

# SALT LAKE CITY GUIDE TO **AFFORDABLE HOUSING INCENTIVES**



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This guide was prepared by the Planning Division as a resource to assist you on the process of incorporating Affordable Housing Incentives on your project proposal. It provides general guidelines for property owners. Some of the standards have been summarized or phrased in a different way. This document does not replace the standards in code. It is recommended to work with a City Planner to help you answer any questions and coordinate your application.





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# Overview



**The city adopted a zoning amendment authorizing affordable housing incentives (AHI) in December 2023 with an effective date of April 30, 2024.**

The incentives are intended to encourage the development, construction, and preservation of housing in the city.

There are two primary goals of the AHI. First, they are to help public and private dollars that go into building affordable housing create more housing units. Second, they are to create additional opportunities for property owners to provide new, affordable housing units. Depending on the zoning district, the AHI allow for additional housing types, additional units or density, additional height, reduce parking requirements for smaller projects, and provide planning process waivers or modifications.

**There are three types of incentives – Type A, Type B, and Type C.** Each type applies in different zoning districts and has different affordability requirements. All require a percentage of the units to be affordable at an amount at or below the area median income (AMI) and have options for homeownership or rental units.

This document describes the AHI in a more graphic based format and provides guidance on requirements from other city departments including building and fire code and public utilities. These codes often add construction costs that may be significant.

**Use this document as a starting point for learning about the AHI and planning a project.** Refer to city code and meet with city staff for additional information. We recommend following the process on [page 55](#).

**As you plan your project & before you submit a zoning incentives application, it is recommended that you meet with staff in two separate meetings:**

- 1. Development Review Team (DRT) meeting:** held by Zoning, Building Services, Public Utilities, Transportation and Engineering Division Staff.
- 2. Pre-submittal meeting:** held by the Planning Division.

These meetings will identify city requirements that may have substantial additional costs and detail the zoning and affordability requirements to use the AHI.



# Eligibility



*Affordable Housing Incentives (AHI) are available in all zoning districts where residential uses are permitted*



## FIND YOUR ZONING DISTRICT

There are different incentives in different zoning districts. Find out the zoning district of your property on the **Salt Lake City Zoning Lookup Map** | [maps.slcgov.com/mws/zoning.htm](https://maps.slcgov.com/mws/zoning.htm)



## LOCAL HISTORIC DISTRICTS

A **Certificate of Appropriateness** is required for new construction, exterior modifications, including window replacement or painting previously unpainted brick, on properties located in a local historic district. Dwellings and units may be added in historic districts provided they meet the city's historic preservation standards and design guidelines.

**Learn more about Historic Preservation** | [www.slc.gov/historic-preservation](https://www.slc.gov/historic-preservation)



## GENERAL QUESTIONS?

**For general questions**, contact the Planning Division at 801.535.7700 or [zoning@slc.gov](mailto:zoning@slc.gov)

**For questions regarding Historic Preservation**, email us at [historicpreservation@slc.gov](mailto:historicpreservation@slc.gov)

# Your Property

## PROPERTY LINES

### SETBACK

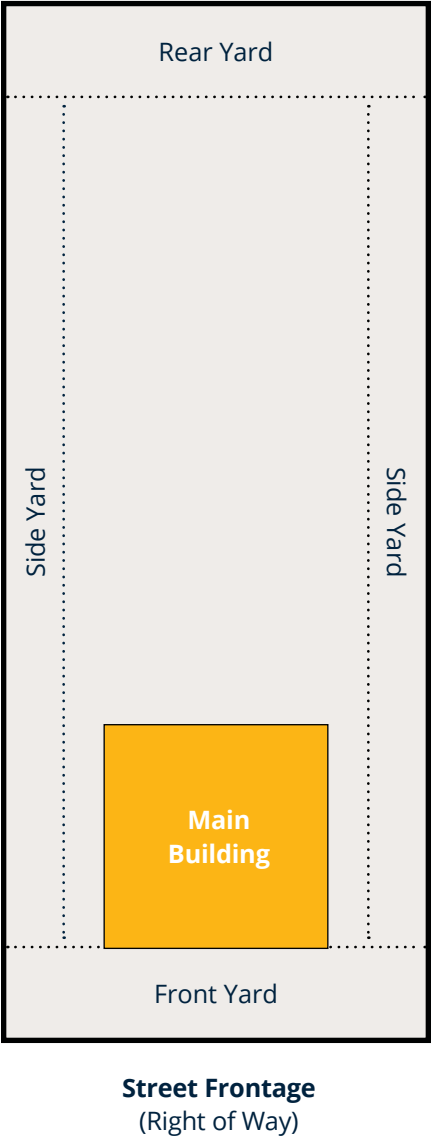
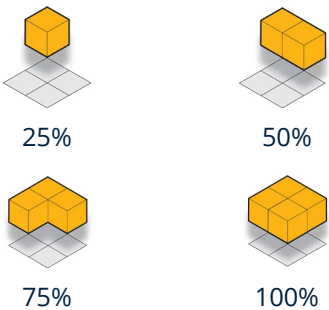
An area measured from property lines and required to be maintained as open space, free of any structures from the ground to the sky.

**Properties using the AHI must meet the yard setback requirements for the zoning district.**

### WHAT IS BUILDING COVERAGE?

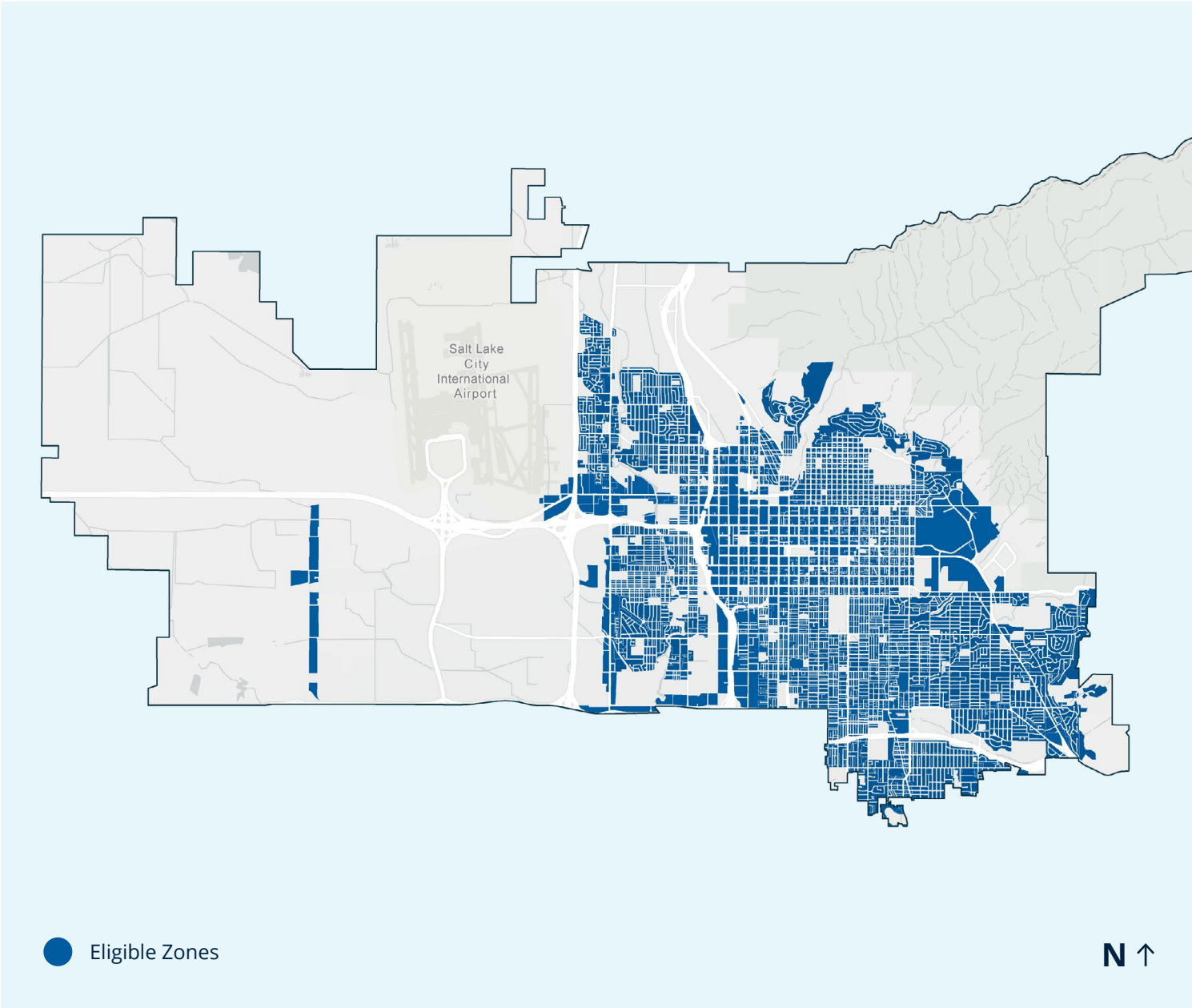
**Building Coverage is the percentage of a lot covered by buildings.**

