



Sustainability Project

Planning Division
Community & Economic Development Department

To: Historic Landmark Commission members

From: Cheri Coffey, AICP, Planning Manager

Date: December 23, 2009

CC: Wilf Sommerkorn, Planning Director; Pat Comarell, Assistant Planning Director; Joel Paterson, Planning Manager, file

Re: Sustainability Code Revisions- Phase I; Overview

In 2008, Salt Lake City embarked on a ground-breaking initiative to incorporate sustainability provisions into zoning, subdivision and site development ordinances. The City hired Clarion Associates for this project which began by reviewing the current city policies and goals and comparing them to current city ordinances, mainly the zoning, subdivision and site development ordinances.

At the January 6, 2010 Historic Landmark Commission meeting, staff will present general information of the types of regulations that are being proposed. Staff is still working with the consultants on specific ordinance language. The purpose of the presentation is to inform the Commission of the project and gather any general comments the Commission has. Once a draft of the code amendments are completed for review, we will give the Historic Landmark Commission the opportunity to review and comment on them. Staff will also be looking for a formal recommendation from the Commission regarding the amendments that specifically relate to or affect adopted policies and practices of historic preservation in the City.

If you have questions or comments, please contact Cheri Coffey, AICP Planning Manager at 801-535-6188 or via e-mail at cheri.coffey@slcgov.com

SUSTAINABILITY CODE REVISION PROJECT

The 10 Key Areas of Sustainability Include:

1. Recycling and Waste Reduction
2. Climate Change and Air Quality
3. Energy Conservation and Renewable Energy
4. Mobility and Transportation
5. Open Space, Parks, and Trails
6. Urban Forestry
7. Water Quality and Conservation
8. Food Production and Nutrition
9. Community Health and Safety
10. Housing Accessibility and Diversity

Appropriate zoning, subdivision and site development regulations can contribute much to making Salt Lake City one of the most sustainable communities in the country. This can be accomplished, for example, by:

- Creating incentives for compact, mixed-use development patterns that reduce the need to drive to work thereby reducing greenhouse gas emissions;
- Removing barriers to alternative solar and wind energy devices that decrease our reliance on foreign oil and also help reduce greenhouse gas emissions;
- Promoting alternative means of transportation like bicycling and walking that can improve community health while helping cut air pollution from automobiles;
- Protecting trees that absorb greenhouse gases and reduce storm water runoff and pollutants, and
- Encouraging water-conserving landscaping.

Specific Code Revisions

The first bundle of code revisions has been submitted to the Planning Division for review and processing. The Code revisions will include changes to the Zoning Ordinance relating to the Tables of Permitted and Conditional Uses and Accessory as well as amendments to the Site Development and possibly, Subdivision ordinances. The proposed changes include the following:

Land Use Tables:

Accessory Dwelling Unit is a residential unit that is located on the same lot as a single-family dwelling unit and is a complete housekeeping unit.

This proposal is to create new accessory dwelling unit regulations for residential areas of the City including compatibility standards. *(Addresses Housing Accessibility and Diversity as well as Climate Change and Air Quality)*

Community Gardens The proposal is to revise restrictions on community gardens to allow them in more zoning districts, including on public owned property and allow for-profit sales on site. The proposal is to encourage exercise and community interaction. *(Addresses Community Health and Safety as well as Food Production and Nutrition)*

Community Supported Agriculture (CSA) is form of food production and distribution where a group of individuals pledge financial support to a farm / agricultural operation in return for shares in the farm's bounty throughout the growing season. Distribution of food may be by delivery or pick-up. *(Addresses Food Production and Nutrition)*

Seasonal Farm Stands The proposal is to allow incidental off- and on-site sales of food and ornamental crops, during the time of year coinciding with the growing season, in more zoning districts in the City including those in residential areas. *(Addresses Food Production and Nutrition)*

Solar Arrays are a free-standing, ground-mounted solar collection system consisting of a linked series of photovoltaic modules. The proposal is to allow these as a principal use in selected non-residential zoning districts. *(Addresses Alternative Energy Production/Conservation)*

Wind Generation Facilities The proposal is to allow wind-energy systems as a principal use in selected non-residential districts. *(Addresses Alternative Energy Production/Conservation)*

