaces on corners may have 2.
						Width	Maximum of 90% of width of leasable space. No maximum width in FB-UN3.
						Height	Maximum of 3 feet. No maximum height in FB-UN3.
						Area	1½ square feet per linear foot of store frontage.
						Projection	Maximum of 1 foot.

7. Flat Sign (building orientation):

Sign Type	FB-UN1	FB-UN2	FB-UN3	FB-SC	FB-SE	Specifications	
Flat sign (building orientation)			P			Quantity	1 per building face.
						Height	May not extend above the roof line or top of parapet wall.
						Area	1½ square feet per linear foot of building frontage.

6. Marquee Sign:

Sign Type	FB-UN1	FB-UN2	FB-UN3	FB-SC	FB-SE	Specifications	
Marquee sign			P			Quantity	1 per building.
						Width	Maximum of 90% of width of leasable space.
						Height	May not extend above the roof of the building.
						Area	1½ square feet per linear foot of building frontage.
						Projection	Maximum of 6 feet. May project into right of way a maximum of 4

							feet provided the sign is a minimum of 12 feet above the sidewalk grade.
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7. Monument Sign:

Sign Type	FB-UN1	FB-UN2	FB-UN3	FB-SC	FB-SE	Specifications	
Monument sign			P			Quantity	1 per building.
						Setback	5 feet.
						Height	Maximum of 20 feet.
						Area	1 square feet per linear foot of building frontage.

8. Nameplate Sign:



Sign Type	FB-UN1	FB-UN2	FB-UN3	FB-SC	FB-SE	Specifications
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Nameplate sign	P	P	P	P	P	Quantity	1 per leasable space. Leasable spaces on corners may have 2.
						Area	Maximum of 3 square feet.

9. New Development Sign:

Sign Type	FB-UN1	FB-UN2	FB-UN3	FB-SC	FB-SE	Specifications	
New Development sign			P			Quantity	1 per street frontage.
						Setback	5 feet.
						Height	12 feet.
						Area	200 square feet.

10. Private Directional Sign:

Sign Type	FB-UN1	FB-UN2	FB-UN3	FB-SC	FB-SE	Specifications	
Private directional sign (see definition in this chapter)	P	P	P	P	P	Quantity	No limit.
						Height	Maximum of 5 feet.
						Area	Maximum of 8 square feet.
						Restriction	May not contain business name or logo.
						Location permitted	Private property or public street. Signs can face the special purpose corridor but must be located on private property. All signs are subject to the requirements of the revocable permitting process.

11. Projecting Sign:



Sign Type	FB-UN1	FB-UN2	FB-UN3	FB-SC	FB-SE	Specifications	
Projecting sign		P	P	P	P	Quantity	1 per leasable space. Leasable spaces on corners may have 2.
						Clearance	Minimum of 10 feet above sidewalk/walkway.
						Area	6 square feet per side, 12 square feet total.
						Projection	Maximum of 4 feet from building façade.
						Location permitted	Private property or public street. Signs can face the special purpose corridor but must be located on private property. All signs are subject to the requirements of the revocable permitting process.

## 12. Projecting Parking Entry Sign:

<b>Sign Type</b>	<b>FB-UN1</b>	<b>FB-UN2</b>	<b>FB-UN3</b>	<b>FB-SC</b>	<b>FB-SE</b>	<b>Specifications</b>	
Projecting parking entry sign (see projecting sign graphic)			P	P	P	Quantity	1 per parking entry.
						Clearance	Minimum of 10 feet above sidewalk/walkway.
						Height	Maximum of 2 feet.
						Area	4 square feet per side, 8 square feet total.
						Projection	Maximum of 4 feet from building facade for public and private streets. Maximum of 2 feet within the special purpose corridor.
						Location permitted	Private property or public street. Signs can face the special purpose corridor but must be located on private property. All signs are subject to the requirements of the revocable permitting process.

13. Public Safety Sign:

<b>Sign Type</b>	<b>FB-UN1</b>	<b>FB-UN2</b>	<b>FB-UN3</b>	<b>FB-SC</b>	<b>FB-SE</b>	<b>Specifications</b>	
Public safety sign (see definition in this chapter)	P	P	P	P	P	Quantity	No limit.
						Height	Maximum of 6 feet.
						Area	8 square feet.
						Projection	Maximum of 1 foot.
						Location permitted	Private property or public street. Signs can face the special purpose corridor but must be located on private property. All signs are subject to the requirements of the revocable permitting process.

14. Real Estate Sign:



Sign Type	FB-UN1	FB-UN2	FB-UN3	FB-SC	FB-SE	Specifications	
Real estate sign	P	P	P		<u>P</u>	Quantity	1 per leasable space. Leasable spaces on corners may have 2.
						Height	Maximum of 12 feet.
						Area	32 square feet. 64 square feet in FB-UN3.
						Location permitted	Private property or public street. Signs can face the special purpose corridor but must be located on private property. All signs are subject to the requirements of the revocable permitting process.

#### 15. Window Sign:



Sign Type	FB-UN1	FB-UN2	FB-UN3	FB-SC	FB-SE	Specifications	
Window sign		P	P	P	P	Quantity	1 per window.
						Height	Maximum of 3 feet.
						Area	Maximum of 25% of window area.

SECTION 6. 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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
CHAIRPERSON

ATTEST AND COUNTERSIGN:

\_\_\_\_\_  
CITY RECORDER



Transmitted to Mayor on \_\_\_\_\_.

Mayor's Action: \_\_\_\_\_ Approved. \_\_\_\_\_ Vetoed.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY RECORDER  
(SEAL)

Bill No. \_\_\_\_\_ of 2023.  
Published: \_\_\_\_\_.

Ordinance adopting FB UN3 zoning (final)

**APPROVED AS TO FORM**

Salt Lake City Attorney's Office

Date: April 19, 2023

By: \_\_\_\_\_

*Katherine D. Pasker*  
Katherine D. Pasker, *Senior City Attorney*

# LEGISLATIVE DRAFT

## SALT LAKE CITY ORDINANCE

No. \_\_\_\_\_ of 2023

(An ordinance amending the text of Title 21A of the *Salt Lake City Code* to create the FB-UN3 Form Based Urban Neighborhood 3 Subdistrict)

An ordinance amending the text of Title 21A of the *Salt Lake City Code* to create the FB-UN3 Form Based Urban Neighborhood 3 Subdistrict pursuant to Petition No. PLNPCM2019-00277.

WHEREAS, the Salt Lake City Planning Commission held a public hearing on December 11, 2019 to consider a petition by former Salt Lake City Mayor Jacqueline Biskupski to amend various provisions of Title 21A of the *Salt Lake City Code* to create the FB-UN3 Form Based Urban Neighborhood 3 Subdistrict, to establish regulations for that subdistrict, and to apply the FB-UN3 Form Based Urban Neighborhood 3 Subdistrict to the “fleet block” property located between 800 South and 900 South Streets and 300 West and 400 West Streets pursuant to Petition No. PLNPCM2019-00277; and

WHEREAS, at its December 11, 2019 meeting, the planning commission voted in favor of transmitting a positive recommendation to the Salt Lake City Council on said petition; and

WHEREAS, 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.27.030.C. (Void if Building Heights in the Downtown Plan Area Ordinance Adopted). That, if amendments to Subsection 21A.27.030.C of the Salt Lake City Code (Zoning: Form Based Districts: Building Configuration and Design Standards) pursuant to Petition No. PLNPCM2022-00529 are not

adopted by the date of the City Council adopting this ordinance then that subsection shall be, and hereby is amended as follows (if adopted then this Section 1 is void):

- a. That the first paragraph of Subsection 21A.27.030.C is amended to read as follows:

21A.27.030.C. Application ~~Of~~ Building Configuration Standards: Building configuration standards apply to all new buildings and additions when the new construction related to the addition is greater than twenty five percent (25%) of the footprint of the structure or one thousand (1,000) square feet, whichever is less. The graphics included provide a visual representation of the standards as a guide and are not meant to supersede the standards in the tables. This standard applies to all ~~F~~form-based ~~Z~~zoning ~~D~~subdistricts unless otherwise indicated. The standards in this section may be modified through the design review process, subject to the requirements of Chapter 21A.59 of this title. The requirements set forth in Subsections C.8 “Open Space Area” and C.12 “Permitted Encroachments And Height Exceptions” of this Subsection 21A.27.030.C may not be modified through design review.

