

## 15-04-03 Standards Applicable to General Commercial Zone Classifications.

### A. Central Business District (CBD)

1. **Purpose of CBD District.** The Central Business District Zone is established to stimulate economic development by providing a unique planning environment for large scale regional commercial and office development adjacent to Interstate 15. This district encourages creative development and site design for regional commercial and office uses within "Planned Commercial Centers" which will serve the south valley area.
2. **Residential And Mixed Use Concept.** The concept of residential and mixed use is allowed in the CBD Zone and represents a departure from traditional zoning to the extent that it encourages a combination of land uses which might normally be regarded as incompatible. The inclusion of residential dwellings is allowed on sites of sufficient size to assure adequate site development and a satisfactory and safe residential environment. Where residential uses are included, the objective of the mixed use concept is to create self-contained communities in which residents may walk to work, shopping and recreational facilities.
3. **CBD Zone Sub-Districts.** The zone also establishes sub-districts within the CBD Zone which are described hereafter.
  - a. The "Centennial Parkway District" (CBD-P) is established as a sub-district within the CBD Zone to encourage "Main Street" type development along the Centennial Parkway corridor between 10000 South and the ring road of the South Towne Mall. This district extends east and west of the Parkway right-of-way for approximately 100 feet.
  - b. The "Office Park District" (CBD-O) is established as a sub-district within the CBD Zone to encourage large scale office use and regional governmental uses. This area is described as follows: The East Jordan Canal on the north; State Street on the east; approximately 1000 feet north of the ring road of the South Towne Mall on the southeast, and the ring road of the South Towne Mall on the southwest; and Interstate 15 on the west, excluding the Centennial Parkway District.
4. **Procedures for Development in CBD, CBD-O and CBD-P Districts.**
  - a. The Planning Commission will review all development proposals in the CBD, CBD-O and CBD-P Zones. All exterior construction visible from adjacent properties or public streets must also be reviewed and approved by the Planning Commission.
  - b. Prior to the Planning Commission taking action, plans must be submitted in accordance with the zoning ordinance.
  - c. All submissions shall be made a minimum of 60 days prior to planned construction for proper coordination and feedback.
5. **Land Coverage.** It is the intent to prevent the overcrowding of land within the Central Business District by controlling the intensity of different types of land uses.
  - a. Lot coverage by buildings and covered or semi-enclosed outbuildings shall not exceed 40 percent.

- b. Coverage for both buildings and paved areas (parking, loading and circulation) shall not exceed 90 percent, thereby reserving a minimum of 10 percent for landscaped areas after completion of any future expansion.
- c. Properties within the Centennial Parkway District are exempt from the above percentages.
- d. Existing developments may expand only to the extent of the coverage limits above. If such existing developments currently exceed the above coverage limits, expansion shall not occur.
- e. Parking terraces and underground parking is strongly encouraged and shall be required for office and office/mixed use developments of three [3] stories or more, and for hotel developments of six [6] stories or more. The parking terrace may be constructed in subsequent phases with the approval of a development agreement between the developer and Sandy City and the Planning Commission. A Master Site Plan shall be submitted and reviewed by the Planning Commission, showing all phases of the development, including the parking terrace. The signed development agreement shall be recorded as a deed restriction upon the property, binding to all future developers and property owners of said development. An architectural review committee shall be formed to review the design of all parking terraces.

Surface parking (permanent or temporary) may be allowed in addition to a parking structure upon the approval of the Planning Commission where it can be shown that the phasing plan, size and scope of the project would require some surface parking (e.g., stand-alone restaurant, bank, etc.)

6. **Residential Uses.** The following shall apply to residential development:

- a. Not less than 15% of the gross living area of a residential use shall be provided as common residential recreation space. This requirement may be accomplished with indoor or outdoor facilities such as roof tops, atriums, covered or outdoor swimming, etc.
- b. The physical separation of pedestrian and vehicular traffic is encouraged.
- c. In the CBD-P sub-district, the residential use shall be limited to the 2<sup>nd</sup> story or higher and must be located within a mixed-use project. The first (or primary) story shall be utilized for a commercial activity. The density of the project shall be reviewed and approved by the Planning Commission, and shall be based on such factors as compatibility with surrounding area, availability of a parking structure (required for residential use), and proposed amenities.