Accessory Structure Regulations

Solar Collection Systems are roof mounted or wall-mounted solar panels that provide for on-site electrical energy and reduce on-site consumption of utility power. The proposal includes revising existing accessory use/structure provisions to allow solar panels throughout the City including revising existing historic district design guidelines to allow solar panels under certain circumstances. *(Addresses Alternative Energy Production/Conservation)*

Small Wind Energy Systems

A “small wind energy system” is a wind turbine, a tower, and associated control or conversion electronics that is intended to provide for on-site electrical energy and reduce on-site consumption of utility power. The proposal includes revising existing accessory use/structure provisions to allow small wind energy system in appropriate zoning districts under certain circumstances (*Addresses Alternative Energy Production/Conservation*)

“Coldframe” is an unheated outdoor structure consisting of a wooden or concrete frame and a top of glass or clear plastic, used for protecting seedlings and plants from the cold. The proposal is to specifically list these structures as accessory structures, depending on size, where applicable. (*Addresses Food Production and Nutrition*)

“Greenhouse” is a temporary or permanent structure made of glass, plastic, or fiberglass in which plants are cultivated. The proposal is to specifically list these structures as accessory structures and provide criteria for their on-site location. (*Addresses Food Production and Nutrition*)

“Hoophouse” is a temporary or permanent structure made of piping or other material covered with translucent plastic, constructed in a “half-round” or “hoop” shape, for the purposes of growing plants. The proposal is to specifically list these structures as accessory structures and provide criteria for their on-site location. (*Addresses Food Production and Nutrition*)

Site Development / Subdivision Ordinances/

Solar Oriented Lots / Structures The proposal is to require new larger subdivisions (30 or more lots) to have a minimum number of solar-oriented lots. (*Addresses Alternative Energy Production/Conservation*)

Connectivity Standards for Development The proposal is to adopt pedestrian/street connectivity standards that must be met for larger new developments. (*Addresses Mobility and Transportation*)

Safe School Routes The proposal is to require new developments to include / accommodate designated safe school routes. (*Addresses Community Health and Safety*)

Access to Public Open Space Require new development to maintain existing or strive for new access to public open space. (*Addresses Community Health and Safety*)

Attachment A
Accessory Dwelling Units

Accessory Dwelling Units



Attached ADU above garage.



Inside ADU - lower level.



Detached ADU above garage.

ARCH - A Regional Coalition for Housing
Family Resource Center Campus, Redmond
Washington.

Definition

Accessory dwelling unit: A residential unit that is located on the same lot as a single-family dwelling unit, either internal to or attached to the single family unit or in a detached structure. The accessory dwelling unit shall be a complete housekeeping unit with a shared or separate entrance, kitchen, sleeping area, closet space, and bathroom facilities.

Background

Accessory dwelling units (ADUs) have become an important component of the housing stock in many communities - both large and small - in the United States. By providing housing on existing lots in developed neighborhoods, ADUs are a form of land use that makes good use of land and public infrastructure investment. ADUs, when located near employment and retail centers, help increase use of mobility alternatives leading to a reduction in green house gas emissions and energy (fuel) use. Additionally, the changing face of the American public and its housing needs supports the inclusion of ADUs as a housing alternative. More people are aging, are “empty nesters”, and desire to down-size. The work force continues to be challenged to find affordable housing and ADUs can help address that demand.

Purpose Statement

The purposes of the accessory dwelling unit provisions are to:

1. Create new housing units while respecting the look and scale of single-dwelling development;
2. Increase the housing stock of existing neighborhoods in a manner that is less intense than alternatives;
3. Allow more efficient use of existing housing stock, public infrastructure, and the embodied energy contained within existing structures;
4. Provide a mix of housing that responds to changing family needs and smaller households;

5. Offer a means for residents, particularly seniors, single parents, and families with grown children, to remain in their homes and neighborhoods, and obtain extra income, security, companionship, and services;
6. Promote a broader range of accessible and more affordable housing;
7. Provide opportunity for workforce housing in developed and new neighborhoods, close to places of work, thus reducing greenhouse gas emissions and reducing fossil fuel consumption through less car commuting;
8. Support transit-oriented development and reduce auto usage by increasing density near transit stops; and
9. Support the economic viability of historic properties and the city's historic preservation goals by allowing accessory residential uses in historic structures.

