



# Staff Report

PLANNING DIVISION  
COMMUNITY & NEIGHBORHOODS

**To:** Salt Lake City Historic Landmark Commission

**From:** Sara Javoronok, Senior Planner, AICP  
(385) 226-4448 or [sara.javoronok@slcgov.com](mailto:sara.javoronok@slcgov.com)

**Date:** March 4, 2021

**Re:** Petition PLNHLC2020-00391 Special Exception and PLNHLC2020-00392 New Construction at 738 S. Green Street

## NEW CONSTRUCTION AND SPECIAL EXCEPTIONS IN A HISTORIC DISTRICT

**Property Address:** 738 S. Green Street  
**Parcel IDs:** 16-07-232-023-0000  
**Historic District:** Central City  
**Zoning District:** RMF-30 (Low Density Multi-family Residential District)  
**Master Plan:** Central Community Master Plan – Low-Density Residential  
**Design Guidelines:** Design Guidelines for Residential Properties

**REQUEST:** Matt Hintze, of Matthew Hintze Architecture, representing the property owner, Matt Fletcher, is requesting a Certificate of Appropriateness (COA) for New Construction and three Special Exceptions for a new single-family residential structure and detached garage with a second floor accessory dwelling unit (ADU). The property is located at approximately 738 S. Green Street in the Central City Historic District (See attached Vicinity Map and Historic District Maps – [Attachments A & B](#)). Currently, the site is vacant aside from fencing. The subject property is located in Council District 4 represented by Ana Valdemoros and is zoned RMF-30 (Low Density Multi-family Residential District). The special exceptions are requested as follows:

- i. The applicant requests a modification of the front yard setback for a proposed 3-foot canopy.
- ii. The applicant requests a modification of the maximum permitted height of the ADU from 24 feet, to the height of the proposed residence, 25'2".
- iii. The applicant requests a modification of the minimum setback for an ADU greater than 17 feet in height from 10 feet to 9 feet.

**RECOMMENDATION:** As outlined in the analysis and findings in this Staff Report, it is Planning Staff's opinion that the proposed new construction, ADU, and special exceptions, meets all applicable standards of approval, and Staff recommends that the Historic Landmark Commission approves the request with the following conditions:

1. Approval of all final design details, including specific direction expressed by the Commission, shall be delegated to Planning Staff.

**BACKGROUND:** In 2019, an Administrative Interpretation was completed to determine if the subject property was a legal noncomplying lot. The lot is 41.25 feet wide and does not meet the minimum 50 feet required by the zone. Per PLNZAD2019-00319, the lot meets the requirement of Section 21A.38.060 and was created prior to January 13, 1950. The subject parcel was described as an individual lot in 1898. It is described in a deed (Entry No. 118459 in Book 5-J, pages 49-51; abstracted in book C-3, page 27, line 2). Based on the lot size, a single-family detached dwelling is permitted on the property. The 1898, 1911, and 1950 Sanborn maps show a dwelling located on the property. It is not known when the dwelling was demolished. See [Attachment E](#) for additional information. The dwelling does not appear on the 1996 National Register nomination form map.

**SITE CONTEXT:**

The subject property is located on Green Street in the Central City Historic District. Green Street is located between 600 East and 700 East and the property is located approximately mid-block between 700 South and 800 South. The residence to the north and those across the street are Queen Anne style constructed c. 1900, and the residence to the south is a bungalow, likely constructed c. 1910. Particularly to the south, the residences across the street are generally set closer to the street with smaller front yards. At the south edge of the property, the street narrows approximately 25 feet. As identified above, a residence was previously located on the site.

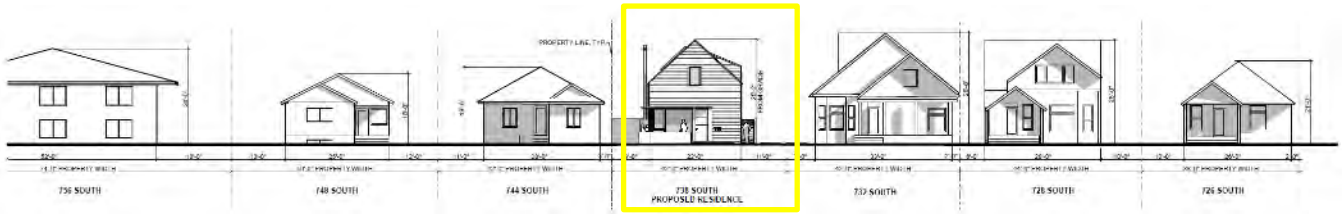


*Context map showing the subject property and its surroundings*

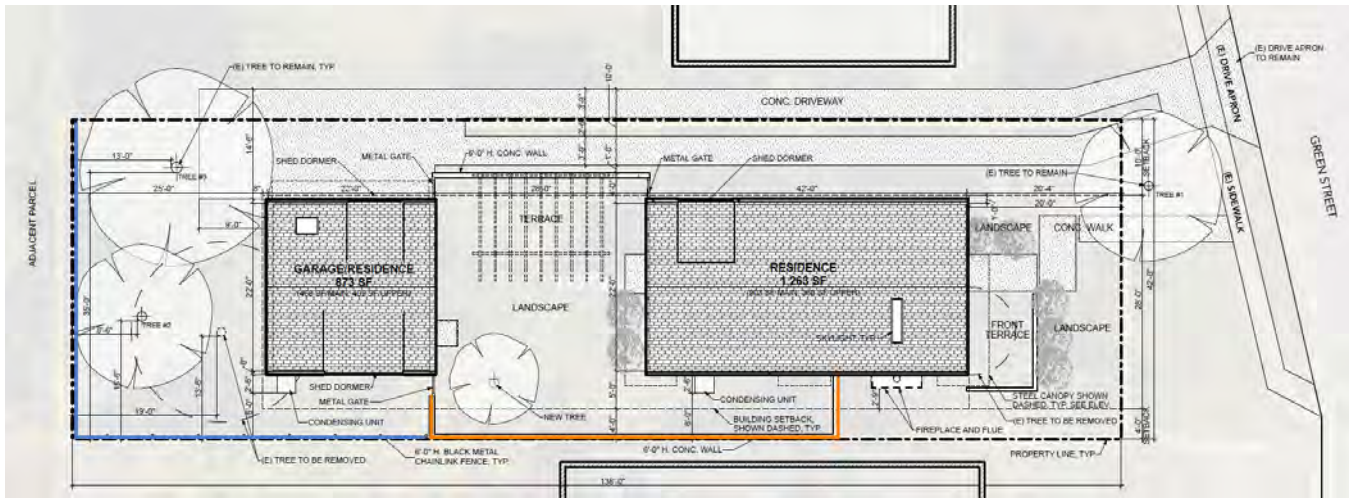
**PROJECT DESCRIPTION:**

Matt Hintze, on behalf of the property owner, Matt Fletcher, submitted applications for New Construction and Special Exception for the construction of a two-story residence and detached garage with second floor ADU on the property. The lot is approximately 5,662 square feet with dimensions of approximately 140 x 41 feet. The proposed residence is approximately 1,263 square feet with a footprint of an approximately 924 square feet. The proposed detached accessory structure includes a first-floor garage that is 468 square feet

and a second-floor accessory dwelling unit that is 405 square feet. A six-foot concrete wall is proposed extending from the side of roughly the middle of the residence south to the property line, and west along the property line to the front façade of the detached garage/ADU. A separate six-foot wall is proposed south of the driveway and extending from the rear of the residence west to the front of the garage/ADU (shown below in orange). A six-foot black metal chain link fence is proposed for the western one-third of the south property line and along the rear property line (shown below in blue). This would likely not be visible, or would be minimally visible, from the street. The applicant anticipates retaining the tree in the park strip and two trees in the rear yard (See below and Sheet A002 in [Attachment D](#)). Pedestrian access will be provided via a pathway leading from the sidewalk to the entry porch and front door. Vehicular access will be provided along the northern property boundary with a shared driveway that will extend to a detached garage located in the rear. The property is located within 1/4 mile of several bus stops and the separate on or off-street parking space requirement may be waived for the second-floor ADU.



*Streetscape Elevation*



*Site/Roof Plan*

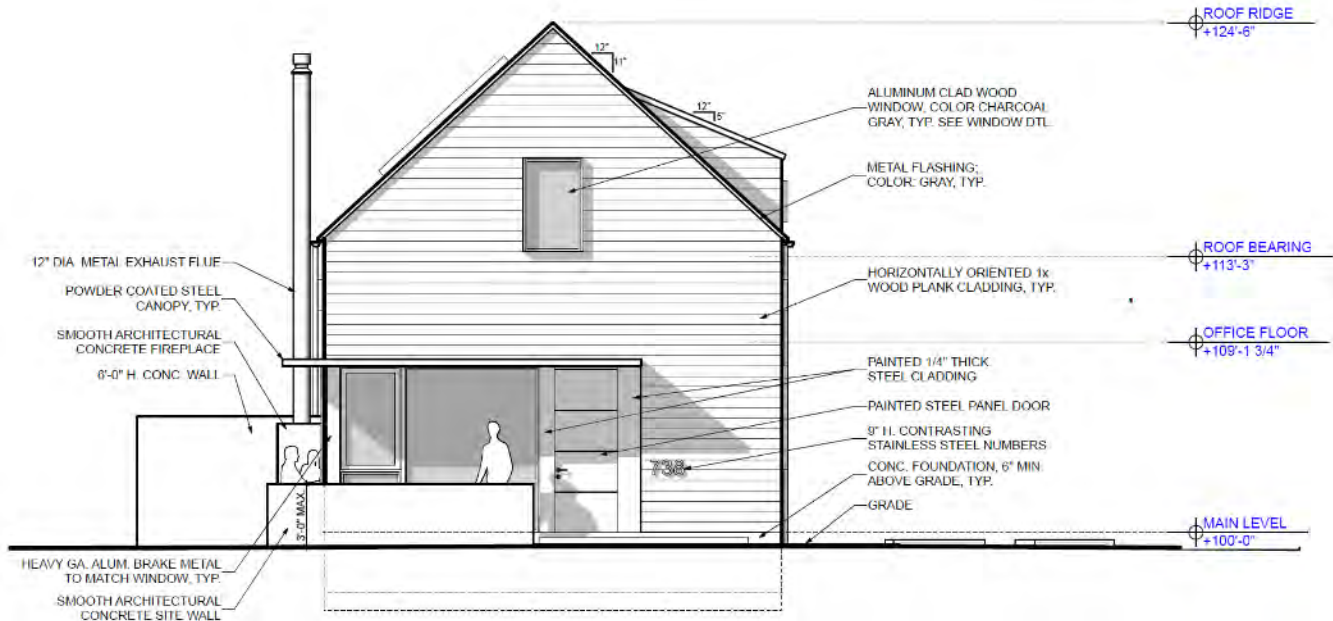


*Existing Conditions – Fence shown in the background is approximately forty feet from the front property line.*

The applicant is seeking approval for three special exceptions:

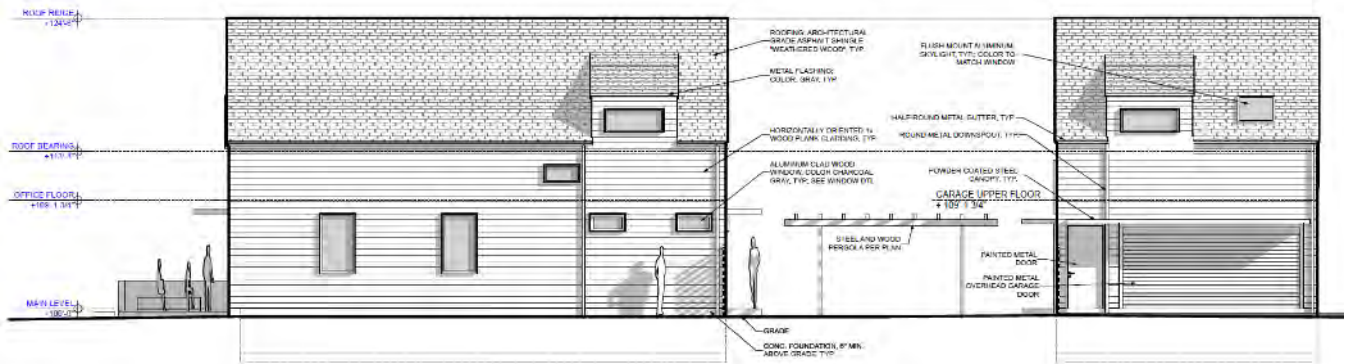
- 1) The first is for a 3-foot canopy on the front façade. The RMF-30 zoning district requires a 20-foot front yard setback and the applicant proposes a 17-foot setback to the canopy, which extends 3 feet from the front façade. Canopies are permitted to encroach 2'6".
- 2) The second is for the height of the garage/ADU at 1'2" greater than permitted. ADUs are permitted to be the same height as the dwelling, up to a maximum of 24 feet.
- 3) The third is for a modification of the side yard setback for accessory dwelling units greater than 17 feet in height from 10 feet to 9 feet.