An affordable housing incentive (AHI) development must comply with the maximum coverage requirements.





# Eligible Zoning Districts



## TYPE A

- FR-1
- FR-2
- FR-3
- R-1/5,000
- R-1/7,000
- R-1/12,000
- R-2
- SR-1
- SR-1A
- SR-3

## TYPE B

- RMF-30
- RMF-35
- RMF-45
- RMF-75

## TYPE C

- CB
- CC
- CG
- CN
- CSHBD1
- CSHBD2
- D-1
- D-2
- D-3
- D-4
- FB-SC
- FB-SE
- FB-MU11
- FB-UN1
- FB-UN2
- GMU
- I
- MU
- MU-8
- RB
- RMU
- RMU-35
- RMU-45
- RO
- SNB
- TSA-Core
- TSA-Transition

# Affordability



*The affordable units will be available only to households with an annual income at or below the SLC Area Median Income (AMI)*

**Area Median Income (AMI):** This is the midpoint of the region's income distribution set by HUD (Department of Housing & Urban Development). This number is updated annually. See the city's website for current numbers.

**The incentives allow for rental or homeownership units. There are different affordability requirements for Type A, B and C incentives. See the following pages for information on each incentive type.**



## AFFORDABLE RENTAL UNITS

The monthly rent cannot exceed HUD's maximum monthly gross rate for the affordable unit type. The monthly rent must be in a written lease and must include all housing costs, such as utilities.



## AFFORDABLE HOMEOWNERSHIP UNITS

The total yearly cost for housing, covering mortgage payments, insurance, property taxes, condominium, parking and other fees must not be more than 30% of the maximum monthly income allowed for the Area Median Income (AMI) level. This calculation assumes a household size equal to the number of bedrooms in the unit, plus one person.

# Requirements



*Affordable units permitted by the AHI are required to remain affordable for at least 30 years*

**Note:** A restrictive covenant must be recorded against the property to ensure compliance with affordability requirements.



## AFFORDABLE HOMEOWNERSHIP UNITS

The future sales price is limited by the terms of the restrictive covenant. The city must be notified of any future sale and will have a right of first refusal.



## COMPARABLE UNITS

Affordable units must be comparable to market rate units, if any, in the development including with respect to entrance location, dispersion throughout the building or site, number of bedrooms, and access to amenities.

**This does not apply to units in single and two family zoning districts.**

# Compliance



## ANNUAL REPORTING - RENTAL UNITS

Owners will be required to submit annual reports that verifies compliance with affordable housing conditions, including tenant income and rental rates.

**This may include submitting required reporting for the Utah Housing Corporation, Olene Walker Housing Loan Fund, or similar funding source.**



## ENFORCEMENT

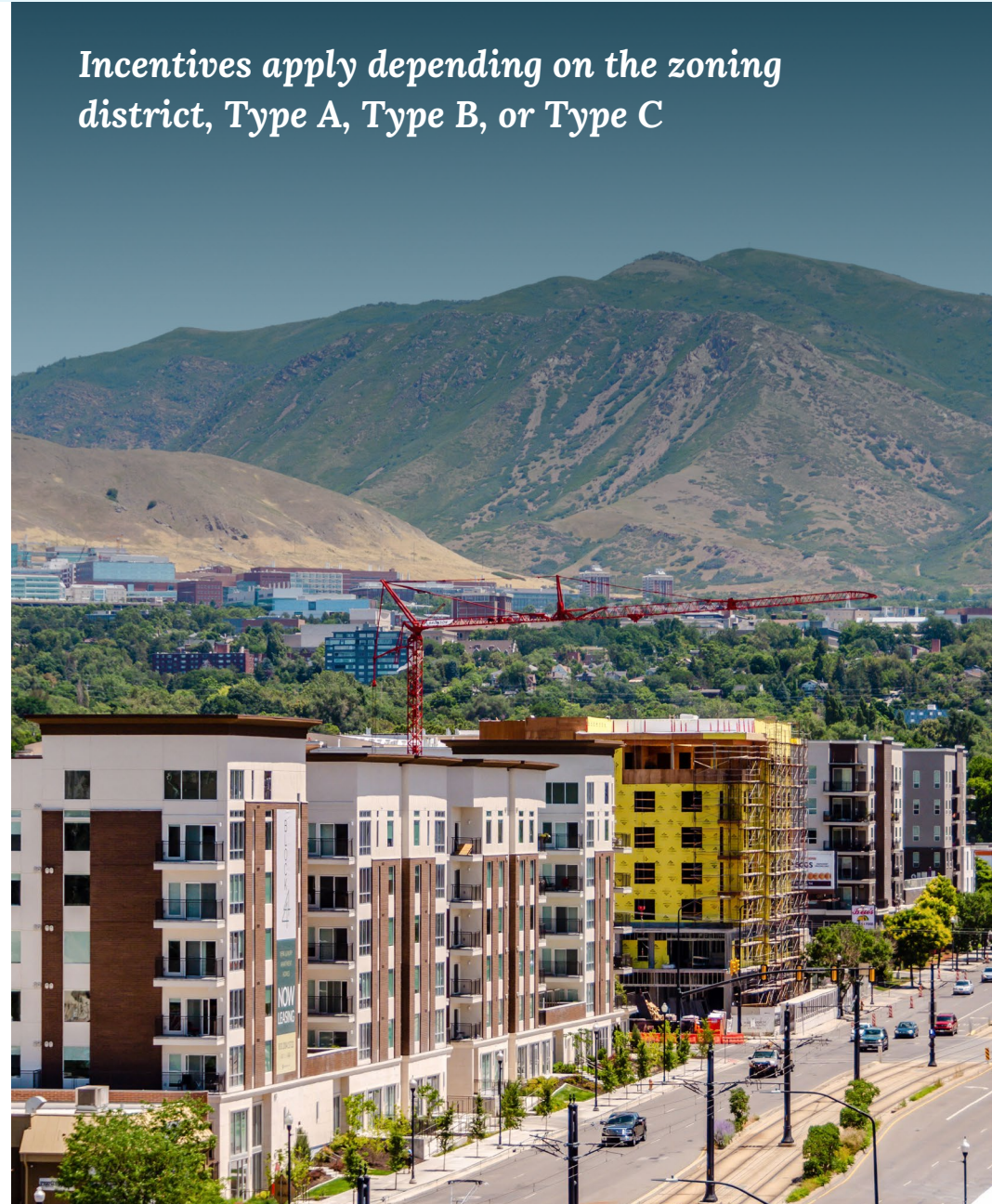
Property owners who do not comply with required rental rates or annual reporting will be subject to enforcement, including daily fines.