General Concepts

Regulations to ensure mitigation of negative impacts

1. **Limit Size of Unit:** Proposal is to limit the size of Accessory Dwelling Unit to ensure it is subordinate of the principal structure.
2. **Owner Occupancy:** Require either the principal unit or the ADU to be occupied by the owner of the lot.

General Questions

1. **Parking Requirement:** Should an Accessory Dwelling Unit have to include on-site parking?
2. **Where to Allow:** In what zoning districts should Accessory Dwelling Units be allowed?
3. Should the size of the structure conform to the regulations of Principal Structures or Accessory Structures?
4. Should these regulations take precedence over other existing regulations if there is a conflict (such as those relating to compatible infill or historic preservation regulations?)
5. Should there be design guidelines for these types of structures (where they are detached?)
6. Should home occupations be allowed in Accessory Dwelling Units?
7. Other

Attachment B
Alternative Energy Systems

Alternative Energy Systems

Background

The proposal is to amend applicable sections of the City's Development Codes (Zoning Ordinance, Site Development Ordinance, Subdivision Ordinance) in order to require various types of alternative energy systems in new development. The Topics include:

1. Provide that all new major subdivisions be laid out so that a minimum percentage of the lots have optimal solar orientation for the efficient use of solar energy collection systems.
2. Permit solar and small-scale wind energy systems as an accessory use in certain zoning districts, subject to compatibility and safety standards. Also, permit such systems as primary uses (e.g., a ground-mounted solar array in an industrial park), again subject to standards.

Purposes

The purposes of these provisions relating to alternative energy systems are to:

- a. Promote the use of wind, solar, and other alternative energy systems;
- b. Enable Salt Lake City to reduce greenhouse gas emissions as established by the U.S. Conference of Mayors Climate Protection Agreement, of which the city is a signatory.
- c. Provide opportunities for homeowners to save fuel costs;
- d. Ensure that land in Salt Lake City is subdivided so that single-family residential structures can be oriented to maximize solar access;
- e. Encourage orientation of single-family dwellings on solar-oriented lots to take maximum advantage of solar access;
- f. Lay out streets in the development to support solar access;
- g. Ensure that site elements do not excessively shade potential solar system locations;
- h. Preserve access to wind for small wind energy systems; and
- i. Ensure that alternative energy systems are safe and compatible with surrounding developments.

Small Wind Energy System

Definition

A “small wind energy system” shall mean a wind energy conversion system consisting of a wind turbine, a tower, and associated control or conversion electronics that has a rated capacity of not more than 100 kilowatts (kW) and that is intended to primarily reduce on-site consumption of utility power.



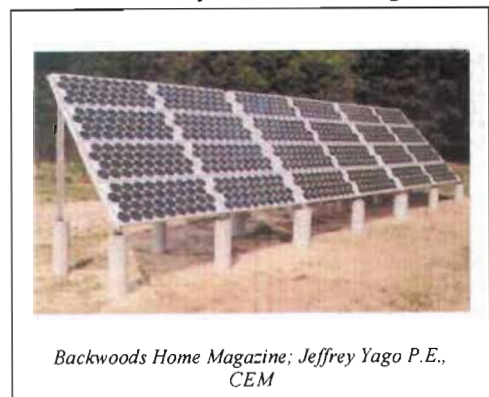
General Regulations / Questions

1. Height- High enough so it is not blocked by vegetation or buildings
 - a. What height is appropriate?
2. Applicability- Where are these appropriate?
 - a. Residential, Non-Residential, Home, Parking Lot, etc?
3. What impacts may there be?
 - a. Noise, Views, Location on lot, Structural soundness, Safety (prevent climbing)?
4. Other

Solar Array

Definition

A “solar array” shall mean a free-standing, ground-mounted solar collection system consisting of a linked series of photovoltaic modules, the primary purpose of which is to provide for the collection, inversion, storage, and distribution of solar energy for electricity generation, space heating, space cooling, or water heating. Solar arrays are a principal use on the property.