- b. That Subsection 21A.27.030.C.7 is amended to read as follows:

7. Building Materials: A minimum of seventy percent (70%) of any street facing building facade shall be clad in high quality, durable, natural materials, such as stone, brick, wood lap siding, patterned or textured concrete, fiber cement board siding, shingled or panel sided, and glass. Material not specifically listed may be approved at the discretion of the planning director if it is found that the proposed material is of similar durability and quality to the listed materials. If approved, such material can count toward the seventy percent (70%) requirement. Other materials may count up to thirty percent (30%) of the street facing building facade. Exterior insulation and finishing systems (EIFS) is permitted for trim only.

- c. That Subsection 21A.27.030.C.8 is amended to read as follows:

8. Open Space Area: A minimum of ten percent (10%) of the lot area shall be provided for open space area, unless a different requirement is specified in the applicable form based zoning subdistrict for the applicable building form. Open space area may include landscaped yards, patio, dining areas, common balconies, rooftop gardens, and other similar outdoor living spaces. Private balconies shall not be counted toward the minimum open space area requirement. Required parking lot landscaping or perimeter parking lot landscaping shall also not count toward the minimum open space area requirement.

SECTION 2. Amending the text of Salt Lake City Code Section 21A.27.050. That  
 Section 21A.27.050 of the *Salt Lake City Code* (Zoning: Form Based Subdistricts: FB-UN1 and  
 FB-UN2 Form Based Urban Neighborhood District) shall be, and hereby is amended as follows:

- a. That the title of Section 21A.27.050 is amended to read as follows:

**21A.27.050: FB-UN1, AND FB-UN2, AND FB-UN3 FORM BASED URBAN  
 NEIGHBORHOOD SUBDISTRICTS:**

- b. That Subsection 21A.27.050.A.1 is amended to read as follows:

A. Subdistricts:

1. Named: The following subdistricts can be found in the urban neighborhood form  
 based district:

- a. FB-UN1 ~~Urban Neighborhood 1~~ Subdistrict: Generally includes small  
 scale structures, up to two and one-half (2.5) stories in height, on relatively  
 small lots with up to four (4) dwelling units per lot depending on building  
 type. Reuse of existing residential structures is encouraged. Development  
 regulations are based on the building type.
- b. FB-UN2 ~~Urban Neighborhood 2~~ Subdistrict: Generally includes buildings  
 up to four (4) stories in height, with taller buildings located on street corner  
 parcels, which may contain a single use or a mix of commercial, office, and  
 residential uses. Development regulations are based on building type, with the  
 overall scale, form, and orientation of buildings as the primary focus.
- c. FB-UN3 Urban Neighborhood 3 Subdistrict: Generally includes buildings up  
 to eight (8) stories in height, with taller buildings allowed through the design  
 review process. Development regulations are based on types of buildings and  
 differ between building types as indicated. The subdistrict contains a mix of  
 uses that include commercial, technical, light industrial, high density  
 residential, and other supportive land uses.

- c. [Note to codifier: use this Section 21A.27.050.D. if Building Heights in the Downtown  
 Plan Area Ordinance is not yet adopted as of the date of this ordinance pursuant to  
 Petition No. PLNPCM2022-00529] That Section 21A.27.050 is amended to adopt a new  
 Subsection 21A.27.050.D:

21A.27.050.D. FB-UN3 Building Form Standards:  
Building form standards for each allowed building form and other associated regulations  
for the FB-UN3 subdistrict are listed in the below tables of this section.

1. Row House Building Form Standards:

TABLE 21A.27.050.D.1

<b><u>Building Regulation</u></b>		<b><u>Regulation for Building Form:</u></b> <b><u>Row House</u></b>
<u>H</u>	<u>Height</u>	Maximum of 40'. All heights measured from established grade. Rooftop decks and associated railing/parapet are allowed on any roof, including roofs at the maximum allowed height.
<u>F</u>	<u>Front and Corner Side Yard Setback</u>	Minimum 5'. Maximum 10', unless a greater setback is required due to existing utility easements in which case the maximum setback shall be at the edge of the easement. May be modified through the design review process (Chapter 21A.59).
<u>S</u>	<u>Interior Side Yard</u>	Minimum of 5' between row house building form and side property line, except when an interior side yard is adjacent to a zoning district that has a maximum permitted building height of 30' or less, then the minimum shall be 10'. For the purpose of this regulation, an alley that is a minimum of 10' in width that separates a subject property from a different zoning district shall not be considered adjacent. No setback required for common walls.
<u>R</u>	<u>Rear Yard</u>	Minimum of 5' between row house building form and rear property line, except when rear yard is adjacent to a zoning district with a maximum permitted building height of 30' or less, then the minimum is 20'. For the purpose of this regulation, an alley that is a minimum of 10' in width that separates a subject property from a different zoning district shall not be considered adjacent.
<u>U</u>	<u>Uses Per Story</u>	Residential on all stories; live/work units permitted on ground level.
<u>GU</u>	<u>Ground Floor Use on 900 South</u>	The required ground floor use space facing 900 South must be occupied by a live/work space at least 25' in depth. Dimensions may be modified through the design review process (Chapter 21A.59).
<u>E</u>	<u>Entry Feature</u>	Each dwelling unit must include an allowed entry feature. See Table 21A.27.030B for allowed entry features. Dwelling units adjacent to a street must include an entry feature on street facing façade. Pedestrian connections with minimum 5' width are required for each required entry feature.
<u>U</u>	<u>Upper Level Step Back</u>	When adjacent to a lot in a zoning district with a maximum building height of 30' or less, the first full floor of the building above 30' shall step back 10' from the building façade at finished grade along the side or rear yard that is adjacent to the lot in the applicable zoning district. This regulation does not apply when a lot in a different zoning district is separated from the subject parcel by a street or alley.
<u>OS</u>	<u>Open Space Area</u>	Each dwelling unit shall include a minimum open space area that is equal to at least 25% of the footprint of the individual unit, subject to all other open space area requirements of Subsection 21A.27.030.C.8 "Open Space Area." A minimum of 20% of the required open space area shall include vegetation.
<u>BF</u>	<u>Building Forms Per Lot</u>	Multiple buildings may be built on a single lot provided all of the buildings have frontage on a street. All buildings shall comply with all applicable standards.
<u>SO</u>	<u>Side/Interior Orientation</u>	Dwelling units not located directly adjacent to a street are permitted, provided the building configuration standards for glass and ground floor transparency are complied with on the façade with the required entry feature. Lots for individual row house dwelling units without public street frontage are allowed subject to recording a final subdivision plat that:

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		<u>1. Documents that new lots have adequate access to a public street by way of easements or a shared driveway; and</u> <u>2. Includes a disclosure of private infrastructure costs for any shared infrastructure associated with the new lot(s) per Section 21A.55.110 of this title.</u>
<u>MW</u>	<u>Mid-block Walkway</u>	<u>If a midblock walkway is shown in an adopted city plan on the subject property, a midblock walkway shall be provided. The midblock walkway must be a minimum of 10' wide and include a minimum 6' wide unobstructed path.</u>
<u>DS</u>	<u>Design Standards</u>	<u>See Section 21A.27.030 for other applicable building configuration and design standards.</u>