# Single-family Dwelling



Front (East) Elevation

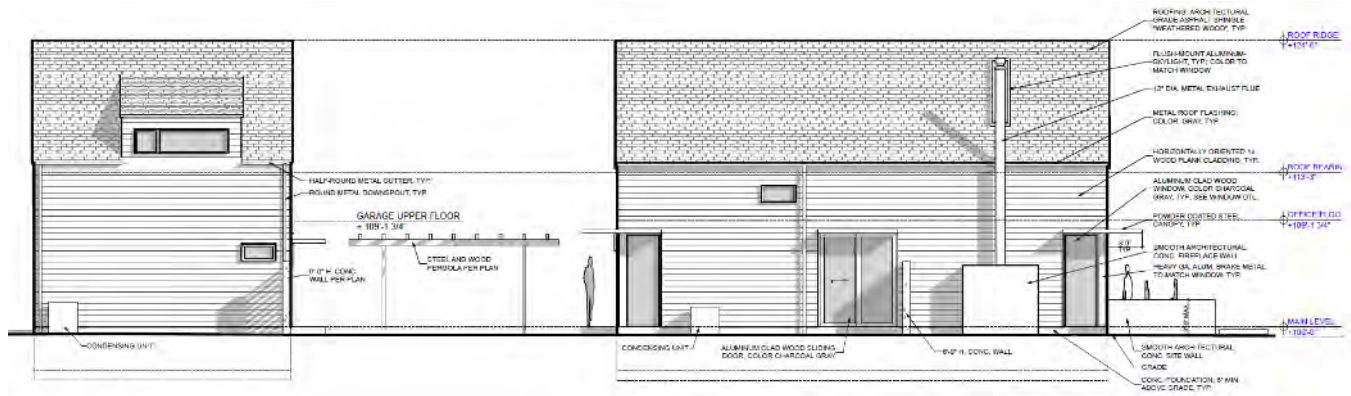
The proposed dwelling is two stories and 25'2" in height. The front (east) elevation has a gable front roof with a small shed roof dormer located below the roofline and to the rear. Architectural grade shingles are proposed for the gabled roof. A single, vertically oriented window is located in the center of the gable. A three-foot powder coated steel canopy extends over the front entry and southern two-thirds of the front façade. The front entry, a steel panel door, is offset slightly to the right (north). A large, fixed window is located to the left, and a vertically oriented window is located to its left. The windows are shielded by a low, three-foot, smooth concrete wall. The proposed cladding is horizontally oriented wood plank. The windows are aluminum clad wood. A fireplace is located on the south elevation and is set back nine feet from the front façade. Its base is enclosed with concrete and the metal exhaust flue is exposed.



Side (North) Elevation

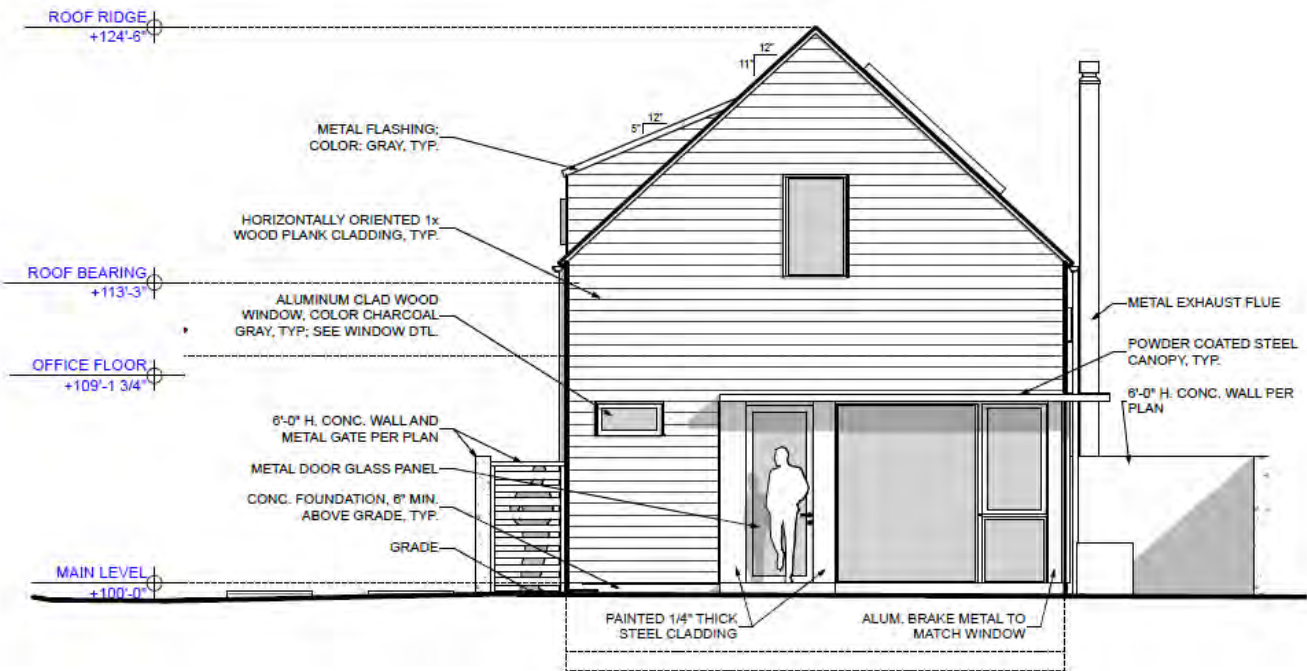
The wall height of the proposed dwelling, which is 14'6", is greater than the single-story homes adjacent to the property, but is similar to others on the block face, although the roofline of this structure is simpler. The north elevation of the primary dwelling has two vertically oriented windows towards the front (east) of the dwelling. Three additional horizontally oriented windows are to the rear and are positioned higher on the building plane. A single horizontally oriented window is in the shed roof dormer. A steel and wood pergola is

proposed to the rear of the dwelling. The garage and ADU are located to the rear will be discussed in a subsequent section of this report and are shown to provide context.



Side (South) Elevation

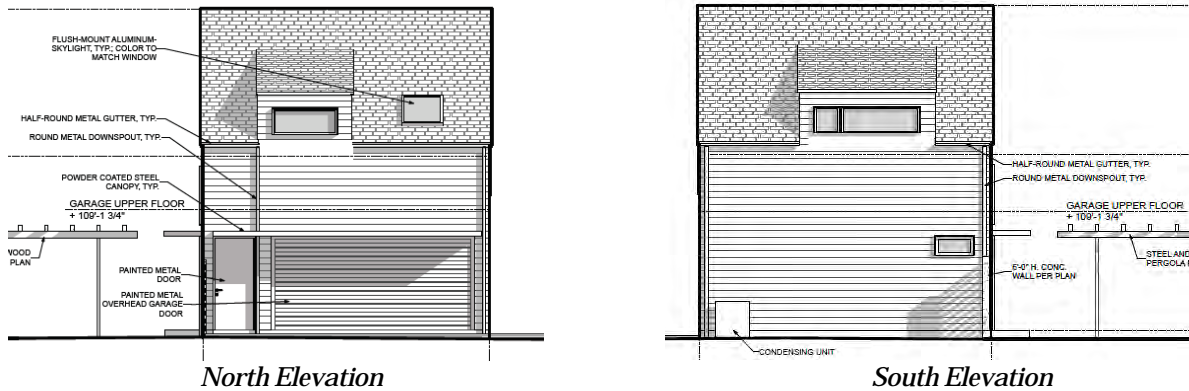
The south elevation has two vertically oriented windows at each end of the building. A paired sliding door of similar proportions to the windows is in the center. A small horizontally oriented window is to the west of the sliding door and is positioned higher on the building plane. The side of the chimney described on the front elevation is located to the east of the sliding door. A single, narrow, vertically oriented flush mount skylight is located directly north of the chimney.



Rear (West) Elevation

The rear elevation has a single vertically oriented window in the gable end. The first-floor rear door, a glass panel metal door, is located slightly off center. To the left (north) is a single horizontally oriented window that aligns with the top of the door frame. To the right of the door is a large, fixed window and a vertically oriented window is located to the right of it. Similar to the front entry, a powder coated steel canopy extends over the rear entry.

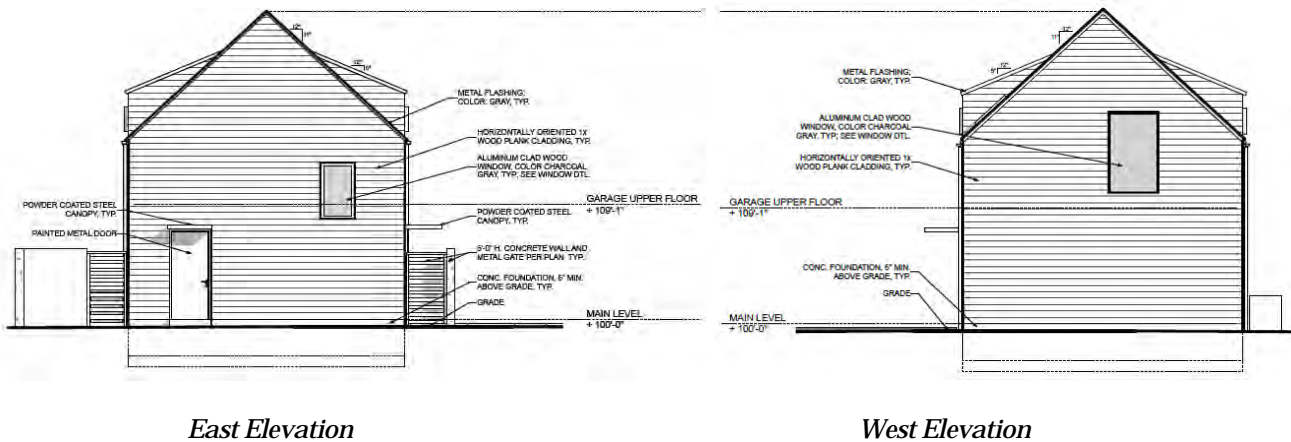
## Detached Garage and Accessory Dwelling Unit (ADU)



To the rear of the proposed single-family dwelling is a detached garage with a second floor ADU. Similar to the residence, the proposed roofing material are architectural shingles, the siding is horizontally oriented wood plank, and the windows are aluminum clad wood. The vehicular and man entries are metal doors that face the driveway and are located 11 feet from the side property line.

