



MEMORANDUM

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission
From: Michael Maloy, AICP, Senior Planner
Date: July 6, 2017
Re: PLNPCM2017-00373 Trolley Square Ventures Zoning Map Amendment

ACTION REQUIRED:

Planning Division staff will brief the Planning Commission on petition PLNPCM2017-00373 Trolley Square Ventures Zoning Map Amendment for property located approximately at 603 S 600 East Street. No further action by the Historic Landmark Commission is required at this time.

RECOMMENDATION:

Planning Division staff recommends the Historic Landmark Commission review the petition and identify concerns or issues (if any).

BACKGROUND:

On May 17, 2017, Douglas White, attorney, submitted on behalf of Trolley Square Ventures LLC, property owner, a petition to amend the Salt Lake City Zoning Map for property located at approximately 601 S 600 East Street (see Attachment A – Petition). However, according to the Salt Lake City Geographic Information System (GIS) database, the proper street address for the property is 603 S 600 East Street.

The property, which is currently used for parking, is zoned RMF-30 Low Density Multi-Family Residential District. The applicant is requesting the property be rezoned to R-MU-35 Residential/Mixed Use District. If approved, the property owner intends to redevelop the site for 24 residential apartments. The property is also within an H Historic Preservation Overlay District (known as Central City), which will remain in effect, regardless of the outcome of the proposal.



The subject property is a vacant, undeveloped corner parcel. According to a legal description that is on file with the Salt Lake County Recorder, the property is approximately 71 feet wide and 165 feet deep, which is 11,715 square feet or approximately 0.269 of an acre. Although the parcel is addressed on 600 East Street, because it is an undeveloped corner parcel, the owner may select which street frontage—600 East or 600 South—will be the “front” yard while the other will be the “corner side” yard.

MASTER PLAN:

The property is within the “Central City Neighborhood” as identified by the *Central Community Master Plan (CCMP)*, which was adopted by the City Council on November 1, 2005. The CCMP describes the Central City Neighborhood as:

The Central City neighborhood is located between 200 East and 700 East from South Temple to 900 South. It is adjacent to the Central Business District and is traversed by major streets in both east-west and north south directions. Due to its central location between the University of Utah and the Central Business District, a lot of vehicular traffic travels through the neighborhood. The boundaries encompass a variety of residential and business uses ranging from single-family dwellings to high-density apartment units, offices and businesses. This area is made up of two distinct neighborhoods: East Downtown (north of 400 South) and Central City (south of 400 South). The Central City Historic District, located between 500 and 700 East from South Temple to 900 South (roughly) was designated locally in 1991. It is also a National Register historic district. (CCMP, page 5)

The CCMP was amended by the City Council with the adoption of Ordinance No. 66 of 2012—also known as the *400 South Livable Communities Project*—which was published on September 25, 2012. The proposed zoning map amendment is consistent with the following master plan text:

Identify zoning solutions for the block faces across from Trolley Square on 600 East and 600 South. The focus should be to encourage development on vacant parcels, increase residential density and promote the preservation and adaptive reuse of contributing structures. . . (*400 South Livable Communities Project*, page 11)

ZONING REGULATIONS:

Amending the zone will permit high-density mixed use development, however the applicant intends to develop only residential—not commercial—uses on the subject property. For reference, Planning Division staff prepared two tables that compare the existing and proposed zoning districts, and graphics that illustrate how the R-MU-35 District is generally applied (see Attachment B – Zoning Regulations).

PUBLIC PROCESS:

- On May 26, 2017, the appropriate Community Councils were notified of the petition.
- On May 30, 2017, early notification notices were mailed to property owners and residents within 300 feet of the subject property.
- On June 2, 2017, Open House notices were mailed to property owners and residents within 300 feet of the subject property.
- On June 15, 2017, an Open House on the proposal was held at City Hall. Approximately four people attended the meeting and one person submitted a written comment (see Attachment B – Public Comment).
- On June 19, 2017, the petition was routed to all Salt Lake City departments and divisions for review. All review comments are due July 3, 2017.
- The applicant has indicated the Central City Community Council will review the petition during a regularly scheduled community council meeting on July 5, 2017.
- Planning Division staff anticipates scheduling a Planning Commission public hearing on July 26, 2017. Following the hearing, the Planning Commission will forward a recommendation on the proposal to the City Council.

ATTACHMENTS:

- Attachment A – Petition
- Attachment B – Zoning Regulations
- Attachment C – Public Comment

Attachment A – Petition



Zoning Amendment

Amend the text of the Zoning Ordinance Amend the Zoning Map

OFFICE USE ONLY

Received By: PLNPCM2017-00373	Date Received: 5/17/2017	Project #: L. Parisi
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Name or Section/s of Zoning Amendment:
Map Amendment - RMF-30 to RMU-35

PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):
601 South 600 East, Salt Lake City, Utah

Name of Applicant: Trolley Square Ventures, LLC	Phone: 801-321-7725
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Address of Applicant:
630 East South Temple Street, Salt Lake City, Utah

E-mail of Applicant: [REDACTED]	Cell/Fax: [REDACTED]
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Applicant's Interest in Subject Property:
 Owner Contractor Architect Other:

Name of Property Owner (if different from applicant):

E-mail of Property Owner: [REDACTED]	Phone: [REDACTED]
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Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

AVAILABLE CONSULTATION

If you have any questions regarding the requirements of this application, please contact Salt Lake City Planning Counter at (801) 535-7700 prior to submitting the application.

REQUIRED FEE

- Filing fee of **\$991** plus **\$121** per acre in excess of one acre,
- Text amendments will be charged **\$100** for newspaper notice.
- Plus additional fee for mailed public notices.

SIGNATURE

If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent: Douglas F. White	Date: May 10, 2017
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SALT LAKE CITY PLANNING

SUBMITTAL REQUIREMENTS

Staff Review

1. Project Description (please attach additional sheets.)

- A statement declaring the purpose for the amendment. See Exhibit 1,2, and 3.
- A description of the proposed use of the property being rezoned. See Exhibit 4.
- List the reasons why the present zoning may not be appropriate for the area. See Exhibit 5 and 6.
- Is the request amending the Zoning Map?
If so, please list the parcel numbers to be changed. See Exhibit 1 and 2.
- Is the request amending the text of the Zoning Ordinance?
If so, please include language and the reference to the Zoning Ordinance to be changed.

