21A.26.060: CSHBD SUGAR HOUSE BUSINESS DISTRICT (CSHBD1, CSHBD2, AND CSHBD-SUS):

In this chapter and the associated zoning map, the CSHBD Zone is divided into three (3) subareas for the purpose of defining design criteria. In other portions of this text, the CSHBD1, CSHBD2, and CSHBD-SUS Zones are jointly referred to as the CSHBD Zone because all other standards in this title are the same.

A. Purpose Statement: The purpose of the CSHBD Sugar House Business District is to promote a walkable community with a transit oriented, mixed use town center that can support a twenty-four (24) hour population. The CSHBD provides for residential, commercial and office use opportunities, with incentives for high density residential land use in a manner compatible with the existing form and function of the Sugar House master plan and the Sugar House Business District. The CSHBD- SUS zone is intended to incorporate Salt Lake City's Comprehensive Sustainability Policy into the zoning code.

B. Uses: Uses in the CSHBD Sugar House Business District as specified in Section 21A.33.030, "Table of Permitted and Conditional Uses for Commercial Districts", of this title are permitted, subject to the general provisions set forth in Section 21A.26.010 of this chapter and this section.

C. Design Standards Compliance: Development shall comply with the requirements of Chapter 21A.37 "Design Standards" when applicable as specified in that chapter.

D. Design Review: All new construction of principal buildings that exceed fifty feet (50') in height in the CSHBD1 District or thirty feet (30') in height in the CSHBD2 District or twenty thousand (20,000) gross square feet in size in either district shall be subject to design review. Design review shall be approved in conformance with the "Sugar House Business District Design Guideline Handbook" (located as an appendix section in the Sugar House Master Plan), "Sugar House Circulation and Streetscape Amenities Plan," and the provisions of Chapter 21A.59 of this title.

E. Minimum Lot Size: No minimum lot area or width is required.

F. Minimum Yard Requirements:

1. Front and Corner Side Yards: No minimum yard is required.

2. Maximum Front/Corner Side Yard Setback: The maximum front and corner side yard setback is fifteen feet (15'). Exceptions to this requirement may be authorized through the design review process, subject to the requirements of Chapter 21A.59 of this title, and the review and approval of the planning commission. The planning director, in consultation with the transportation director, may modify this requirement if the adjacent public sidewalk is substandard and the resulting modification to the setback results in a more efficient public sidewalk, and/or the modification conforms with the "Sugar House Business District Design Guidelines Handbook" or

"Sugar House Circulation and Streetscape Amenities Plan." Appeal of an administrative decision is to the planning commission.

3. Interior Side Yards: None required.

4. Rear Yards: None required.

5. Buffer Yards: All lots abutting a lot in a residential district shall conform to the buffer yards and landscape requirements of Chapter 21A.48 of this title.

6. Setback from Single-Family Zones: For those structures located on properties zoned CSHBD that abut properties in a Low Density, Single-Family Residential Zone, every three feet (3') in building height above thirty feet (30'), shall be required a corresponding one foot (1') setback from the property line at grade. This additional required setback area can be used for landscaping or parking.

7. Parking Setbacks: See Table 21A.44.060 for parking location restrictions.

G. Maximum Height: Maximum height limits vary, depending upon location and land use. The following regulations shall apply for each area within the CSHBD Zone:

1. CSHBD1:

Height Limit	Residential Use	Nonresidential Use
Up to 30'	Allowed.	Allowed.
>30' to 75'	Allowed.	For every square foot of nonresidential gross floor area above 30' in height, an equivalent gross floor area of residential use must be provided. The residential floor area may be provided within the same building or in a separate building. Separate building option requires a development agreement with the city specified in Subsection 21A.26.060 .I.
>75' to 105'	Allowed if 90% of the required parking for the building is within a parking structure.	Compliance with the same standard for >30' to 75'height noted above, and 90% of the required parking for the building must be located within a parking structure.

2. CSHBD2:

Height Limit	Residential Use	Nonresidential Use
Up to 30'	Allowed.	Allowed.

>30' to 60'	Allowed.	For every square foot of nonresidential gross floor area above 30' in height, an equivalent gross floor area of residential use must be provided. The residential floor area may be provided within the same building or in a separate building. Separate building option requires a development agreement with the City specified in Subsection 21A.26.060 .I. If the residential is provided off-site, the nonresidential building is limited to a height of 45'.

