

Sugar House Business District Design Standards

Zoning Text Amendment Proposal Summary

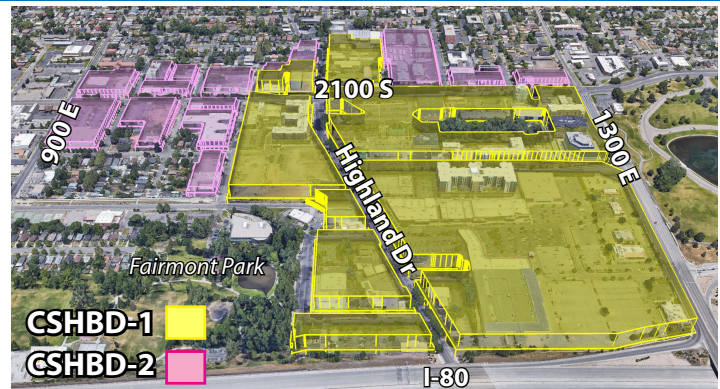


Background

The City is proposing changes to the Sugar House Business District zones, both the CSHBD-1 and CSHBD-2. These zones are generally located between 2000 South and I-80 and 900 East to 1300 East. The aerial to the right shows where the zone is mapped.

The primary purpose of these changes is to put in place additional design standards for new development proposals that are too small to trigger a comprehensive Design Review process. Design standards generally include standards related to ground floor use, building materials, blank wall limits, and glass, among others.

Currently, there are a limited number of design standards applicable to small developments in Sugar House, whereas large developments have many more standards and guidelines to comply with. The proposed additional design standards are meant to bridge this gap and help ensure that new small buildings support a high quality pedestrian oriented environment in Sugar House.



Key Points

- Adds additional design standards in CSHBD zones
 - Aimed at new, small scale development
 - Bridges design criteria gap between small and large developments
- Standards would apply to all development sizes
- Adds additional miscellaneous zoning standards
- Developments could still request modifications through Design Review process

Design Review Size Thresholds

Each sub-zone of Sugar House has a different building size threshold that triggers a design review process for development. Developments under these size thresholds are considered small scale development:

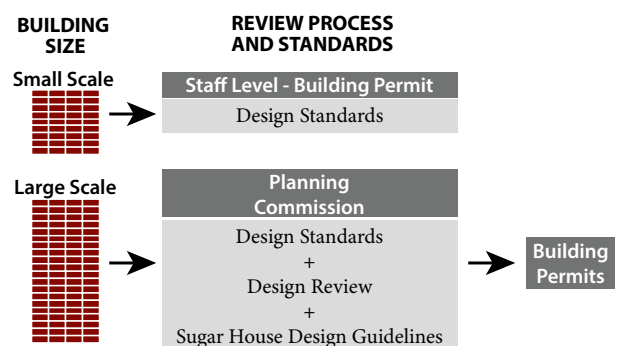
- **CSHBD-1:** >20,000 sq ft (floor area), or >50 ft tall
- **CSHBD-2:** >20,000 sq ft (floor area), or >30 ft tall

All developments are required to comply with basic “design standards.” However, in addition to these standards, large scale developments are required to go through a comprehensive design review process called “Conditional Building and Site Design Review” (Design Review). This review generally focuses on visual and pedestrian interest of buildings and also includes a review against the [Sugar House Business District Design Guidelines Handbook](#) (the “Handbook”), a collection of 115 different guidelines for development in Sugar House.

Current Design Standards

The zoning code has a small number of design standards that apply to small buildings in the CSHBD zones:

- **Ground Floor Glass:** 40% minimum
- **Building Entrances:** One required per street facade
- **Lighting:** Exterior and parking lot lighting limits
- **Upper Level Building Step-backs:**
 - 15’ step-back required above 30’ height level
- **Mechanical Equipment Screening:**
 - Must be screened/sited out of public view
- **Ground Floor Use Limitation (Zoning):**
 - Ground floors shall include the following uses: residential, retail, restaurants, bars, art galleries, theaters/performing arts, or public service portions of businesses



Review process and applicable review standards for different building sizes in Sugar House

The six standards above are generally the only design standards small buildings must comply with, compared to larger buildings which have over a hundred criteria they are reviewed against, including the comprehensive design standards in the Design Review process and the guidelines in the *Handbook*.

