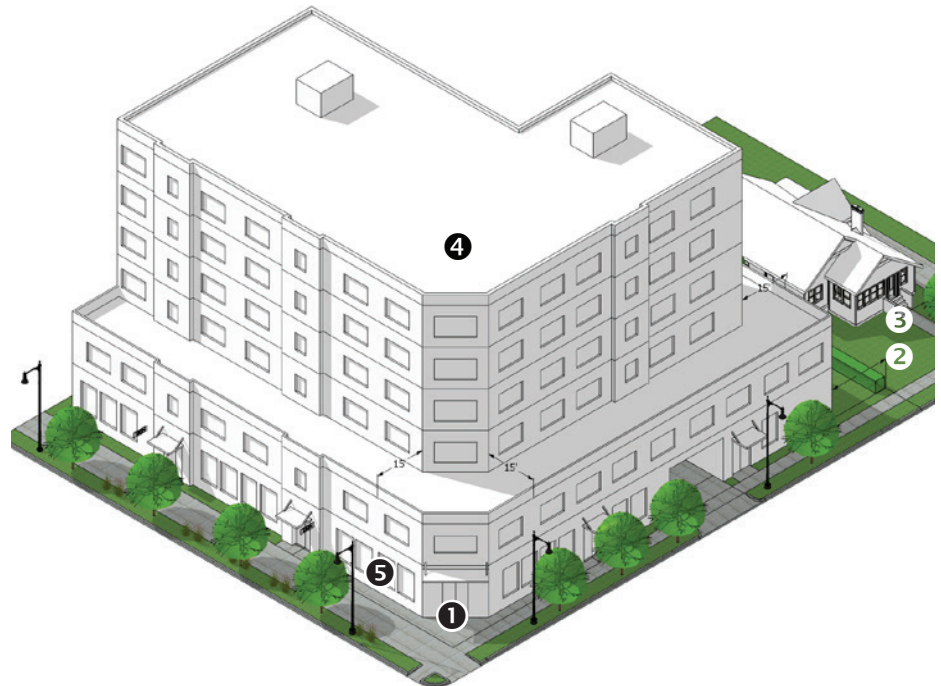


The purpose of the CSHBD Sugar House Business District is to promote a walkable community with a transit oriented, mixed use town center that can support a twenty four (24) hour population. The CSHBD provides for residential, commercial and office use opportunities, with incentives for high density residential 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 ❶	REAR/SIDE YARDS ❷	LANDSCAPE BUFFERS ❸	HEIGHT ❹	SURFACE PARKING	CBSDR THRESHOLD	FIRST FLOOR/ STREET LEVEL USE ❺
No min or max	No min	0' min, 15' max (Modifiable through CBSDR* or by Planning Director).	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 zone area and use, see height tables and CBSDR process threshold.	Prohibited between front property line and the front building line.	New construction over 50' in height CSHBD-1 or 30' in CSHBD-2, or >20,000 sq ft in size in either district is subject to the CBSDR process.*	Street level shall provide uses consisting of residential, retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns/brewpubs, social clubs, art galleries, theaters or performing art facilities.

BUSINESS DISTRICT DESIGN GUIDELINES

All new construction of principal buildings and additions that increase the off street parking requirement must comply with the *Sugar House Business District Design Guideline Handbook*.

*Conditional Building and Site Design Review (CBSDR) requires that development meet additional design standards, see 21A.59.

CSHBD-1 Height Limit	Residential Use	Nonresidential Use
Up to 30'	Allowed.	Allowed.
≥30' to 75'	Allowed.	For every floor of non-residential use above 30', a residential floor is required.*
≥75' to 105'	Allowed; 90% of parking must be in a structure.	1. Compliance with the same standard for ≥30' to 75' noted above; and 2. 90% of parking must be in a structure.

*Residential use may be provided off-site, but must be equal to or greater than the non-residential square footage of the portion of the non-residential building that exceeds 30' in height. A development agreement with the City is required to ensure it will be built.

The above information is a synopsis of the CSHBD zoning regulations. The complete CSHBD zoning regulations are located in 21A.26.060.

CSHBD-2 Height Limit	Residential Use	Nonresidential Use
Up to 30'	Allowed.	Allowed.
≥30' to 60'	Allowed.	For every floor of non-residential use above 30', a residential floor is required.*

*Residential use may be provided off-site, but must be equal to or greater than the non-residential square footage of the portion of the non-residential building that exceeds 30' in height. A development agreement with the City is required to ensure it will be built.

DESIGN STANDARDS

The below tables include the design standards from Chapter 21A.37 "Design Standards" that apply to the Sugar House Business District zone. Standards in that chapter that do not apply are noted with N/A.

CSHBD -1 & -2 Design Standards (21A.37)	
GROUND FLOOR ACTIVE USES	N/A
FACADE BUILDING MATERIALS	N/A
GROUND FLOOR GLASS	40% glass & non-reflective, allows 5' of visibility into building; Reducible by 15% for residential uses
UPPER FLOOR GLASS	N/A
BUILDING ENTRANCES	Min 1 entry for each street facing facade
MAXIMUM LENGTH OF BLANK WALLS	No blank walls over 15' long; must be broken up by windows, doors, art, or architectural detailing
UPPER FLOOR STEP BACK (STREET FACING)	Floors above 30' in height adjacent to public street must be stepped back 15' from the front building line.
UPPER FLOOR STEP BACK (SIDE/REAR FACADES)	Floors above 30' in height adjacent to a public trail, public open space, or single/two-family residential use must be stepped back 15' from the required yard setback.

CSHBD -1 & -2 Design Standards (21A.37)	
PARKING LOT/ PARKING STRUCTURE LIGHTING	When adjacent to residential zone or land use, light poles 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	Must be shielded and directed down to prevent light trespass onto adjacent properties. Shall not strobe, flash or flicker.
MECHANICAL EQUIPMENT SCREENING	Mechanical equipment shall be screened from public view and sited to minimize visibility and impact. (Ex: On roof, enclosed, integrated into design, in rear/side yards, etc.)
SERVICE AREA SCREENING	N/A
GROUND FLOOR RESIDENTIAL ENTRANCES	N/A
PARKING GARAGES OR STRUCTURES DESIGN	N/A

All of the above design standards apply to new construction and additions.

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 synopsis of the CSHBD zoning regulations. The complete CSHBD zoning regulations are located in 21A.26.060.