3. CSHBD-SUS:

Height Limit	Residential Use	Nonresidential Use
Up to 30'	Allowed.	Allowed.
>30' to 75'	Allowed.	For every square foot of nonresidential gross floor area above 30' in height, an equivalent gross floor area of residential use must be provided. The residential floor area may be provided within the same building or in a separate building. Separate building option requires a development agreement with the city specified in Subsection 21A.26.060 .I.
>75' to 105'	Allowed if 90% of the required parking for the building is within a parking structure.	Compliance with the same standard for >30' to 75'height noted above, and 90% of the required parking for the building must be located within a parking structure.
>105' to 305'	Required conditions to be satisfied: 1) 90% of the required parking for the building is within a parking structure. 2) The building's superstructure must consist of mass timber and/or another renewable material that structurally supports 65% or greater of the approved building height. The selected materials must reduce the Construction (Upfront) Embodied Carbon by 60% or greater. This must be verified through a preliminary and final Whole Building Life Cycle Assessment (WBLCA). The preliminary WBLCA, documenting the reduction of the Embodied Carbon, must be submitted by the Owner to the City prior to issuance of any	

building permits. Upon completion of construction and prior to the City issuing a Certificate of Occupancy, the Owner must submit a WBLCA to the City that verifies the reduction in Embodied Carbon.

3) Green Building Rated – The proposed project will provide a LEED rating of at least "Gold" and/or Green Building Certification Equivalent.

4) A minimum stepback of five feet (5') or other architectural feature that can deflect snow and ice from falling directly onto a sidewalk, midblock walkway, or other public space. The stepback may be located above the height of the first floor and below one hundred fifty feet (150') in height above the sidewalk or public space. Buildings that are not clad in glass are exempt from this requirement.

At least three (3) of the following conditions must also satisfied:

1) Public Parking – The proposed project contains at least one (1) onsite, publicly available parking space for each 1,000 SF of leasable commercial floor area within the proposed project.

2) Public Transit – The proposed project is located within 1,500 feet of a light rail transit stop.

3) Electric Technologies – The proposed project must use all-electric technologies in place of combustion fueled technologies within residential units.

4) Midblock walkway is provided on the property and the midblock walkway connects to an existing or planned street, midblock walkway, or publicly accessible public space and provides at least fifteen feet (15') of clear walking path.

5) The property where the building is located exceeds the minimum requirement for ground floor uses identified in chapter 21A.37 (Design Standards) of this title, specifically:

a) For Subsection 21A.37.050.A.1 (Design Standards Defined, Ground Floor Use Only), the requirement must be increased to one hundred percent (100%). This option requires that the entire ground floor use of a building consists of retail good establishments, retail service establishments or restaurants, public service portions of businesses, department stores, art galleries, motion picture theaters, performing art facilities or similar uses that encourages walk-in traffic through an active use. Vehicle entry and exit ways necessary for access to parking and loading and building services areas are exempt from this requirement; or

b) For Subsection 21A.37.050.A.2 (Design Standards Defined, Ground Floor Use and Visual Interest), the ground floor use requirement must be increased to eighty five percent (85%) and the visual interest requirement must be increased to fifteen percent (15%). This option requires an increased percentage of ground floor space to

	be used for an active use, and an increased percentage of the building to provide visual interest; 6) The applicant provides a restrictive covenant on a historic building, a building that is fifty (50) years or older, or a building that is a nationally recognized property, located outside of the H Historic Preservation Overlay District for the purpose of preserving the structure for a minimum of fifty (50) years. 7) The proposal includes a privately owned, publicly accessible open space on the property or on another property within the geographic boundaries of the Sugar House Plan. To qualify for this provision, a restrictive covenant in the favor of the city shall be recorded against the open space portion of the property. The space shall be a minimum of five hundred (500) square feet and include enough trees to provide a shade canopy that covers at least sixty percent (60%) of the open space area.

H. First Floor/Street Level Requirements: The ground floor use area required by Chapter 21A.37 shall be occupied by residential, retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns/brewpubs, bar establishments, art galleries, theaters or performing art facilities. For such areas facing 2100 South, 1100 East, or Highland Drive, residential dwelling units are not allowed within the required ground floor use area. Live/work units are allowed in this space if the working area of the unit is located on the ground floor.

I. Residential Requirement for Mixed Use Developments: For those mixed use developments requiring a residential component, the residential portion of the development shall be as follows:

1. Located in the same building as noted in Subsection G of this section, or
2. May be located in a separate building and/or on a different property in the area zoned CSHBD. For such off site residential configuration, the amount of residential development required is equal to the total amount of gross square footage obtained for the nonresidential floors rising in excess of thirty feet (30'). In addition, prior to the issuance of a building permit for the nonresidential structure, the applicant must identify specifically where the residential structure will be located in the area zoned CSHBD and enter into a development agreement with the city to ensure the construction of the residential structure in a timely manner. In such cases where the residential use is built off site, one of the following shall apply:

a. Construction of the off site residential use must be progressing beyond the footings and foundation stage, prior to the nonresidential portion of the development obtaining a certificate of occupancy, or

b. Prior to the nonresidential portion of the development obtaining a certificate of occupancy, a financial assurance shall be provided to the city assuring that construction of the residential use will commence within two (2) years of receiving a certificate of occupancy for the nonresidential component of the development. The financial assurance shall be in an amount equal to fifty percent (50%) of the construction valuation for the residential component of the development as determined by the building official. The city shall call the financial assurance and deposit the proceeds in the city's Housing Trust Fund if construction has not commenced within two (2) years of the issuance of the certificate of occupancy for the nonresidential component of the development.