**If fines exceed \$5,000, the city may place a lien on the property and revoke the owner's business license.**

# Incentives



*Incentives apply depending on the zoning district, Type A, Type B, or Type C*





## TYPE A

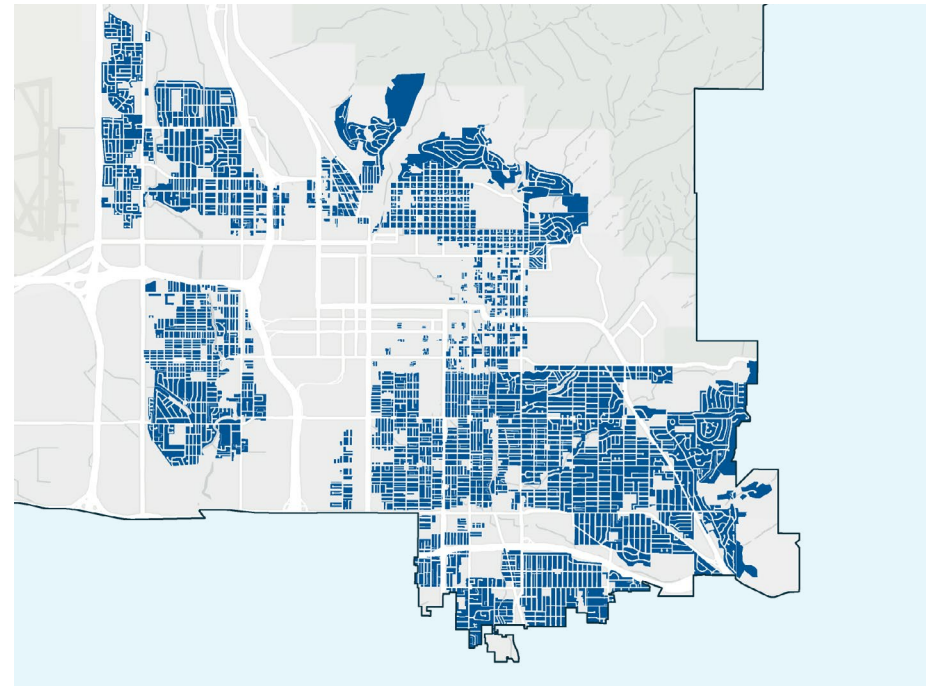


## Type A | Single & Two Family Zoning Districts



### APPLICABLE ZONING DISTRICTS

- FR-1
- FR-2
- FR-3
- R-1/5,000
- R-1/7,000
- R-1/12,000
- R-2,
- SR-1
- SR-1A
- SR-3



## Type A | Incentives



### ADDITIONAL HOUSING TYPES ALLOWED

- Twin Home And Two-Family
- Three-Family Dwellings
- Four-Family Dwellings
- Row Houses
- Sideways Row Houses
- Cottage Developments



### DENSITY

- Lots may contain up to four units.
- Existing lots may be divided such that each unit, not including accessory dwelling units (ADUs), is on its own lot.
- New lots are exempt from minimum lot area, lot width, and lot frontage requirements. This is not applicable to vertical or stacked developments.
- For the purposes of the AHJ, before an ADU is considered one unit and counts towards the number of units permitted.

**Note:** There are additional development and design standards in the Housing Type Regulations and Design Standards section on [page 37](#).



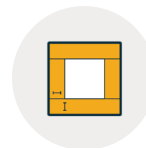
### ARRANGEMENT OF DWELLINGS

- **New Construction:** New dwelling units may be arranged in any manner within a building, as a second detached dwelling, as attached units, or as a cottage development with three or more detached dwellings.
- **Existing Building:** When an existing building is maintained, new units may be added internal to the existing structure, as an addition, or as a second detached dwelling. Any addition must comply with the standards of the base zoning district; however, the addition may contain additional units. 50% of the exterior walls of the existing dwelling, including the front elevation, must remain as exterior walls.
- All other zoning requirements apply.



### PARKING

Only one off-street parking space per unit is required. One detached garage, or covered parking space, no greater than 250 sq. ft. per unit, may be provided for each unit.



### YARDS

Minimum required yards must apply to the perimeter of the properties in the development and not to the individual principal buildings within the development.



Type A | Affordability Requirements



AFFORDABLE HOMEOWNERSHIP DEVELOPMENTS  
must meet at least one of the following criteria:

**NEW CONSTRUCTION:** 50% of the units must be affordable to those with incomes at or below 100% AMI.

**EXISTING BUILDING:** If the existing building is maintained and new units are added, 25% of the units must be affordable to those with incomes at or below 100% AMI.

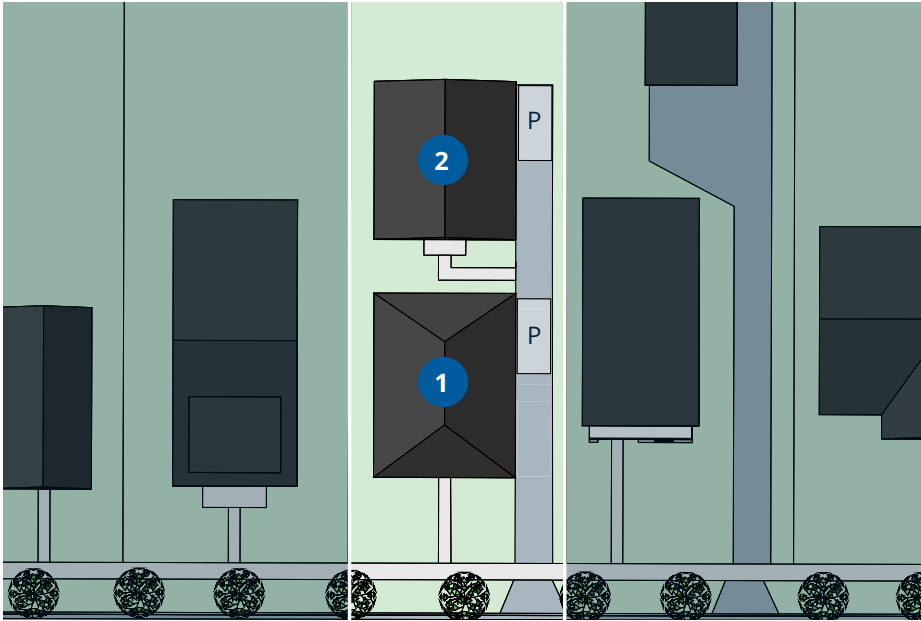


AFFORDABLE RENTAL DEVELOPMENTS  
must meet at least one of the following criteria:

**NEW CONSTRUCTION:** 50% of the affordable units must be affordable to those with incomes at or below 80% AMI.

**EXISTING BUILDING:** If the existing building is maintained and new units are added, a minimum of one of the units must be affordable to those with incomes at or below 80% AMI.