General Questions

1. Where to allow (Which zones)?
2. Height/ location / setback issues?
3. Implications to landscaping on abutting properties
4. Other

Solar Collection System

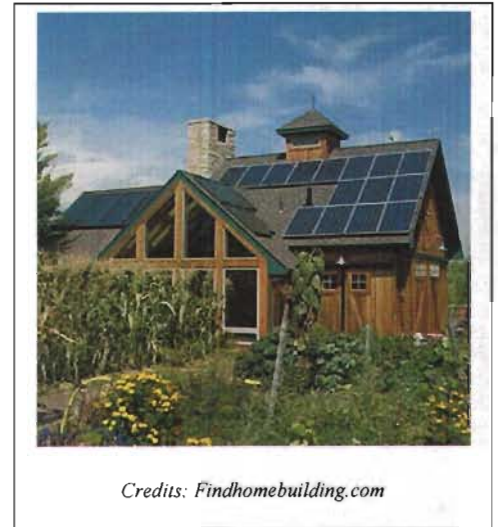
Definition

A “solar collection system” shall mean a roof-mounted or wall-mounted panel or other solar energy device, the primary purpose of which is to provide for the collection, inversion, storage, and distribution of solar energy for electricity generation, space heating, space cooling, or water heating.

General Questions

Should these structures be exempt from Accessory Structure regulations such as

- Location of structure on lot
- Height of structure
- Size of structure
- Setback from the property lines of the lot
- Amount of lot that can be covered by these structures



Solar Oriented Lot

Definition

A solar oriented lot is one that has its longest lot line dimension running within 30 degrees of a true east/west line. This allows someone to build a house with its longest roof line access facing south.

General Proposed Regulations

1. Applicable to subdivision of 30 or more lots
2. 30% of lots solar oriented
3. Orient lot to solar rather than street
4. Orient streets toward solar access
5. No features that block solar access of neighbor (fences, vegetation etc.) There are some exceptions.

Issues/ Comments/ Suggestions

Attachment C
Urban Agriculture

Urban Agriculture

Background

Urban agriculture contributes nutritious and fresh food to communities through local food production. The ability to produce and distribute food throughout local neighborhoods is important as the demand for nutritional, good-tasting food continues to grow throughout the country. It is important that healthy food be available to individuals and families in all neighborhoods, regardless of economic situation and location, in a community. Many people however, do not have access to land for food production so removing regulatory barriers and strategically zoning public and private lands for this purpose is important.

While healthy food production is perhaps the most important aspect of urban agriculture, other benefits abound as well. Sustainable farming (whether rural, suburban, or urban) and food production contribute to the beauty of the landscape while at the same time playing a role in strengthening environmental management practices within cities. Local food production can save energy through diminished transport needs and reduced reliance on mechanical equipment associated with large scale agriculture. Additionally, urban farmers and residents benefit as the local economy is enhanced and social impacts strengthen neighborhoods. Studies have shown that community gardening increases community pride, property values, and personal physical health, while reducing crime and blighted lands.

Purpose Statement

The purposes of the urban agriculture provisions are to:

1. Ensure that food production opportunities are planned for and implemented in appropriate areas in the city through the zoning code;
2. Provide for a healthy, fresh, and diverse local food source for Salt Lake City residents;
3. Enhance community health through the production, consumption, and/or sale of locally grown food and the physical practice of gardening;
4. Save energy and reduce greenhouse gas emissions through community-based and local food production that minimizes long-distance food transportation;
5. Improve the security of the food supply in Salt Lake City;
6. Provide opportunities for community education in gardening and food production and hands-on involvement for citizens;
7. Provide increased opportunities for local jobs;
8. Promote sustainable agricultural practices that ensure longevity of agricultural working lands and ecosystems and that protect against potential adverse impacts of urban agriculture; and
9. Encourage and allow for higher yields through best practices gardening, including water conservation, composting and organic soil enhancement, and natural pest control.

Definitions

The following are definitions for Uses that would support Urban Agriculture Goals

“Community garden” means an area of land managed and maintained by an individual or group to grow and harvest food crops and/or non-food, ornamental crops, such as flowers, for personal or group use, consumption, donation, or sale. Community gardens may be divided into separate plots for cultivation by one or more individuals, may be farmed collectively by members of a group, may include common areas maintained and used by group members, and may include composting areas. Community gardens may be located on private property lots (vacant or developed) and on public lands and right of ways as designated by the city.