WHERE TO FILE THE COMPLETE APPLICATION

<i>Mailing Address:</i> Planning Counter PO Box 145471 Salt Lake City, UT 84114	<i>In Person:</i> Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700
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INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

THE PURPOSE OF THE REQUESTED AMENDMENT

Applicant requests the .27 acres, identified as 16-06-481-001, as set forth in Exhibits 1, 2 and 3, be zoned R-MU-35, Residential Mixed Use, 21A.24.130, as amended, Salt Lake City Ordinances. A copy of that zoning ordinance is set forth in Exhibit 4.

The purpose of the proposed amendment to the zoning map is to facilitate the development of the .27 acre corner lot directly South of the iconic Trolley Square which is located between 600 East and 700 East and 500 South and 600 South in Salt Lake City. The existing .27 acres is located at 601 South and 600 East and is comprised of a vacant lot, 71' x 165' or 11,761 square feet. The property is currently being used as an old unimproved (dirt) parking lot (nonconforming use) and is vastly under utilized given the existing commercial and residential community developments already established and in progress in the adjoining neighborhoods. Salt Lake City planning officials recognized this reality when just last year they rezoned the old Trolley Square parking lot property just East to an FB-UN2 mixed use (residential and commercial) zone. Within the same block as the .27 acre parcel of property there are several related zones which appear to be compatible with the requested rezone. They are RMF-30, RMF-45, and SR-3.

Applicant intends to use this particular .27 acre property for multifamily apartments. Applicant has plans to build approximately 24 one and two bedroom apartments on this parcel of real property. This property is in a historical overlay zone. This apartment concept has already been favorably considered by the Historic Landmark Commission in a previous work session as this corner relates to the mixed use development planned for the Trolley Square expansion. The current zone of RMF-30 allows only 3 units to be built on this corner lot. This vacant lot stands to benefit greatly from new higher density multifamily housing only two blocks from the TRACKS station on 400 South. The development would also provide needed housing and making it possible for employees to walk to their place of work at the Trolley Square and the Trolley Square expansion within the same block.

Over the past several years a number of Utah's most experienced community leaders and top real estate developers have been consulted to determine the best use of this property. All are unanimous in their separate and joint insights that the current zones of RMF-45, SR-3 and RMF-30 are inadequate planning tools given the current potential of the .27 acres of property.

EXHIBIT 2

16-06-481-001
.27 acre

16-06-481-002
.29 acre

RMF-30

603

623

629

633

RMF-30

637

RMF-45

632

16-05-353-001
.16 acre

16-05-353-002
.16 acre

16-05-353-003
.16 acre

FB-442

16-06-481-019
2.78 acres

630

RMF-30

632

634

636

ELY PL

ELY PL

SEGO AVE

SEGO AVE

649

612

610

SR-3

636

644

648

SR-3

658

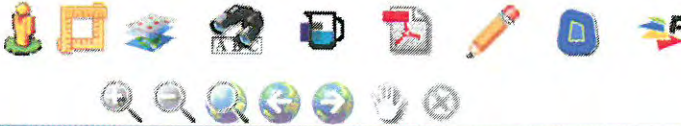
662

644

652

656

EXHIBIT 3



new Parcel Viewer beta
Base Maps

Pictometry



SALT LAKE

16-06
16064810010000

TROLLEY SQUARE VENTURES LLC
601 S 600 E

Parcel

Parcel Record	16064810010000
Owner	TROLLEY SQUARE VENTURES LLC
Address	601 S 600 E
Total Acreage	0.27
Tax Class Id	
Property Type	903
Tax District	13
% Exempt	
Exempt Type	
Municipal Zone	RMF-30
MLS Number	

Valuation / Tax Year	2016
Land Value	\$ 131,700
Building Value	\$ 0
Final Value:	\$ 131,700

Legal Description:
COM AT NW COR LOT 5 BLK 18 PLAT B SLC SUR E 71 FT S
10 RDS W71 FT; N 10 RDS TO BEG. 5637-1678 5785-1347
5794-0642 8309-3686 10293-3788

Land

Structures

EXHIBIT 4

21A.24.164: R-MU-35 RESIDENTIAL/MIXED USE DISTRICT:

A. Purpose Statement: The purpose of the R-MU-35 residential/mixed use district is to provide areas within the city for mixed use development that promote residential urban neighborhoods containing residential, retail, service commercial and small scale office uses. The standards for the district reinforce the mixed use character of the area and promote appropriately scaled development that is pedestrian oriented. This zone is intended to provide a buffer for lower density residential uses and nearby collector, arterial streets and higher intensity land uses.

B. Uses: Uses in the R-MU-35 residential/mixed use district, as specified in Section 21A.33.020, "Table of Permitted and Conditional Uses for Residential Districts", of this title are permitted subject to the general provisions set forth in Section 21A.24.010 of this chapter and this section.

C. Minimum Lot Area and Lot Width: The minimum lot areas and lot widths required in this district are as follows:

Land Use	Minimum Lot Area	Minimum Lot Width
Multi-family dwellings	5,000 square feet for new lots No minimum for existing lots	50 feet
Municipal service uses, including city utility uses and police and fire stations	No minimum	No minimum
Natural open space and conservation areas, public and private	No minimum	No minimum
Nonresidential uses	No minimum	No minimum
Places of worship less than 4 acres in size	12,000 square feet	140 feet
Public pedestrian pathways, trails and greenways	No minimum	No minimum
Public/private utility transmission wires, lines, pipes and poles	No minimum	No minimum
Single-family attached dwellings (3 or more)	2,500 square feet per unit ¹	Interior: 22 feet Corner: 32 feet
Single-family detached dwellings	2,500 square feet	25 feet
Twin home dwellings	2,500 square feet per unit	25 feet
Two-family dwellings	2,500 square feet	25 feet
Utility substations and buildings	5,000 square feet	50 feet
Other permitted or conditional uses as listed in Section 21A.33.020 of this title	5,000 square feet	50 feet

Qualifying provisions:

I. There is no minimum lot area nor lot width required provided:

a. Parking for units shall be rear loaded and accessed from a common drive shared by all units in a particular development;

- b. Driveway access shall connect to the public street in a maximum of 2 locations; and
- c. No garages shall face the primary street and front yard parking shall be strictly prohibited.