Example | Second Detached Dwelling



- 1. PRINCIPAL DWELLING
- 2. AHI SECOND SINGLE-FAMILY DWELLING

**Principal Dwelling:** 1,500 sf  
**Second Dwelling:** 1,300 sf  
**Lot Coverage:** 40%  
**Lot Size:** 7,000 sf

**SETBACKS**  
**Min. Front Yard:** 20 ft  
**Min. Rear Yard:** 25 ft  
**Min. Side Yard:** 6 ft, 10 ft

## TYPE B

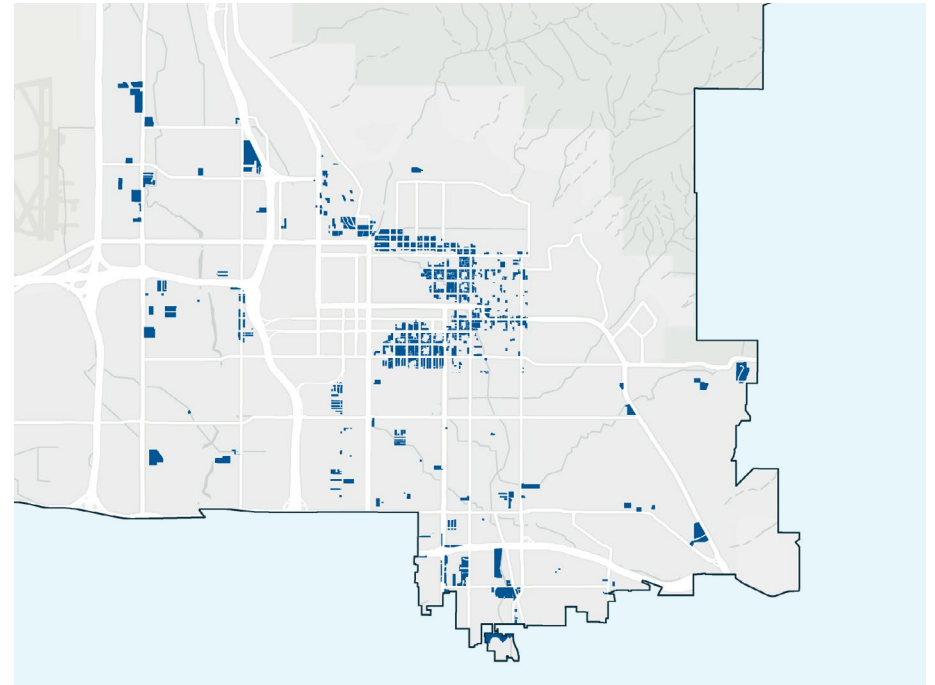


## Type B | RMF Zoning Districts



### APPLICABLE ZONING DISTRICTS

- RMF-30
- RMF-35
- RMF-45
- RMF-75





## Type B | Incentives



### DENSITY

The qualifying provisions for density found in the minimum lot area and lot width tables for the RMF-35, RMF-45, and RMF-75 zoning districts do not apply. In the RMF-30 zoning district, the minimum lot size per dwelling unit does not apply.



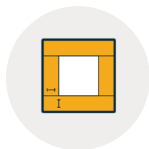
### UNIT MIX

No more than 25% of the units in the development may be less than 500 square feet to promote a mix of unit sizes.



### PARKING

Only one off-street parking space per unit is required for developments with fewer than 10 units. The city's off-street parking requirements apply when there are more than 10 units.



### YARDS

The minimum required yards apply to the perimeter of the properties in the development and not to the individual principal buildings within the development.



### LOT WIDTH

The minimum lot area and lot width identified in the zoning district tables do not apply.

**Note:** There are additional development and design standards in the Housing Type Regulations and Design Standards section on [page 37](#).

## Type B | Affordability Requirements



### AFFORDABLE HOMEOWNERSHIP DEVELOPMENTS

must meet at least one of the following criteria:

**10% of units must be affordable** to those with incomes at or below 80% AMI.

**5% of units must be affordable** to those with incomes at or below 60% AMI.



### AFFORDABLE RENTAL DEVELOPMENTS

must meet at least one of the following criteria:

**40% of units must be affordable** to those with incomes at or below 60% AMI.

**20% of units must be affordable** to those with incomes at or below 50% AMI.

**40% of units must be affordable** to those with incomes averaging no more than 60% AMI and these units must not be occupied by those with an income greater than 80% AMI.

## TYPE C

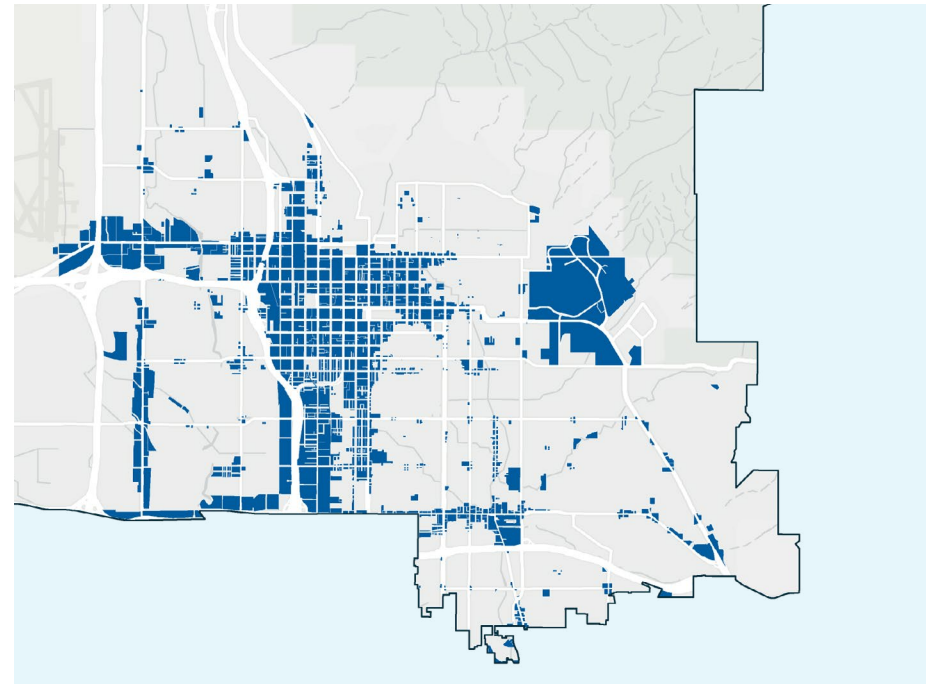


## Type C | Other Zoning Districts



### APPLICABLE ZONING DISTRICTS

- CB
- CC
- CG
- CN
- CSHBD1
- CSHBD2
- D-1
- D-2
- D-3
- D-4
- FB-SC
- FB-SE
- FB-MU11
- FB-UN1
- FB-UN2
- GMU
- I
- MU
- MU-8
- RB
- RMU
- RMU-35
- RMU-45
- RO
- SNB
- TSA-Core
- TSA-Transition





# Type C | Incentives



## ADDITIONAL HOUSING TYPES

Row houses, sideways row houses, and cottage developments are permitted in the **CB** (Community Business), **CC** (Corridor Commercial), **CG** (General Commercial), and **I** (Institutional) zoning districts.



## ADMINISTRATIVE DESIGN REVIEW

**Planning Commission hearing is not required for:**

- Buildings in the **CSHBD1** and **CSHBD2** zoning district that exceed 20,000 square feet in size.
- Buildings in the **CB** zoning district that exceed 7,500 gross square feet of floor area for a first-floor footprint or in excess of 15,000 gross square feet floor area.



## ADDITIONAL HEIGHT

Additional height and administrative design review are permitted as identified in the tables on the following pages. The additional story cannot exceed 12' in height.

**Early engagement notice requirements to recognized organizations are not applicable.**

### WHAT IS DESIGN REVIEW?

**Design Review is a planning process that evaluates the design and impact of a proposed development.** Planning staff reviews and can approve an administrative design review application. The Planning Commission can approve additional modifications not identified as administrative through a public hearing process.