## 2. Multi-Family Residential, Storefront, and Vertical Mixed-Use Building Form Standards:

TABLE 21A.27.050.D.2

<u><b>Building Regulation</b></u>		<u><b>Regulation for Building Forms:</b></u> <u><b>Multi-family Residential/Storefront/Vertical Mixed Use</b></u>
<u>H</u>	<u>Height</u>	<u>Maximum height of 125'. All heights measured from established grade. Buildings in excess of 85' require design review in accordance with Chapter 21A.59. Rooftop decks and associated railing/parapet are allowed on any roof, including roofs at the maximum allowed height.</u>
<u>GH</u>	<u>Ground Floor Height</u>	<u>Minimum ground floor height 14'.</u>
<u>F</u>	<u>Front and Corner Side Yard Setback</u>	<u>No minimum is required; however, doors are prohibited from opening into the public right of way. Maximum 10' unless a greater setback is required due to existing utility easements in which case the maximum setback shall be at the edge of the easement. May be modified through the design review process (Chapter 21A.59).</u>
<u>B</u>	<u>Required Build-To</u>	<u>Minimum of 50% of street facing facade shall be built within 5' of the front or corner side property line. May be modified through the design review process (Chapter 21A.59).</u>
<u>S</u>	<u>Interior Side Yard</u>	<u>No minimum required, except when an interior side yard is adjacent to a zoning district that has a maximum permitted building height of 30' or less, then the minimum shall be 10'. For the purpose of this regulation, an alley that is a minimum of 10' in width that separates a subject property from a different zoning district shall not be considered adjacent.</u>
<u>R</u>	<u>Rear Yard</u>	<u>No minimum required, except when rear yard is adjacent to a zoning district with a maximum permitted building height of 30' or less, then the minimum is 20'. For the purpose of this regulation, an alley that is a minimum of 10' in width that separates a subject property from a different zoning district shall not be considered adjacent.</u>
<u>GU</u>	<u>Ground Floor Use on 900 South</u>	<u>The required ground floor use space facing 900 South shall be limited to the following uses: retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns/brewpubs, bar establishments, art galleries, theaters, or performing art facilities.</u>
<u>E</u>	<u>Ground Floor Dwelling Entrances</u>	<u>Ground floor dwelling units adjacent to a street must have an allowed entry feature. See Table 21A.27.030B for allowed entry features. Pedestrian connections, as per Subsection 21A.27.030.C.5, are required for each required entry feature.</u>

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<u>U</u>	<u>Upper Level Step Back</u>	<u>When adjacent to a lot in a zoning district with a maximum building height of 30' or less, the first full floor of the building above 30' shall step back 10' from the building facade at finished grade along the side or rear yard that is adjacent to the lot in the applicable zoning district. This regulation does not apply when a lot in a different zoning district is separated from the subject parcel by a street or alley.</u>
<u>MW</u>	<u>Mid-block Walkway</u>	<u>If a midblock walkway is shown in an adopted city plan on the subject property, a midblock walkway shall be provided. The midblock walkway must be a minimum of 10' wide and include a minimum 6' wide unobstructed path.</u>
<u>BF</u>	<u>Building Forms Per Lot</u>	<u>Multiple buildings may be built on a single lot provided all of the buildings have frontage on a street. All buildings shall comply with all applicable standards.</u>
<u>OS</u>	<u>Open Space Vegetation</u>	<u>A minimum of 20% of the required open space area shall include vegetation.</u>
<u>LB</u>	<u>Loading Bay</u>	<u>Maximum of one (1) loading bay on a front façade per street face, subject to all dimensional requirements in Section 21A.44.070. Loading bay entry width limited to 14' and must be screened by garage door. One loading bay driveway is allowed in addition to any other driveway allowances.</u>
<u>DS</u>	<u>Design Standards</u>	<u>See Section 21A.27.030 for other applicable building configuration and design standards.</u>

3. Parking Regulations: Specific parking standards applicable to the FB-UN3 subdistrict are listed below in Table 21A.27.050.D.3 of this section. These are in addition to any other applicable parking standards in Title 21A.

TABLE 21A.27.050.D.3

<u><b>Parking Regulation</b></u>		<u><b>Applicability: Applies to all properties in the zone</b></u>
<u>SP</u>	<u>Surface Parking Location</u>	<u>Surface parking shall be located behind or to the side of a principal building provided:</u> <ol style="list-style-type: none"> <li><u>1. The parking is set back a minimum of 25' from the front or corner side property line; and</u></li> <li><u>2. The setback area shall be considered a landscaped yard and comply with the landscape yard planting requirements in Chapter 21A.46 and include:</u> <ol style="list-style-type: none"> <li><u>a. Trees with a minimum mature spread of 20' planted at one tree for every 20' of street frontage; and</u></li> <li><u>b. A 3' tall solid wall or fence at the property line along the street. A hedge or other similar landscaped screen may be used in place of a wall or fence provided the plants are spaced no further than 18 inches on center across the entire frontage.</u></li> </ol> </li> </ol>
<u>GE</u>	<u>Garage Entrances</u>	<u>Street facing parking garage entrance doors shall have a minimum 20' setback from the front property line and shall not exceed 50% of the first floor building width. One-way garage entry may not exceed 14' in width; multiway garage entry may not exceed 26' in width.</u>
<u>VA</u>	<u>Vehicle Access</u>	<u>One (1) driveway is allowed per street frontage. Driveways required to meet fire code are exempt from this limitation.</u>
<u>LS</u>	<u>Loading and Service Areas</u>	<u>Allowed behind or to the side of a principal building only, except where specifically allowed by the applicable form based zoning subdistrict for the applicable building form. All service areas shall be screened or located within the building.</u>
<u>EB</u>	<u>Existing Buildings</u>	<u>The reuse of existing buildings is exempt from the requirements of this table unless new parking area(s) are being added. New parking areas are subject to compliance with this section.</u>

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4. Streetscape Regulations: Specific streetscape regulations applicable to the FB-UN3 subdistrict are listed below in Table 21A.27.050.D.4 of this section. These regulations are in addition to any other applicable streetscape standards in Title 21A.

TABLE 21A.27.050.D.4

<u><b>Streetscape Regulation</b></u>		<u><b>Applicability: Applies to all properties in the zone</b></u>
<u>ST</u>	<u>Street Trees</u>	<u>Street trees are required and shall be provided as per Subsection 21A.48.060.D.</u>
<u>SW</u>	<u>Sidewalk Width</u>	<u>Sidewalks shall have a minimum width of 8'. This standard does not require removal of existing street trees, existing buildings, or portions thereof. For purposes of this section, sidewalk width is measured from the back of the park strip or required street tree if no park strip is provided, toward the adjacent property line.</u>
<u>SL</u>	<u>Street Lights</u>	<u>Street lights are required and shall be installed in compliance with the city's Street Lighting Master Plan and Policy or its successor.</u>

5. Uses Not Associated with Building Form: Allowed uses that do not involve construction of a building, such as parks and open space, are not required to comply with any specific building form regulation.

- c. *[Note to codifier: use this Section 21A.27.050.D. if Building Heights in the Downtown Plan Area Ordinance is adopted as of the date of this ordinance pursuant to Petition No. PLNPCM2022-00529]* That Section 21A.27.050 is amended to adopt a new Subsection 21A.27.050.D:

21A.27.050.D. FB-UN3 Building Form Standards:

Building form standards for each allowed building form and other associated regulations for the FB-UN3 subdistrict are listed in the below tables of this section.