There is a single, horizontally oriented clerestory window in the shed roof dormer on the side (north) elevation of the ADU. It is designed consistent with the shed roof dormer on the primary structure. A horizontally oriented flush mount skylight is located to the west of the clerestory window. These are consistent with the standards for windows in 21A.40.200.E.3.g that require them to be no larger than necessary to meet building code requirements for egress, and use skylights and clerestory windows.

The south elevation of the ADU has a single clerestory window on the first floor and a shed roof dormer. The dormer has a single, two light clerestory window.



The east elevation, which faces the rear of the single-family dwelling, has a single metal entry door to the garage. There is a single, vertically oriented window located off center, generally in the middle of the building plane – the stairs are located on the interior. The west elevation, which faces the rear of the property, has a single, vertically oriented egress window that is located off center.

### KEY CONSIDERATIONS:

#### Special Exception Requests

Staff supports the three Special Exception requests sought by the applicant. The three requests are for lot and bulk Special Exceptions that can be permitted for properties in historic districts per 21A.06.050.C.6. The Special Exception requests are as follows:

- 1) The applicant is requesting a modification in the front yard setback to accommodate the three-foot canopy that extends into the front yard.

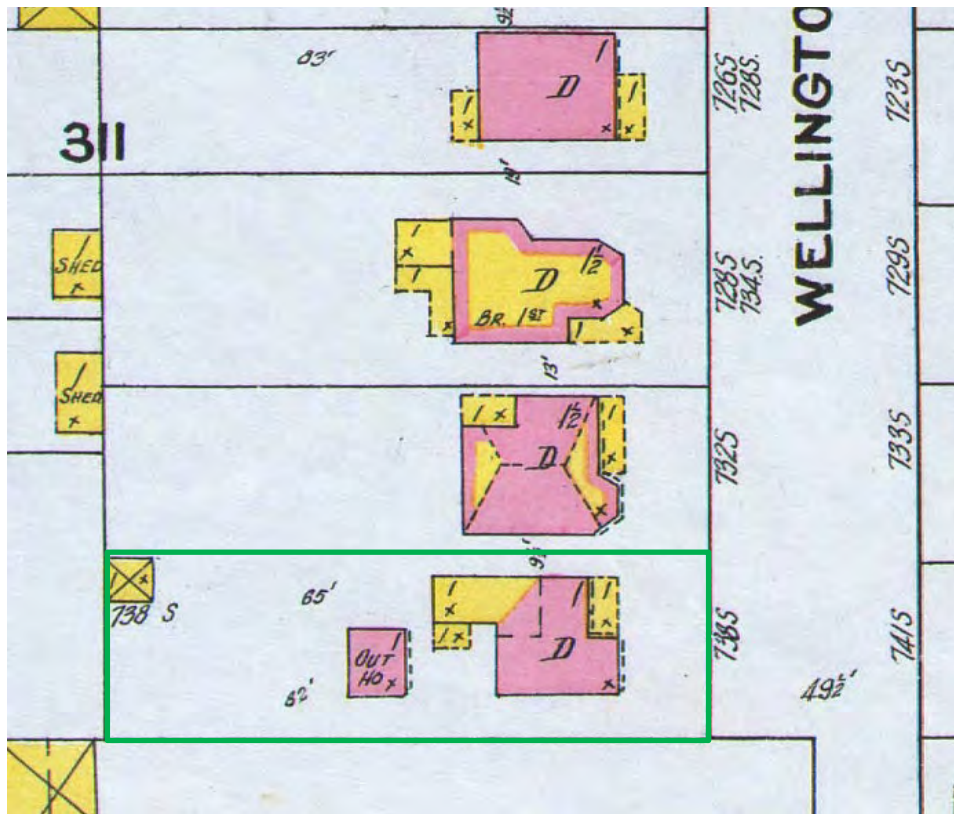
The façade of the primary dwelling meets the required 20-foot setback. However, the proposed canopy extends into the setback 3 feet. Per Table 21A.36.030.B, canopies are permitted to extend 2'6" into the front yard setback. The Special Exception is needed for the additional 6" that the canopy extends into the setback. This extension is minimal and is supported by staff.

The intent of the canopy and low walled area is to provide a gathering space similar to the front porches located on other structures on the block face. The depth of canopy at 3 feet is consistent, or even less than, the depth of the porches on other properties. The proposed setback and canopy would provide a transition between the differences in setbacks between the properties to the north and the south, particularly as the width of the street decreases along the southern boundary of the property, creating larger front yards for properties to the south. Additionally, the 1911 Sanborn map shows a house on this property with the setback of the front façade similar to that proposed. This demonstrates that the proposed location of the residence is consistent with the historic development of the northern half of the block face.



*Facing north, alignment of front façades. The front façade of the proposed residence would be in alignment with the property to the north – the residence in the foreground with red brick.*





1911 Sanborn Map – The subject property is outlined in green and shows the consistency in setbacks on the west side of the northern half of the block. The west side of the southern half of the block developed later.

- 2) The applicant requests a modification to the maximum for the height of the detached garage/ADU at 1'2" greater than permitted. ADUs are permitted to be the same height as the dwelling, up to a maximum of 24 feet.

The second Special Exception request is for an increase in the permitted height of the accessory structure from 24 feet to 25' 2". This is an exception to the otherwise 17-foot maximum for an accessory dwelling unit. This is a provision in 21A.40.200.E.3.d.1 that allows for an ADU to be over 17 feet in height if the single-family dwelling is over 17 feet, but this is capped at a maximum of 24 feet. The height of the proposed ADU is 25'2", the same as the proposed dwelling. This additional 1'2" allows for sufficient head height on the stair landing and greater head height on the second floor.

The maximum height permitted in the RMF-30 zoning district is 30 feet. This is nearly 5 feet more than the height of the proposal. Additionally, the proposed primary dwelling and the detached garage/ADU are both located within the buildable area of the property. With the existing zoning district, a dwelling with a much larger mass and additional height could be proposed.

Staff supports the proposed Special Exception since the height of the ADU is the same as the height of the dwelling, is compatible with the height of other dwellings on the block face, and it is located within the buildable area for a dwelling.

- 3) The applicant requests a modification of the side yard setback for accessory dwelling units greater than 17 feet in height from 10 feet to 9 feet.

Similar to the second request, the third Special Exception request applies to the same exception requirement in 21A.40.200.E.3.d.1 that permits an ADU taller than 17 feet. In addition to limiting the height, it

requires an increased setback of 10 feet from side and rear property lines. In this case the setback for the dwelling is 4 feet on one side and 10 feet on the other. To the north, the detached garage/ADU is set back 11 feet to accommodate the driveway, which is shared with the property to the north. On the south, the garage/ADU is set back 9 feet, the same as the house. This is greater than the required 4 feet for the side yard of the dwelling. As identified above, the detached garage/ADU is located within the buildable area of the property and a dwelling with a larger mass and height could be proposed.

Staff supports the proposed Special Exception since the setback of the garage/ADU is the same as the primary dwelling, is compatible with other dwellings on the block face, and is located within the buildable area for a dwelling.

**DISCUSSION:**

The applicant is seeking New Construction and Special Exception approvals for a single-family dwelling and detached garage/ADU in the Central City Historic District. The proposal is consistent with the adopted standards for New Construction and the Residential Design Guidelines for New Construction. The form and massing of the proposed dwelling is consistent with the surrounding dwellings and the historic district. The proposed detached garage/ADU is consistent with the form and massing of the proposed residence and will be located directly to the rear to the primary dwelling. The requested Special Exception for modifications to the minimum front yard is minor and will allow for a slightly larger canopy than permitted by right. The Special Exceptions for modifications to the height and setbacks of the detached garage/ADU allow for the accessory structure to be consistent with the primary structure and enable adequate height for the second story. The applicant and property owner have worked with staff to make modifications to the proposal that will enhance its integration with the surrounding properties.

**NEXT STEPS:**

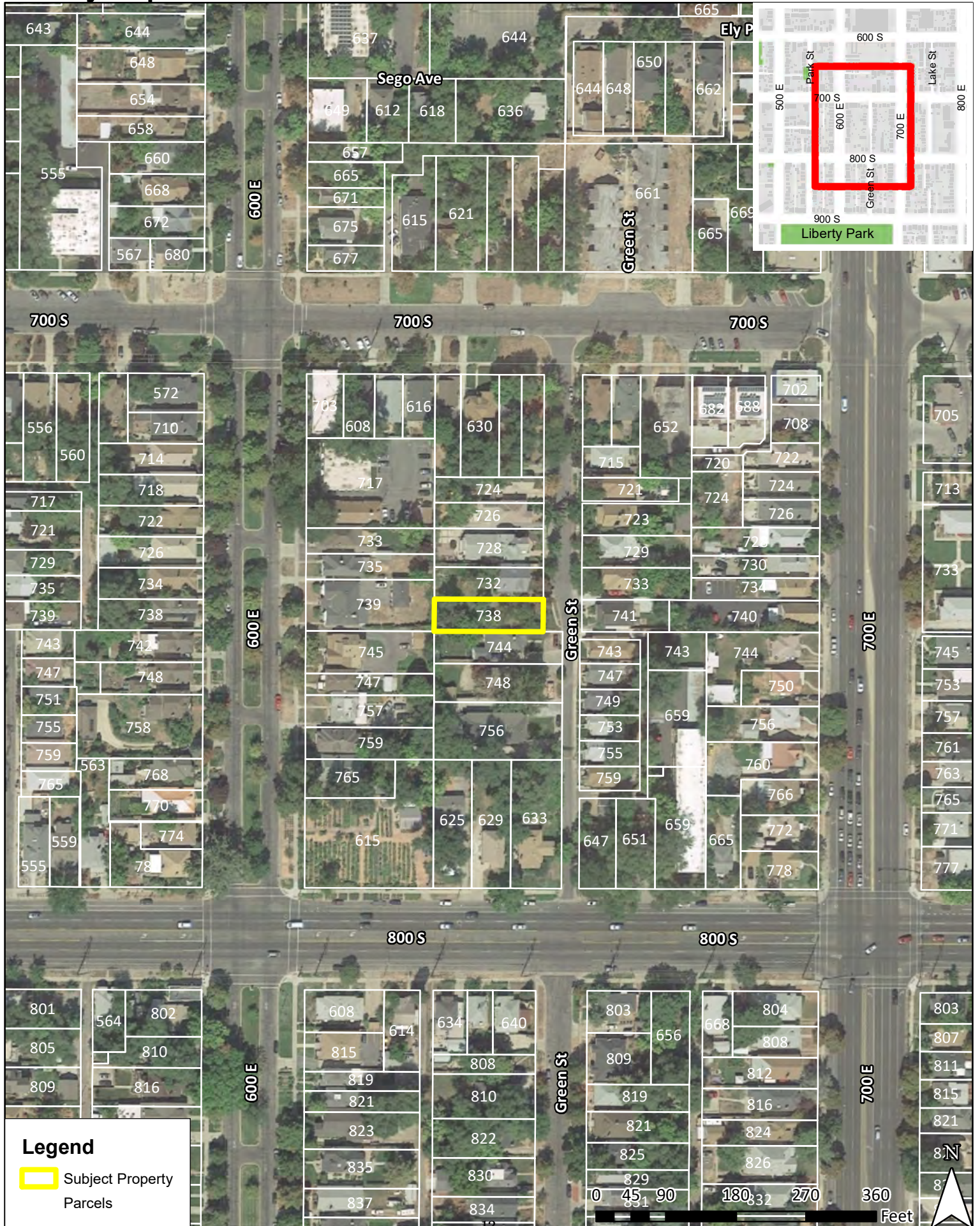
If the project is approved by the Historic Landmark Commission, the applicant would be issued a Certificate of Appropriateness for the proposed New Construction and the Special Exception requests and then proceed to the building permit stage. If the Commission disagrees with Staff's recommendation and the project is denied, the applicant would not be issued a Certificate of Appropriateness for the proposed New Construction and Special Exceptions and any new proposal would require a new application.