D. Minimum Yard Requirements:

1. Single-Family Detached Dwellings:

- a. Front Yard: Minimum five feet (5'). Maximum ten feet (10').
- b. Corner Side Yard: Minimum five feet (5'). Maximum ten feet (10').
- c. Interior Side Yard:
 - (1) Corner lots: Four feet (4').
 - (2) Interior lots: Four feet (4').
- d. Rear Yard: Twenty five percent (25%) of the lot depth, but need not be more than twenty feet (20').

2. Single-Family Attached, Two-Family and Twin Home Dwellings:

- a. Front Yard: Minimum five feet (5'). Maximum ten feet (10').
- b. Corner Side Yard: Minimum five feet (5'). Maximum ten feet (10').
- c. Interior Side Yard:
 - (1) Single-family attached: Four feet (4') is required for any interior side yard that is not a common wall between properties.
 - (2) Two-family:
 - (A) Interior lot: Four feet (4').
 - (B) Corner lot: Four feet (4').
 - (3) Twin home: No yard is required along the common lot line. A four foot (4') yard is required on the other.
- d. Rear Yard: Twenty five percent (25%) of lot depth or twenty five feet (25'), whichever is less.

3. Nonresidential, Multi-Family Residential and Mixed Use Developments

- a. Front Yard: Minimum five feet (5'). Maximum fifteen feet (15').
- b. Corner Side Yard: Minimum five feet (5'). Maximum fifteen feet (15').
- c. Interior Side Yard: No setback is required unless an interior side yard abuts a single- or two-family residential district. When a setback is required, a minimum ten foot (10') setback must be provided, and the minimum side yard setback shall be increased one foot (1') for every one foot (1') increase in height above twenty five feet (25'). Buildings may be stepped so taller portions of a building are farther away from the side property line. The horizontal measurement of the step shall be equal to the vertical measurement of the taller portion of the building.
- d. Rear Yard: Twenty five percent (25%) of lot depth, but need not exceed thirty feet (30').

4. Legal Lots: Lots legally existing on the effective date hereof, April 12, 1995, shall be considered legal conforming lots.

5. Required Yards for Legally Existing Buildings: For buildings legally existing on the effective date hereof, required yards shall be no greater than the established setback line.
- E. Maximum Building Height: The maximum building height shall not exceed thirty five feet (35'), except that nonresidential buildings and uses shall be limited by subsections E.1, E.2, E.3 and E.4 of this section. Buildings taller than thirty five feet (35'), up to a maximum of forty five feet (45'), may be authorized through the conditional building and site design review process; and provided that the proposed height is supported by the applicable master plan.
1. Maximum height for nonresidential buildings: Twenty feet (20').
 2. Nonresidential uses are only permitted on the ground floor of any structure.
 3. Nonresidential uses in landmark sites are exempt from the maximum height for nonresidential buildings and the maximum floor area coverage limitations.
 4. For any property abutting a single-family or two-family residential district, the maximum height is limited to thirty five feet (35') and may not be increased through any process.
- F. Minimum Open Space: For residential uses and mixed uses containing residential uses, not less than twenty percent (20%) of the lot area shall be maintained as open space. This open space may take the form of landscaped yards or plazas and courtyards, subject to site plan review approval.
- G. Landscape Buffers: Where a lot in the R-MU-35 district abuts a lot in a single-family or two-family residential district, landscape buffers shall be provided as required in Chapter 21A.48, "Landscaping and Buffers", of this title.
- H. Parking Structures: Parking structures not attached to the principal building shall maintain a forty five foot (45') minimum setback from a front or corner side yard property line or be located behind the primary structure.

SECTION 3. Amending text of Salt Lake City Code Section 21A.24.168. That Section 21A.24.168 of the *Salt Lake City Code* (Zoning: Residential Districts: R-MU-45 Residential/Mixed Use District), shall be, and hereby is amended to read as follows:

EXHIBIT 5

WHY THE PRESENT ZONE IS NOT APPROPRIATE FOR THE AREA

The Central Community Master Plan governs the future land uses of Applicant's .27 acres. The Central Community Master Plan has set forth certain areas within the master plan's geographical boundaries that are specific to that designated location. One of those specific designations is the Central Business District or CBD. Applicant's real property is located within this business district.

Central Business District is defined as:

"The intent of the Central business District designation is to increase multiple land use activities with a dense urban area following the guidelines establish in the Downtown Master Plan. The area should become a 24-hour center of activity, with increased use of mass transit..... The CBD includes business and financial institutions, regional retail shopping and services, restaurants, high density employment uses, corporate headquarters, and high-density housing." (Emphasize added) See Central City Master Plan Commercial Land Use. See Exhibit 2:A page 10.

In August of 2012 the Salt Lake City Council directed the Salt Lake City Planning Division to analyze the R-MU-35 zone in relation to areas where more density is need:

"In August 2012 , the Salt Lake City Council made a motion to direct the administration to analyze the R-MU-35 and R-MU-45 zoning districts. The Council requested that the two zoning districts be amended to "include more up-to-date, flexible zoning development regulations." Further , it was understood that these zones would be employed in areas "where density is needed for new development or redevelopment but building height is an issue." (Staff Report Planning Division dated December 1, 2014, See Exhibit 6)

"Only a few parcels within the city are zoned R-MU-35 and none are zoned R-MU-45. Part of the reason for this is because the density limitations currently in the zone have been considered barriers for redeveloping parcels for the types of development the city desires. Because so few of the city's parcels are zoned either of these two zones, amending the language for each of the districts will create a negligible, if any, number of noncomplying lots. Making the proposed changes does increase the viability of the zoning district to be used in various parts of the City, primarily at business nodes where current zoning is ineffective at implementing master plans." (Staff Report Planning Division dated December 1, 2014, See Exhibit 6)

The analysis was undertaken by the Planning Division and amendments were made to the R-MU-35 ordinance which directly relate to this requested zoning change. The amendments made to the R-MU-35 zone make it permissible and desirable to implement the Master Plan by allowing “higher density housing” in the Central Business District in a R-MU—35 zone.