Proposed Changes

The Planning Division is proposing additional design standards to help ensure that new small buildings support a high quality pedestrian oriented environment in Sugar House, despite not going through the much more intensive Design Review process that large buildings are reviewed through.

These new standards would supplement the existing design standards. These standards are informed by the [Sugar House Master Plan](#) and [Handbook](#), as well as recent Sugar House developments.

New Additional Design Standards

New Additional Design Standards

The below standards would be located in Chapter 21A.37 “Design Standards.” These are abbreviated standards and the full text can be found in the attachments to this summary.

- **Ground Floor Use Space:**

80% of street facing façade length must be a use besides parking and have a 25’ min. depth.

- **Building Materials:**

80% of ground floor street facing façade must be covered in a high quality durable material;
60% of upper floor street facades must be covered in high quality durable material.

- **Service Area Screening:**

Service areas (loading docks, etc) must be screened.

- **Building Entrances:**

One required with every 30’ of street facing façade.

- **Maximum Façade Length:**

300’ length limit for street facing façades.

- **Parking Structure Design Standards:**

Various design standards primarily relating to ground floor and facade design for parking structures.
(See attachment 2 for detailed list of requirements.)

New Zoning Standards

The changes also include additional zoning requirements and allowances to implement policies from the [Sugar House Master Plan](#) and [Sugar House Business District Design Guideline Handbook](#). These are listed below.

New Zoning Requirements

New Zoning Standards

- **Minimum Sidewalk Widths:**

8’ in CSHBD1, 6’ in CSHBD2.

- **Street Light Installation:**

Required where identified by City Lighting Master Plan.

- **Ground Floor Commercial Use:**

When facing 1100 East/Highland Drive/2100 South, a portion of the required ground floor space must include a commercial use.

New Zoning Allowances

- **Directional Signage:**

Increased height limit to 6’ to allow for eye-level pedestrian wayfinding signage.

- **Park Strip Paving Materials:**

Fully hard surfaced park strips allowed if compliant with Sugar House Circulation and Amenities Plan with review and approval by Planning Director.

Design Flexibility Maintained

In the Sugar House zones, any size building can apply to modify specific design standards through the comprehensive Design Review process. This process allows for alternative designs that don’t strictly meet the design standards, but still meet the intent of the standards. This option will be maintained with the changes.

Next Steps

The proposed draft standards are being taken to the public for comment and input. Following this input, the proposal may be revised. Staff will then take the proposed regulations to the Planning Commission for a public hearing and recommendation. That recommendation will then be sent to the City Council for another public hearing and decision. The City Council may adopt the proposal, adopt the proposal with changes, or decline to adopt the proposal. Dates for these public hearings have not yet been set.



Staff Contact

For questions or comments on the proposal, please contact the City staff planner processing this petition:

Daniel Echeverria, Senior Planner

daniel.echeverria@slcgov.com or 801-535-7165.

Attachments

1. Sugar House Business District zone regulations visual summary sheet with draft code changes
2. Excerpt of Design Standards section of the Zoning Code (21A.37), with Sugar House changes

Additional background information about the proposed changes is available in a Planning Commission work session memo from December 12, available at the following link:

[http://www.slcdocs.com/Planning/Planning Commission/2018/00210Memo.pdf](http://www.slcdocs.com/Planning/Planning%20Commission/2018/00210Memo.pdf)

CSHBD

SUGAR HOUSE
BUSINESS DISTRICT
(1 & 2)