1. Row House Building Form Standards:

TABLE 21A.27.050.D.1

<u><b>Building Regulation</b></u>		<u><b>Regulation for Building Form:</b></u> <u><b>Row House</b></u>
<u>H</u>	<u>Height</u>	<u>Maximum of 40'. All heights measured from established grade.</u> <u>Rooftop decks and associated railing/parapet are allowed on any roof, including roofs at the maximum allowed height.</u>
<u>F</u>	<u>Front and Corner Side Yard Setback</u>	<u>Minimum 5'. Maximum 10', unless a greater setback is required due to existing utility easements in which case the maximum setback shall be at the edge of the easement. May be modified through Design Review (Chapter 21A.59).</u>
<u>S</u>	<u>Interior Side Yard</u>	<u>Minimum of 5' between row house building form and side property line, except when an interior side yard is adjacent to a zoning district that has a maximum permitted building height of 30' or less, then the minimum shall be 10'. For the purpose of this regulation,</u>



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		<u>an alley that is a minimum of 10' in width that separates a subject property from a different zoning district shall not be considered adjacent. No setback required for common walls.</u>
<u>R</u>	<u>Rear Yard</u>	<u>Minimum of 5' between row house building form and rear property line, except when rear yard is adjacent to a zoning district with a maximum permitted building height of 30' or less, then the minimum is 20'. For the purpose of this regulation, an alley that is a minimum of 10' in width that separates a subject property from a different zoning district shall not be considered adjacent.</u>
<u>U</u>	<u>Uses Per Story</u>	<u>Residential on all stories; live/work units permitted on ground level.</u>
<u>GU</u>	<u>Ground Floor Use on 900 South</u>	<u>The required ground floor use space facing 900 South must be occupied by a live/work space at least 25' in depth. Dimensions may be modified through Design Review (Chapter 21A.59).</u>
<u>E</u>	<u>Entry Feature</u>	<u>Each dwelling unit must include an allowed entry feature. See Table 21A.27.030B for allowed entry features. Dwelling units adjacent to a street must include an entry feature on street facing façade. Pedestrian connections, as per Subsection 21A.27.030.C.5, with minimum 5' width are required for each required entry feature.</u>
<u>U</u>	<u>Upper Level Stepback</u>	<u>When adjacent to a lot in a zoning district with a maximum building height of 30' or less, the first full floor of the building above 30' shall step back 10' from the building façade at finished grade along the side or rear yard that is adjacent to the lot in the applicable zoning district. This regulation does not apply when a lot in a different zoning district is separated from the subject parcel by a street or alley.</u>
<u>OS</u>	<u>Open Space Area</u>	<u>Each dwelling unit shall include a minimum open space area that is equal to at least 25% of the footprint of the individual unit, subject to all other open space area requirements of Subsection 21A.27.030.C.1 "Open Space Area." A minimum of 20% of the required open space area shall include vegetation.</u>
<u>BF</u>	<u>Building Forms Per Lot</u>	<u>Multiple buildings may be built on a single lot provided all of the buildings have frontage on a street. All buildings shall comply with all applicable standards.</u>
<u>SO</u>	<u>Side/Interior Orientation</u>	<u>Dwelling units not located directly adjacent to a street are permitted, provided the design standards for glass are complied with on the façade with the required entry feature.</u> <u>Lots for individual row house dwelling units without public street frontage are allowed subject to recording a final subdivision plat that:</u>  <u>1. Documents that new lots have adequate access to a public street by way of easements or a shared driveway; and</u> <u>2. Includes a disclosure of private infrastructure costs for any shared infrastructure associated with the new lot(s) per Section 21A.55.110 of this title.</u>
<u>MW</u>	<u>Midblock Walkway</u>	<u>If a midblock walkway is shown in an adopted city plan on the subject property, a midblock walkway shall be provided. The midblock walkway must be a minimum of 10' wide and include a minimum 6' wide unobstructed path.</u>
<u>DS</u>	<u>Design Standards</u>	<u>See Section 21A.27.030 and Chapter 21A.37 for other applicable building configuration and design standards.</u>

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145                   2. Multi-Family Residential, Storefront, and Vertical Mixed-Use Building Form  
146                   Standards:

147  
148                   TABLE 21A.27.050.D.2

<b><u>Building Regulation</u></b>		<b><u>Regulation for Building Forms:</u></b> <b><u>Multi-family Residential/Storefront/Vertical Mixed Use</u></b>
<b><u>H</u></b>	<b><u>Height</u></b>	<u>Maximum height of 125'. All heights measured from established grade. Buildings in excess of 85' require design review in accordance with Chapter 21A.59. Rooftop decks and associated railing/parapet are allowed on any roof, including roofs at the maximum allowed height.</u>
<b><u>GH</u></b>	<b><u>Ground Floor Height</u></b>	<u>Minimum ground floor height 14'.</u>
<b><u>F</u></b>	<b><u>Front and Corner Side Yard Setback</u></b>	<u>No minimum is required; however, doors are prohibited from opening into the public right of way. Maximum 10' unless a greater setback is required due to existing utility easements in which case the maximum setback shall be at the edge of the easement. May be modified through Design Review process (Chapter 21A.59).</u>
<b><u>B</u></b>	<b><u>Required Build-To</u></b>	<u>Minimum of 50% of street facing facade shall be built within 5' of the front or corner side property line. May be modified through Design Review process (Chapter 21A.59).</u>
<b><u>S</u></b>	<b><u>Interior Side Yard</u></b>	<u>No minimum required, except when an interior side yard is adjacent to a zoning district that has a maximum permitted building height of 30' or less, then the minimum shall be 10'. For the purpose of this regulation, an alley that is a minimum of 10' in width that separates a subject property from a different zoning district shall not be considered adjacent.</u>
<b><u>R</u></b>	<b><u>Rear Yard</u></b>	<u>No minimum required, except when rear yard is adjacent to a zoning district with a maximum permitted building height of 30' or less, then the minimum is 20'. For the purpose of this regulation, an alley that is a minimum of 10' in width that separates a subject property from a different zoning district shall not be considered adjacent.</u>
<b><u>GU</u></b>	<b><u>Ground Floor Use on 900 South</u></b>	<u>The required ground floor use space facing 900 South shall be limited to the following uses: retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns/brewpubs, bar establishments, art galleries, theaters, or performing art facilities.</u>
<b><u>E</u></b>	<b><u>Ground Floor Dwelling Entrances</u></b>	<u>Ground floor dwelling units adjacent to a street must have an allowed entry feature. See Table 21A.27.030B for allowed entry features. Pedestrian connections, as per Subsection 21A.27.030.C.5, are required to each required entry feature.</u>
<b><u>U</u></b>	<b><u>Upper Level Stepback</u></b>	<u>When adjacent to a lot in a zoning district with a maximum building height of 30' or less, the first full floor of the building above 30' shall step back 10' from the building facade at finished grade along the side or rear yard that is adjacent to the lot in the applicable zoning district. This regulation does not apply when a lot in a different zoning district is separated from the subject parcel by a street or alley.</u>
<b><u>MW</u></b>	<b><u>Midblock Walkway</u></b>	<u>If a midblock walkway is shown in an adopted city plan on the subject property, a midblock walkway shall be provided. The midblock walkway must be a minimum of 10' wide and include a minimum 6' wide unobstructed path.</u>
<b><u>BF</u></b>	<b><u>Building Forms Per Lot</u></b>	<u>Multiple buildings may be built on a single lot provided all of the buildings have frontage on a street. All buildings shall comply with all applicable standards.</u>
<b><u>OS</u></b>	<b><u>Open Space Vegetation</u></b>	<u>A minimum of 20% of the required open space area shall include vegetation.</u>

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<u>LB</u>	<u>Loading Bay</u>	Maximum of one (1) loading bay on a front façade per street face, subject to all dimensional requirements in Section 21A.44.070. Loading bay entry width limited to 14' and must be screened by garage door. One loading bay driveway is allowed in addition to any other driveway allowances.
<u>DS</u>	<u>Design Standards</u>	See Section 21A.27.030 and Chapter 21A.37 for other applicable building configuration and design standards.

3. Parking Regulations: Specific parking standards applicable to the FB-UN3 subdistrict are listed below in Table 21A.27.050.D.3 of this section. These are in addition to any other applicable parking standards in Title 21A.