7. **Architectural Design and Materials.** The treatment of building mass, materials and exterior appurtenances shall create an aesthetically pleasing building and site that is in character with the proportions of other surrounding developments. Requirements applicable to all buildings are stated below:

- a. All sides of buildings shall receive equal design consideration, particularly where exposed to vehicular traffic and adjacent properties.
  - b. Basic materials shall be limited to no more than three types of materials per building and all buildings within the development shall possess a similar architectural theme. "Mountain Red" Brick or a similar high quality masonry material such as polished granite as may be reviewed
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by the Architectural Review Committee and as approved by the Planning Commission shall comprise one of the three required basic materials. Amount and color of brick shall be consistent with established construction in the CBD Zone. Color may vary if approved by the Planning Commission as being compatible with surrounding development. Building styles shall be compatible with existing buildings in the CBD Zone.

- c. Buildings shall be designed to relate to grade conditions with a minimum of grading and exposed foundation walls.
  - d. Color of exterior building materials shall be composed of earth tones to encourage buildings to blend into the environment. They shall be limited to no more than three major colors per development. If glass surfaces are to be tinted, such tinted glass shall be considered as one of the colors allowed and shall conform to the color requirements included herein.
  - e. Mechanical equipment shall be located or screened so as not to be visible from public and private streets. Screens shall be aesthetically incorporated into the design of the building whether located on the ground or on the roof. Screen materials shall be compatible with those of the building.
  - f. Plans for the exterior modifications to any existing structures must be submitted to the Planning Commission for approval and must meet the same requirements as all other structures within the CBD Zone.
8. **Landscaping.** Landscaping guidelines are established to maintain the site qualities that exist in the CBD Zone area and minimize alteration, removal, or degradation of landscaping that currently exists in the area.
- a. No plans for any building, structure or other improvements shall be approved by the Planning Commission unless there shall also have been submitted separate landscape plans satisfactory to the Planning Commission.
  - b. Landscaping in accordance with the plans submitted must be installed within 30 days following the occupancy of the site or as otherwise approved by the Planning Division as seasonal conditions may dictate.
  - c. The land area not occupied by buildings, structures, hard surfacing, vehicular driveways or pedestrian walkways shall be kept in a weed-free condition or landscaped, as approved by the Planning Commission.
  - d. The developer shall bond for such landscape improvements to ensure that installations are completed as submitted and approved. Performance assurance requirements for landscape improvements shall be the same as required by the City for street improvements.
  - e. Plant Materials.
    - (1) 60% Medium trees and shrubs in a combination with deciduous trees with a caliper from 2 to 3 inches and evergreen trees with a height from 5 to 8 feet.
    - (2) 40% Small trees and shrubs in a combination with deciduous trees with a caliper of 1 1/2

to 2 inches and evergreen trees with a height of 4 feet.

- (3) Where possible, a 50/50 mix of deciduous and evergreen tree species shall be used for on-site landscaping.
- (4) Street trees with a minimum 2 inch caliper shall be installed along all public rights-of-way by the developer of the property. The species-type, location, and spacing of trees shall be as shown on the approved landscape plan, in compliance with designated streets within the City's Streetscape Plan.
- (5) For streets not specified in the Plan, the following trees may be used as part of an approved landscape plan:

Bur Oak (*Quercus macrocarpa*)  
Hedge Maple (*Acer campestre*)  
Little Leaf Linden (*Tilia cordata* 'Greenspire')  
(*Tilia cordata* 'Rancho')  
London Plane (*Platanus acerifolia*)  
Norway Maple (*Acer platanoides* 'Cleveland')  
(*Acer platanoides* 'Columnare')  
(*Acer platanoides* 'Emerald Queen')  
(*Acer platanoides* 'Schwedleri')  
(*Acer platanoides* 'Deborah'  
(Improved Schwedleri))  
Red Maple (*Acer rubrum* 'October Glory')  
(*Acer rubrum* 'Red Sunset')  
Red Oak (*Quercus rubrum*)  
Redmond Linden (*Tilia euchlora* 'Redmond')  
Sycamore Maple (*Acer pseudoplatanus*)

- (6) For planted medians, and accent trees both on-site and at intersections, the following trees may be used:

Bechtel Crab (*Malus ioensis* 'Klehms Improved')  
Bradford Pear (*Pyrus calleryana* 'Bradford')  
Crimson King Maple (*Acer platanoides* 'Crimson King')  
(*Acer platanoides* 'Royal Red')  
Flowering Plum (*Prunus cerasifera* 'Blireiana')  
Kwanzan Cherry (*Prunus serrulata* 'Kwanzan')  
Washington Hawthorn (*Crataegus phaenopyrum*)

9. **Buffers, Fences, And Walls.** The intent in having special buffer, fence, and wall requirements is to provide quality separation between incompatible commercial uses, and to provide physical and visual protection between commercial and residential uses.