J. Park Strip Materials: Property within this zoning district shall be considered part of an improvement district subject to the provisions of Section 21A.48.060, and as such, alternative materials may be utilized for park strips. Alternative material is subject to planning director approval based on its compliance with the adopted "Circulation and Streetscape Amenities Plan" or its successor.

K. Street Trees: Street trees are required and subject to the regulations in Section 21A.48.060.

L. Street Lighting: Street lighting shall be installed in accordance with the City Street Lighting Master Plan (or its successor) and any other contract or agreement with the city pertaining to street lighting. This requirement only applies to new principal buildings.

M. Sidewalk Materials: Sidewalk paving shall include a minimum of ten percent (10%) brick or pavers as an accent material, subject to engineering division approval. Modifications to this requirement may be approved by the planning director if in compliance with the adopted "Sugar House Circulation and Streetscape Amenities Plan" or its successor. This requirement only applies to new principal buildings.

N. Sidewalk Width: Sidewalks shall be a minimum of ten feet (10') wide. This requirement applies to new principal buildings and to additions that increase the gross building square footage by more than fifty percent (50%). 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. Modifications to this requirement may be approved by the planning director if in compliance with the adopted "Sugar House Circulation and Streetscape Amenities Plan" or its successor.

O. A private property owner that submits a petition for a zoning amendment to the CSHBD-SUS Zone shall include in the petition a proposal for community benefit not otherwise provided for in this section.

- **CHAPTER 21A.26 COMMERCIAL DISTRICTS**

  21A.26.060: CSHBD Sugar House Business District (CSHBD1, ~~And~~ CSHBD2 And CSHBD- SUS)

- **21A.44.040: REQUIRED OFF STREET PARKING:**

TABLE 21A.44.040-A: MINIMUM AND MAXIMUM OFF STREET PARKING:					
DU= dwelling unit sq. ft.= square feet					
Land Use	**Minimum Parking Requirement**				**Maximum Parking Allowed**
	General Context	**Neighborhood Center Context**	**Urban Center Context**	**Transit Context**	
	All zoning districts not listed in another context area	**RB, SNB, CB, CN, R-MU-35,R-MU - 45, SR-3, FB-UN1, FB-SE, SSSC Overlay**	**D-2, MU, TSA-T, CSHBD1, CSHBD2,** CSHBD-SUS	**D-1, D-3, D-4, G-MU, TSA-C, UI, FB-UN2, FB-UN3, FB-SC, R-MU**	

- **14.36.040: NEWS RACKS ALLOWED ONLY IN SPECIFIED AREAS:**

A. News racks on city owned property or in the public right of way shall be lawful within the expanded central business district ("ECBD"), which is defined to include the area of downtown bounded on the north by the north side of North Temple Street; on the east by the east side of 200 East Street; on the south by the south side of 500 South Street; and on the west by the west side of 400 West Street.

B. News racks shall be lawful on city owned property and in the public right of way within the Sugar House business district zoning districts (CSHBD1 ~~and~~ CSHBD2,CSHBD-SUS).

- **21A.46.125: VINTAGE SIGNS:**

B. Notwithstanding any contrary provision of this title:

3. A designated vintage sign may:

a. Be relocated within its current site.

b. Be modified to account for changing uses within its current site. These modifications shall be in the same style as the design of the original sign including:

(1) Shape and form,

(2) Size,

(3) Typography,

(4) Illustrative elements,

(5) Use of color,

(6) Character of illumination, and

(7) Character of animation.

c. Be restored or recreated, and reinstated on its original site.

a. Be relocated to a new site for use as a piece of public art, provided that the original design and character of the sign is retained, or will be restored, and it advertises a business no longer in operation. Vintage signs may only be relocated for use as public art to sites in the following districts: D-1, D-2, D-3, D-4, G-MU, CSHBD1, CSHBD2, CSHBD-SUS, FB-UN2, FB-UN3, FB-SC, FB-SE, TSA.

- **21A.44.060: PARKING LOCATION AND DESIGN:**

TABLE 21A.44.060-A: PARKING LOCATION AND SETBACK REQUIREMENTS: N = parking prohibited between lot line and front line of the principal building				
Zoning District	**Front Lot Line**	**Corner Side Lot Line**	**Interior Side Lot Line**	**Rear Lot Line**
URBAN CENTER CONTEXT				
CSHBD1 & CSHBD-SUS	N	0 ft.; or 7 ft. when abutting any residential district		
CSHBD2		0 ft.; or 7 ft. when abutting any 1-2 family residential district		