**ATTACHMENTS:**

- A. [Vicinity Map](#)
- B. [Historic District Map](#)
- C. [Current Photographs](#)
- D. [Applicant Submittal](#)
- E. [PLNZAD2019-00319 – Administrative Interpretation](#)
- F. [Existing Conditions](#)
- G. [Analysis of Standards for New Construction](#)
- H. [Applicable Design Guidelines](#)
- I. [Public Process and Comments](#)
- J. [City Comments](#)

**ATTACHMENT A: VICINITY MAP**

# Vicinity Map



# ATTACHMENT B: HISTORIC DISTRICT MAP



**★ *Approximate Project Location***

**ATTACHMENT C: CURRENT PHOTOGRAPHS (JUNE 2020)**



*View of property from Green Street.*



*View over existing wood fence.*



*Residence to the south.*



*Residence to the north.*



*Residence across the street.*



**ATTACHMENT D: APPLICANT SUBMITTAL**

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# 738 South Green Street Residence

Project Description | February 02, 2021

The Fletcher's hope to build a two-story residence that reinforces some basic visual and historical characteristics of the eclectic neighborhood and has a unique style, pinning it to the current period of Green St. development. They would like their home to suit their simple and modern aesthetic sensibilities, balancing privacy and openness while maintaining a modest footprint and preserving existing trees and green space.

738 Green Street:



The 0.13 acre project site is located in the middle of the block on the west side of Green Street between 700 South and 800 South. In addition to the two-story residence at the front of the property, the development includes a garage structure with living quarters above near the rear of the lot, and a new driveway to be shared with the property owner to the north.

The 700 block of Green St. is characterized by the continuity of a grouping of smaller early-century traditional homes to the southwest, and a variety of architectural styles interspersed throughout the rest of the street.

Early-century examples:



Mid-century examples:





The eclectic nature of the surrounding architecture creates an opportunity for the Fletcher's home to be clearly current and also function as an architectural bridge on the west side of the street between the mid-century apartments and houses (or houses with mid-century alterations) to the south and the early-century homes to the north.

Homes to the south:



Homes to the north:



The proposed residence is sited similarly to others on the block face in terms of building placement in relation to the street and building form. The width of the house is approximately 22 feet. The front yard setback of 20 feet, is similar to other front setbacks on the block, including the adjacent residences. It provides a generous front yard landscape area due to the angled layout of the street. This landscape area includes two trees in the front yard - one of which will be preserved during construction as shown on the drawings.

The front facade features lower level windows, an entryway and a gable window which are similar to the pattern and scale of other houses on the street, many of which have bay windows and porch windows in groups. The principal entry to the residence and tall glass living room wall face the street and are protected by a 3 foot deep painted steel plate overhang. An outdoor landscape terrace space in front of the living room is surrounded by low concrete site walls, creating an inviting sitting area. The tall windows, steel canopy and sitting area are reminiscent

of porches on the block face. A private courtyard is located at the rear of the house, adjacent to the new driveway, in keeping with the design guidelines *New Construction in Historic Districts, Section 12.2* stating: *...the house tends to be situated towards the front of the lot with most of the private open space behind.* The porch surface, courtyard surface and finished interior floor of the residence are proposed to be approximately 8" inches above existing grade.

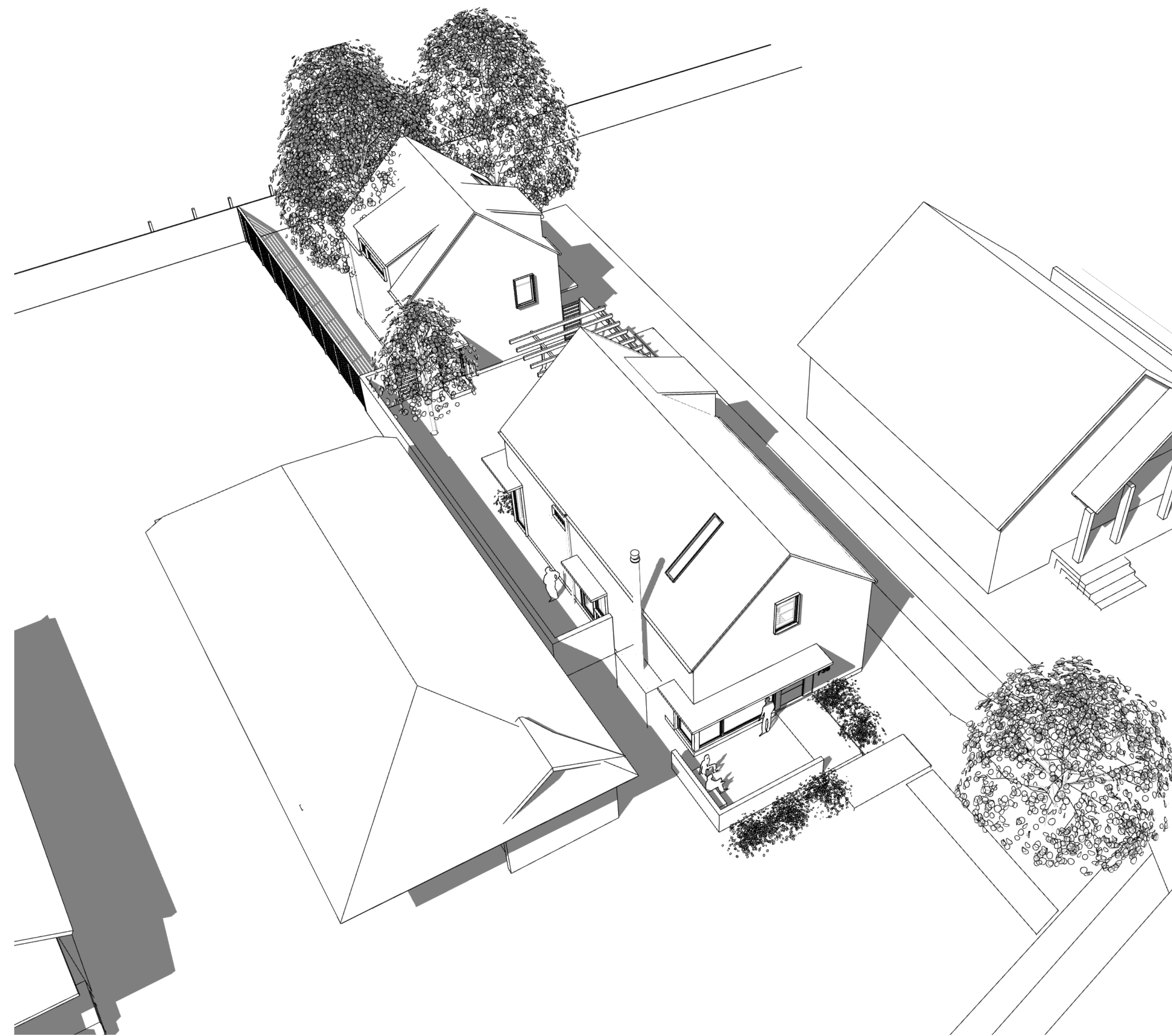
A 24 foot 6 inch tall wood clad gable volume establishes the mass of the house and is near the average height of other building roofs on the block face. The garage/apartment in the rear is the same height. The gabled roof forms used in the design are found *...traditionally in the block and in the wider district, as per Guidelines Section 12.14.*

Dark colored aluminum clad wood windows with slim profiles are proposed at all glazing locations. Windows are trimmed with painted metal surround at the jamb, sill and window head, projecting 3 inches from the exterior wall face, creating protection from weather as well as depth to the facade. Solid 1x horizontal wood siding is proposed as the primary wall material of the project. Architectural asphalt shingle roofing with a weathered look is proposed for the gabled roofs and dormers. A concrete wall and metal fencing is proposed along the south property line. A concrete wall is proposed north side of the rear courtyard.

The proposed residence, designed with *contemporary creativity*, reinforces architectural patterns on the eclectic block, and many characteristics of historic Salt Lake City structures found in the area. The forms, scale, materiality, front yard and street presence of the project relate to the past but are also of its own time. It provides a compatible yet non-literal interpretation of local historic architecture.

