

Matter in underline is new, to be added;

Matter in ~~strikeout~~ is to be deleted;

Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution

Article XII - Special Purpose Districts

Chapter 8

Special St. George District

128-00

GENERAL PURPOSES

The "Special St. George District" established in this Resolution is designed to promote and protect public health, safety and general welfare. These general goals include among others, the following specific purposes:

- (a) build upon St. George's existing strengths as a civic center, neighborhood and transit hub by providing rules that will bolster a thriving, pedestrian-friendly business and residence district;
- (b) establish zoning regulations that facilitate continuous ground floor retail and the critical mass needed to attract and sustain a broader mix of uses;
- (c) require a tall, slender building form that capitalizes on St. George's hillside topography and maintains waterfront vistas;
- (d) encourage the reuse and reinvestment of vacant office buildings;
- (e) accommodate an appropriate level of off-street parking while reducing its visual impact; and
- (f) promote the most desirable use of land and building development in accordance with the District Plan for St. George and thus conserve the value of land and buildings and thereby protect the City's tax revenues.

* * *

128-10

USE REGULATIONS

128-11

Ground Floor Uses on Commercial Streets

Map 2 (Commercial Streets) in the Appendix to this Chapter specifies locations where the special ground floor use regulations of this Section apply.

Uses on the ground floor of a building shall be limited to commercial uses, except for Type 1 lobbies and entrances to accessory parking spaces provided in accordance with Section 37-33 (Maximum Width of Certain Uses). Such commercial uses shall comply with the minimum depth provisions of Section 37-32 (Ground Floor Depth Requirements for Certain Uses). In addition, accessory parking spaces, including such spaces accessory to residences, shall be permitted on the ground floor, provided they comply with the provisions of Section 37-35 (Parking Wrap and Screening Requirements). The level of the finished floor of such ground floor shall be located not higher than two feet above nor lower than two feet below the as-built level of the adjoining street.

~~Commercial uses shall have a depth of at least 30 feet from the street wall of the building facing the commercial street and shall extend along the entire width of the building except for lobbies and entrances to accessory parking spaces, provided such lobbies and entrances do not occupy more than 25 percent of the street wall width of the building. Enclosed parking spaces, or parking spaces covered by a building, including such spaces accessory to residences, shall be permitted to occupy the ground floor provided they are located beyond 30 feet of the street wall of the building facing the commercial street.~~

128-12

Transparency Requirements

Any street wall of a building developed or enlarged after October 23, 2008, where the ground floor level of such development or enlarged portion of the building contains commercial or community facility uses, ~~excluding schools,~~ shall be glazed in accordance with the provisions of Section 37-34 (Minimum Transparency Requirements) ~~transparent materials which may include show windows, glazed transoms or glazed portions of doors.~~ Such glazed area shall occupy at least 50 percent of the area of each such ground floor street wall measured to a height of 10 feet above the level of the adjoining sidewalk or public access area.

For the purposes of this Section, Bank Street shall be considered a street. However, this Section shall not apply to a stadium use within the North Waterfront Subdistrict.

128-13

Location of Uses in Mixed Buildings

The provisions of Section 32-422 (Location of floors occupied by commercial uses) are modified to permit dwelling units or ~~rooming units~~ on the same story as a commercial use ~~non-residential use~~ provided no access exists between such uses at any level containing dwelling units or ~~rooming units~~ and provided any commercial uses ~~non-residential uses~~ are not located directly over any dwelling units or ~~rooming units~~. However, such commercial use ~~non-residential uses~~ may be located over dwelling units or ~~rooming units~~ by authorization of the City Planning Commission upon a finding that sufficient separation of residential uses from commercial uses ~~non-residential uses~~ exists within the building.

128-14

Security Gates

Within the #Special St. George District#, all security gates that are swung, drawn or lowered to secure #commercial# or #community facility# premises shall, when closed, permit visibility of at least 75 percent of the area covered by such gate when viewed from the #street# or publicly accessible area, except that this provision shall not apply to entrances or exits to parking garages.