Landscape buffers are preferred over fences and walls where a separation is desirable. A visually open look should be encouraged between similar uses. Visual screening is often more important than a physical separation and the Planning Commission may, at its own option, require special treatment of such areas.

Buffer treatment may be required whenever a change occurs between residential and non-residential uses. Additional landscaping and screening may be required at the discretion of the Planning Commission within the setback which separates the uses. Fences or walls will be reviewed for their effectiveness in screening a view, and for their color and texture in relationship to building materials.

Where differing uses are to be developed adjacent to existing residential areas, special consideration shall be made to protect the privacy of residents and requirements shall be the discretion of the Planning Commission. As a minimum, the negative effects of noise and artificial lighting shall be minimized to protect existing residents.

Service areas shall be properly screened. Outdoor lighting shall be designed to prevent exposure of light source to the view of residents. Facilities that require late night customers and activities shall be located away from residential areas to reasonably prevent disruption of privacy. See cross section illustration for additional requirements in the report: "Sandy Civic Center Development Master Plan."

10. **Parking Areas.** Parking areas shall be considered as structures since they present a three-dimensional appearance when occupied.
  - a. Location of parking shall be determined not only from its visual relationship to building and site, but also as it relates to safe convenient pedestrian and vehicular circulation patterns. The placing of building and parking elements on a site shall be evaluated by and Planning Commission on the basis of the following factors:
    - (1) Type of land use and structure.
    - (2) Building height and configuration.
    - (3) Relationship to other buildings both horizontally and vertically.
    - (4) Natural land features such as slopes and vegetation.
    - (5) Physical features such as rail lines, canals, and controlled ingress and egress.
    - (6) Visibility from vehicular approaches and distant highways.
  - b. Parking shall not occur adjacent to any public street or the freeway except when:
    - (1) It has been established that such a location is needed or justified by other site conditions or building entrance orientation.
    - (2) The use is restricted to visitors and/or key employees.
    - (3) Parking is 80% screened by fencing, walls, and/or landscaping from the highway or street by either depressing the paved areas or using elevated landscape berms.
    - (4) A minimum of 10 feet of landscaped screening consisting of mixed evergreen and deciduous trees shall surround the periphery of paved areas adjacent to buildings or property

lines. The number of trees for this area shall be determined by a standard of 1 tree per every 200 square feet of landscaping required.

11. Uses And Standards Unique To The "Centennial Parkway District." (CBD-P)

- a. Building Setbacks. In order to encourage a "Main Street" effect along the parkway, buildings shall maintain a zero lot line front setback from the approved sidewalk and streetscape profile of Centennial Parkway and 10000 South Street. Buildings that originate within the CBD-P zone with a zero lot line front setback may continue that setback for the length of the building into the CBD Zone. This reduced setback does not apply to other non-contiguous structures within the development. Front setback variations may be used when an activity related to pedestrian use is maintained, i.e. outside seating for restaurant.

Zero lot line side setbacks with attached structures in compliance with the Uniform Building Code are required except for required pedestrian access and usable open space areas. Off-street parking shall be required at the rear of building structures. Rear setbacks shall be of sufficient depth to allow proper parking and landscaped areas to the rear of the buildings. For phased developments, temporary parking may be permitted adjacent to the parkway side of the building for a period no longer than three [3] years. A cash or surety bond shall be placed with the City to ensure the proper and prompt removal of such temporary parking areas.

- b. Building Height. The height of buildings shall be limited to one to three story structures within the front 30 feet of the 100 foot depth of the sub-district on both sides of the parkway. The Planning Commission may consider and approve variations to the maximum height requirements for structures within the front 30 feet. Such items to consider include architectural design, main street theming, etc. Structures extending beyond the front 30 feet may be stepped up to a maximum 10 stories.
- c. Architectural Design. Building structures shall conform to an approved overall architectural theme in order to set the Centennial Parkway District apart from other portions of the CBD zone. The use of exposed concrete (architectural concrete excepted), metal, or plastic for storefront facades is not permitted. However, the use of brass, copper, or aluminum is permitted for decorative trim. An Architectural Review Committee may be organized to ensure architectural continuity within the sub-district.

Buildings shall conform to a structural module of 30 feet horizontal and 15 feet vertical. Window shapes and sizes shall be so designed to be compatible from building to building and shall comprise at least 50% of the street elevation. Windows with reflective film or glass are not permitted at street level.

- d. Walkways, Courtyards, Plazas. Materials for walks, courtyards, and plazas shall be related to the materials of adjacent buildings and shall be a non-skid finish. Design shall encourage comfortable and safe pedestrian use, including landscaping, seating areas, and lighting as appropriate.