1. The current zone, RMF-30, does not permit high-density housing as mandated by the Master Plan.
2. The current RMF-30 zone as it applies to a 11,761 square foot lot only allows for three (3) residences.
3. The R-MU-35 zone would allow up to approximately twenty four (24) multifamily residences.
4. The current RMF-30 zone does not allow its residents access to high density employment opportunities.
5. The current zone does not provide the option for regional retail shopping and services as anticipated by the Master Plan.

EXHIBIT 6



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission
From: John Anderson, 801-535-7214 or john.anderson@slcgov.com
Date: December 1, 2014
Re: PLNPCM2014-00127

Zoning Text Amendment

PROPERTY ADDRESS: N/A
PARCEL ID: N/A
MASTER PLAN: N/A
ZONING DISTRICT: R-MU-35 and R-MU-45 Residential/Mixed Use Districts

REQUEST: The City Council formally requested that the Salt Lake City Planning Division analyze the R-MU-35 and R-MU-45 Residential/Mixed Use zoning districts and evaluate their efficiency and flexibility.

RECOMMENDATION: Based on the analysis and findings of this report, it is the opinion of staff that the proposed text amendments meet the intent of the City Council's direction, standards for a zoning ordinance amendment and staff recommends that the Planning Commission forward a favorable recommendation of petition PLNPCM2014-00127 to the City Council. Below is a proposed motion consistent with this recommendation:

Based on the information in the staff report and the discussion heard, I move that the Planning Commission forward a positive recommendation to the City Council regarding petition PLNPCM2014-00127, text changes to the RMU-35 and RMU-45 zoning districts.

ATTACHMENTS:

- A. Proposed Ordinance
- B. Open House Models
- C. Analysis of Standards
- D. Public Process and Comments
- E. Department Comments
- F. Motions

PROJECT DESCRIPTION:

In August 2012, the Salt Lake City Council made a motion to direct the administration to analyze the R-MU-35 and R-MU-45 zoning districts. The Council requested that the two zoning districts be amended to "include more up-to-date, flexible zoning development regulations." Further, it was understood that these zones would be employed in areas "where density is needed for new development or redevelopment but building height is an issue." ✓

Only a few parcels within the city are zoned R-MU-35 and none are zoned R-MU-45. Part of the reason for this is because the density limitations currently in the zone have been considered barriers for redeveloping parcels

for the types of development the city desires. Because so few of the city's parcels are zoned either of these two zones, amending the language for each of the districts will create a negligible, if any, number of noncomplying lots. Making the proposed changes does increase the viability of the zoning districts to be used in various parts of the City, primarily at business nodes where current zoning is ineffective at implementing master plans.

KEY ISSUES:

The sections being changed in the zoning ordinance as part of the amendment are 21A.24.164 "R-MU-35 Residential/Mixed Use District" and 21A.24.168 "R-MU-45 Residential/Mixed Use District". There is also one change proposed in 21A.46.090.A Sign Regulations For Mixed Use and Commercial Uses. The same basic changes are being made to both zoning districts and they are detailed below in five groups: **density, setbacks, compatibility, design standards and signage.**

Issue 1: Density

Currently, R-MU-35 and R-MU-45 have the same qualifying provisions as the multi-family zoning districts: three units require 9,000 square feet and each additional unit until the twelfth requires 2,000 more square feet. 12-unit developments require 26,000 square feet and each additional unit requires 1,000 square feet. The proposed amendments would remove these qualifying provisions and multi-family development on existing lots would have no minimum area requirement while new lots would require 5,000 square feet in lot size. The density of a structure would now be based on meeting all zoning standards such as height, setbacks, lot coverage, off street parking, etc. This allows a more market based approach to zoning without changing the approval processes in the zoning district.

Other residential uses would also have decreased minimum area requirements. Three or more single-family attached dwellings would have no area minimum while single-family detached, two-family and twin homes would require only 2,500 square feet each. In all cases except for single-family attached and multi-family units, the minimum lot width would be reduced to 25 feet. Single-family attached would require 22 feet except corner lots which would require 32 feet. The required lot width for multi-family development would be decreased from 80 feet to 50 feet. The minimum lot area for single-family attached dwellings could less if the development meets specific qualifying provisions. These provisions force buildings to provide all parking including garages to the rear of the structures. This creates a safer environment for pedestrians as there will not be drive approaches for each dwelling unit.

Further, these proposed changes will help to implement the city's approved Housing Plan. The plan calls for an increase in the housing supply throughout the city. Most of this will be achieved through infill development. The plan calls for development that is mixed use and mixed income with designs that are contextually compatible with the surrounding structures and overall fabric of the neighborhood. Specifically the plan also calls for adding flexibility to the process and allowing for higher densities. The caveat being that added density should minimize any potential negative impacts to existing neighborhoods.

These proposed changes to the R-MU-35 and R-MU-45 zoning districts will create a district that can achieve those goals and work to implement the Housing Plan by allowing for additional density but minimizing any potential negative impacts to surrounding neighborhoods with the requirement of oversized landscaped buffers, controlling the permitted height adjacent to low density residential uses, the addition of design standards and controlling the location of parking areas.

Issue 2: Setbacks

The changes for setbacks in the R-MU-35 and R-MU-45 zoning districts have in some cases been reduced and maximums have been added where they do not currently exist. This has been done to bring buildings closer to the street. The front yard setbacks for all types of structures are proposed to now be the same. This will create a similar development pattern

along the streetscape and further improve the pedestrian experience. Other changes are proposed to further separate uses that may be less compatible such as multi-family housing adjacent to single-family housing.

For single-family detached units, the front and corner side yard setbacks have been revised to a minimum of five feet and a maximum of ten feet. This change reflects the development pattern that the zoning districts are intended to create.

For single family attached, two-family and twin home developments the required front and side yard setbacks have been changed to reflect other uses in the zoning district. It has also been clarified that in single-family attached, two-family and twin home dwellings that there is no side yard setback for shared or common walls but a four foot side yard is required in any other interior side yard.

For multi-family residential development, mixed use and nonresidential development, no interior side yard setbacks are required unless that yard abuts a single or two-family zoning district. In that case, a minimum ten foot setback is required for that yard. A minimum and maximum front yard setback has also been included.

Issue 3: Compatibility

The maximum building height for both zones has not changed for the R-MU-35 but has changed for the R-MU-45 district. In the R-MU-35 district, the maximum is 35 feet but the height can be increased to 45 feet through the conditional building and site design review process.