## RESIDENTIAL

ZONING	PERMITTED MAX. HEIGHT WITH INCENTIVE
RMU-35	45' with administrative design review, regardless of abutting use or zone.
RMU-45	55' with administrative design review, regardless of abutting use or zone.
RB	One additional story; density limitations listed in the land use table do not apply.
RMU	Three additional stories with administrative design review.
RO	One additional story.

## FORM - BASED

ZONING	PERMITTED MAX. HEIGHT WITH INCENTIVE
FB-MU11	Three additional stories with administrative design review.
FB-UN2	One additional story.
FB-SC	One additional story.
FB-SE	One additional story.
FB-UN1	Three stories, but not to exceed 30' in height.

## Type C | Incentives

### COMMERCIAL

ZONING	PERMITTED MAX. HEIGHT WITH INCENTIVE
<b>SNB</b>	One additional story.
<b>CB</b>	One additional story.
<b>CN</b>	One additional story.
<b>CC</b>	45' with administrative design review; additional landscaping may be met by meeting requirements in 21A.52.050.H.3.c.5.
<b>CG</b>	Two additional stories with administrative design review. Three additional stories with administrative design review for properties in the mapped area in Figure 21A.26.070.G.
<b>CSHBD1</b>	129' with administrative design review.
<b>CSHBD2</b>	72' with administrative design review.
<b>TSA-Transition</b>	One additional story with administrative review.
<b>TSA-Core</b>	Two additional stories with administrative review.

### DOWNTOWN

ZONING	PERMITTED MAX. HEIGHT WITH INCENTIVE
<b>D-1</b>	Administrative design review is permitted when a design review process is required.
<b>D-2</b>	Two additional stories with administrative design review.
<b>D-3</b>	Three additional stories with administrative design review.
<b>D-4</b>	Three additional stories with administrative design review. 375' and administrative design review in mapped area in 21A.30.045.E.2.b.

### OTHER

ZONING	PERMITTED MAX. HEIGHT WITH INCENTIVE
<b>GMU</b>	Two additional stories with administrative design review.
<b>MU</b>	60' with administrative design review, with residential uses in all principal buildings.

**Note:** There are additional development and design standards in the Housing Type Regulations and Design Standards section on [page 37](#).



## Type C | Affordability Requirements



### AFFORDABLE HOMEOWNERSHIP DEVELOPMENTS

must meet at least one of the following criteria:

**10% of units must be affordable** to those with incomes at or below 80% AMI.

**5% of units must be affordable** to those with incomes at or below 60% AMI.



### AFFORDABLE RENTAL DEVELOPMENTS

must meet at least one of the following criteria:

**20% of units must be affordable** to those with incomes at or below 80% AMI.

**10% of units must be affordable** to those with incomes at or below 60% AMI.

**10% of units must be affordable** to those with incomes averaging at or below 60% AMI and these units must not be occupied by those with an income greater than 80% AMI.

**10% of units must be affordable** to those with incomes at or below 80% AMI and these units must have two or more bedrooms.

**5% of units must be affordable** to those with incomes at or below 30% AMI.

**5% of units must be affordable** to those with incomes at or below 60% AMI and these units must have two or more bedrooms.

**5% of units must be affordable** to those with incomes at or below 80% AMI and these units must have three or more bedrooms.



## Planned Development | Waivers



### A planned development is not required for:

- Multiple Buildings on a Single Parcel: More than one principal building may be located on a single parcel and are allowed without having public street frontage.
- Principal buildings with frontage on a paved public alley or public street.
- Development in the Community Shopping (CS) zoning district.

**Any other modifications not identified above require a Planned Development.**

**Note:** To be eligible for the Planned Development waiver, a development must meet the affordability requirements for the applicable zoning district in Type A, Type B or Type C.

### WHAT IS A PLANNED DEVELOPMENT?

**A Planned Development is a type of land development that allows for more flexibility than is otherwise allowed.** It is intended to provide for a development that is an improvement to one that could be built following a strict application of the regulations. It requires review and approval by the Planning Commission.



## Lot | Requirements



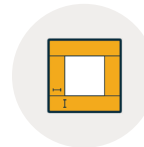
### **Lots without public street frontage may be allowed without a planned development when:**

- The overall development site complies with required yard setbacks.
- The front and corner yards of the perimeter are maintained as landscaped yards.
- The overall development complies with maximum building coverage.
- Required off street parking stalls for a unit within the development are permitted on any lot within the development.
- A final plat documents that all lots within the subdivision have adequate access to a public street by way of easements, a shared driveway, or a private street.
- An entity, such as a homeowner association, must be established for the operation and maintenance of any common infrastructure.

## Row House | Requirements



### **Row House + Sideways Row House developments must meet the following requirements:**



#### **PERIMETER YARD REQUIREMENTS**

- **Front Yards:** The front yard and corner side yard of the base zoning district apply.
- **Side Yards:** A minimum of 10 feet on one side of the building and 6 feet on the other interior side yard unless a greater yard is required by the base zoning district.
- **Rear Yard:** The rear yard of the base zoning district applies.



#### **NUMBER OF UNITS**

In these single and two family zoning districts, there is a minimum of three and a maximum of four residential dwelling units per building.

## Row House | Requirements



### BUILDING LENGTH FACING STREET

- **Single and Two Family Districts:** The building length must not exceed 60 feet or the average of the block face, whichever is less.
- **RMF Districts:** The building length must not exceed 100 feet.
- **Other Zoning Districts:** The building length must not exceed 175 feet.



### BUILDING ENTRY FACING STREET

At least one operable building entrance on the ground floor is required for each unit facing the primary street facing façade. All units adjacent to a public street must have the primary entrance on the street facing façade of the building with an unenclosed entry porch, canopy, or awning feature. The entry feature may encroach in the front yard setback, but may not be closer than 5 feet from the front property line.



### BUILDING MATERIALS

50% of any street facing facade must be clad in durable materials. Durable materials include stone, brick, masonry, textured or patterned concrete, and fiber cement board. Other materials may be used for the remainder of the facade adjacent to a street.



### PARKING REQUIREMENT AND LOCATION

No more than one off-street parking space per unit is required. All provided parking must be located to the side of the street facing building façade, behind a principal structure that has frontage on a street, or within the principal structure.



### GARAGE DOORS FACING STREET

Garage doors are prohibited on the façade of the building that is parallel to, or located along, a public street.



### PERSONAL OUTDOOR SPACE

Each unit must have a minimum outdoor space of 60 square feet where the minimum measurement of any side cannot be less than 6 feet.



### BLANK WALL

The maximum length of any blank wall uninterrupted by windows, doors, or architectural detailing at the ground floor level along any street facing façade is 15 feet.



### SCREENING OF MECHANICAL EQUIPMENT

All mechanical equipment must be screened from public view and sited to minimize its visibility and impact. Examples of siting include on the roof, enclosed or otherwise integrated into the architectural design of the building, or in a rear or side yard.



### GLASS

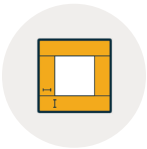
The façade of each floor facing a street must contain a minimum of 15% glass.



# Cottage Developments | Requirements



*Cottage developments must meet the following requirements:*



### PERIMETER YARD REQUIREMENTS

- **Front yards:** The front yard and corner side yard of the base zoning district apply.
- **Side yards:** A minimum of 10 feet on one side of the property line and 6 feet on the other interior side yard, unless a greater yard is required by the base zoning district.
- **Rear yard:** Rear yard of base zoning district applies.



### SETBACKS BETWEEN INDIVIDUAL COTTAGES

All cottages must have a minimum setback of 8 feet from another cottage.

### BUILDING ENTRANCE

All building entrances must face a public street or a common open space.