TABLE 21A.27.050.D.3

<u><b>Parking Regulation</b></u>		<u><b>Applicability: Applies to all properties in the zone</b></u>
<u>SP</u>	<u>Surface Parking Location</u>	Surface parking shall be located behind or to the side of a principal building provided: 3. <u>The parking is set back a minimum of 25' from the front or corner side property line; and</u> 4. <u>The setback area shall be considered a landscaped yard and comply with the landscape yard planting requirements in Chapter 21A.46 and include:</u> a. <u>Trees with a minimum mature spread of 20' planted at one tree for every 20' of street frontage; and</u> b. <u>A 3' tall solid wall or fence at the property line along the street. A hedge or other similar landscaped screen may be used in place of a wall or fence provided the plants are spaced no further than 18 inches on center across the entire frontage.</u>
<u>GE</u>	<u>Garage Entrances</u>	<u>Street facing parking garage entrance doors shall have a minimum 20' setback from the front property line and shall not exceed 50% of the first floor building width. One-way garage entry may not exceed 14' in width; multiway garage entry may not exceed 26' in width.</u>
<u>VA</u>	<u>Vehicle Access</u>	<u>One (1) driveway is allowed per street frontage. Driveways required to meet fire code are exempt from this limitation.</u>
<u>LS</u>	<u>Loading and Service Areas</u>	<u>Allowed behind or to the side of a principal building only, except where specifically allowed by the applicable form based zoning subdistrict for the applicable building form. All service areas shall be screened or located within the building.</u>
<u>EB</u>	<u>Existing Buildings</u>	<u>The reuse of existing buildings is exempt from the requirements of this table unless new parking area(s) are being added. New parking areas are subject to compliance with this section.</u>

4. Streetscape Regulations: Specific streetscape regulations applicable to the FB-UN3 subdistrict are listed below in Table 21A.27.050.D.4 of this section. These regulations are in addition to any other applicable streetscape standards in Title 21A.

TABLE 21A.27.050.D.4

<u><b>Streetscape Regulation</b></u>		<u><b>Applicability: Applies to all properties in the zone</b></u>
<u>ST</u>	<u>Street Trees</u>	<u>Street trees are required and shall be provided as per Subsection 21A.48.060.D.</u>

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<u>SW</u>	<u>Sidewalk Width</u>	<u>Sidewalks shall have a minimum width of 8'. This standard does not require removal of existing street trees, existing buildings, or portions thereof. For purposes of this section, sidewalk width is measured from the back of the park strip or required street tree if no park strip is provided, toward the adjacent property line.</u>
<u>SL</u>	<u>Street Lights</u>	<u>Street lights are required and shall be installed in compliance with the city's Street Lighting Master Plan and Policy or its successor.</u>

5. Uses Not Associated with Building Form: Allowed uses that do not involve construction of a building, such as parks and open space, are not required to comply with any specific building form regulation.

SECTION 3. Amending the text of Salt Lake City Code Section 21A.33.080. That Section 21A.33.080 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses In Form Based Districts) shall be, and hereby is amended to read and appear as follows:

## **21A.33.080: TABLE OF PERMITTED AND CONDITIONAL USES IN FORM BASED DISTRICTS:**

Note: Uses which are not listed in the following table are not permitted in any Form Based Code Zoning District.

<u>Legend:</u>	<u>C=</u>	<u>Conditional</u>	<u>P=</u>	<u>Permitted</u>
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<u>Legend:</u>	<u>P = Permitted</u>	<u>C = Conditional</u>
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Use	Permitted Uses By District				
	FB-UN1	FB-UN2	FB-UN3	FB-SC	FB-SE
Accessory use, except those that are specifically regulated in this chapter, or elsewhere in this title	P	P	<u>P</u>	P	P
<u>Adaptive reuse of a landmark building</u>			<u>P</u>		
Alcohol:					
Bar establishment		P <sup>8</sup>	<u>P<sup>8</sup></u>	P <sup>8</sup>	C <sup>8</sup>
Brewpub		P <sup>8</sup>	<u>P<sup>8</sup></u>	P <sup>8</sup>	C <sup>8</sup>
<u>Distillery</u>			<u>P<sup>5</sup></u>		
<u>Tavern</u>			<u>P<sup>8</sup></u>		
Tavern, 2,500 square feet or less in floor area		P <sup>8</sup>	<u>P<sup>8</sup></u>	P <sup>8</sup>	C <sup>8</sup>
<u>Winery</u>			<u>P<sup>5</sup></u>		
<u>Amphitheater, formal</u>			<u>P</u>		
<u>Amphitheater, informal</u>			<u>P</u>		
<u>Amusement park</u>			<u>P</u>		

# LEGISLATIVE DRAFT

<u>Animal</u>					
<u>Cremation service</u>			<u>P</u>		
<u>Kennel (Indoor)</u>			<u>P</u>		
<u>Kennel (Outdoor)</u>			<u>C</u>		
<u>Veterinary office</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Animal, veterinary office</u>		<u>P</u>		<u>P</u>	<u>P</u>
Antenna, communication tower		P	<u>P</u>	P	P
Art gallery		P	<u>P</u>	P	P
Artisan food production		P <sup>3,5</sup>	<u>P<sup>3,5</sup></u>	P <sup>3,5</sup>	P <sup>3,5</sup>
<u>Artists loft/studio</u>			<u>P</u>		
<u>Auction (indoor)</u>			<u>P</u>		
<u>Auditorium</u>			<u>P</u>		
Bed and breakfast	P	P	<u>P</u>	P	P
Bed and breakfast inn	P	P	<u>P</u>	P	P
Bed and breakfast manor	P	P	<u>P</u>	P	P
Bio-medical facility		P <sup>4,5</sup>	<u>P<sup>4,5</sup></u>	P <sup>4,5</sup>	
<u>Blacksmith shop (indoor)</u>			<u>P</u>		
<u>Blood donation center</u>			<u>P</u>		
<u>Botanical garden</u>			<u>P</u>		
<u>Brewery</u>			<u>P<sup>5</sup></u>		
<u>Brewery, small</u>			<u>P<sup>5</sup></u>		
<u>Bus line station/terminal</u>			<u>C</u>		
<u>Car wash</u>			<u>C</u>		
<u>Charity dining hall</u>			<u>P</u>		
Clinic (medical, dental)		P	<u>P</u>	P	P
Commercial food preparation		P <sup>5</sup>	<u>P<sup>5</sup></u>	P <sup>5</sup>	P <sup>5</sup>
Community garden	P	P	<u>P</u>	P	P
Community recreation center		P	<u>P</u>	P	P
<u>Convent/monastery</u>			<u>P</u>		
<u>Convention center</u>			<u>P</u>		
<u>Crematorium</u>			<u>P</u>		
<u>Daycare</u>					
center, adult		P	<u>P</u>	P	P
center, child		P	<u>P</u>	P	P
nonregistered home daycare	P <sup>1</sup>	P <sup>1</sup>	<u>P<sup>1</sup></u>	P <sup>1</sup>	P <sup>1</sup>
registered home daycare or preschool	P <sup>1</sup>	P <sup>1</sup>	<u>P<sup>1</sup></u>	P <sup>1</sup>	P <sup>1</sup>
<u>Dwelling:</u>					
<u>Accessory guest and servants' quarters</u>			<u>P</u>		
<u>Assisted living facility (large)</u>			<u>P</u>		
Assisted living facility (limited capacity)	P	P	<u>P</u>	P	P
Assisted living facility (small)		P	<u>P</u>	P	P
Congregate Care Facility (Large)		C	<u>C</u>	C	C
Congregate Care Facility (Small)	C		<u>P</u>		
Group home (large)		P	<u>P</u>	P	P