Currently, in the R-MU-45 zoning district, the maximum height is 45 feet but the height can be increased to 75 feet through the conditional building and site design review process. Because of concerns about incompatible height, it has been proposed to only allow the height to be increased to 55 feet through the conditional building and site design. This change was made because the City has other mixed use zoning districts that allow heights up to 75 feet, but lacks districts that allow a maximum of 4-5 story buildings. If a building up to 75' is appropriate, the property should be zoned to allow that height instead of trying to make a jump in building height of up to 3 stories when in close proximity to lower scale development.

An additional requirement has been added to help reduce the impact that building height has on low density neighborhoods. If the property in question abuts a single- or two-family zoning district, no height increase would be permitted beyond the 35 foot or 45 foot maximum, depending on the zone, through any city process. In other words, no additional height could be granted by the Conditional Building and Site Design process, the Planned Development process or as a special exception.

Issue 4: Design Standards

Design standards are not currently included in the R-MU-35 and R-MU-45 zoning districts. The goal of the proposed design standards is to ensure that new development in these zones fits the purpose of the zoning district. The proposed design standards are intended to promote pedestrian oriented development. The design standards include the following:

- A minimum requirement for first-floor glass on street-facing facades;
- Required building entrances for every seventy five feet of street-facing facade;
- A maximum allowable length for blank walls on the first floor;
- A requirement that all building and service areas be located within the building, on the roof or in the back yard; and
- Promote active uses on the ground floors of buildings by requiring that 50% of street facing facades have active residential or commercial uses.

Issue 5: Signage

Because the goal of these zoning districts is to create a walkable, pedestrian friendly development, it has been proposed to amend the current sign regulations to allow for projecting signs. Projecting signs are commonly referred to as blade signs. These signs are designed to draw attention specifically from pedestrians and not vehicles on the adjacent street. The proposal utilizes the same standards for blade signs as what appears in the Sugar House Business District.

DISCUSSION:

The City Council has recommended that staff analyze a request to amend the R-MU-35 and 45 zoning districts to ensure that the existing zoning standards are not barriers for utilizing these districts as tools to create pedestrian friendly, mixed use neighborhoods which are described in master plan documents as desirable amenities for the city. These zoning districts were also created to be utilized as buffers between low density residential neighborhoods and more intense uses. Staff has found that the existing qualifying provisions for density are a barrier and should be removed. Further, staff has found that additional design and buffering requirements were also needed. These requirements will help to create neighborhoods that are walkable with a mixture of uses but that are also attractive and provide the necessary buffering between new development and low density residential uses.

The proposed changes do not change any of the review processes for new developments in the zoning district, but does restrict when the processes can be used. The Conditional Building and Site Design review process applies to projects seeking additional height, the conditional use process applies to specific land uses identified as a conditional use and the planned development process is an option for new developments. The proposal does limit when additional height can be approved by not allowing it when next to a single family or two family zoning district. Currently, the RMU-35 and RMU-45 allow addition height through the Conditional Building and Site Deisng Review process in all instances. This is the only process related change and it is more restrictive than what is currently allowed.

NEXT STEPS:

The Planning Commission's recommendation for these proposed zoning text amendments will be forwarded on to the City Council for their action. The City Council is the decision-making body for zoning text amendments.

ATTACHMENT A: PROPOSED ORDINANCE

21A.24.164: R-MU-35 RESIDENTIAL/MIXED USE DISTRICT

A. Purpose Statement: The purpose of the R-MU-35 residential/mixed use district is to provide areas within the city for mixed use development that promote residential urban neighborhoods containing residential, retail, service commercial and small scale office uses. ~~This district is appropriate in areas where the applicable master plan policies recommend mixed use with a residential density less than thirty (30) dwelling units per acre.~~ The standards for the district reinforce the mixed use character of the area and promote appropriately scaled development that is pedestrian oriented. This zone is intended to provide a buffer for lower density residential uses and nearby collector, arterial streets and higher intensity land uses.

B. Uses: Uses in the R-MU-35 residential/mixed use district, as specified in section 21A.24.190 21A.33.020, "Table Of Permitted And Conditional Uses For Residential Districts", of this chapter are permitted subject to the general provisions set forth in section 21A.24.010 of this chapter and this section.

C. Minimum Lot Area And Lot Width: The minimum lot areas and lot widths required in this district are as follows:

Land Use	Minimum Lot Area	Minimum Lot Width
Multi-family dwellings (3 to 11)	9,000 square feet¹ <u>5,000 square feet for new lots.</u> <u>No minimum for existing lots</u>	80 feet <u>50 feet</u>
Multi-family dwellings (12 or more)	26,000 square feet¹	80 feet
Municipal service uses, including city utility uses and police and fire stations	No minimum	No minimum
Natural open space and conservation areas, public and private	No minimum	No minimum
Nonresidential uses	No minimum	No minimum
Places of worship less than 4 acres in size	12,000 square feet	140 feet
Public pedestrian pathways, trails and greenways	No minimum	No minimum
Public/private utility transmission wires, lines, pipes and poles	No minimum	No minimum
Single-family attached dwellings (3 or more)	3,000 <u>2,500</u> square	Interior: 22

	feet per unit ¹	feet Corner: 32 feet
Single-family detached dwellings	5,000 square feet <u>2,500 square feet</u>	50 feet <u>25 feet</u>
Twin home dwellings	4,000 square feet per unit <u>2,500 square feet per unit</u>	25 feet
Two-family dwellings	8,000 square feet <u>2,500 square feet</u>	50 feet <u>25 feet</u>
Utility substations and buildings	5,000 square feet	50 feet
Other permitted or conditional uses as listed in section 21A.24.190 of this chapter	5,000 square feet	50 feet

Qualifying provisions:

~~1,9,000 square feet for 3 units, plus 2,000 square feet for each additional dwelling unit up to and including 11 dwelling units. 26,000 square feet for 12 units, plus 1,000 square feet for each additional dwelling unit up to 1 acre. For developments greater than 1 acre, 1,500 square feet for each dwelling unit is required.~~

~~A modification to the density regulations in this subsection may be granted as a conditional use, subject to conformance with the standards and procedures of chapter 21A.54, "Conditional Uses", of this title and supported by the applicable master plan. Such conditional uses shall also be subject to design review.~~

~~1. There is no minimum lot area required provided:~~

~~a. Parking for units shall be rear loaded and accessed from a common drive shared by all units in a particular development;~~

~~b. Driveway access shall connect to the public street in a maximum of 2 locations; and~~
~~c. No garages shall face the primary street and front yard parking shall be strictly prohibited.~~

D. Minimum Yard Requirements:

1. Single-Family Detached Dwellings:

a. Front yard: ~~Fifteen feet (15')~~ Minimum five feet (5'). Maximum ten feet (10').

b. Corner side yard: ~~Ten feet (10')~~ Minimum five feet (5'). Maximum ten feet (10').

c. Interior side yard:

(1) Corner lots: Four feet (4').