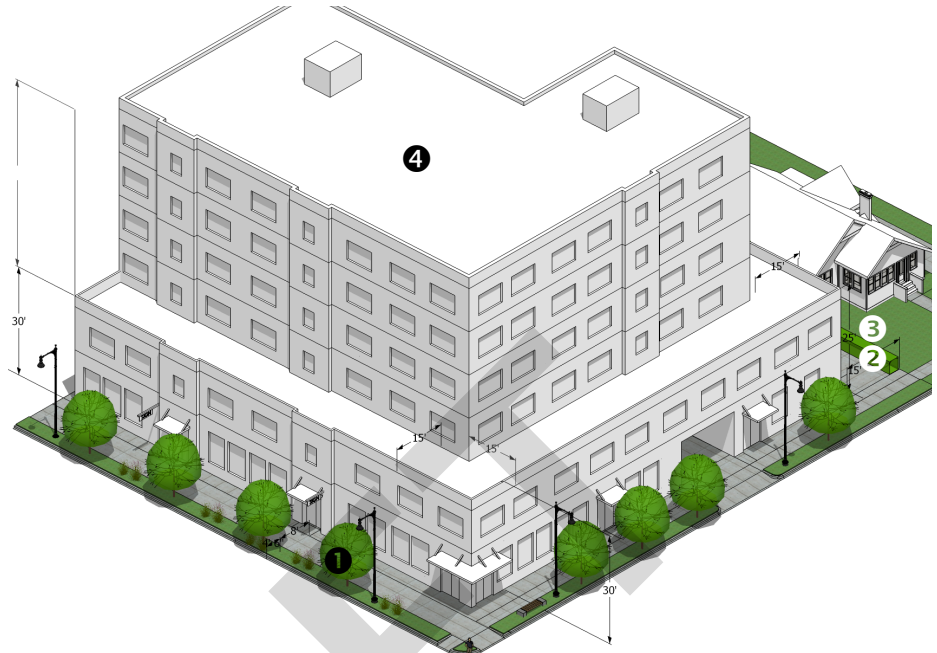
DRAFT OF PROPOSED CHANGES

New or revised standards are underlined.

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.



Development Examples



Zoning Diagram

CSHBD-1 & CSHBD-2 Development Standards (21A.26.060)

LOT WIDTH	LOT AREA	FRONT YARD ①	REAR/SIDE YARDS ②	LANDSCAPE BUFFERS ③	HEIGHT ④	SURFACE PARKING	CBSDR THRESHOLD	PARK STRIP ALTERNATIVE	STREET LIGHTING
No min. or max.	No min.	0' min, 15' max (Modifiable through CBSDR* or by Planning Director). <u>Min. sidewalk width of 8' in CSHBD-1 or 6' in CSHBD-2.</u>	None, except next to single-family residential zones: 1' for every 3' of height above 30'.	7' min. required next to residential zones.	Varies based on sub-zone (1 or 2) and use, see height tables and CBSDR process threshold.	Prohibited between front/ corner property line and the front/ corner building line.	New construction over 50' in CSHBD-1 or 30' in CSHBD-2, or >20,000 sq ft in size in either district is subject to CBSDR process.*	<u>Alternative to landscaping is allowed (special pavement treatments) when compliant with SH Circulation Plan.</u>	<u>New street lights required where identified by street light master plan.</u>

GROUND FLOOR USE ⑤

Ground floor shall include at least one of the following uses: residential, retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns/brewpubs, social clubs, art galleries, theaters or performing art facilities.
Ground floors facing 1100 E/Highland Drive or 2100 South must include a commercial use.

*Conditional Building and Site Design Review (CBSDR) requires that development meet additional design review standards, see 21A.59. Development over the threshold is also subject to the *Sugar House Business District Design Guideline Handbook*.

CSHBD-1 Height	Residential Use	Nonresidential Use
Up to 30'	Allowed.	Allowed.
>30' to 75'	Allowed.	Nonresidential floor area above 30' in height must be matched with equivalent residential floor area. Residential floor area may be provided within the same building or in a separate building. If in separate building, development agreement is required.
>75' to 105'	Allowed; 90% of required parking must be in a structure.	1. Compliance with the same standard for ≥30' to 75' noted above; and 2. 90% of required parking must be in a structure.

CSHBD**SUGAR HOUSE
BUSINESS DISTRICT
(1 & 2)****DRAFT OF PROPOSED CHANGES***New or revised standards are underlined.*

CSHBD-2 Height	Residential Use	Nonresidential Use
Up to 30'	Allowed.	Allowed.
>30' to 60'	Allowed.	Nonresidential floor area above 30' in height must be matched with equivalent residential floor area. Residential floor area may be provided within the same building or in a separate building. If in separate building, development agreement is required and nonresidential building limited to 45' in height.

DESIGN STANDARDS

The below tables include the design standards from Chapter 21A.37 "Design Standards" that apply to the Sugar House Business District zone.

