

October 22, 2019

**ADMINISTRATIVE INTERPRETATION
DECISION AND FINDINGS
PLNZAD2019-00943**



REQUEST:

A request for an administrative interpretation related to elevator/stairway towers or bulkheads. The purpose of the request is to determine how the maximum height of elevator/stairway towers and bulkheads is measured, as well as an interpretation of the extent of use and maximum size.

DECISION:

The Zoning Administrator finds that an elevator/stairway tower or bulkhead may be used for the sole purpose of accommodating the elevator or stairway in which it serves. It may not be designated for such purposes as habitable space, storage or mechanical/utility rooms or other uses not related to elevators or stairways pursuant to the definition of *Bulkhead* found in Webster's Collegiate Dictionary.

Measurement of elevator/stairway towers or bulkheads shall be measured as an extent above the maximum allowable building height of a zone and not as a designated height regardless of extent. Elevator/stairway towers or bulkheads may extend a height of sixteen (16) feet above maximum building height allowed in all Commercial, Manufacturing, Downtown, FB-UN2, RO, R-MU, RMF-45, RMF-75, RP, BP, I, UI, A, PL and PL-2 Districts pursuant to the Salt Lake City Zoning Ordinance section 21A.36.020C: TABLE OF HEIGHT EXCEPTIONS.

FINDINGS:

- 21A.36.020C: TABLE OF HEIGHT EXCEPTIONS states:

In all Commercial, Manufacturing, Downtown, FB-UN2, RO, R-MU, RMF-45, RMF-75, RP, BP, I, UI, A, PL and PL-2 Districts; elevator/stairway towers or bulkheads may extend sixteen (16) feet above maximum building height allowed by the district.

This does not limit the height of the elevator/stairway towers or bulkheads to a maximum height of sixteen (16) feet; rather, it limits the height the structures can extend above the maximum height allowed by the zone.

- Webster's Collegiate Dictionary defines *Bulkhead* as:

A projecting framework with a sloping door giving access to a cellar stairway or a shaft.

Based on this definition, an elevator/stairway tower or bulkhead is meant to house and provide access for a stairway or elevator.

If you have any questions regarding this interpretation please contact Chris Earl at (801) 535-7932 or by email at christopher.earl@slcgov.com.

APPEAL PROCESS:

An applicant or any other person or entity adversely affected by a decision administering or interpreting this Title may appeal to the Appeals Hearing Officer. Notice of appeal shall be filed within ten (10) days of the administrative decision. The appeal shall be filed with the Planning Division and shall specify the decision appealed and the reasons the appellant claims the decision to be in error. Applications for appeals are located on the Planning Division website at <https://www.sl.c.gov/planning/applications/> along with information about the applicable fee. Appeals may be filed in person or by mail at:

In Person: Salt Lake City Corp Planning Counter 451 S State Street, Room 215 Salt Lake City, UT		US Mail: Salt Lake City Corp Planning Counter PO Box 145471 Salt Lake City, UT 84114-5417
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NOTICE:

Please be advised that a determination finding a particular use to be a permitted use or a conditional use shall not authorize the establishment of such use nor the development, construction, reconstruction, alteration, or moving of any building or structure. It shall merely authorize the preparation, filing, and processing of applications for any approvals and permits that may be required by the codes and ordinances of the City including, but not limited to, a zoning certificate, a building permit, and a certificate of occupancy, subdivision approval, and a site plan approval.



Chris Earl
Associate Planner

- cc: Nick Norris, Planning Director
- Joel Paterson, Zoning Administrator
- Greg Mikolash, Development Review Supervisor
- Posted to Web
- Applicable Recognized Organizations