(2) Interior lots: Four feet (4') ~~on one side and ten feet (10') on the other.~~

d. Rear yard: Twenty five percent (25%) of the lot depth, but need not be more than twenty feet (20').

2. Single-Family Attached, Two-Family And Twin Home Dwellings:
- a. Front yard: Minimum five feet (5'). Maximum ~~fifteen feet (15')~~ ten feet (10').
 - b. Corner side yard: Minimum five feet (5'). Maximum ~~fifteen feet (15')~~ ten feet (10').
 - c. Interior side yard:
 - (1) Single-family attached: ~~No yard is required, however if one is provided it shall not be less than four feet (4').~~ Four feet (4') is required for any interior side yard that is not a common wall between properties.
 - (2) Two-family:
 - (A) Interior lot: Four feet (4') ~~on one side and ten feet (10') on the other.~~
 - (B) Corner lot: Four feet (4').
 - (3) Twin home: No yard is required along ~~one side~~ the common lot line. A ~~ten foot (10')~~ four foot (4') yard is required on the other.
 - d. Rear yard: Twenty five percent (25%) of lot depth or twenty five feet (25'), whichever is less.
3. ~~Multi Family Dwellings And Any Other Residential Uses:~~
- a. ~~Front yard: No setback is required. Maximum fifteen feet (15').~~
 - b. ~~Corner side yard: No setback is required. Maximum fifteen feet (15').~~
 - c. ~~Interior side yard: No setback is required.~~
 - d. ~~Rear yard: Twenty five percent (25%) of lot depth, but need not exceed thirty feet (30').~~
4. 3. Nonresidential, Multi-Family Residential and Mixed Use Developments:
- a. Front yard: ~~No setback is required.~~ Minimum five feet (5'). Maximum fifteen feet (15').
 - b. Corner side yard: No setback is required. Maximum fifteen feet (15').
 - c. Interior side yard: ~~No setback is required.~~ If interior side yard abuts a single- or two-family residential district, a minimum ten foot (10') setback must be provided, otherwise no setback is required.
 - d. Rear yard: Twenty five percent (25%) of lot depth, but need not exceed thirty feet (30').
5. 4. Legal Lots: Lots legally existing on the effective date hereof, April 12, 1995, shall be considered legal conforming lots.
6. ~~Landscaping: For multiple unit residential uses, nonresidential and mixed uses, no yards or landscaped setbacks are required; however any setback provided, up to fifteen feet (15'), shall be landscaped. If parking is located in the front or corner side yard of the building, then a fifteen foot (15') landscaped setback is required.~~
7. 5. Required Yards For Legally Existing Buildings: For buildings legally existing on the effective date hereof, required yards shall be no greater than the established setback line.

E. Parking Setback: Surface parking lots within an interior side yard or rear yard shall be located behind the front line of the building. Parking structures shall maintain a forty five foot (45') minimum setback from a front or corner side yard property line or be located behind the primary

structure. There are no minimum or maximum setback restrictions on underground parking. Parking shall be allowed within the primary structure but shall comply with the provisions governing design standards listed in section I.

E-F. Maximum Building Height: The maximum building height shall not exceed thirty five feet (35'), except that nonresidential buildings and uses shall be limited by subsections E4 F1 and E2 F2 of this section. Buildings taller than thirty five feet (35'), up to a maximum of forty five feet (45'), may be authorized through the conditional building and site design review process; and provided, that the proposed height is supported by the applicable master plan.

1. Maximum height for nonresidential buildings: Twenty feet (20').
2. Maximum floor area coverage of nonresidential uses in mixed use buildings of residential and nonresidential uses: One floor. Nonresidential uses are only permitted on the ground floor of any structure.
3. Nonresidential uses in Landmark Sites are exempt from the maximum height for nonresidential uses and the maximum floor area coverage limitations.
4. For any property abutting a single-family or two-family residential district, the maximum height is limited to thirty-five feet (35') and may not be increased through any process.

F-G. Minimum Open Space: For residential uses and mixed uses containing residential uses, not less than twenty percent (20%) of the lot area shall be maintained as open space. This open space may take the form of landscaped yards or plazas, balconies and courtyards, subject to site plan review approval.

G. ~~Landscape Yards: All front and corner side yards provided, up to fifteen feet (15') in depth, shall be maintained as a landscape yard in conformance with chapter 21A.48, "Landscaping And Buffers", of this title.~~

H. Landscape Buffers: Where a lot in the R-MU-35 district abuts a lot in a single-family or two-family residential district, landscape buffers shall be provided as required in chapter 21A.48, "Landscaping And Buffers", of this title.

I. Design Standards:

1. Minimum First Floor Glass: The first floor elevation facing a street of all new buildings or buildings in which the property owner is modifying the size of windows on the front facade, shall not have less than forty percent (40%) glass surfaces between three (3) and eight feet (8') above grade. All first floor glass shall be nonreflective and allow visibility into the building for a depth of at least five feet (5').
2. Facades: Provide at least one operable building entrance for every seventy five feet (75') of street-facing building facade.
3. Maximum Length: The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the first floor level shall be fifteen feet (15').

4. Building Equipment and Service Areas: All building equipment and service areas shall be located on the roof of the building or in the rear yard. These elements shall be sited to minimize their visibility and impact, or screened and enclosed as to appear to be an integral part of the architectural design of the building.