CSHBD Design Standards (21A.37)	
GROUND FLOOR ACTIVE USES	<u>80%</u> of ground floor facade must include uses other than parking; shall extend min <u>25'</u> into building. Exceptions: 1. Single-family detached and two-family dwellings: up to 50% of facade may be garage. 2. Single-family attached: May be reduced to 10' depth. 3. Necessary vehicle access-ways to parking. Can be reduced to 60% with alternative visual interest. See details in 21A.37.
FACADE BUILDING MATERIALS	Min. % of street facing facades shall be clad in durable materials, i.e. brick, masonry, textured/patterned concrete or cut stone. Planning Director may approve other durable materials. Ground Floor: <u>80% min.</u> Upper Floors: <u>60% min.</u>
GROUND FLOOR GLASS	<u>40%</u> glass & non-reflective, allows <u>5'</u> of visibility into building; Reducible by <u>15%</u> for residential
ENTRANCES	Min 1 entry for each street facing facade; entry required for every <u>30'</u> (±6') of facade
UPPER FLOOR STEP BACK (STREET FACING)	Floors above <u>30'</u> in height adjacent to public street must be stepped back <u>15'</u> from the front building line.
UPPER FLOOR STEP BACK (SIDE/ REAR FACADES)	Floors above <u>30'</u> in height adjacent to a public trail, public open space, or single/two-family residential use must be stepped back <u>15'</u> from the required yard setback.

CSHBD Design Standards (21A.37)	
MAXIMUM LENGTH OF BLANK WALLS	No blank walls over <u>15'</u> long; must be broken up by windows, doors, art, or architectural detailing
MAXIMUM LENGTH OF STREET FACING FACADES	<u>No street facing building wall may be longer than 300'</u> . A minimum of 20' required between separate buildings on the lot and shall include 5' walkway
BUILDING EQUIPMENT & SERVICE AREAS SCREENING	On roof or in rear yard, sited to minimize visibility, or integrated into design
PARKING LOT LIGHTING	If a parking lot/structure is adjacent to a residential zoning district or land use, any poles for the parking lot/structure security lighting are limited to sixteen feet (16') in height and the globe must be shielded and the lighting directed down to minimize light encroachment onto adjacent residential properties or into upper level residential units in multi-story buildings. Lightproof fencing is required adjacent to residential properties.
EXTERIOR LIGHTING	Exterior lighting shall be shielded and directed down to prevent light trespass onto adjacent properties. Exterior lighting shall not strobe, flash or flicker.
PARKING STRUCTURES	<u>Regulates external skin, elevator/stair design, ramp location, lighting, signage, and ground level uses. See 21A.37.050.M for full list.</u>

All of the above design standards apply to new construction or additions of at least 1,000 square feet or more.

All of the design standards may be modified through the Conditional Building and Site Design Review process. See Chapter 21A.59.

ADDITIONAL APPLICABLE STANDARDS

Additional standards in the zoning ordinance apply to development, including those related to landscaping and parking. Please see the zoning ordinance for the complete applicable regulations.

The above information is a summary of the DRAFT CSHBD zoning regulations and represents a work in progress.

Design Standards Chapter Excerpt with Draft Text Changes for CSHBD 2/5/19

NOTE: New/changed text is underlined in the table below.

21A.37.060: DESIGN STANDARDS REQUIRED IN EACH ZONING DISTRICT:

This section identifies each design standard and to which zoning districts the standard applies. If a box is checked, that standard is required. If a box is not checked, it is not required. If a specific dimension or detail of a design standard differs among zoning districts or differs from the definition, it will be indicated within the box. In cases when a dimension in this table conflicts with a dimension in the definition, the dimensions listed in the table supersede those in the definition.