# LEGISLATIVE DRAFT

	Group home (small) <del>when located above or below first story office, retail, or commercial use, or on the first story where the unit is not located adjacent to street frontage</del>		P	<u>P</u>	P	P
	<u>Living quarters for caretaker or security guard</u>			<u>P</u>		
	Multi-family		P	<u>P</u>	P	P
	Residential support (large)		P	<u>P</u>		
	Residential support (small)		P	<u>P</u>		
	Rooming (boarding) house		P	<u>P</u>		
	Single-family attached	P	P	<u>P</u>		P
	Single-family detached	P				
	Single-family detached (cottage development building form only)		P			P
	Single room occupancy		P	<u>P</u>		
	Two-family	P				
	<u>Emergency medical services facility</u>			<u>P</u>		
	<u>Equipment rental (indoor)</u>			<u>P</u>		
	<u>Exhibition hall</u>			<u>P</u>		
	Farmers' market		P	<u>P</u>	P	P
	Financial institution		P	<u>P</u>	P	
	<u>Flea market (indoor)</u>			<u>P</u>		
	Funeral home		P	<u>P</u>	P	P
	<u>Gas station</u>			<u>C</u>		
	Government facility	P	P	<u>P</u>	P	P
	<u>Greenhouse</u>			<u>P</u>		
	Health and fitness facility		P	<u>P</u>	P	P
	Home occupation	P <sup>2</sup>	P <sup>2</sup>	<u>P<sup>2</sup></u>	P <sup>2</sup>	P <sup>2</sup>
	<u>Hospital</u>			<u>P</u>		
	Hotel/motel		P	<u>P</u>	P	
	House museum in landmark site	P	P	<u>P</u>	P	P
	<u>Industrial assembly (indoor)</u>			<u>P</u>		
	<u>Intermodal transit passenger hub</u>			<u>P</u>		
	Laboratory, medical related		P <sup>5</sup>	<u>P<sup>5</sup></u>	P <sup>5</sup>	P <sup>5</sup>
	Library		P	<u>P</u>	P	P
	<u>Manufacturing, light (indoor)</u>			<u>P</u>		
	<u>Meeting hall of membership organization</u>			<u>P</u>		
	Mixed use developments including residential and other uses allowed in the zoning district		P	<u>P</u>	P	P
	<u>Mobile food business</u>			<u>P</u>		
	<u>Mobile food court</u>			<u>P</u>		
	<u>Mobile food trailer</u>			<u>P</u>		
	<u>Mobile food truck</u>			<u>P</u>		
	Municipal service uses, including city utility uses and police and fire stations	P	P	<u>P</u>	P	P
	Museum		P	<u>P</u>	P	P

# LEGISLATIVE DRAFT

Nursing care facility		P	<u>P</u>	P	P
Office		P	<u>P</u>	P	P
Office and/or reception center in landmark site		P	<u>P</u>	P	P
Open space	P	P	<u>P</u>	P	P
Park	P	P	<u>P</u>	P	P
<u>Parking, commercial</u>			<u>C<sup>7</sup></u>		
<u>Parking facility, shared</u>			<u>P<sup>7</sup></u>		
<u>Parking garage</u>			<u>P</u>		
Parking, off site	P	P	<u>P<sup>7</sup></u>	P	P
<u>Parking, park and ride lot shared with existing use</u>			<u>P<sup>7</sup></u>		
<u>Performing arts production facility</u>			<u>P</u>		
Photo finishing lab			<u>P<sup>5</sup></u>	P <sup>5</sup>	P <sup>5</sup>
Place of worship		P	<u>P</u>	P	P
Plazas	P	P	<u>P</u>	P	P
<u>Radio, television station</u>			<u>P</u>		
<u>Railroad passenger station</u>			<u>P</u>		
<u>Reception center</u>			<u>P</u>		
Recreation (indoor)		P	<u>P</u>	P	P
<u>Recreation (outdoor)</u>			<u>P</u>		
Research and development facility		P <sup>5</sup>	<u>P<sup>5</sup></u>	P <sup>5</sup>	P <sup>5</sup>
Restaurant		P	<u>P</u>	P	P
Retail goods establishment		P	<u>P</u>	P	P
Retail goods establishment, plant and garden shop with outdoor retail sales area		P	<u>P</u>	P	P
Retail service establishment		P	<u>P</u>	P	P
Sales and display (outdoor)		P	<u>P</u>	P	P
School:					
College or university		P	<u>P</u>	P	P
Music conservatory		P	<u>P</u>	P	P
Professional and vocational		P	<u>P</u>	P	P
Seminary and religious institute		P	<u>P</u>	P	P
Public or private			<u>P</u>		
Seasonal farm stand		P	<u>P</u>	P	P
<u>Sign painting/fabrication (indoor)</u>			<u>P</u>		
<u>Social service mission</u>			<u>P</u>		
Solar array		P <sup>5</sup>	<u>P<sup>5</sup></u>	P <sup>5</sup>	P <sup>5</sup>
<u>Storage, self</u>			<u>P<sup>6</sup></u>		
Store, specialty		P	<u>P</u>	P	P
Studio, art		P	<u>P</u>	P	P
<u>Studio, motion picture</u>			<u>P</u>		
Technology facility		P <sup>5</sup>	<u>P<sup>5</sup></u>	P <sup>5</sup>	P <sup>5</sup>
<u>Theater, live performance</u>			<u>P</u>		
Theater, movie		P	<u>P</u>	P	P
Urban farm	P	P	<u>P</u>	P	P
Utility, building or structure	P	P	<u>P</u>	P	P

# LEGISLATIVE DRAFT

Utility, transmission wire, line, pipe, or pole	P	P	<u>P</u>	P	P
<u>Vehicle</u>					
<u>Automobile rental agency</u>			<u>P</u>		
<u>Automobile repair major</u>			<u>C</u>		
<u>Automobile repair minor</u>			<u>P</u>		
Vending cart, private property		P	<u>P</u>	P	P
<u>Warehouse</u>			<u>P<sup>6</sup></u>		
<u>Welding shop (indoor)</u>			<u>P</u>		
<u>Wholesale distribution</u>			<u>C<sup>6</sup></u>		
Wireless telecommunications facility		P	<u>P</u>	P	P
<u>Woodworking mill (indoor)</u>			<u>P</u>		

Qualifying provisions:

1. Subject to ~~s~~Section 21A.36.130 of this title.
2. Subject to ~~s~~Section 21A.36.030 of this title.
3. Must contain retail component for on-site food sales.
4. Prohibited within 1/2 mile of a residential use if the facility produces hazardous or radioactive waste as defined by the Utah Department of Environmental Quality administrative rules.
5. Consult the water use and/or consumption limitations of Subsection 21A.33.010.D.1.
6. Only allowed on a ground floor when the use is located behind another permitted or conditional use that occupies the required ground floor use space.
7. Subject to parking location restrictions of Subsection 21A.27.050.D.3.
8. Subject to conformance with the provisions of section 21A.36.300, "Alcohol Related Establishments", of this title.

SECTION 4. Amending the text of Salt Lake City Code Subsection 21A.36.020.C. That

Subsection 21A.36.020.C of the *Salt Lake City Code* (Zoning: General Provisions: Conformance With Lot and Bulk Controls: Height Exceptions) shall be, and hereby is amended to read and appear as follows:

C. Height Exceptions: Exceptions to the maximum building height in all zoning districts are allowed as indicated in ~~€~~Table 21A.36.020\_C of this subsection.

TABLE 21A.36.020\_C  
HEIGHT EXCEPTIONS

Type	Extent Above Maximum Building Height Allowed By <del>T</del> the District	Applicable Districts
Chimney	As required by local, State or Federal regulations	All zoning districts



# LEGISLATIVE DRAFT

Type	Extent Above Maximum Building Height Allowed By The District	Applicable Districts
Church steeples or spires	No limit	All zoning districts
Elevator/stairway tower or bulkhead	16 feet	All Commercial, Manufacturing, Downtown, FB-UN2, <del>FB-UN3</del> , RO, R-MU, RMF-45, RMF-75, RP, BP, I, UI, A, PL and PL-2 Districts
Flagpole	Maximum height of the zoning district in which the flagpole is located or 60 feet, whichever is less. Conditional use approval is required for additional height	All zoning districts
Light poles for sport fields such as ballparks, stadiums, soccer fields, golf driving ranges, and similar uses <sup>1</sup>	Maximum height of the zoning district or 90 feet whichever is greater. Special exception approval is required for any further additional height or if the lights are located closer than 30 feet from adjacent residential structures	All zoning districts that allow sport field activities and stadiums excluding parks less than 4 acres in size
Mechanical equipment parapet wall	5 feet	All zoning districts, other than the FP, FR-1, FR-2, FR-3, and Open Space Districts

Note:

1. Lighting shall be shielded to eliminate excessive glare or light into adjacent properties and have cutoffs to protect the view of the night sky.