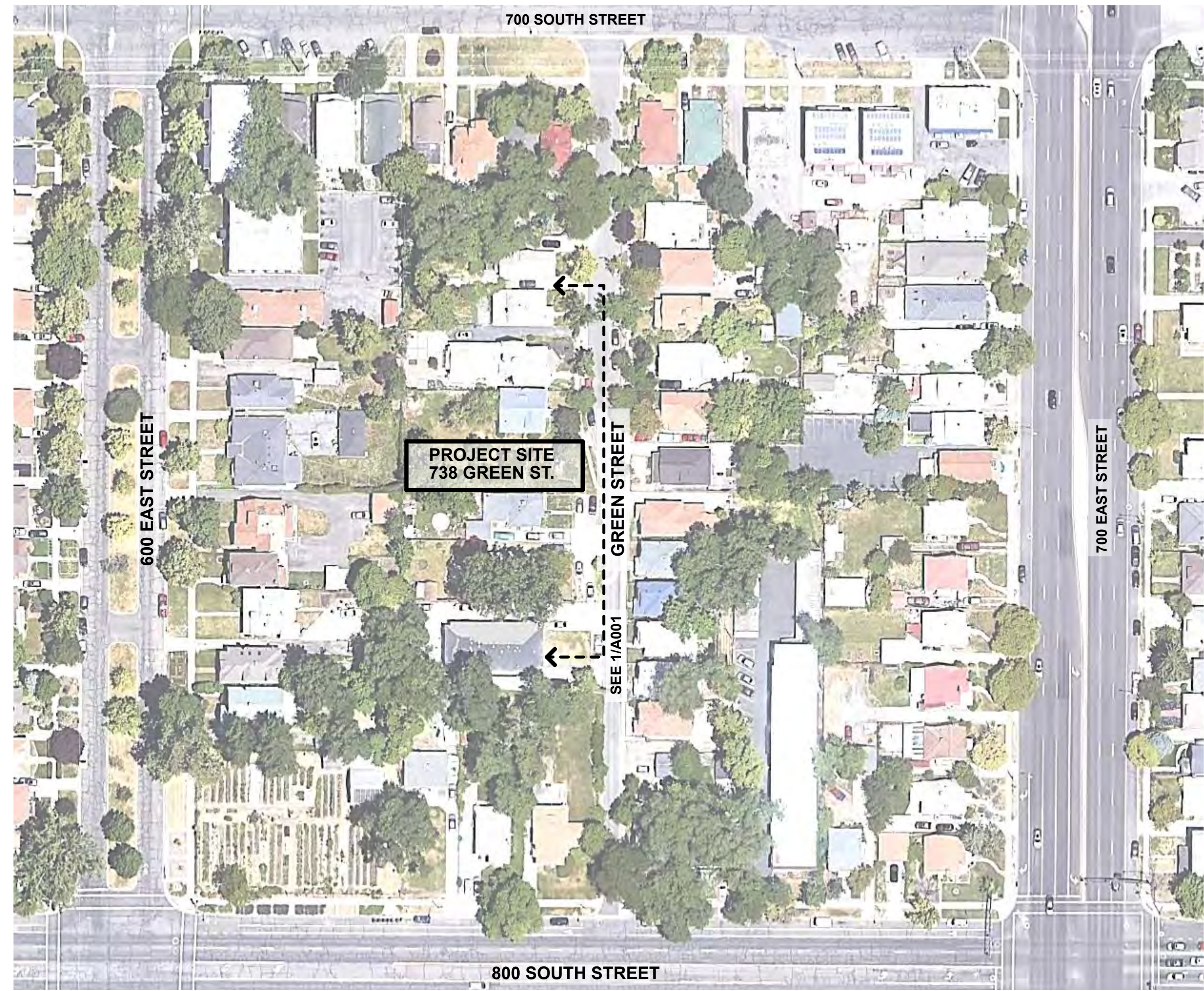


Proposed Project Perspective - Street View



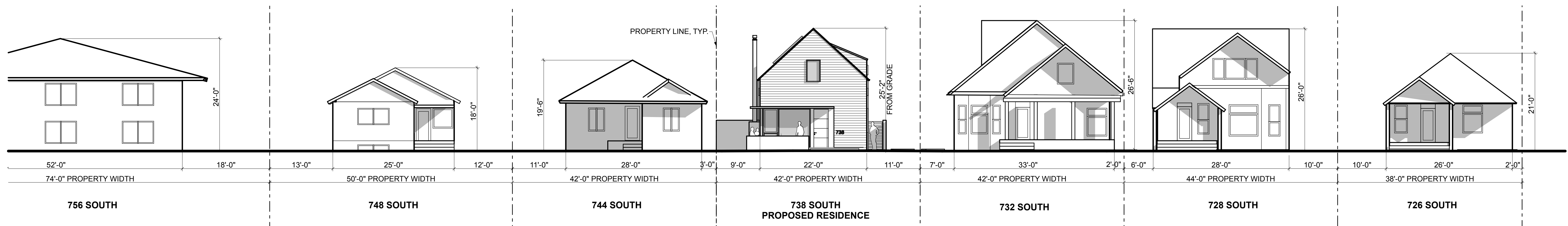
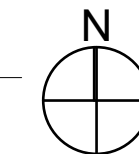
3 AERIAL VIEW FROM SOUTHEAST

NOT TO SCALE



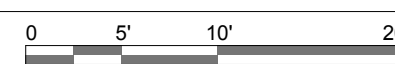
2 VICINITY MAP

SCALE: 1/900



1 STREETSCAPE ELEVATION

SCALE: 1" = 10'



SEAL

PRINT DATE

2/8/21

PHASE

SCHEMATIC DESIGN CURRENT

REVISIONS

SHEET TITLE

VICINITY MAP  
AND  
STREETSCAPE  
ELEVATION

SHEET NUMBER

A001

**GREEN  
 STREET  
 RESIDENCE**  
 738 GREEN ST.  
 SALT LAKE CITY  
 UTAH 84102

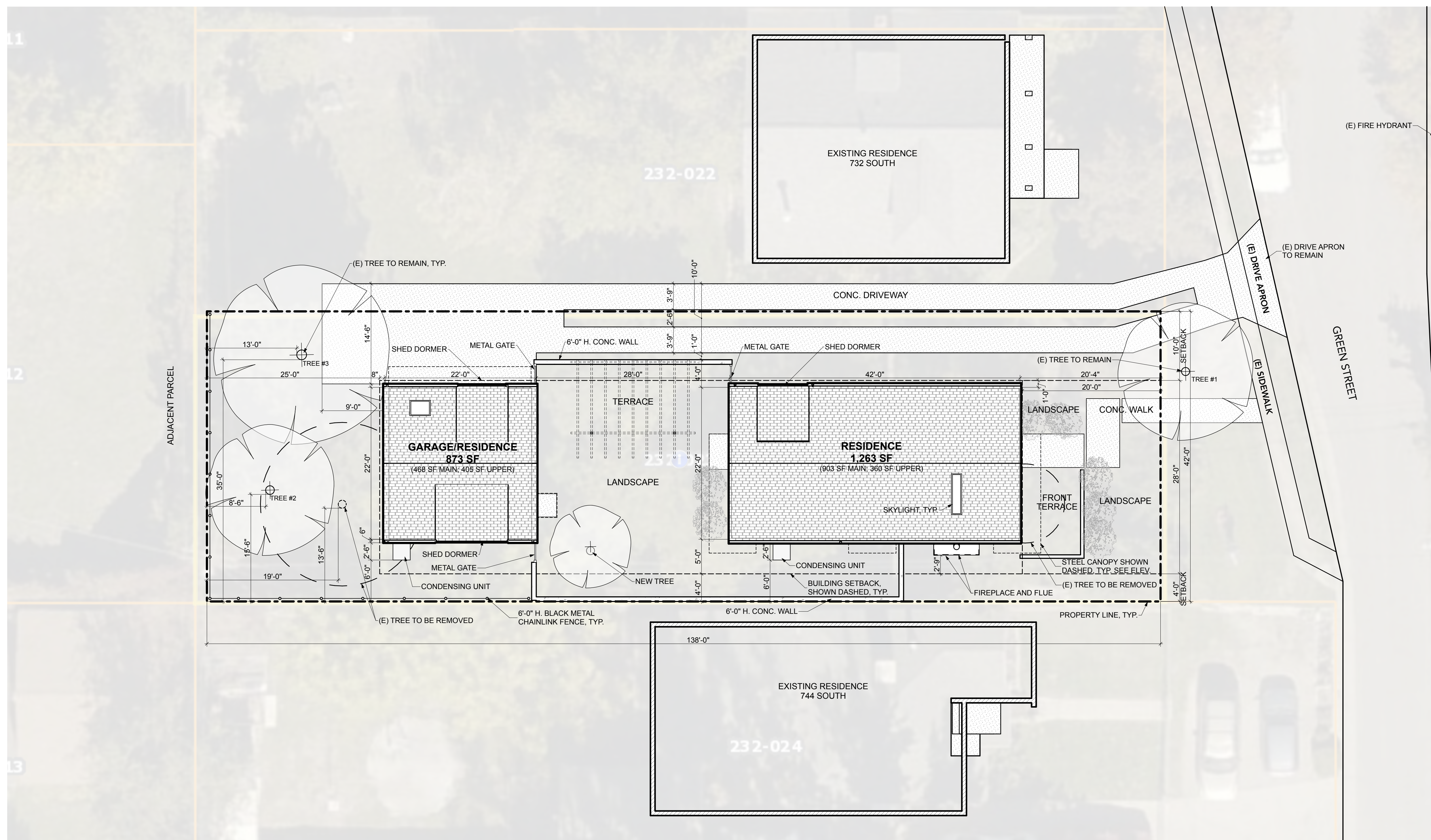
PARCEL:  
 0.13 ACRES OR 5,796 SF

ZONE:  
 RMF-30

BUILDING FOOTPRINT (GROUND LEVEL):  
 903 SF RESIDENCE + 468 SF GARAGE = 1,371 SF

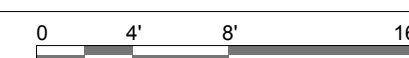
BUILDING SF TOTAL (BOTH LEVELS):  
 1,263 SF RESIDENCE + 873 SF GARAGE = 2,136 SF

LOT COVERAGE:  
 1,371 SF / 5,796 SF = 0.24 OR 24%



**1 SITE PLAN**

SCALE: 1/8" = 1'-0"