TABLE 21A.37.060

B. Commercial Districts

Standard (Code Section)	District							
	SNB	CN	CB	CS	CC	CSHBD	CG	TSA
Ground floor use (%) (21A.37.050A1)						<u>80</u>		80
Ground floor use + visual interest (%) (21A.37.050A2)						<u>60/25</u>		60/25
Building materials: ground floor (%) (21A.37.050B1)						<u>80</u>		90
Building materials: upper floors (%) (21A.37.050B2)						<u>60</u>		60
Glass: ground floor (%) (21A.37.050C1)	40	40	40			40		60
Glass: upper floors (%) (21A.37.050C2)								
Building entrances (feet) (21A.37.050D)	X	X	X	X	X	X <u>30</u>	X	40
Blank wall: maximum length (feet) (21A.37.050E)	15	15	15			15		15
Street facing facade: maximum length (feet) (21A.37.050F)						<u>300</u>		200
Upper floor step back (feet) (21A.37.050G)						15		
Lighting: exterior (21A.37.050H)	X					X		X
Lighting: parking lot (21A.37.050I)	X	X	X	X	X	X	X	X
Screening of mechanical equipment (21A.37.050J)	X	X	X			X		X
Screening of service areas (21A.37.050K)	X	X	X			<u>X</u>		X
Ground floor residential entrances (21A.37.050L)								X
Parking garages or structures (21A.37.050M)						<u>X</u>		
Primary entrance design SNB district (21A.37.050O)	X							

(NOTE: There are no changes to the below text section. This section defines the particular standards being utilized in the table above and is included for reference.)

21A.37.050: DESIGN STANDARDS DEFINED:

The design standards in this chapter are defined as follows. Each design standard includes a specific definition of the standard and may include a graphic that is intended to help further explain the standard, however the definition supersedes any conflict between it and a graphic.

A. Ground Floor Use And Visual Interest: This standard's purpose is to increase the amount of active uses and/or visual interest on the ground floor of a building. There are two (2) options for achieving this, one dealing solely with the amount of ground floor use, and the other combining a lesser amount of ground floor use with increased visual interest in the building facade's design.

- 1. Ground Floor Use Only:** This option requires that on the ground floor of a new principal building, a permitted or conditional use other than parking shall occupy a minimum portion of the length of any street facing building facade according to section [21A.37.060](#), table [21A.37.060](#) of this chapter. All portions of such ground floor spaces shall extend a minimum of twenty five feet (25') into the building. Parking may be located behind these spaces.
 - a.** For single-family attached uses, the required use depth may be reduced to ten feet (10').
 - b.** For single-family or two-family uses, garages occupying up to fifty percent (50%) of the width of the ground floor building facade are exempt from this requirement.
 - c.** For all other uses, vehicle entry and exit ways necessary for access to parking are exempt from this requirement. Such accessways shall not exceed thirty feet (30') in width. Individual dwelling unit garages do not qualify for this exemption.
- 2. Ground Floor Use And Visual Interest:** This option allows for some flexibility in the amount of required ground floor use, but in return requires additional design requirements for the purpose of creating increased visual interest and pedestrian activity where the lower levels of buildings face streets or sidewalks. An applicant utilizing this option must proceed through the conditional building and site design review process for review of the project for determination of the project's compliance with those standards, and in addition, whether it contributes to increased visual interest through a combination of increased building material variety, architectural features, facade changes, art, and colors; and, increased pedestrian activity through permeability between the building and the adjacent public realm using niches, bays, gateways, porches, colonnades, stairs or other similar features to facilitate pedestrian interaction with the building.

B. Building Materials:

- 1. Ground Floor Building Materials:** Other than windows and doors, a minimum amount of the ground floor facade's wall area of any street facing facade shall be clad in durable materials according to section [21A.37.060](#), table [21A.37.060](#) of this chapter. Durable materials include stone, brick, masonry, textured or patterned concrete, and fiber cement board. Other materials may be used for the remainder of the ground floor facade adjacent to a street. Other materials proposed to satisfy the durable requirement may be approved at the discretion of the planning

director if it is found that the proposed material is durable and is appropriate for the ground floor of a structure.

2. Upper Floor Building Materials: Floors above the ground floor level shall include durable materials on a minimum amount of any street facing building facade of those additional floors according to section 21A.37.060, table 21A.37.060 of this chapter. Windows and doors are not included in that minimum amount. Durable materials include stone, brick, masonry, textured or patterned concrete, and fiber cement board. Other materials may be approved at the discretion of the planning director if it is found that the proposed material is durable and is appropriate for the upper floor of a structure.