## SECTION 5. Amending the text of Salt Lake City Code Subsection 21A.46.096. That

Section 21A.46.096 of the *Salt Lake City Code* (Zoning: Signs: Sign Regulations for Form Based Districts) shall be, and hereby is amended to read and appear as follows:

### **21A.46.096: SIGN REGULATIONS FOR THE FORM BASED DISTRICTS:**

The following regulations shall apply to signs permitted in the form based code zoning districts. Any sign not expressly permitted by these district regulations is prohibited.

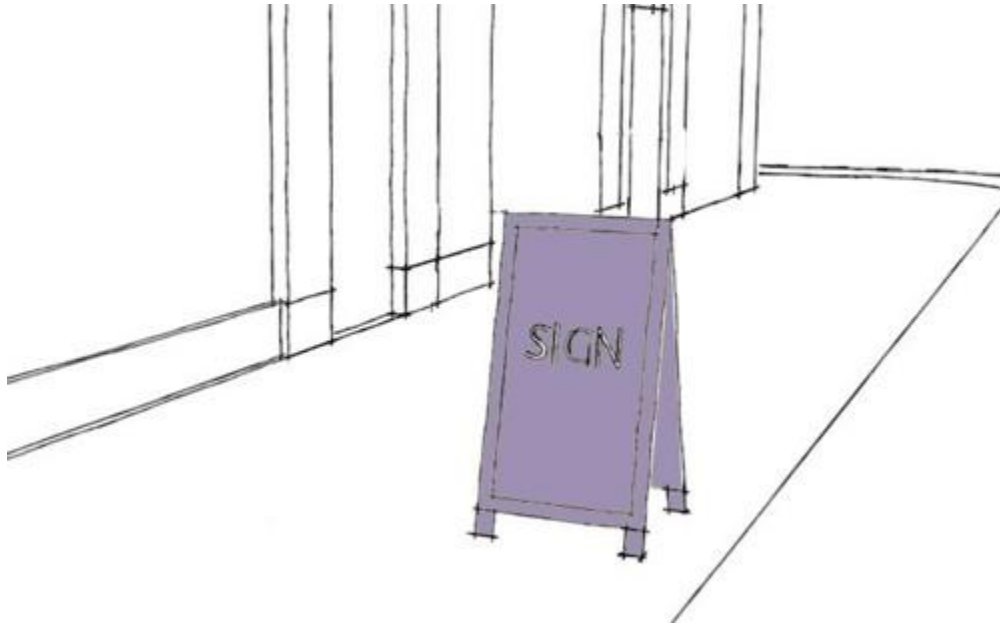
#### **A. Sign Regulations ~~F~~or ~~T~~he Form Based Code Districts:**

1. Purpose: Sign regulations for the form based code zoning districts are intended to provide appropriate signage oriented primarily to pedestrian and mass transit traffic.

2. Applicability: This subsection applies to all signs located within the form based code zoning districts. This subsection is intended to list all permitted signs in the zone. All other regulations in this chapter shall apply.

B. Sign Type, Size ~~A~~ and Height Standards:

1. A-Frame Sign:



Sign Type	FB-UN1	FB-UN2	<u>FB-UN3</u>	FB-SC	FB-SE	Specifications	
A-frame sign		P	<u>P</u>	P	P	Quantity	1 per leasable space. Leasable spaces on corners may have 2.
						Width	Maximum of 2 feet. Any portion of the frame (the support structure) may extend up to 6 inches in any direction beyond the sign face.
						Height	Maximum of 3 feet. Any portion of the frame (the support structure) may extend up to 6 inches in any direction beyond the sign face.
						Placement	On public sidewalk or private property.

# LEGISLATIVE DRAFT

						Obstruction free area	Minimum of 8 feet must be maintained at all times for pedestrian passage.
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## 2. Awning Or Canopy Sign:



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Sign Type	FB-UN1	FB-UN2	<u>FB-UN3</u>	FB-SC	FB-SE	Specifications	
Awning or canopy sign	P	P	<u>P</u>	P	P	Quantity	1 per window or entrance.
						Width	Equal to the width of the window.
						Projection	No maximum depth from building facade, however design subject to mitigation of rainfall and snowfall runoff, conflict avoidance with tree canopy, and issuance of encroachment permits where required. The awning or canopy can project a maximum of 2 feet into a special purpose corridor.
						Clearance	Minimum of 10 feet of vertical clearance.

# LEGISLATIVE DRAFT

						Letters and logos	Allowed on vertical portions of sign only.
						Location permitted	Private property or a public street. Signs can face a special purpose corridor but must be located on private property. All signs are subject to the requirements of the revocable permitting process.

## 5. Construction Sign:

Sign Type	FB-UN1	FB-UN2	<u>FB-UN3</u>	FB-SC	FB-SE	Specifications	
Construction sign (see definition in this chapter)	P	P	<u>P</u>	P	P	Quantity	1 per construction site.
						Height	Maximum of 8 feet. <u>Maximum of 12 feet in FB-UN3.</u>
						Area	Maximum of 64 square feet.
						Location permitted	Private property or a public street. Signs can face the special purpose corridor, but must be located on private property.

## 6. Flat Sign:



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Sign Type	FB-UN1	FB-UN2	FB-UN3	FB-SC	FB-SE	Specifications	
Flat sign		P	<u>P</u>	P	P	Quantity	1 per leasable space. Leasable spaces on corners may have 2.
						Width	Maximum of 90% of width of leasable space. <u>No maximum width in FB-UN3.</u>
						Height	Maximum of 3 feet. <u>No maximum height in FB-UN3.</u>
						Area	1½ square feet per linear foot of store frontage.
						Projection	Maximum of 1 foot.

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7. Flat Sign (building orientation):

<u>Sign Type</u>	<u>FB-UN1</u>	<u>FB-UN2</u>	<u>FB-UN3</u>	<u>FB-SC</u>	<u>FB-SE</u>	<u>Specifications</u>	
<u>Flat sign (building orientation)</u>			<u>P</u>			<u>Quantity</u>	<u>1 per building face.</u>
						<u>Height</u>	<u>May not extend above the roof line or top of parapet wall.</u>

# LEGISLATIVE DRAFT

					<u>Area</u>	<u>1½ square feet per linear foot of building frontage.</u>
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## 6. Marquee Sign:

<u>Sign Type</u>	<u>FB-UN1</u>	<u>FB-UN2</u>	<u>FB-UN3</u>	<u>FB-SC</u>	<u>FB-SE</u>	<u>Specifications</u>	
<u>Marquee sign</u>			<u>P</u>			<u>Quantity</u>	<u>1 per building.</u>
						<u>Width</u>	<u>Maximum of 90% of width of leasable space.</u>
						<u>Height</u>	<u>May not extend above the roof of the building.</u>
						<u>Area</u>	<u>1½ square feet per linear foot of building frontage.</u>
						<u>Projection</u>	<u>Maximum of 6 feet. May project into right of way a maximum of 4 feet provided the sign is a minimum of 12 feet above the sidewalk grade.</u>

## 7. Monument Sign:

<u>Sign Type</u>	<u>FB-UN1</u>	<u>FB-UN2</u>	<u>FB-UN3</u>	<u>FB-SC</u>	<u>FB-SE</u>	<u>Specifications</u>	
<u>Monument sign</u>			<u>P</u>			<u>Quantity</u>	<u>1 per building.</u>
						<u>Setback</u>	<u>5 feet.</u>
						<u>Height</u>	<u>Maximum of 20 feet.</u>
						<u>Area</u>	<u>1 square feet per linear foot of building frontage.</u>

## 58. Nameplate Sign:



<b>Sign Type</b>	<b>FB-UN1</b>	<b>FB-UN2</b>	<b><u>FB-UN3</u></b>	<b>FB-SC</b>	<b>FB-SE</b>	<b>Specifications</b>	
Nameplate sign	P	P	<u>P</u>	P	P	Quantity	1 per leasable space. Leasable spaces on corners may have 2.
						Area	Maximum of 3 square feet.