### AREA

No cottage may have more than 850 square feet of gross floor area, excluding basement area. There is no minimum square foot requirement.



### BUILDING MATERIALS

50% of any street facing facade must be clad in durable materials. Durable materials include stone, brick, masonry, textured or patterned concrete, and fiber cement board. Other materials may be used for the remainder of the facade adjacent to a street.



### OPEN SPACE

A minimum of 250 square feet of common, open space is required per cottage. At least 50% of the open space must be in a courtyard or other common, usable open space. The development must include landscaping, walkways or other amenities intended to serve the residents of the development.



### PERSONAL OUTDOOR SPACE

A minimum of 120 square feet of personal outdoor space is required in addition to the open space. The personal outdoor space must provide a private yard area for each cottage and will be separated with a fence, hedge, or other visual separation to distinguish the private space.



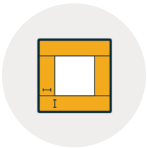
### PARKING

No more than one off-street parking space per unit is required. All provided parking must be located to the side of a street facing building façade, behind a principal structure that has frontage on a street, or within the principal structure.



*The following provisions apply to all other buildings containing more than two residential units*

**Note:** If the base zone has a greater design standard requirement, that standard applies.



**PERIMETER YARD REQUIREMENTS**

- **Front Yards:** The front yard and corner side yard setback of the base zoning district apply.
- **Side Yards:** For housing types not otherwise allowed in the zoning district, a minimum of 10 feet on each side property line, unless a greater setback is required for single-family homes.
- **Rear Yards:** Rear yard of base zoning district applies.



**GLASS**

The surface area of the façade of each floor facing a street must contain a minimum of 15% glass.



**BUILDING ENTRANCES**

The ground floor must have a primary entrance on the street facing façade of the building with an unenclosed entry porch, canopy, or awning feature. Stairs to second floor units are not permitted on street facing elevations.



**BUILDING MATERIALS**

50% of any street facing facade must be clad in durable materials. Durable materials include stone, brick, masonry, textured or patterned concrete, and fiber cement board. Other materials may be used for the remainder of the facade adjacent to a street.



**OPEN SPACE**

Open space area may include landscaped yards, patios, dining areas, and other similar outdoor living spaces. All required open space areas must be accessible to all residents or users of the building.



**SINGLE & TWO-FAMILY ZONING DISTRICTS**

120 square feet of open space with a minimum width of 6 feet must be provided for each building with a dwelling.



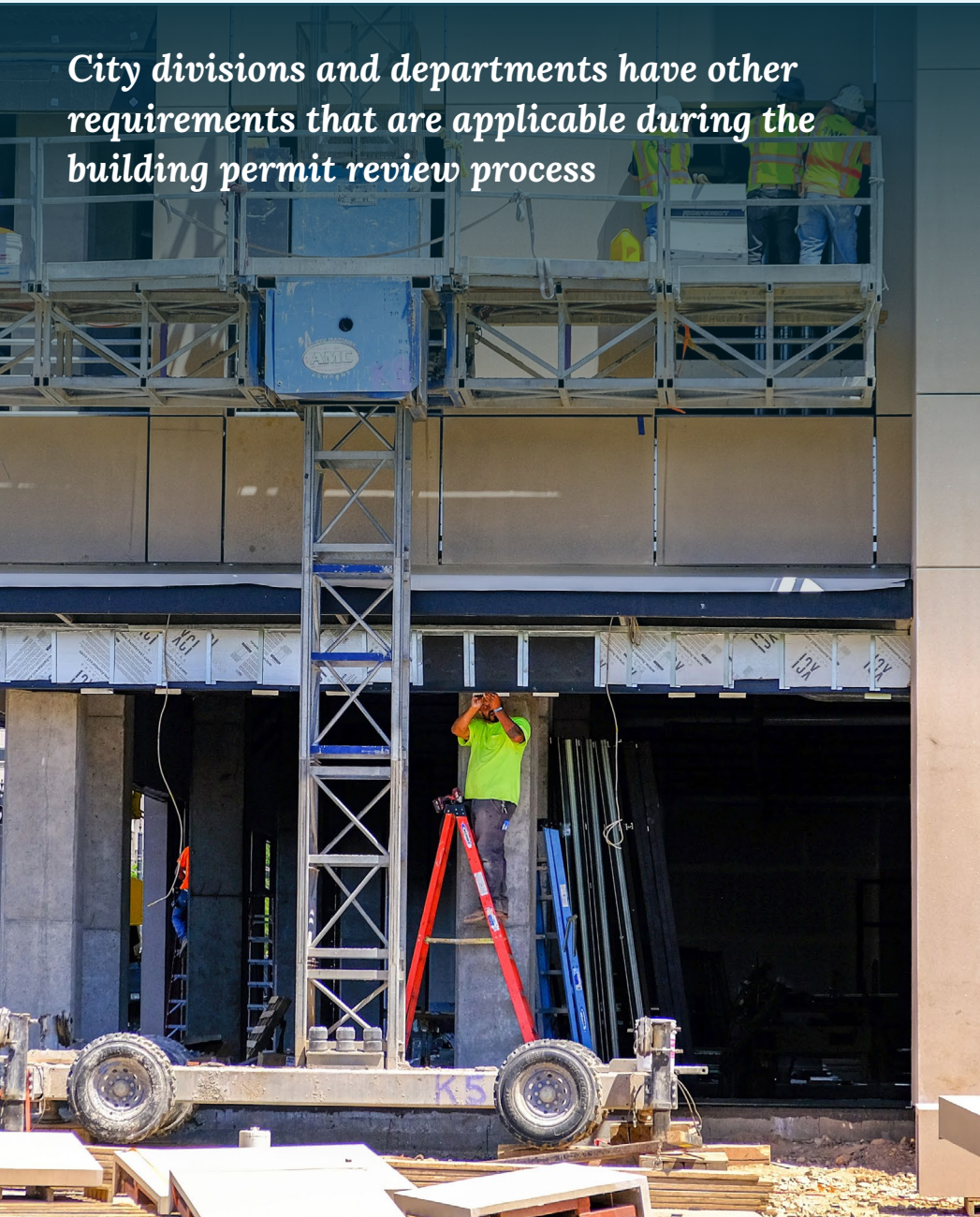
**ALL OTHER ZONING DISTRICTS**

A minimum of 10% of the land area within the development must be open space, up to 5,000 square feet. Open space may include courtyards, rooftop and terrace gardens and other similar types of open space amenities. All required open space areas must be accessible to all residents or users of the building.



# Additional Requirements

*City divisions and departments have other requirements that are applicable during the building permit review process*



## Building Code | Requirements



### BUILDING CODE

801.535.7155 | [slcpermits@slc.gov](mailto:slcpermits@slc.gov)

**Detached units, Duplex/Two-family units, Three- or Four-family units up to two stories, and Townhome/ Row house units:**

- The primary regulating code for these projects is the International Residential Code (IRC).
- Fire separation including both vertical and horizontal assemblies (R302.3). All through and membrane penetrations to be protected (R302.4).
- Seismic upgrades are required when there is a live load increase of more than 10%, with an added story, or conversion of storage space to habitable space.
- Separate heating systems (M1602.2)\* All ducts to be within the individual fire areas or dampered at penetrations.
- All ducts, including dryer ducts and fan exhausts to be within the individual fire areas.
- Separate and accessible natural gas shut offs (G2420.1.3).
- Separate and accessible water shut offs (P2903.9.1). Independent water heater systems must be downstream of these shut offs.\*
- Separate and accessible sewer clean outs (P3305.2.10).
- Separate and accessible power disconnects (E3601.6.2). Independent panels and over-current devices must be downstream of these disconnects.\*
- Separate means of egress, but can be off of a shared interior entry. Each should comply with dimensions for the required egress (R311).