128-20

FLOOR AREA, LOT COVERAGE AND YARD REGULATIONS

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128-22

Maximum Lot Coverage

In C4-2 Districts within the Upland Subdistrict, the underlying #open space ratio# provisions shall not apply. In lieu thereof, the maximum permitted #lot coverage# for a #residential building#, or portion thereof, shall be 70 percent for an #interior# or #through lot# and 100 ~~80~~ percent for a #corner lot#. ~~However, no maximum #lot coverage# shall apply to any #corner lot# of 5,000 square feet or less.~~

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128-30

HEIGHT AND SETBACK REGULATIONS

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128-33

Maximum Base Height

The maximum height of a #building or other structure# before setback shall be as specified on Map 3 (Minimum and Maximum Base Heights) in the Appendix to this Chapter. Where a maximum base height of 65 ~~60~~ feet applies as shown on Map 3, such maximum base height shall be reduced to 40 feet for #zoning lots developed# or #enlarged# pursuant to the tower provisions of Section 128-35. When a #building# fronts on two intersecting #streets# for which different maximum base heights apply, the higher base height may wrap around to the #street# with the lower base height for a distance of up to 100 feet. All portions of #buildings or other structures# above such maximum base heights shall provide a setback at least ten feet in depth measured from any #street wall#

facing a #wide street# and 15 feet in depth from any #street wall# facing a #narrow street#.

* * *

128-34

Maximum Building Height

In C4-2 Districts within the Upland Subdistrict, for #buildings# that are not #developed# or #enlarged# pursuant to the tower provisions of Section 128-35 (Towers), the maximum height of a #building or other structure# and the maximum number of #stories# shall be as set forth in Section 23-662 (Maximum height of buildings and setback regulations) for a residential equivalent of an R6 District. Separate maximum #building# heights are set forth within such Section for #developments# or #enlargements# with #qualifying ground floors# and for those with #non-qualifying ground floors#, as defined in Section 23-662. ~~the maximum height of a #building or other structure# shall be 70 feet, except that~~ However, on Bay Street where there is a maximum base height of 85 feet, the maximum height of a #building or other structure# also shall be 85 feet.

In C4-2 Districts within the Upland Subdistrict for #buildings# that are #developed# or #enlarged# pursuant to the tower provisions of Section 128-35, the maximum height of the tower portion of a #building# shall be 200 feet, and the height of all other portions of the #building# shall not exceed the applicable maximum base height. Where a maximum base height of ~~65~~ 60-feet applies as shown on Map 3 in the Appendix to this Chapter, such maximum base height shall be reduced to 40 feet for #zoning lots developed# or #enlarged# pursuant to the tower provisions of Section 128-35.

128-35

Towers

The tower provisions of this Section shall apply, as an option, to any #zoning lot# with a #lot area# of at least 10,000 square feet. Any portion of a #building developed# or #enlarged# on such #zoning lots# that exceeds the applicable maximum base height shall be constructed as either a point tower or a broad tower, as follows:

(a) Point tower

(1) Tower #lot coverage# and maximum length

Each #story# located entirely above a height of ~~70~~ 75 feet shall not exceed a gross area of 6,800 square feet. The outermost walls of each #story# shall be inscribed within a rectangle, and the maximum length of any side of such rectangle shall be 85 feet.

(2) Tower top articulation

The highest three #stories#, or as many #stories# as are located entirely above a height of ~~70~~ 75 feet, whichever is less, shall have a #lot coverage# of at least 50 percent of the #story# immediately

below such #stories#, and a maximum #lot coverage# of 80 percent of the #story# immediately below such #stories#. Such reduced #lot coverage# shall be achieved by one or more setbacks on each face of the tower, where at least one setback on each tower face has a depth of at least four feet, and a width that, individually or in the aggregate, is equal to at least 10 percent of the width of such respective tower face. For the purposes of this paragraph, (a)(2), each tower shall have four tower faces, with each face being the side of a rectangle within which the outermost walls of the highest #story# not subject to the reduced #lot coverage# provisions have been inscribed. The required setbacks shall be measured from the outermost walls of the #building# facing each tower face. Required setback areas may overlap.

(b) Broad tower

Each #story# located entirely above a height of ~~70~~ 75 feet shall not exceed a gross area of 8,800 square feet. The outermost walls of each such #story# shall be inscribed within a rectangle, and the maximum length of any side of such rectangle shall be 135 feet. The upper #stories# shall provide setbacks with a minimum depth of 15 feet measured from the east facing wall of the #story# immediately below. Such setbacks shall be provided at the level of three different #stories#, or as many #stories# as are located entirely above a height of ~~70~~ 75 feet, whichever is less. For towers with at least six #stories# located entirely above a height of ~~70~~ 75 feet, the lowest level at which such setbacks may be provided is 100 feet, and the highest #story# shall be located entirely within the western half of the tower.