“Community supported agriculture (CSA)” is form of food production and distribution whereby a group of individuals pledges support to a farm operation thereby providing capital to the farmer and sharing the risks and benefits of food production. Typically, members or "shareholders" (individuals, businesses, restaurants) of the CSA pledge in advance to cover the anticipated costs of the farm operation and in return, receive shares in the farm's bounty throughout the growing season. Distribution of food may be by delivery or pick-up.

“Seasonal farm stands” means a sales table or kiosk of locally grown food crops and/or non-food, ornamental crops, such as flowers, that is located at the site of a community garden or private garden and operates during the time of year coinciding with the growing season.



General Questions

1. What Zoning Districts: Where should these types of uses be allowed?
 - a. Broad application through City or only in specific areas?
 - b. Should they be allowed on public property (parks, street medians?)
 - c. Institutional spaces (places of worship, schools, etc?)

1. Definitions: Are the definitions adequate?
2. Should sales from community gardens be allowed?
3. Impacts: Are there impacts that should be mitigated?
 - a. Traffic
 - b. Parking
 - c. Noise

4. Other

Definitions

The following are definitions for Accessory Structures that support Urban Agriculture goals.

“Coldframe” means an unheated outdoor structure consisting of a wooden or concrete frame and a top of glass or clear plastic, used for protecting seedlings and plants from the cold.



Greenhouse” means a temporary or permanent structure made of glass, plastic, or fiberglass in which plants are cultivated.

Hoophouse” means a temporary or permanent structure made of piping or other material covered with translucent plastic, constructed in a “half-round” or “hoop” shape, for the purposes of growing plants.



General Questions

Should these structures be exempt from Accessory Structure regulations such as

- Location of structure on lot
- Height of structure
- Size of structure
- Distance from the property lines of the lot
- Amount of lot that can be covered by these structures

**Attachment D
Connectivity**

Connectivity

Background

The proposed connectivity regulations would address the issue of street, pedestrian, and bicycle connectivity within and between developments. These provisions are geared to ensuring that there are ample options for pedestrians, bicycles, and vehicles to reach destinations within a development and around it. Increased mobility options can reduce vehicle miles traveled (and thus greenhouse gas emissions) and promote healthy lifestyles by encouraging walking and biking.

PURPOSE

The purpose of this section is to support the creation of a highly connected transportation system within the city in order to provide choices for drivers, bicyclists, and pedestrians; increase effectiveness of local service delivery; promote walking and bicycling; connect neighborhoods to each other and to local destinations such as employment, schools, parks, and shopping centers; reduce vehicle miles of travel and travel times; improve air quality; reduce emergency response times; mitigate the traffic impacts of new development, and free up arterial capacity to better serve regional long-distance travel needs. These standards attempt to avoid the creation of large, isolated tracts without routes for through traffic or pedestrian and bicycle connections.

Circulation Plan Requirement to ensure Street Connectivity

- Internal Street Connectivity
 - Minimum Connectivity Index Score to demonstrate internal connectivity within development / subdivision
 - Ratio equals dividing links by nodes.
 - Some flexibility, or discretion, is given to the Planning Director or Planning Commission

- External Street Connectivity
 - Connection between developments
 - Street a minimum of every 660 feet
 - Connect to activity centers (commercial, institutional (schools, places of worship etc), parks, other residential neighborhoods etc.

- Internal Access Between Adjacent Uses
 - Encourage shared parking
 - Encourage shared access points (limit curb cuts in pedestrian way)
 - Some flexibility, or discretion, is given to the Planning Director

Pedestrian and Bicycle Circulation

- Sidewalk on both sides of street
- All types of development (commercial, industrial, multi-family, mixed use) have on-site pedestrian walkways to entrances of buildings, along street, to transit, adjacent parks, schools, recreation centers, etc)
- Special design features (such as changing paving materials, paving heights, decorative bollards etc. to emphasize access)
 - Through interior of blocks
 - Through parking lots
 - Through parking garages

Comments/ Questions/ Suggestions?

1. Should connectivity requirements focus on all types of mobility or more on pedestrian and cyclists to make it easier to choose those types of circulation?
2. Should the City use an equation (links and nodes) to determine whether connectivity is met or should the City adopt criteria to ensure connectivity is met?
3. Other questions?