\* Each mechanical system or electrical panel must be independently accessed for service from the respective dwelling unit.



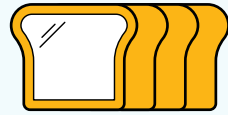
## Building Code | Requirements



### TOWNHOME SPECIFIC GUIDANCE

Townhomes are two or more units that extend vertically from the ground to the roof and have at least two exterior walls. Townhomes cannot extend over one another to any degree.

**Think of townhomes like a loaf of bread where each unit is a single vertical slice.**



### ADDITIONAL GUIDANCE

- Structures with more than four units or more than two stories that do not meet the townhome requirement fall under the International Building Code (IBC) and are subject to more extensive and restrictive code requirements. One is the requirement for fire sprinklers.
- Where there are four or more units in a single structure, accessibility (ADA) requirements apply.
- IBC governed projects require a Development Review Team (DRT) meeting and building code consultation, especially if the applicant is not experienced with this type of project.



**Salt Lake City follows the building and fire codes adopted and amended by the State of Utah**

### INTERNATIONAL BUILDING CODE (IBC)

The IBC is a model building code that is adopted as a base code standard in most of the U.S. Its requirements address public health, safety, and general welfare for occupants of new and existing buildings and structures. Multifamily buildings with more than four units or more than two stories are regulated by the IBC.



### INTERNATIONAL RESIDENTIAL CODE (IRC)

The IRC applies to the design and construction of one- and two-family dwellings, three- and four-family dwellings of up to two levels, and vertically oriented townhouses not more than three stories above grade.



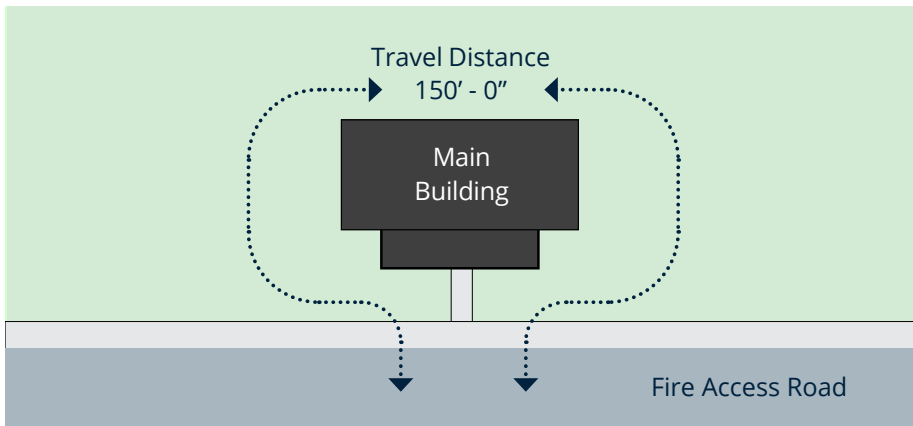
# Fire Code| Requirements



## FIRE CODE

801.535-7968 | [slcpermits@slc.gov](mailto:slcpermits@slc.gov)

- **Access Roads:** Approved fire apparatus access roads must be provided for every facility, building or portion of a building. The fire apparatus access road shall extend to within 150 feet of all portions of the building and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
- **Access Width:** Fire apparatus access roads must have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates in accordance with IFC Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches.
- **Dead End Fire Access Roads:** Fire access roads greater than 150 feet must be provided with an emergency turn a round. Hammerhead turn areas are increased to 80 feet to accommodate SLC FD apparatus. [IFC 503.2.5]



- **Firefighter Access:** All structures need to provide a calculated clearance from permanent obstructions or lot lines to allow firefighter access. Distances are calculated by taking the height of the building times 70% plus 4 feet, with this dimension measured from the exterior wall. This is the distance they need to provide for approved access.
- **Unoccupied Structures & Fire Apparatus Access:** A fire apparatus access road must be provided when any portion of a single or two family dwelling, or a detached garage or shed that is more than 120 square feet, is constructed more than 600 feet from a hydrant. This is measured by an approved route around the exterior of the facility or building. Measurements are following the drive route, and in straight lines and right angles. Fire hydrants shall provide the minimum fire flows required. Check with Public Utilities for flows and size of existing water mains. [IFC 507.5.1]
- **Structures Over 30 Feet Tall:** A minimum access road width of 26-feet shall be provided for structures greater than 30-feet or where fire hydrants are located along the access road. The road shall be free from overhead obstructions such as power or utility lines and trees. [IFC503.2.1 Appendix D]
- **Alternative Means And Methods:** If fire department access (access roads) cannot be met in accordance with IFC 503.1.1, the applicant may submit for an alternative means and methods proposal that would be reviewed by the Fire Marshal.

**Note:** Additional fire access road requirements may arise, up to and including grade, approach, and departure angles, driving surface, etc. Contact Building Services for additional information and to talk to a fire plans examiner.

## Public Utilities | Requirements



### PUBLIC UTILITIES | Development Services

801-483-6727 | [pudevsv@slc.gov](mailto:pudevsv@slc.gov)

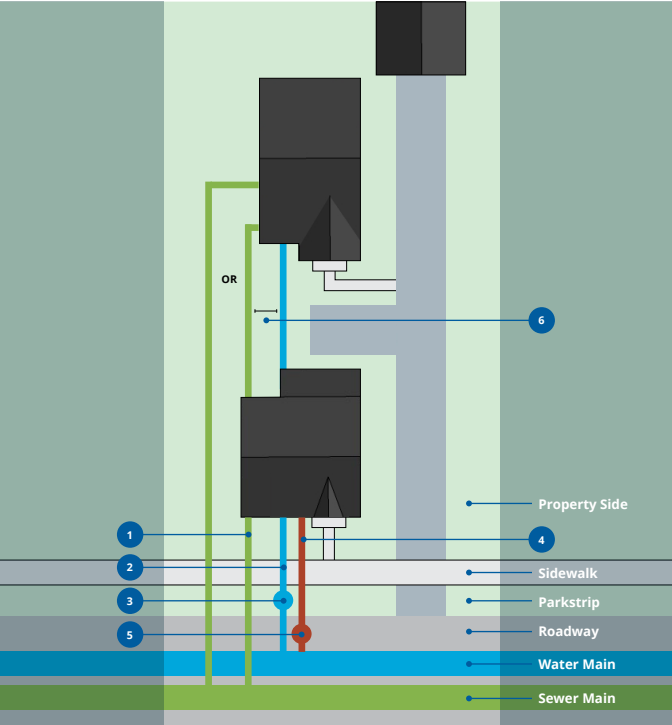
- Public Utility permit, connection, survey, and inspection fees will apply.
- All utility design and construction must comply with APWA Standards and SLCDPU Standard Practices.
- All utilities must meet horizontal and vertical clearance requirements. Water and sewer lines require 10 feet minimum horizontal separation and 18" minimum vertical separation. Sewer must maintain 5 feet minimum horizontal separation and 12" vertical separation from any non-water utilities. Water must maintain 3 feet minimum horizontal separation and 12" vertical separation from any non-sewer utilities.
- Site utility and grading plans will be required for building permit review. Site utility plans should include all existing and proposed utilities, including water, irrigation, fire, sewer, stormwater, street lighting, power, gas, and communications.
- Applicant must provide fire flow, culinary water, and sewer demand calculations to SLCDPU for review. The public sewer and water system will be modeled with these demands. If the demand is not adequately delivered or if one or more reaches of the sewer system reach capacity as a result of the development, a water/sewer main upsizing will be required at the property owner's expense.
- For any development covered by an HOA, CC&R's must address utility service ownership and maintenance responsibility from the public main to each individual unit.
- SLCDPU does not allow shared sewer laterals between homes on adjacent properties.

- Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.
- One culinary water meter is permitted per parcel and fire services, as required, may be permitted for each property. Each service must have a separate tap to the main. Lots over 0.5 acres in size may have a separate irrigation water meter and service. For multiple units on a single property or covered by an HOA, a single culinary water meter is required.
- A minimum of one sewer lateral to the public sewer system is required per building. An additional structure with a dwelling unit may connect to the primary structure's sewer, if the primary structure's sewer lateral passes a video inspection with SLCDPU present.
- Any site disturbance over 1 acre requires a SWPPP. Disturbances between 0.2 acres and 1 acre in SLCDPU's High Profile Construction Areas also require a SWPPP.
- Any lot 1 acre or greater is required to submit a Technical Drainage Study, retain the 80th percentile storm with green infrastructure, and provide detention to the effect that no more than 0.2 cfs/acre is released.

**Note:** Adding units may place greater demands on utility systems, which could require property owners, at their expense, to upgrade the off-site public utilities to ensure sufficient capacity.



# Example | Site Utility Plan



- |                          |   |
|--------------------------|---|
| 1. Sewer service line(s) | 5. Valve  |
| 2. Water service line(s) | 6. Separation of sewer lateral from water or fire service lines |
| 3. Water meter           |   |
| 4. Fire service line     |   |

## Sewer Lateral

10' minimum horizontal separation between water or fire service lines.

Separate sewer lateral to the public sewer main is required for each building. A second detached dwelling can connect to the primary dwelling's sewer, if the existing sewer lateral passes a video inspection with SLCDPU present.

## Fire Service Line (if required)

Any fire service line must be entirely separate from the culinary water line. Fire services can be installed, as required, to each building.

## Water Service Line

Only one culinary water meter is permitted per parcel. Lots over 0.5 acres in size may have a separate irrigation water meter and service. For multiple units on a single property or covered by an HOA, a single culinary water meter is required.

**Note:** The above-listed items are minimum requirements. Additional details will be required during building permit review.

# Zoning | Requirements



## ZONING REVIEW

Impact fees will be assessed with most new primary structure construction. This includes adding additional residential structures and ADUs.

**There is an Impact Fee Assessment Form to determine the amount | [www.slcdocs.com/building/Impact Fee Assessment Form 3-21 autofill.pdf](http://www.slcdocs.com/building/Impact%20Fee%20Assessment%20Form%203-21%20autofill.pdf)**



# Process



*Salt Lake City uses this process to ensure your proposal meets all necessary requirements and regulations*



## DESIGN REVIEW TEAM MEETINGS

**Planning and Zoning, Building Services, Public Utilities, Transportation and Engineering** divisions conduct DRT meetings to ensure project stakeholders and the City are informed of City requirements and considerations will impact a project, saving everyone time and money during project development.

**These meetings are informal and advisory only. No decisions are made and advice is not binding.**



## PRE-SUBMITTAL MEETINGS

The Planning Division holds informal pre-submittal meetings for potential projects. These provide an opportunity for applicants and owners to meet with planning staff to discuss the zoning and incentives requirements.

**Find out more** | [www.slc.gov/planning/schedule-a-presubmittal-meeting](http://www.slc.gov/planning/schedule-a-presubmittal-meeting)

# Process





# Glossary



*This glossary can help you get familiar with commonly used terms in the planning and construction of your project*

## **Area Median Income (AMI)**

This is the midpoint of the region's income distribution set by HUD (Department of Housing and Urban Development). Half of the households in the region earn more than the median and half earn less than the median. The Salt Lake City Metro Area includes Salt Lake and Tooele counties.

## **Building Coverage**

That percentage of the lot covered by principal or accessory buildings, including cantilevered portions of the building.

## **Cottage Development**

A unified development that contains a minimum of two and a maximum of eight detached dwelling units with each unit appearing to be a small single-family dwelling with a common green or open space. Dwellings may be located on separate lots or grouped on one lot.

## **Department of Housing and Urban Development (HUD)**

The Federal agency responsible for national policy and programs that address America's housing needs, that improve and develop the Nation's communities, and enforce fair housing laws.

## **Design Review**

A design that is allowed only after review and approval per chapter [21A.59](#) of the zoning ordinance.

It includes a comprehensive evaluation of a development and its impact on neighboring properties and the community as a whole, from the standpoint of site and landscape design, height, setbacks, front facade glass, architecture, materials, colors, lighting and signs in accordance with a set of adopted criteria and standards.

## **Final Plat**

Final document and platting process required to create a new subdivision or condo development.

## **Local Historic District**

A contiguous geographically definable area that contains buildings, structures, sites, or other features that contributes to the historic preservation goals of Salt Lake City. All properties within a local historic district are subject to the regulations of Section [21A.34.020](#) the H Historic Preservation Overlay District.

## **Planned Development**

A type of land development that allows for more flexibility than is otherwise allowed under a strict application of zoning requirements and/or lot configuration, in order to create a development that achieves/implements adopted development policies/goals of the city. Requires review and approval per [21A.55](#).

## **Restrictive Covenant**

A legally binding document that is to be recorded on the property. The use of the incentives requires a restrictive covenant that must be approved by the city attorney. Prior to the issuance of a building permit for construction of a building using the incentives, the restrictive covenant must be recorded by

the city with the Salt Lake County Recorder. The agreement must guarantee compliance with the affordability requirements for a term of 30 years. It transfers with the land such that future owners will be subject to the requirements.

## **Row House**

A series of attached single-family dwellings that share at least one common wall with an adjacent dwelling unit and where the entry of each unit faces a public street. Units may be stacked vertically and/or attached horizontally. Each attached unit may be on its own lot.

## **Sideways Row House**

A series of attached single-family dwellings that share at least one common wall with an adjacent dwelling unit and where the entry of each unit faces a side yard as opposed to the front yard. Units may be stacked vertically and/or attached horizontally. Each attached unit may be on its own lot.

## **Zoning Districts**

Areas of the City designated in the city's zoning ordinance in which requirements and standards for the use of land and buildings are prescribed.

# Resources



## QUICK LINKS

### Title 21A.52 Zoning Incentives

[codelibrary.amlegal.com/codes/saltlakecityut/latest/saltlakecity\\_ut/0-0-0-70622](http://codelibrary.amlegal.com/codes/saltlakecityut/latest/saltlakecity_ut/0-0-0-70622)

### Zoning Lookup Map

[maps.slcgov.com/mws/zoning-lg.htm](http://maps.slcgov.com/mws/zoning-lg.htm)

## CITY DEPARTMENTS

### Planning Division

[www.slc.gov/planning](http://www.slc.gov/planning)  
[zoning@slc.gov](mailto:zoning@slc.gov)  
801.535.7700

### Building Services Division

[www.slc.gov/buildingservices](http://www.slc.gov/buildingservices)  
[building.services@slc.gov](mailto:building.services@slc.gov)  
801.535.7968

### Public Utilities

[www.slc.gov/utilities](http://www.slc.gov/utilities)  
[pudevsvserv@slc.gov](mailto:pudevsvserv@slc.gov)  
801.438.6727

## OTHER

### Utah Housing Corporation

[utahhousingcorp.org](http://utahhousingcorp.org)  
801.902.8200

### Olene Walker Housing

#### Loan Fund

[jobs.utah.gov/housing/affordable/owhlf/programs.html](http://jobs.utah.gov/housing/affordable/owhlf/programs.html)  
385.522.0645

**Planning Division**

451 S State Street, Room 406  
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