9. New Development Sign:

<b><u>Sign Type</u></b>	<b><u>FB-UN1</u></b>	<b><u>FB-UN2</u></b>	<b><u>FB-UN3</u></b>	<b><u>FB-SC</u></b>	<b><u>FB-SE</u></b>	<b><u>Specifications</u></b>	
<u>New Development sign</u>			<u>P</u>			<u>Quantity</u>	<u>1 per street frontage.</u>
						<u>Setback</u>	<u>5 feet.</u>
						<u>Height</u>	<u>12 feet.</u>
						<u>Area</u>	<u>200 square feet.</u>

10. Private Directional Sign:

# LEGISLATIVE DRAFT

Sign Type	FB-UN1	FB-UN2	<u>FB-UN3</u>	FB-SC	FB-SE	Specifications	
Private directional sign (see definition in this chapter)	P	P	<u>P</u>	P	P	Quantity	No limit.
						Height	Maximum of 5 feet.
						Area	Maximum of 8 square feet.
						Restriction	May not contain business name or logo.
						Location permitted	Private property or public street. Signs can face the special purpose corridor but must be located on private property. All signs are subject to the requirements of the revocable permitting process.

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252 711. Projecting Sign:



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Sign Type	FB-UN1	FB-UN2	<u>FB-UN3</u>	FB-SC	FB-SE	Specifications	
Projecting sign		P	<u>P</u>	P	P	Quantity	1 per leasable space. Leasable spaces on corners may have 2.



# LEGISLATIVE DRAFT

						Clearance	Minimum of 10 feet above sidewalk/walkway.
						Area	6 square feet per side, 12 square feet total.
						Projection	Maximum of 4 feet from building façade.
						Location permitted	Private property or public street. Signs can face the special purpose corridor but must be located on private property. All signs are subject to the requirements of the revocable permitting process.

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256 812. Projecting Parking Entry Sign:

Sign Type	FB-UN1	FB-UN2	<u>FB-UN3</u>	FB-SC	FB-SE	Specifications	
Projecting parking entry sign (see projecting sign graphic)			<u>P</u>	P	P	Quantity	1 per parking entry.
						Clearance	Minimum of 10 feet above sidewalk/walkway.
						Height	Maximum of 2 feet.
						Area	4 square feet per side, 8 square feet total.
						Projection	Maximum of 4 feet from building facade for public and private streets. Maximum of 2 feet within the special purpose corridor.
						Location permitted	Private property or public street. Signs can face the special purpose corridor but must be located on private property. All signs are subject to the requirements of the revocable permitting process.

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258 913. Public Safety Sign:

# LEGISLATIVE DRAFT

Sign Type	FB-UN1	FB-UN2	<u>FB-UN3</u>	FB-SC	FB-SE	Specifications	
Public safety sign (see definition in this chapter)	P	P	<u>P</u>	P	P	Quantity	No limit.
						Height	Maximum of 6 feet.
						Area	8 square feet.
						Projection	Maximum of 1 foot.
						Location permitted	Private property or public street. Signs can face the special purpose corridor but must be located on private property. All signs are subject to the requirements of the revocable permitting process.

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260 104. Real Estate Sign:

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Sign Type	FB-UN1	FB-UN2	<u>FB-UN3</u>	FB-SC	FB-SE	Specifications	
Real estate sign	P	P	<u>P</u>		<u>P</u>	Quantity	1 per leasable space. Leasable spaces on corners may have 2.
						Height	Maximum of 12 feet.
						Area	32 square feet. 64 square feet in FB-UN3.

# LEGISLATIVE DRAFT

						Location permitted	Private property or public street. Signs can face the special purpose corridor but must be located on private property. All signs are subject to the requirements of the revocable permitting process.
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## 145. Window Sign:



Sign Type	FB-UN1	FB-UN2	<u>FB-UN3</u>	FB-SC	FB-SE	Specifications	
Window sign		P	<u>P</u>	P	P	Quantity	1 per window.
						Height	Maximum of 3 feet.
						Area	Maximum of 25% of window area.

SECTION 6. Effective Date. This Ordinance shall become effective on the date of its first publication.

# LEGISLATIVE DRAFT

Passed by the City Council of Salt Lake City, Utah, this \_\_\_\_\_ day of \_\_\_\_\_,

2023.

\_\_\_\_\_  
CHAIRPERSON

ATTEST AND COUNTERSIGN:

\_\_\_\_\_  
CITY RECORDER

Transmitted to Mayor on \_\_\_\_\_.

Mayor's Action: \_\_\_\_\_ Approved. \_\_\_\_\_ Vetoed.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY RECORDER  
(SEAL)

Bill No. \_\_\_\_\_ of 2023.

Published: \_\_\_\_\_.

Ordinance adopting FB UN3 zoning (legislative)

**APPROVED AS TO FORM**

Salt Lake City Attorney's Office

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Katherine D. Pasker, *Senior City Attorney*

SALT LAKE CITY ORDINANCE  
No. \_\_\_\_\_ of 2023

(An ordinance amending the zoning map to apply the FB-UN3 Form Based Urban Neighborhood 3 District to the “fleet block” property located between 800 South and 900 South Streets and 300 West and 400 West Streets)

An ordinance amending the zoning map to apply the FB-UN3 Form Based Urban Neighborhood 3 Subdistrict to the “fleet block” property located between 800 South and 900 South Streets and 300 West and 400 West Streets pursuant to Petition No. PLNPCM2019-00277.

WHEREAS, the Salt Lake City Planning Commission (“Planning Commission”) held a public hearing on December 11, 2019 to consider a petition by former Salt Lake City Mayor Jacqueline Biskupski to amend various provisions of Title 21A of the *Salt Lake City Code* to create the FB-UN3 Form Based Urban Neighborhood 3 Subdistrict, to establish regulations for that subdistrict, and to apply the FB-UN3 Form Based Urban Neighborhood 3 Subdistrict to the “fleet block” property located between 800 South and 900 South Streets and 300 West and 400 West Streets pursuant to Petition No. PLNPCM2019-00277); and

WHEREAS, at its December 11, 2019 meeting, the Planning Commission voted in favor of transmitting a positive recommendation to the Salt Lake City Council (“City Council”) on said petition; and

WHEREAS, 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 Zoning Map. The Salt Lake City zoning map, as adopted by the *Salt Lake City Code*, relating to the fixing of boundaries and zoning districts, shall be and hereby is amended to apply the FB-UN3 Form Based Urban Neighborhood 3 Subdistrict to the

“fleet block” property located between 800 South and 900 South Streets and 300 West and 400 West Streets (Tax ID Nos. 15-12-251-001-0000, 15-12-177-007-0000), and as more particularly described on Exhibit “A” attached hereto.

SECTION 7. 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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
CHAIRPERSON

ATTEST AND COUNTERSIGN:

\_\_\_\_\_  
CITY RECORDER

Transmitted to Mayor on \_\_\_\_\_.

Mayor’s Action: \_\_\_\_\_ Approved. \_\_\_\_\_ Vetoed.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY RECORDER  
(SEAL)

Bill No. \_\_\_\_\_ of 2023.  
Published: \_\_\_\_\_.

Ordinance adopting FB UN3 zoning map amendment

**APPROVED AS TO FORM**  
Salt Lake City Attorney’s Office  
Date: March 23, 2023  
By: Katherine D. Pasker  
Katherine D. Pasker, *Senior City Attorney*

# EXHIBIT “A”

Legal Description and Map of Property Subject to Zoning Map Amendment:

All of Block 7, Plat A, Salt Lake City Survey

**Parcel Tax ID Nos.**

15-12-251-001-0000

15-12-177-007-0000

