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To: **City Council**
From: **Francis Xavier Lilly, AICP, Deputy Director**
Date: **19 May 2017**
Re: **Design Standards – Windows on Large Format Retail Buildings**

In light of questions from the City Council regarding the details in our proposed standards for large format retail buildings, we undertook a quick review of design standards in similar nearby cities, and we also reviewed how our window requirements have been applied in the past in South Salt Lake and other communities.

The requirement for 30 percent of primary facades to feature windows is not out of the norm for commercial projects along the Wasatch Front. On the following pages are examples from South Salt Lake and other communities of commercial buildings that would meet or exceed our proposed window requirement.

The adoption draft of this code includes some changes to the window requirement for large format retail buildings that clarifies how the percentages are to be measured, and provides additional flexibility while upholding the design intent of transparent and attractive commercial buildings. Specifically, we state that the primary façade of a large format retail building must provide windows for 30 percent of the ground floor façade, and that all other facades must have windows for 20 percent of the façade. The ordinance then provides a standard for measuring the percentage: the ground floor façade consists of the building façade between finished grade and the roof deck of the ground floor, or 14 feet, whichever is less. This principle is described below, using the new Rite-Aid building at 3300 South and 700 East as an example:



B SOUTH ELEVATION
SCALE: 3/8" = 1'-0"

The yellow box indicates the ground floor façade, which in the case of the Rite-Aid is 14 feet. The red boxes are what are considered windows. In the case of the Rite-Aid, windows and glass doors constitute 26 percent of the ground floor façade. An increase to 30 percent would require only a minor alteration to the façade.

The last page of this memorandum shows a comparative table of design standards across comparable communities. Only South Salt Lake and Midvale have a specific percentage requirement for windows. Many standards lack specificity, which in light of recent changes to the State Land Use Development and Management Act, will make future enforcement of the standards difficult to accomplish.



3300 South State Street



650 East 3300 South



3400 South State Street



2928 South State Street



5600 South Redwood Road – Taylorsville



Bluffton, South Carolina



Houston, Texas

	Façade Articulation	Windows	Materials
Draper	Every 30' – plus one large variation for buildings with facades greater than 100'	Required, but no percentage called out.	3 colors required. 75% of façade must be primary materials. Stucco and EIFS are not primary materials.
Sandy	Every 25 to 50 feet, depending on location of building.	Required, but no percentage called out for single-story buildings. Multi-story buildings must have windows for 70% of first floor primary façade.	Stucco limited to 20%
South Jordan	Buildings longer than 60' shall have relief features at planned intervals.	No requirement.	50% brick or stone. Stucco limited to 15%. Glass is a secondary material.
Taylorsville	No formal standards established. Windows and articulation are 'strongly encouraged'.		
Midvale – Bingham Junction Zone / Silver Refinery Overlay (Riverwalk Commercial Development)	A minimum of two façade variations required for all street-facing facades.	25 percent.	Maximum 3 materials. Stucco and EIFS not to exceed 50%