(c) Orientation of all towers

The maximum length of the outermost walls of any side of each #story# of a #building# facing the #shoreline# that is entirely above a height of ~~70~~ 75 feet shall not exceed 80 feet. For the purposes of this Section, the #street line# of St. Marks Place shall be considered to be a line parallel to the #shoreline#, and any side of such rectangle facing St. Marks Place from which lines perpendicular to the #street line# of St Marks Place may be drawn, regardless of intervening structures, properties or #streets#, shall not exceed 80 feet.

(d) Location of all towers

Any portion of a #building# that exceeds a height of ~~70~~ 75 feet shall be no closer to a #side lot line# than eight feet, and any #story# of a #building# that is entirely above a height of ~~70~~ 75 feet shall be located within 25 feet of a #street line# or sidewalk widening line, where applicable.

(e) Maximum tower height

The maximum height of any #building# utilizing the tower provisions of this Section shall be 200 feet. The height of the tower portion of the #building# shall be measured from the #base plane#.

(f) Tower and base integration

All portions of a #building# that exceed the applicable maximum base height set forth in Section 128-33

shall be set back at least 10 feet from the #street wall# of a #building# facing a #wide street# and at least 15 feet from the #street wall# of a #building# facing a #narrow street#. However, up to 50 percent of the #street wall# of the portion of the #building# located above a height of ~~70~~ 75 feet need not be set back from the #street wall# of the #building#, and may rise without setback from grade, provided such portion of the #building# is set back at least 10 feet from a #wide street line# or sidewalk widening line, where applicable, and at least 15 feet from a #narrow street line# or sidewalk widening line, where applicable.

(g) Tower exclusion areas

No #building or other structure# may exceed a height of ~~70~~ 75 feet within the areas designated on Map 4 (Tower Restriction Areas) in the Appendix to this Chapter.

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**128-50
PARKING REGULATIONS**

* * *

**128-51
Required Off-Street Parking and Loading**

In C4-2 Districts, the following special regulations shall apply:

(a) #Residential uses#

One off-street parking space shall be provided for each #dwelling unit# created after October 23, 2008, including any #dwelling units# within #buildings converted# pursuant to Article 1, Chapter 5 (Residential Conversion within Existing Buildings), except that the provisions of Section 25-25 (Modification of Requirements for Income-Restricted Housing Units or Affordable Independent Residences for Seniors) shall apply to #income-restricted housing units#. However, where the total number of required spaces is five or fewer or, for #conversions#, where the total number of required spaces is 20 or fewer, no parking shall be required, except that such waiver provision shall not apply to any #zoning lot# subdivided after October 28, 2008. The provisions of Section 73-46 (Waiver of Requirements for Conversions) shall apply to #conversions# where more than 20 parking spaces are required.

* * *

**128-54
Location of Accessory Off-Street Parking Spaces**

No open parking areas shall be located between the #street wall# of a #building# and the #street line#, and no

open parking area shall front upon a #commercial street#. All open parking areas, regardless of the number of parking spaces, shall comply with the perimeter screening requirements of Section 37-921.

All off-street parking spaces within structures shall be located within facilities that, except for entrances and exits, are:

- (a) entirely below the level of each #street# upon which such facility fronts; or
- (b) located, at every level above-grade, behind #floor area# or screening in accordance with the provisions of 37-35 (Parking Wrap and Screening Requirements). For the purpose of applying such provisions, #commercial streets# designated on Map 2 in Appendix A of this Chapter shall be considered designated retail streets ~~behind #commercial#, #community facility# or #residential floor area# so that no portion of such parking facility is visible from adjoining #streets#. The minimum depth of any such #floor area# shall be 30 feet, except that such depth may be reduced to 15 feet where the #street wall# containing such #floor area# fronts upon a #street# with a slope in excess of 11 percent; and~~
- (c) no parking shall be permitted on the roof of such facilities.

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**Appendix
Special St. George District Plan**

* * *

Map 3 – Minimum and Maximum Base Heights

[TO BE REMOVED]