5. Active Ground Floor Uses: On the ground floor, commercial or residential uses shall occupy at least seventy-five percent (75%) of the width of any street-facing building façade. All portions of such ground floor spaces shall extend a minimum of 25 feet (25') into the building. Regardless of the above required area for active ground floor uses, all buildings are entitled to a vehicular access opening from a street at a maximum width of twenty-five (25'). There is no maximum width for a vehicular access opening if the building meets the requirement for ground floor active uses.

Attachment B – Zoning Regulations

Comparison of Zoning District Dimensional Regulations

Regulation	RMF-30 District	R-MU-35 District
Purpose Statement	The purpose of the RMF-30 low density multi-family residential district is to provide an environment suitable for a variety of housing types of a low density nature, including single-family, two-family, and multi-family dwellings, with a maximum height of thirty feet (30'). This district is appropriate in areas where the applicable master plan policies recommend multi-family housing with a density of less than fifteen (15) dwelling units per acre. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.	The purpose of the R-MU-35 residential/mixed use district is to provide areas within the city for mixed use development that promote residential urban neighborhoods containing residential, retail, service commercial and small scale office uses. The standards for the district reinforce the mixed use character of the area and promote appropriately scaled development that is pedestrian oriented. This zone is intended to provide a buffer for lower density residential uses and nearby collector, arterial streets and higher intensity land uses.
Minimum Lot Area (in feet-square)	Multi-family: 9,000 Single-family attached: 3,000 Single-family detached: 5,000 Twin homes: 4,000 Two-family: 8,000	Multi-family: 5,000 Single-family attached: 2,500 Single-family detached: 2,500 Twin homes: 2,500 Two-family: 2,500
Minimum Lot Width (in feet)	Multi-family: 80 Single-family attached: 25 for interior, 35 for corner Single-family detached: 50 Twin homes: 25 Two-family: 50	Multi-family: 50 Single-family attached: 22 for interior, 32 for corner Single-family detached: 25 Twin homes: 25 Two-family: 25
Max Building Height	30'	35' for residential 20' for nonresidential
Minimum Yard Requirements	Front yard: 20' Corner side yard: 10' Interior Side Yards – Single family & two-family: 4' Twin home & single family attached: 0' Multi-family: 10'	Front Yard – Single-family detached, attached, 2 family, & twin home: 5' Multi-family & mixed use: 5' Corner side yards: 5' Interior Side Yards – Single family detached, two-family, twin home & single family attached: 4' Multi-family: None required unless it abuts a single or two-family residential district. If it is required, 10' minimum plus another foot per foot increase in height above 25'
Maximum Building Coverage	Single-family detached: 45% Single-family attached: 50% 2 family & twin home: 50% Multi-family: 40%	For residential and mixed-uses containing residential, not less than 20% will be maintained as open space.

Comparison of Zoning District Land Use Regulations

21A.33.020 Table of Permitted and Conditional Uses for Residential Districts (excerpt)

Land Use	RMF -30	RMU-35
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	P	P
Adaptive reuse of a landmark site	C ⁸	P
Alcohol, brewpub (2,500 square feet or less in floor area)		C ⁹
Alcohol, dining club (2,500 square feet or less in floor area)		C ⁹
Alcohol, social club (2,500 square feet or less in floor area)		C ⁹
Alcohol, tavern (2,500 square feet or less in floor area)		
Animal, veterinary office		C
Art Gallery		P
Bed and Breakfast Inn		
Bed and Breakfast Manor		
Clinic (medical, dental)		P
Community garden	P	P
Community Recreation Center		
Crematorium		C
Daycare center, adult		P
Daycare center, child		P
Dwelling, accessory guest and servant's quarter		
Dwelling, accessory unit	P	
Dwelling, assisted living facility (large)		C
Dwelling, assisted living facility (limited capacity)	C	P
Dwelling, assisted living facility (small)		P
Dwelling, dormitory, fraternity, sorority		
Dwelling, group home (large)	C	C
Dwelling, group home (small)	P	P
Dwelling, manufactured home	P	P
Dwelling, multi-family	P	P
Dwelling, residential support (large)		
Dwelling, residential support (small)		C
Dwelling, rooming (boarding) house		C
Dwelling, single-family (attached)	P	P
Dwelling, single-family (detached)	P	P
Dwelling, twin home and two-family	P	P
Eleemosynary facility	C	C
Financial institution		P
Funeral home		P
Government facility	C	C
Laboratory (medical, dental, optical)		P
Library		C
Mixed-use development		P
Mobile food business (operation on private property)		P
Municipal service use, including city utility use and police and fire station	C	C
Museum		C
Nursing Care Facility		
Office, excluding medical and dental clinic and office		P
Open space on lots less than 4 acres in size	P	P
Park	P	P
Parking, off site (to support nonconforming uses in a residential zone or uses in the CN or CB zones)		C