C. Glass:

1. Ground Floor Glass: The ground floor building elevation of all new buildings facing a street, and all new ground floor additions facing a street, shall have a minimum amount of glass, or within a specified percentage range, between three (3) and eight feet (8') above grade according to section 21A.37.060, table 21A.37.060 of this chapter. All ground floor glass shall allow unhampered and unobstructed visibility into the building for a depth of at least five feet (5'), excluding any glass etching and window signs when installed and permitted in accordance with chapter 21A.46, "Signs", of this title. The planning director may approve a modification to ground floor glass requirements if the planning director finds:

- a. The requirement would negatively affect the historic character of an existing building;
- b. The requirement would negatively affect the structural stability of an existing building; or
- c. The ground level of the building is occupied by residential uses that face the street, in which case the specified minimum glass requirement may be reduced by fifteen percent (15%).

2. Upper Floor Glass: Above the first floor of any multi-story building, the surface area of the facade of each floor facing a street must contain a minimum amount of glass according to section 21A.37.060, table 21A.37.060 of this chapter.

D. Building Entrances: At least one operable building entrance on the ground floor is required for every street facing facade. Additional operable building entrances shall be required, at a minimum, at each specified length of street facing building facade according to section 21A.37.060, table 21A.37.060 of this chapter. The center of each additional entrance shall be located within six feet (6') either direction of the specified location. Each ground floor nonresidential leasable space facing a street shall have an operable entrance facing that street and a walkway to the nearest sidewalk. Corner entrances, when facing a street and located at approximately a forty five degree (45°) angle to the two (2) adjacent building facades (chamfered corner), may count as an entrance for both of the adjacent facades.

E. Maximum Length Of Blank Wall: The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the ground floor level along any street facing facade shall be as specified according to section 21A.37.060, table 21A.37.060 of this chapter. Changes in plane, texture, materials, scale of materials, patterns, art, or other architectural detailing are acceptable methods to create variety and scale. This shall include architectural features such as bay windows, recessed or projected entrances or windows, balconies, cornices,

columns, or other similar architectural features. The architectural feature shall be either recessed a minimum of twelve inches (12") or projected a minimum of twelve inches (12").

F. Maximum Length Of Street Facing Facades: No street facing building wall may be longer than specified along a street line according to section [21A.37.060](#), table [21A.37.060](#) of this chapter. A minimum of twenty feet (20') is required between separate buildings when multiple buildings are placed on a single parcel according to subsection [21A.36.010B](#), "One Principal Building Per Lot", of this title. The space between buildings shall include a pedestrian walkway at least five feet (5') wide.

G. Upper Floor Step Back:

1. For street facing facades the first full floor, and all additional floors, above thirty feet (30') in height from average finished grade shall be stepped back a minimum horizontal distance from the front line of building, according to section [21A.37.060](#), table [21A.37.060](#) of this chapter. An alternative to this street facing facade step back requirement may be utilized for buildings limited to forty five feet (45') or less in height by the zoning ordinance: those buildings may provide a four foot (4') minimum depth canopy, roof structure, or balcony that extends from the face of the building toward the street at a height of between twelve feet (12') and fifteen feet (15') above the adjacent sidewalk. Such extension(s) shall extend horizontally parallel to the street for a minimum of fifty percent (50%) of the face of the building and may encroach into a setback as permitted per section [21A.36.020](#), table [21A.36.020B](#), "Obstructions In Required Yards", of this title.

2. For facades facing single- or two-family residential districts, a public trail or public open space the first full floor, and all additional floors, above thirty feet (30') in height from average finished grade shall be stepped back a minimum horizontal distance from the corresponding required yard setback (building line) according to section [21A.37.060](#), table [21A.37.060](#) of this chapter.

H. Exterior Lighting: All exterior lighting shall be shielded and directed down to prevent light trespass onto adjacent properties. Exterior lighting shall not strobe, flash or flicker.

I. Parking Lot Lighting: If a parking lot/structure is adjacent to a residential zoning district or land use, any poles for the parking lot/structure security lighting are limited to sixteen feet (16') in height and the globe must be shielded and the lighting directed down to minimize light encroachment onto adjacent residential properties or into upper level residential units in multi-story buildings. Lightproof fencing is required adjacent to residential properties.

J. Screening Of Mechanical Equipment: All mechanical equipment for a building shall be screened from public view and sited to minimize their visibility and impact. Examples of siting include on the roof, enclosed or otherwise integrated into the architectural design of the building, or in a rear or side yard area subject to yard location restrictions found in section [21A.36.020](#), table [21A.36.020B](#), "Obstructions In Required Yards", of this title.

