

# Chapter 13A-29 - ADDRESSING, STREET NAMING, AND DESIGN STANDARDS

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# Chapter 13A-29 - ADDRESSING, STREET NAMING, AND DESIGN STANDARDS

## 13A-29-01 Purpose

This chapter is established to provide a standard system for consecutive and logical numbering of streets and properties to avoid the duplication of street names within the City and Salt Lake County and to avoid similar sounding names or confusing designators. This chapter shall establish standard procedures for changing existing street names or adding names to existing numbered streets, keeping addressing numbers clearly identifiable, and provide a complete current listing of all streets and addresses within the City.

## 13A-29-02 Street Naming

The following standards shall be applied to the naming of streets in the City:

- A. **Duplication.** Proposed street names that duplicate existing street names in the City or elsewhere in Salt Lake County shall be prohibited.
- B. **Confusion.** Proposed street names that sound very similar to existing names or street names that have unconventional spellings shall be prohibited.
- C. **Continuity.** Proposed street names are encouraged to have the following characteristics:
  - 1. Historic significance.
  - 2. Local flavor and sense of place.
  - 3. Overall theme.
  - 4. Compatibility with adjacent streets.
- D. **Name Length.** Proposed street names shall not be longer than the typical 17 blank street sign (including spaces between words).
- E. **Required Naming.** In order to minimize confusion and to facilitate proper addressing, the following types of proposed streets shall be named:
  - 1. Streets that change compass direction.
  - 2. Loop or horseshoe streets.
  - 3. Streets that have intersection coordinate changes.
  - 4. Cul-de-sacs.
  - 5. Dead-end streets that will likely be extended as above.
- F. **Thoroughfare Designations.** Proposed street names and street types should be matched as follows:
  - 1. **Boulevard, Parkway** - arterials and collectors with planted medians.
  - 2. **Drive, Road** - streets longer than 1,000 feet.
  - 3. **Way** - curvilinear streets longer than 1,000 feet.
  - 4. **Streets, Avenues** - straight directional streets.

5. **Lanes** - short secondary connecting streets.
6. **Circle, Court, Place, Cove** - cul-de-sacs and permanent dead-end streets.

### **13A-29-03 Street Numbering**

All streets and intersections shall have numbered coordinates. On streets that do not conform to the four compass directions, numbered coordinates should be assigned from the axis that most nearly matches the principal direction of the thoroughfare. For simplicity, street numbers shall end with the digit "0" or "5". Private numbering systems shall be avoided.

### **13A-29-04 Property Numbering**

The following standards shall be applied to the numbering of properties in the City:

- A. **Juxtaposition.** Building numbers should be comparable (but not duplicated) on parallel streets and should be in consecutive order.
- B. **Even-Odd.** Building numbers should be assigned to opposite sides of the street as determined under the Salt Lake Meridian Grid System.
- C. **Compass Direction.** On streets that do not conform to the four compass directions, building numbers should be assigned from the axis that most nearly matches the principal direction of the thoroughfare.
- D. **Corner Lots.** Dual addresses on corner lots shall be avoided with the exception of multifamily dwellings and multi-unit commercial buildings with primary entrances on both streets.
- E. **Buildings Without Public Frontage.** Buildings that are hidden behind other buildings or do not have public frontage shall be numbered from the centerline of the principal access or driveway.
- F. **Commercial, Industrial, and Multifamily.** The Director shall assign numbers to site plans before final site plan approval, based upon the above standards.
- G. **Insufficient Numbers.** Where insufficient numbers exist for proper addressing (e.g., buildings without public frontage), a private lane may be assigned a numbered coordinate to facilitate addressing.

### **13A-29-05 Building Identification**

All buildings shall have approved address numbers, and such numbers shall be identified using the following standards:

- A. **Background.** Numbers shall be set on a background of a contrasting color.
- B. **Size.** Numbers shall be Arabic numeral or alphabet letters. Numbers in residential developments shall be a minimum of 4 inches high with a minimum stroke width of .5 inch.

- C. Numbers in commercial developments shall be a minimum of 6 inches high with a minimum stroke width of .5 inch.
- D. **Visibility.** Numbers shall be placed in a position that is plainly legible and visible from the street or road fronting the property. When a building is some distance from a street or when view of the building is blocked by trees or shrubs, numbers should be displayed on a sign attached to a fence, gate, street mailbox, or lawn stake, in addition to being placed on the building.
- E. **Corner Lots.** On corner lots, house numbers should face the street named in the address.

### **13A-29-06 Record Keeping**

The following standards should be adhered to in maintaining addressing records:

- A. **Numbers Assigned.** Numbers shall be assigned by the Engineer or his designated representative.
- B. **Inventory.** A complete inventory of existing street names and building numbers shall be compiled and maintained in the Community Development Department.

### **13A-29-07 Procedures**

All proposed street names shall be coordinated with Salt Lake County to avoid duplication. In addition, the following procedures shall be adhered to with new development and proposed changing of street names:

- A. **Subdivision.** Street coordinates and house numbers shall be assigned by the Engineer and shall be placed on the final subdivision plat by the developer before plat recordation.
- B. **Duplicate Street Names.** The City may change duplicated street names without a petition when it is determined that the change is in the public interest. The following criteria should be used in eliminating street name duplications:
  - 1. Historical significance.
  - 2. The number of buildings addressed on the street.
  - 3. The length of time that the name has been in use.
  - 4. The length of the street and the amount of traffic.
  - 5. Compatibility with adjacent street names.
- C. **Changing Existing Street Names.** To change an existing street name, the process in Utah Code Ann. §10-9a-609.5 for vacating or altering a street or alley shall be followed.
- D. **Adding Names to Existing Numbered Streets.** To add a name to an existing numbered street, the process in Utah Code Ann. §10-9a-609.5 for vacating or altering a street or alley shall be followed.

- E. **Changing Existing Property Numbering.** The changing of an existing property number must be in the public interest. Requests for changes based upon personal reasons, numerology, or superstition will not be approved. Approval of requests for address changes may be made under the following circumstances:
1. The address on the plat and the building permit do not match.
  2. The address is out of sequence or not in reasonable juxtaposition with other addresses on the street.
  3. The address spacing with other addresses is such that it creates confusion.
  4. The address has an incorrect odd/even designation.
  5. The address conflicts with an address on a parallel street.
- F. **Street Name/Number Changes.** When street name/number changes are approved, the City will change its records to conform to the change. Property owners are responsible for notifying other public and private entities of the approved change.