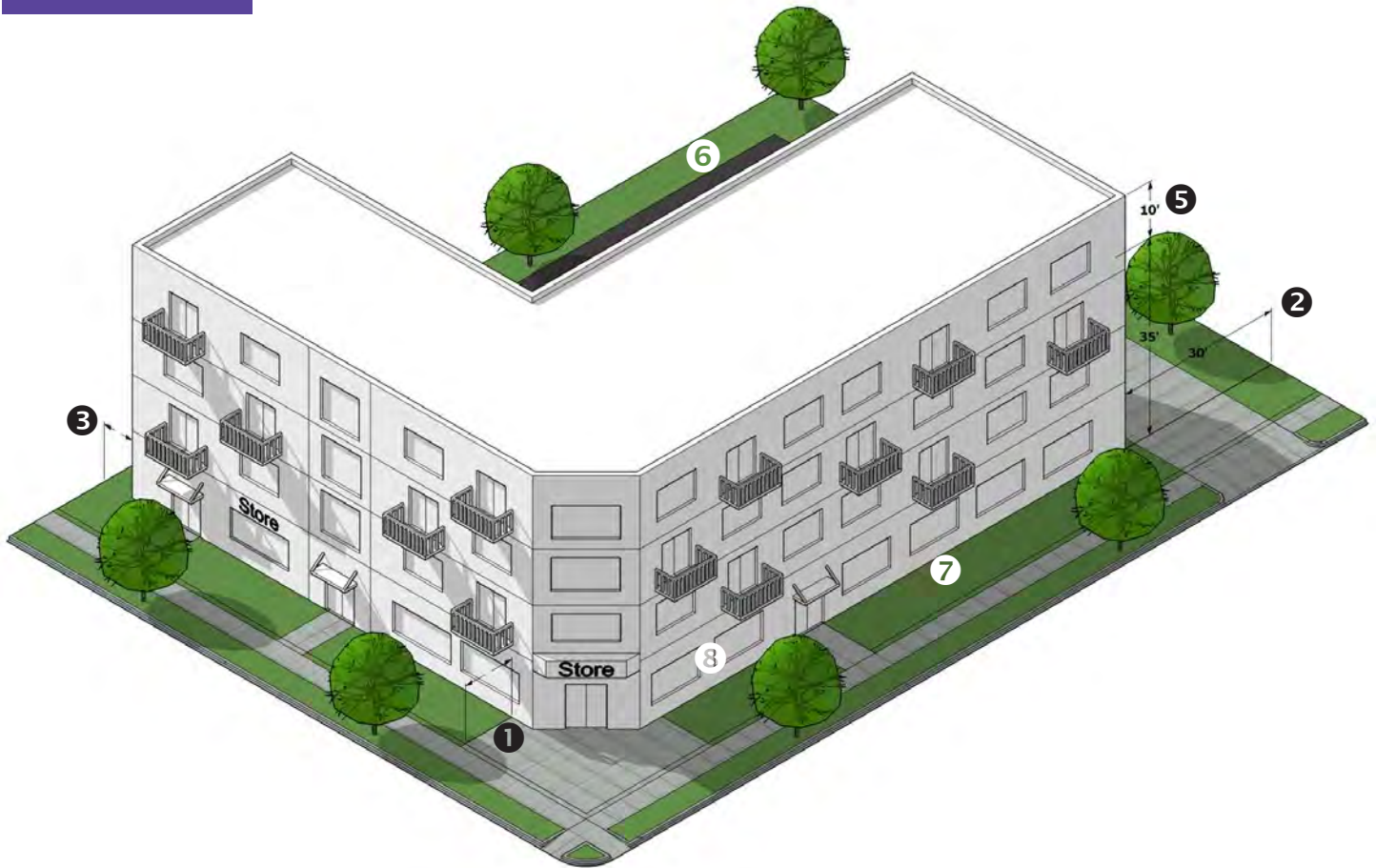
Land Uses	RMF -30	RMU-35
Parking, park and ride lot shared with existing use	P	P
Place of worship on lots less than 4 acres in size	C	C
Reception center		P
Recreation (indoor)		P
Restaurant		P
Restaurant with drive-through facility		
Retail goods establishment		P
Retail goods establishment, plant and garden shop with outdoor retail sales area		P
Retail service establishment		P
School, music conservatory		C
School, professional and vocational		C
School, seminary and religious institute	C	C
Seasonal, farm stand		P
Studio, art		P
Theater, live performance		C ¹³
Theater, movie		C
Urban farm	P	P
Utility, building or structure	P ⁵	P ⁵
Utility, transmission wire, line, pipe, or pole	P ⁵	P ⁵

5. See subsection [21A.02.050B](#) of this (Zoning) title for utility regulations.
8. Subject to conformance with the provisions of subsection [21A.24.010T](#) of this (Zoning) title.
9. Subject to conformance with the provisions in section [21A.36.300](#), "Alcohol Related Establishments," of this (Zoning) title.
13. Prohibited within 1,000 feet of a single- or two-family zoning district.

R-MU-35

RESIDENTIAL/
MIXED USE

DEVELOPMENT NOT NEXT TO SINGLE/
TWO-FAMILY RESIDENTIAL



Zoning Diagram of Mixed Use Building When Not Next to a Single/Two-Family Zone

R-MU-35 Development Standards (21A.24.164) For Multi-family Residential & Mixed Uses									
LOT WIDTH	LOT AREA	FRONT YARD ①	REAR YARD ②	SIDE YARDS ③	LANDSCAPE BUFFERS ④	HEIGHT ⑤	SURFACE PARKING ⑥	OPEN SPACE ⑦	MIXED USE LIMITATION ⑧
Min 25'	5,000 sq ft min	Min 5', Max 15'	25% of lot depth, need not exceed 30'	10' next to single- & two family residential zones	10' next to single- & two family residential zones	35' max + 10' with CBSD*	Located behind front line of the building	Min 20% of lot area, includes yards, plazas, balconies, courtyards	Non-residential use limited to 1st floor

*Additional height can be permitted through the Conditional Building and Site Design process, which requires the development meet a higher level of building and site standards. This additional height is only allowed when development is not next to property zoned single or two-family residential.

R-MU-35 Building Design Standards				
1ST FLOOR VISIBILITY	FRONT ENTRANCE	1ST FLOOR DETAILING	MECHANICAL EQUIPMENT/ SERVICE AREAS	GROUND FLOOR ACTIVE USES
40% glass & non-reflective, allows 5' of visibility into building	1 entry that faces street, for every 75' of facade	No blank walls over 15' long	On roof or in rear yard, sited to minimize visibility or integrated into design	75% of ground floor facade must include residential or commercial uses

Attachment C- Public Comment

**OPEN HOUSE
PUBLIC COMMENT FORM
June 15, 2017**



Planning Division
Department of Community &
Neighborhoods

Zoning Map Amendment at 603 S 600 East

Name: JACK DAVIS

Address: [REDACTED]

SALT LAKE CITY, UT ~~84102~~

Zip Code 84102

Phone: [REDACTED] E-mail [REDACTED]

Comments: I AM FULLY SUPPORTIVE OF THE PROPOSED REZONE

TO RMU-35. I BELIEVE THE ZONE IS PROPERLY SCALED FOR

THE SURROUNDING CONTEXT AND RESPONSIVE TO THE CENTRAL

CITY MASTER PLAN AS WELL AS THE PRESERVATION PLAN.

I BELIEVE ON THIS PARCEL THAT THE INCREASE IN DENSITY

APFOLOED BY RMU-35 IS FULLY APPROPRIATE AND THE

SETBACKS/HEIGHT UNDER THE ZONE ARE PERFECT FOR THE

CORNER PARCEL, WHICH CAN SUPPORT MINIMAL SETBACKS FROM

THE SIDEWALKS.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at michael.maloy@slcgov.com or via mail at the following address: Michael Maloy, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by July 19, 2017.