K. Screening Of Service Areas: Service areas, loading docks, refuse containers and similar areas shall be fully screened from public view. All screening enclosures viewable from the street shall be either incorporated into the building architecture or shall incorporate building materials and

detailing compatible with the building being served. All screening devices shall be a minimum of one foot (1') higher than the object being screened, and in the case of fences and/or masonry walls the height shall not exceed eight feet (8'). Dumpsters must be located a minimum of twenty five feet (25') from any building on an adjacent lot that contains a residential dwelling or be located inside of an enclosed building or structure.

L. Ground Floor Residential Entrances For Single-Family Dwellings: For the zoning districts listed in section 21A.37.060, table 21A.37.060 of this chapter all attached single-family dwellings, townhomes, row houses, and other similar single-family housing types located on the ground floor shall have a primary entrance facing the street for each unit adjacent to a street. Units may have a primary entrance located on a courtyard, mid block walkway, or other similar area if the street facing facades also have a primary entrance.

M. Parking Garages Or Structures: The following standards shall apply to parking garages or structures whether stand alone or incorporated into a building:

1. Parking structures shall have an external skin designed to improve visual character when adjacent to a public street or other public space. Examples include heavy gauge metal screen, precast concrete panels; live green or landscaped walls, laminated or safety glass, decorative photovoltaic panels or match the building materials and character of the principal use. The planning director may approve other decorative materials not listed if the materials are in keeping with the decorative nature of the parking structure.
2. The architectural design of the facades should express the internal function of the structure. Facade elements shall align to parking levels and there shall be no sloped surfaces visible from a public street, public trail or public open space.
3. Internal circulation must be designed such that parking surfaces are level (or without any slopes) along all primary facades. All ramping between levels need to be placed along the secondary facade or to the center of the structure. Parking structures shall be designed to conceal the view of all parked cars and drive ramps from public spaces.
4. Elevator and stairs shall be highlighted architecturally so visitors, internally and externally, can easily access these entry points.
5. Signage and wayfinding shall be integrated with the architecture of the parking structure and be architecturally compatible with the design. Public parking structures entrances shall be clearly signed from public streets.
6. Interior garage lighting shall not produce glaring sources toward adjacent properties while providing safe and adequate lighting levels. The use of sensor dimmable LEDs and white stained ceilings are a good strategy to control light levels on site while improving energy efficiency.
7. Where a driveway crosses a public sidewalk, the driveway shall be a different color, texture, or paving material than the sidewalk to warn drivers of the possibility of pedestrians in the area.
8. The street level facing facades of all parking structures shall be wrapped along all street frontages with habitable space that is occupied by a use that is allowed in the zone as a permitted or conditional use.
9. Parking structures shall be designed to minimize vehicle noise and odors on the public realm. Venting and fan locations shall not be located next to public spaces and shall be located as far as possible from adjacent residential land uses.

N. Residential Character In RB District:

1. All roofs shall be pitched and of a hip or gable design except additions or expansions to existing buildings may be of the same roof design as the original building;
2. The remodeling of residential buildings for retail or office use shall be allowed only if the residential character of the exterior is maintained;
3. The front building elevation shall contain not more than fifty percent (50%) glass;
4. Signs shall conform with special sign regulations of chapter 21A.46, "Signs", of this title;
5. Building orientation shall be to the front or corner side yard; and
6. Building additions shall consist of materials, color and exterior building design consistent with the existing structure, unless the entire structure is resurfaced.

O. Primary Entrance Design In SNB District: Primary entrance design shall consist of at least two (2) of the following design elements at the primary entrance, so that the primary entrance is architecturally prominent and clearly visible from the abutting street.

1. Architectural details such as arches, friezes, tile work, canopies, or awnings.
2. Integral planters or wing walls that incorporate landscape or seating.
3. Enhanced exterior light fixtures such as wall sconces, light coves with concealed light sources, or decorative pedestal lights.
4. A repeating pattern of pilasters projecting from the facade wall by a minimum of eight inches (8") or architectural or decorative columns.
5. Recessed entrances that include a minimum step back of two feet (2') from the primary facade and that include glass on the sidewalls.