Two mid-block connections must be developed between 10000 South and the mall ring road. These connections may be developed as walkways or a combination walkway and vehicular lane. Additional walkways between buildings may be required as needed for proper pedestrian access from parking areas to storefronts.

- e. Signage. Signing within the "Centennial Parkway" sub-district shall be limited to cabinet or pan channel wall signs, and awning signs in compliance with Section 15-17, Sign Ordinance. Low-profile (monument) signs may be permitted with the following limitations: the sign shall have as the prominent feature the name of the building (i.e., "Aetna Plaza", "One Sandy Center", etc). All other lettering shall be no taller than four [4] inches in height. The maximum height of the sign shall be four [4] feet for the portion containing general copy, and overall height of six [6] feet above sidewalk grade. It is intended that the top two [2] feet be utilized to identify the name of the building. The sign shall not be located upon the public right-of-way. It may not extend into the required sign visibility triangle, unless otherwise approved by the City Transportation Engineer. The lettering font style for tenant identification shall be the same for all tenants. That the materials for the sign be similar to that of the main building.

12. Uses And Standards Unique To The "Office Park District." (CBD-O)

- a. Building Height.
  - (1) **Minimum Height**. Buildings shall be at least four [4] stories in height, except as permitted below.
  - (2) **Maximum height**. Buildings shall be no taller than one hundred forty [140] feet in height, west of State Street.
  - (3) **Exceptions to building height**.
    - (a) For buildings that are within 250 feet of an R-1 Residential District, the maximum height shall be 35 feet.
    - (b) Structures adjacent to State Street shall be limited to three stories within 100 feet of the street with an increase of two stories for each additional 30 foot setback up to a maximum of ten stories.
    - (c) Ancillary buildings, as may be approved by the Planning Commission, may be one story tall, provided the structure is built concurrently with the remaining project building.
    - (d) Structures within the Government Center Block (those properties bounded on the north and east by Civic Center Drive, on the west by Monroe Street and on the south by Sego Lily Drive), may be built to a minimum of two stories. Any structures south of City Hall shall be a maximum of two stories.

13. Architectural Design. Building structures shall be reviewed with the intent to promote a diversity in design and to encourage signature buildings in order to set the Office Park District apart from the other portions of the CBD Zone. Structures shall have exterior designs which are compatible with surrounding developments, vegetation, and topography. Each building shall incorporate brick (earth tone color). Remaining structural elements shall also use earth tone colors.

14. **Architectural Review Committee**. An Architectural Review Committee for the CBD Zone shall

be established by Sandy City. The Committee shall be responsible for the review and recommendation of each site development plan as forwarded to them by the Community Development Director. They will also be responsible for recommending amendments and/or changes to the Development Code for the CBD Zone to the Planning Commission and City Council and any other design criteria, standards, and guidelines relating to the development of lots within the CBD Zone area.

- a. Membership of CBD Architectural Review Committee. The Committee shall consist of seven (7) members. Three (3) members shall be representatives of Sandy City, including one (1) member of the Sandy City Planning Commission, one (1) member of the Sandy City Council and one member of the Sandy City Planning Staff. Also, four (4) members shall be represented by residents or CBD businesses of Sandy City. All committee representatives, with the exception of Sandy City Staff, the City Council representative and the Planning Commission representative, shall be appointed by the Mayor. The City Council representative and Planning Commission representative shall be selected by their respective bodies. The City Staff member shall be selected by the Community Development Department Director.

There will be no regular meeting times for the Architectural Review Committee. However, the Committee will attempt to meet within seven (7) days after submission of plans and request from applicant.

- b. Procedures. The Architectural Review Committee shall review all aspects of the project plans including the signs and architectural building elevations for their compliance with the Development Code CBD (Central Business District) Zone Ordinance and the Civic Center Master Plan.

Prior to the Architectural Review Committee taking action, plans and other required information must be submitted in accordance with this Title with respect to submissions to the Planning Commission.

Once the Architectural Review Committee approves the plans, they will immediately forward a recommendation to the Planning Commission with a conditional use request (if required) for their approval on the Planning Commission's next available meeting. The Planning Commission may withhold approval by citing specific objections and remanding the plans back to the Architectural Review Committee for further review and recommendation.

- c. Extent Of The CBD Zone Architectural Review Committee. Projects subject to review by the CBD Architectural Review Committee shall include those areas that are within the CBD, CBD-O and CBD-P zoning districts.
- d. Scope of Review. The Architectural Review Committee shall review major projects as determined by the Community Development Department Director.