SEAL

PRINT DATE  
 2/8/21

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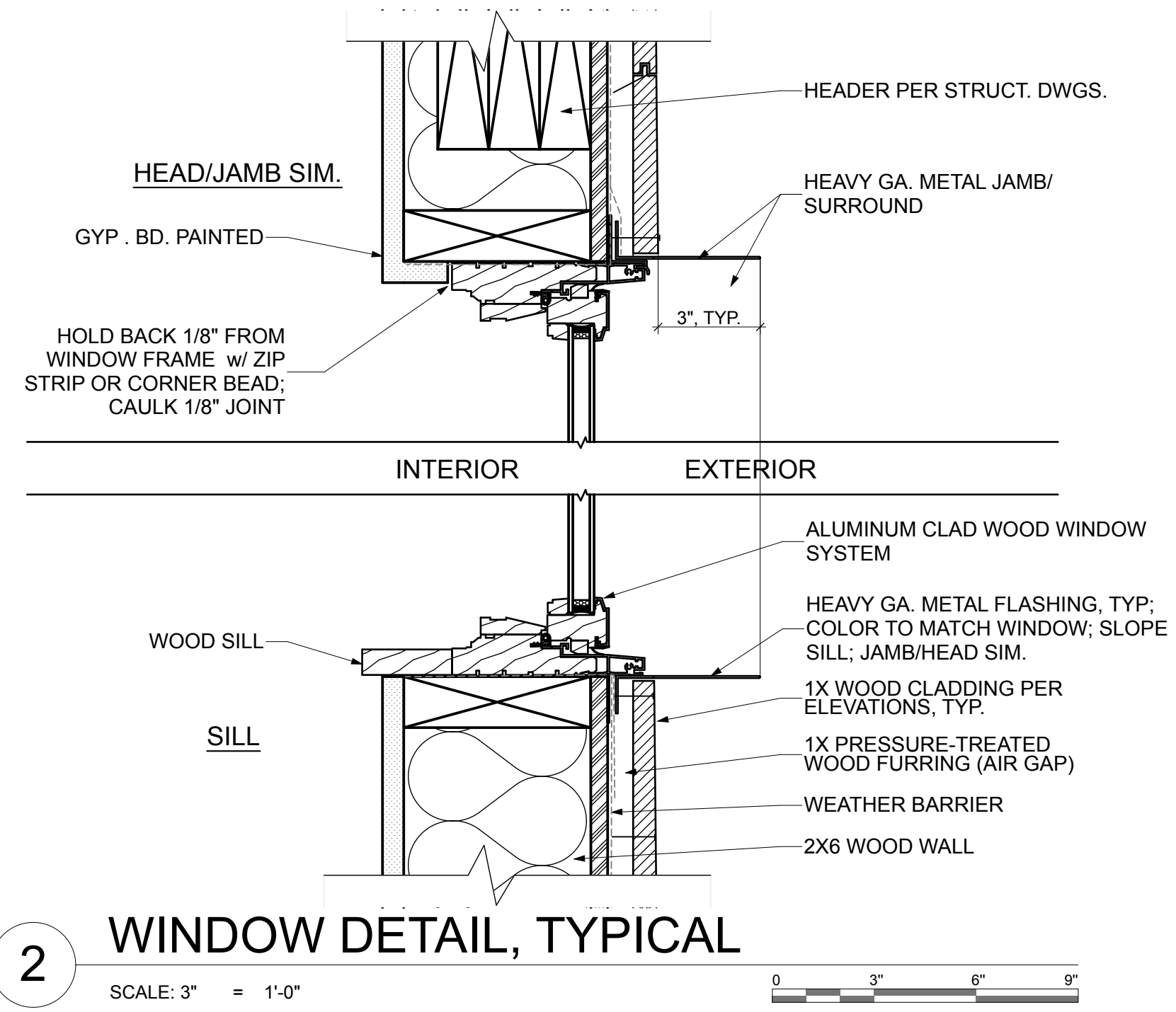
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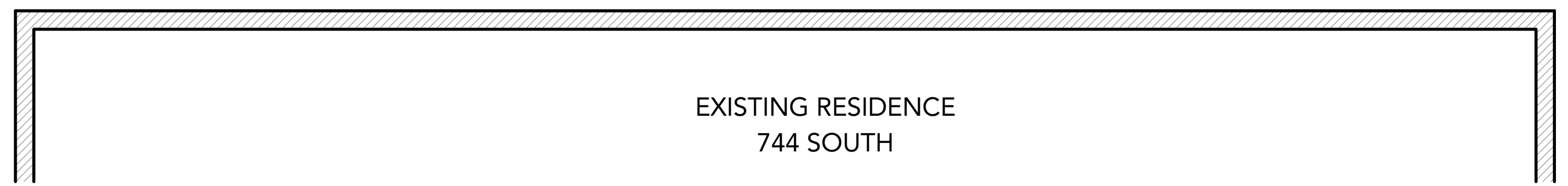
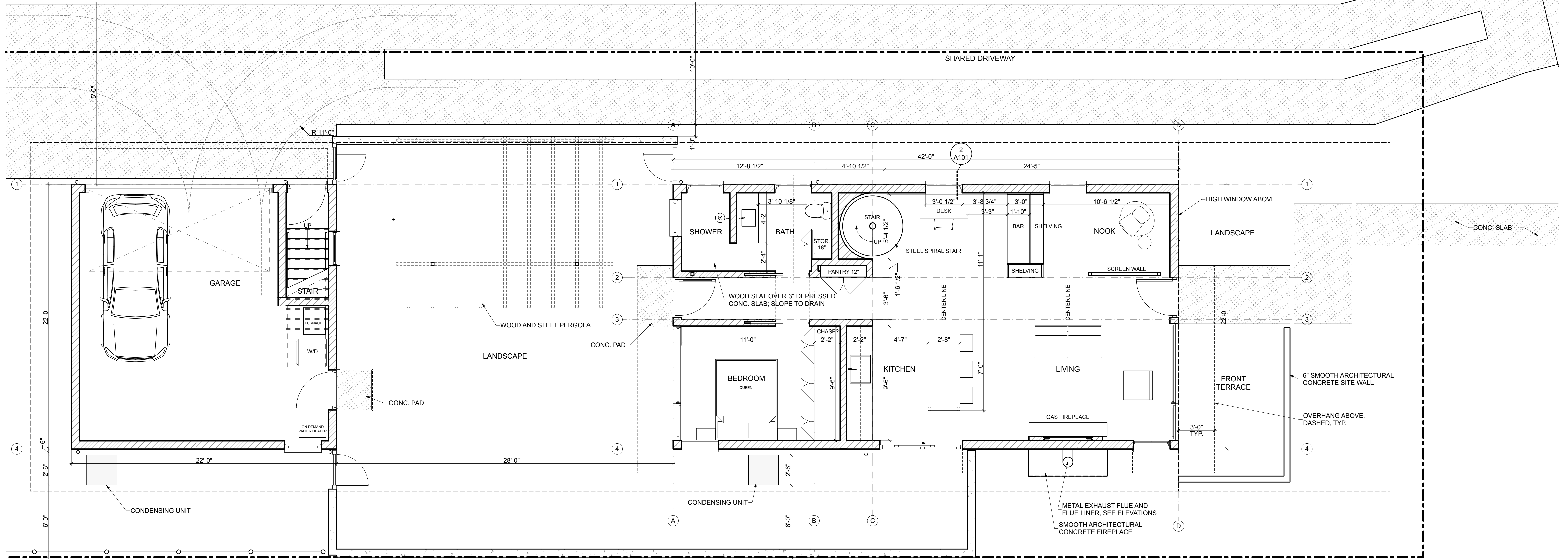
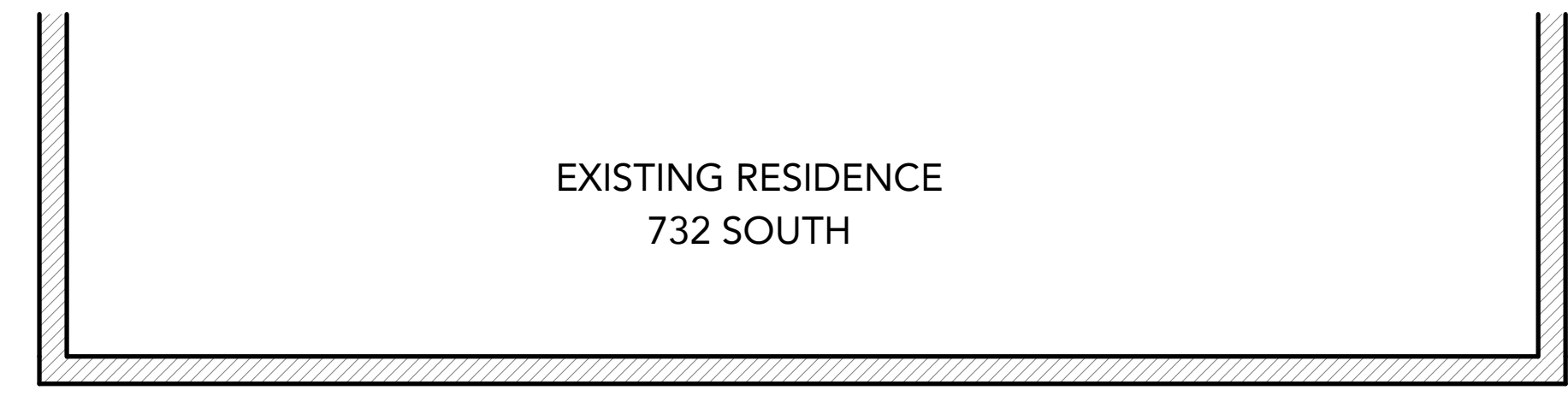
**A002**







**2 WINDOW DETAIL, TYPICAL**  
 SCALE: 3" = 1'-0"



**1 MAIN FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

SEAL

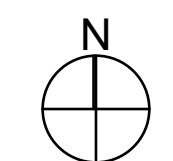
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PHASE  
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REVISIONS

SHEET TITLE  
**MAIN PLAN**

SHEET NUMBER  
**A101**



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PRINT DATE  
**2/8/21**

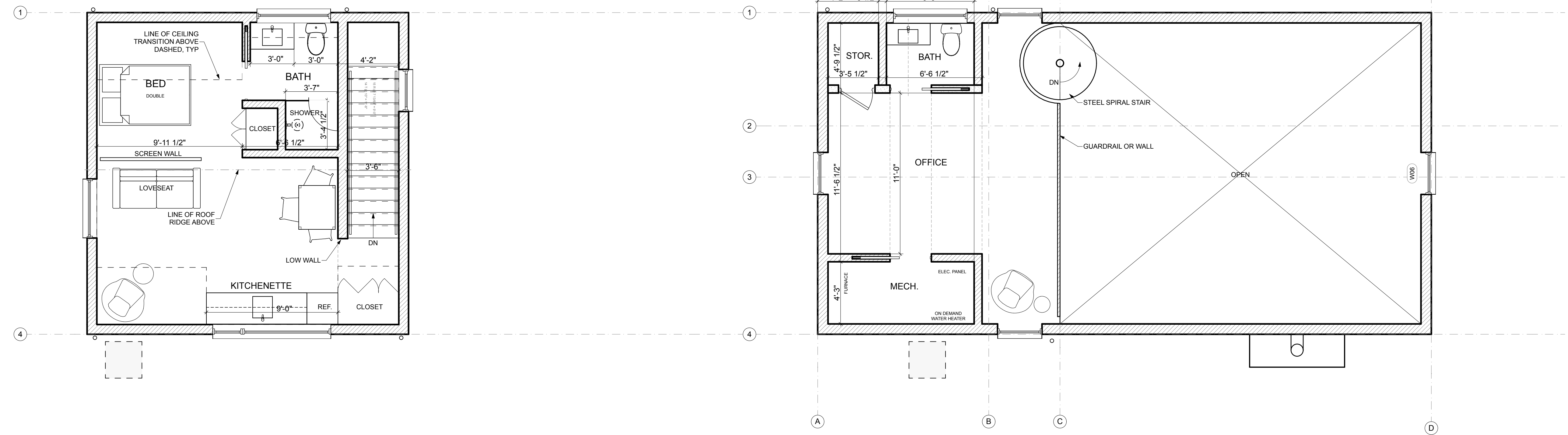
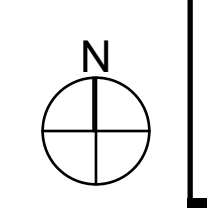
PHASE  
 SCHEMATIC DESIGN CURRENT

REVISIONS

SHEET TITLE  
**UPPER PLAN**

SHEET NUMBER

**A102**



**1** UPPER FLOOR PLAN  
 SCALE: 1/4" = 1'-0"  
 0 2' 4' 8'

SEAL

PRINT DATE  
**2/8/21**

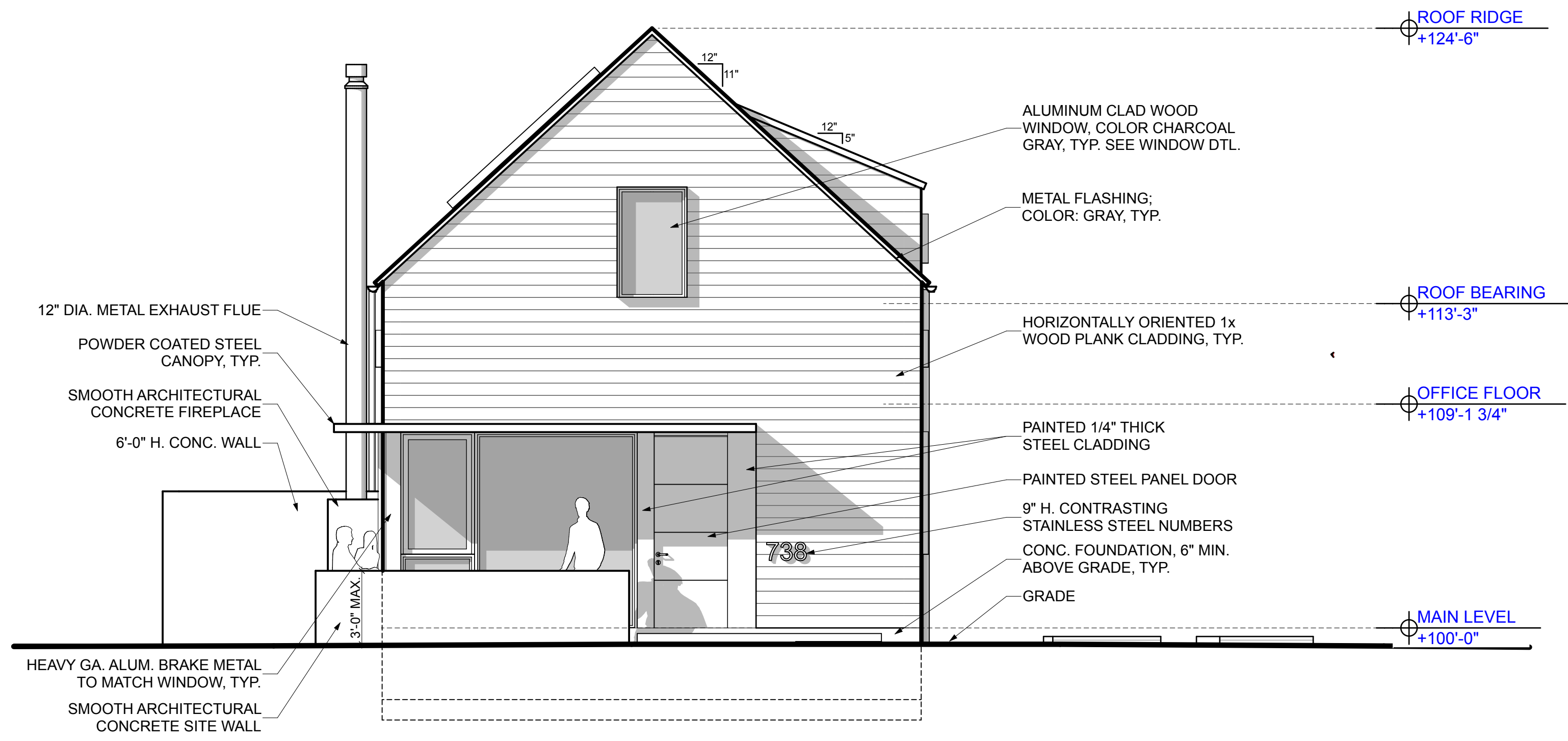
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SCHEMATIC DESIGN CURRENT

REVISIONS

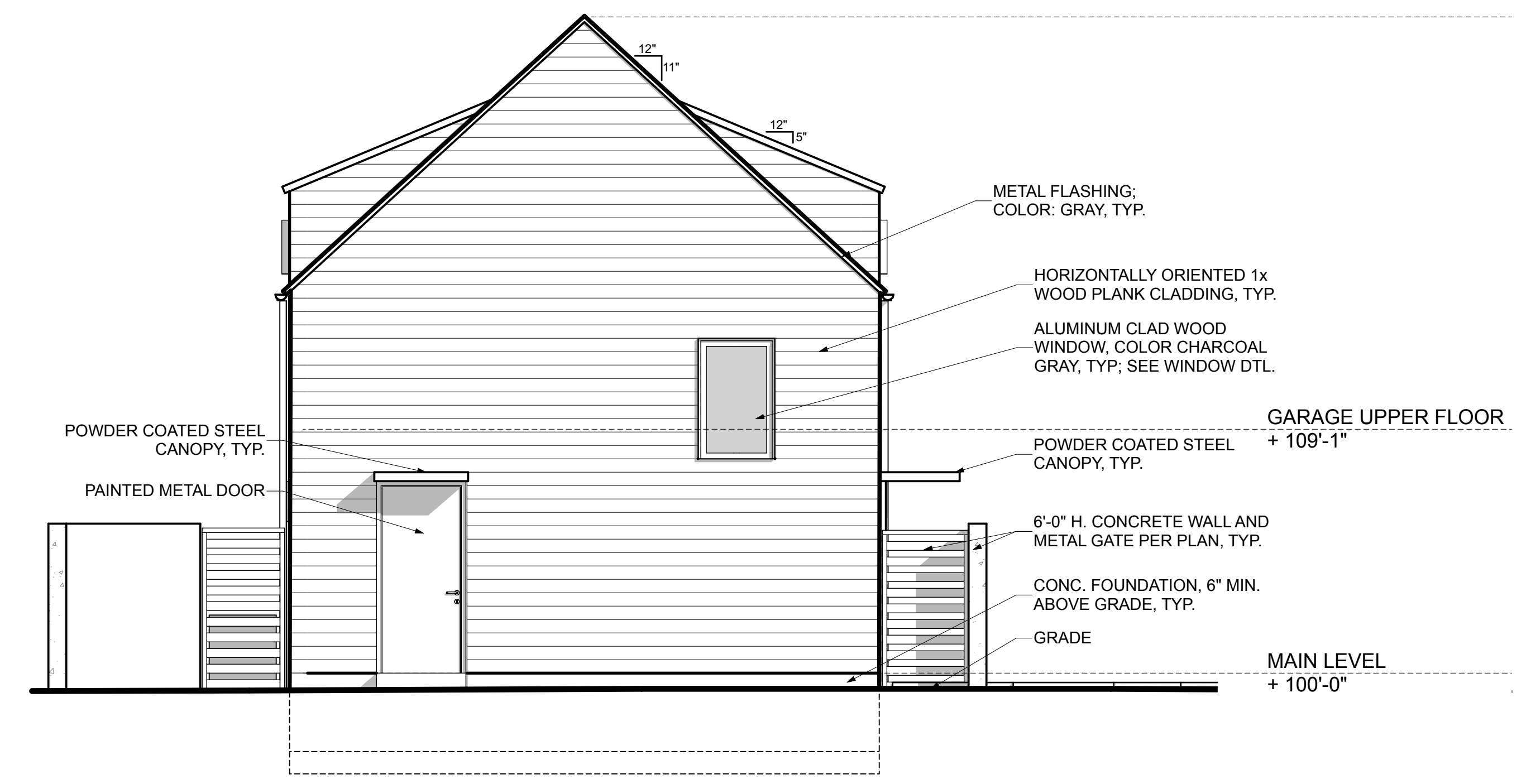
SHEET TITLE  
**EXTERIOR  
ELEVATIONS**

SHEET NUMBER

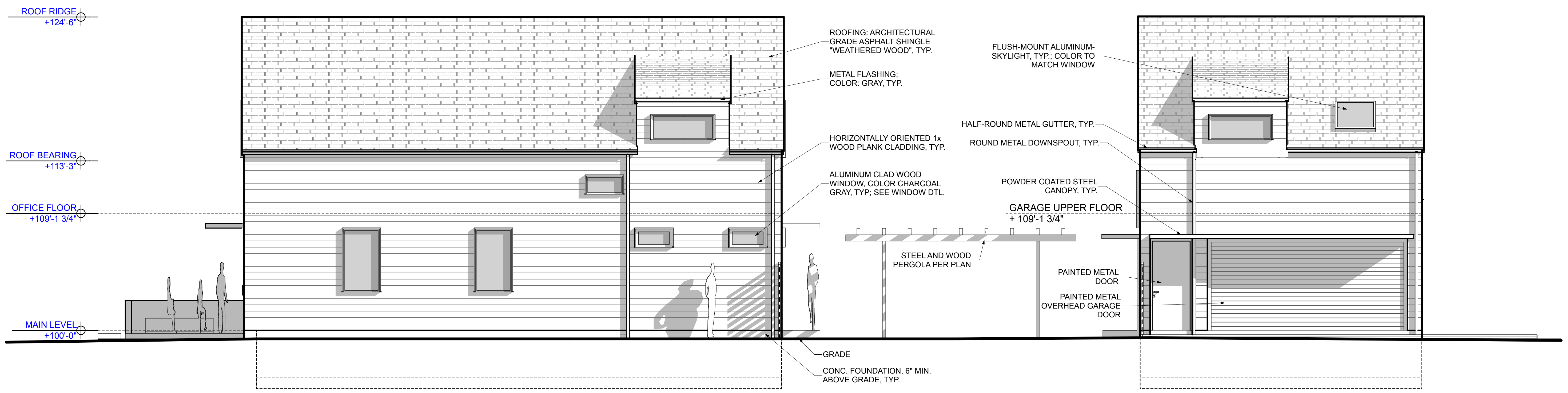
**A201**



**3 EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**2 GARAGE - EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**1 NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

SEAL

PRINT DATE  
**2/8/21**

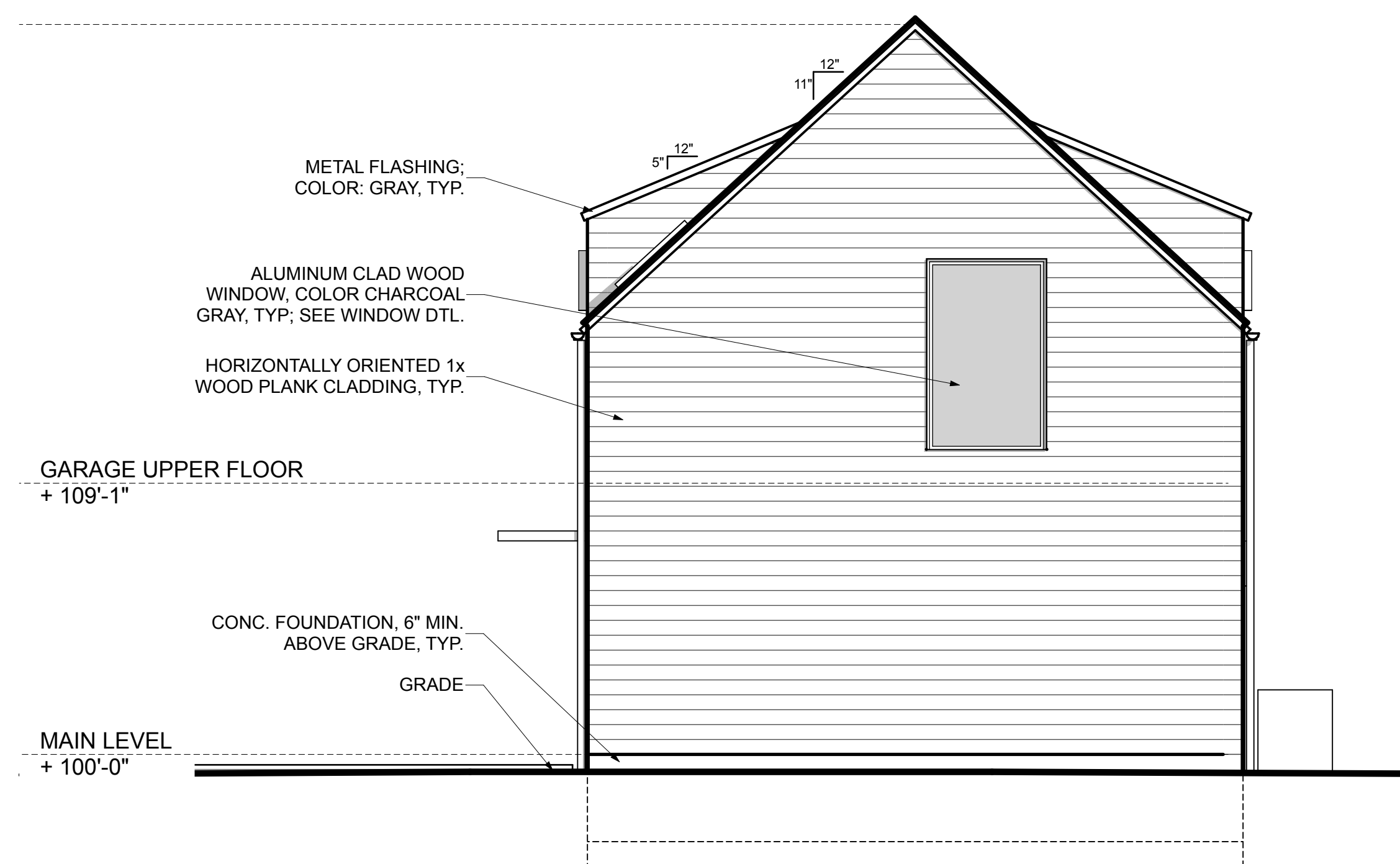
PHASE  
 SCHEMATIC DESIGN CURRENT

REVISIONS

SHEET TITLE  
**EXTERIOR  
 ELEVATIONS**

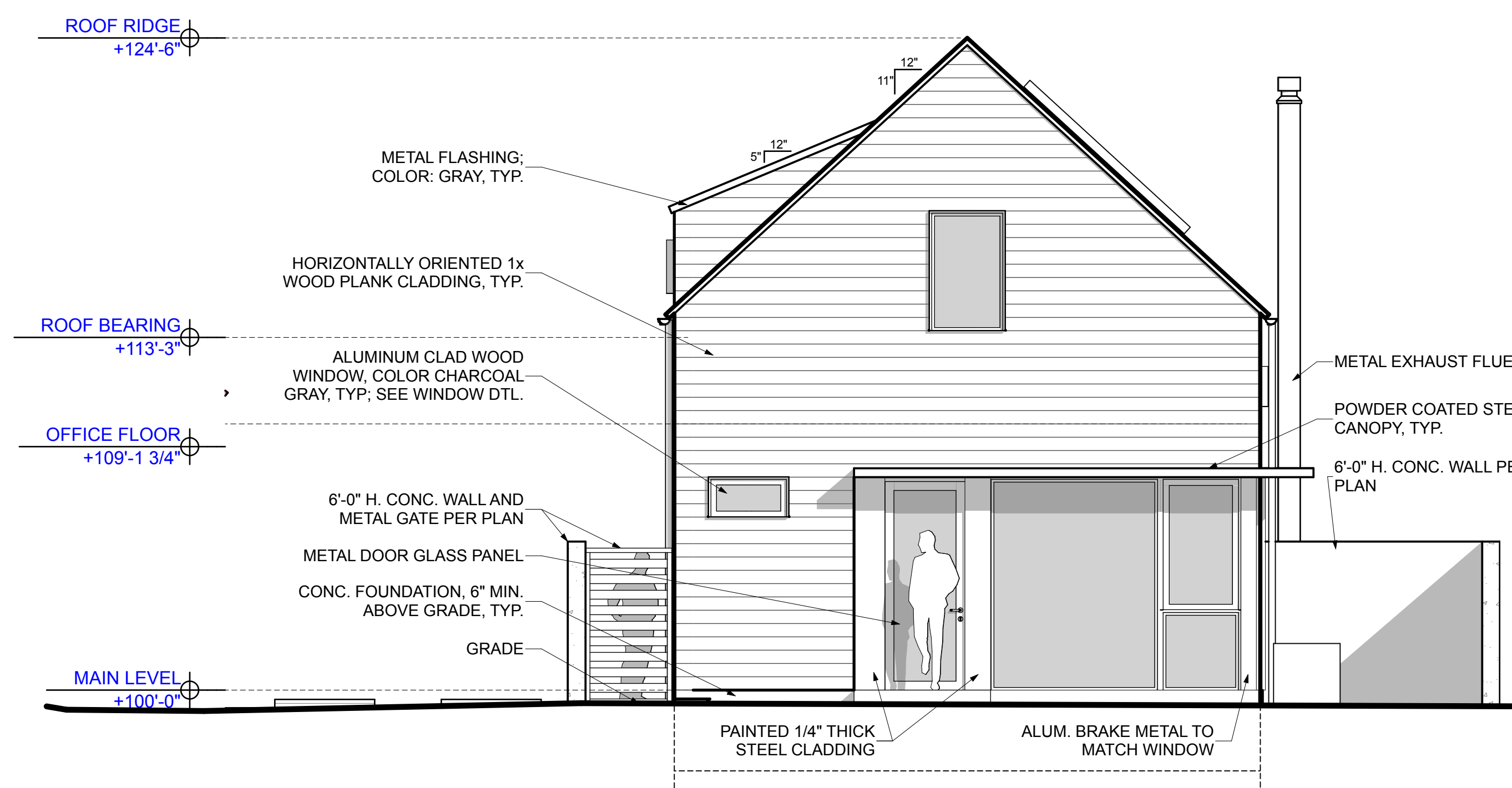
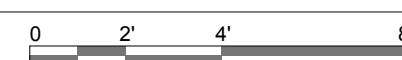
SHEET NUMBER

**A202**



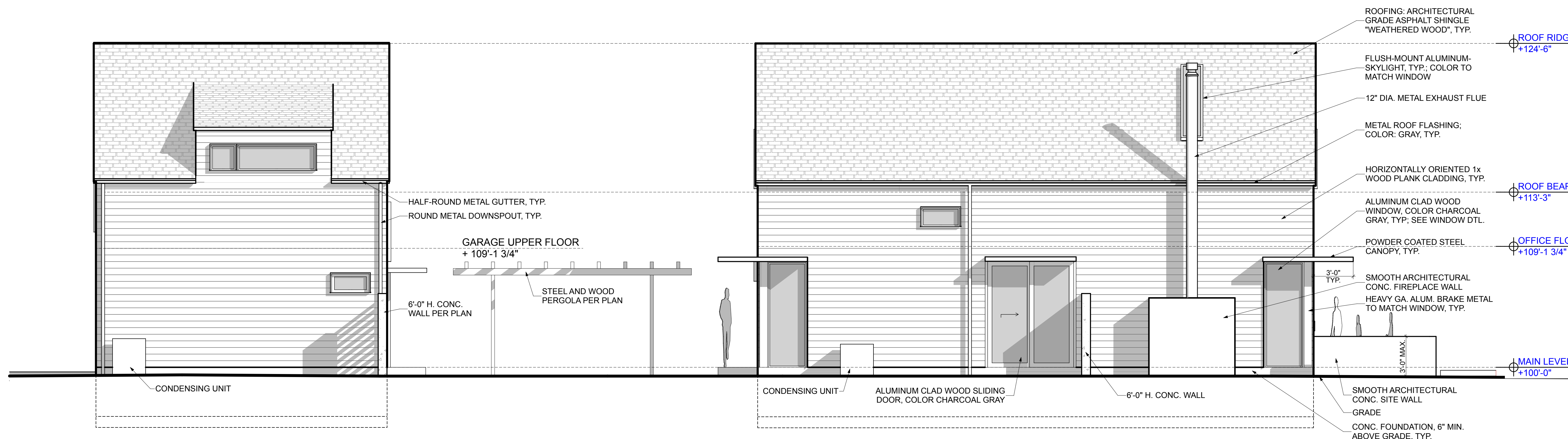
**3 GARAGE - WEST ELEVATION**

SCALE: 1/4" = 1'-0"



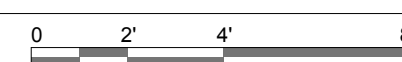
**2 WEST ELEVATION**

SCALE: 1/4" = 1'-0"



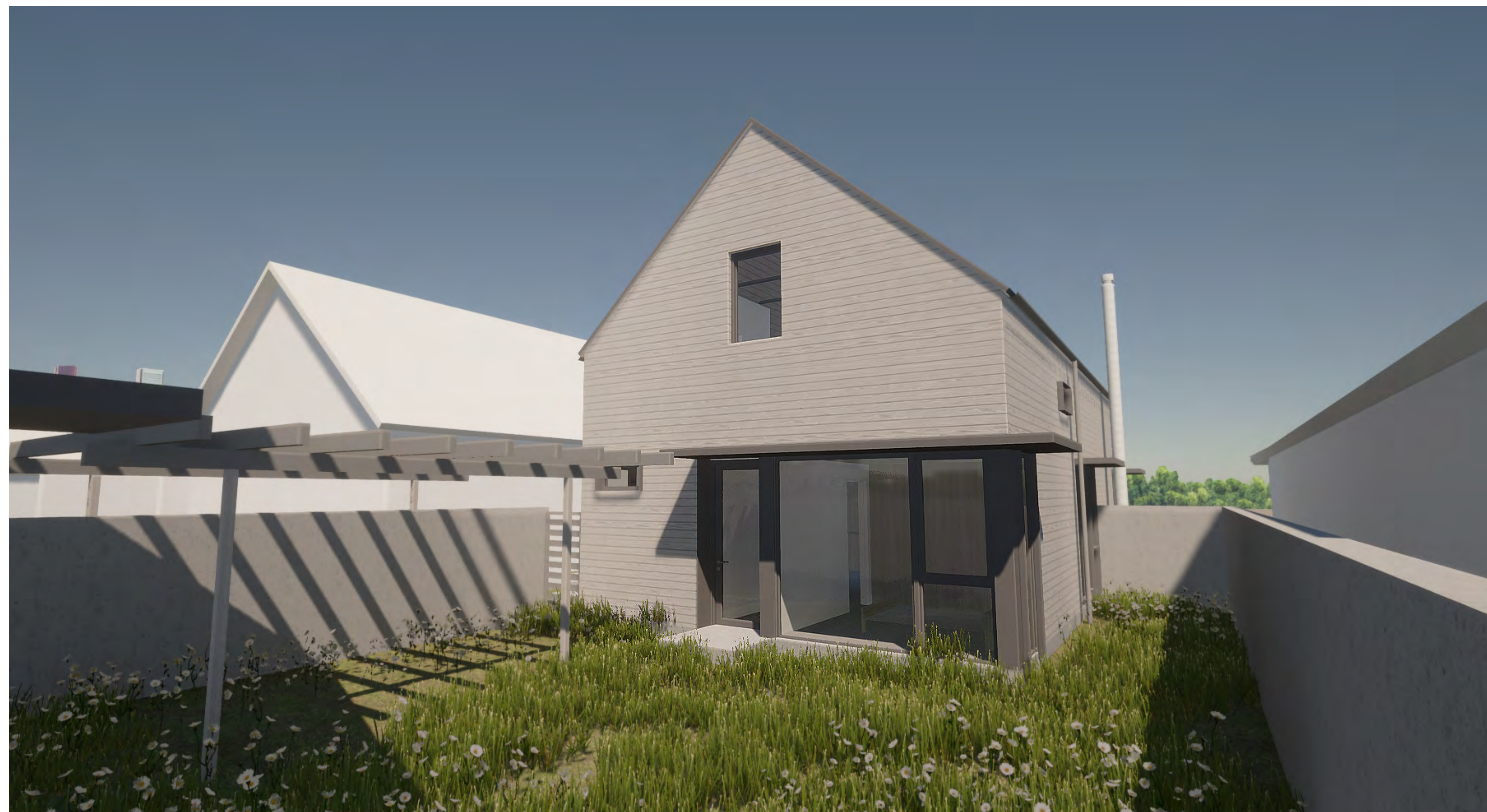
**1 SOUTH ELEVATION**

SCALE: 1/4" = 1'-0"





2 PERSPECTIVE - HOUSE FROM STREET  
NOT TO SCALE



1 PERSPECTIVE - HOUSE FROM REAR YARD  
NOT TO SCALE

MATTHEW HINTZE  
ARCHITECTURE  
311 SOUTH 900 EAST #101  
SALT LAKE CITY, UT  
84102  
c. 801-971-9857  
e. toberhintze@gmail.com

GREEN  
STREET  
RESIDENCE  
738 GREEN ST.  
SALT LAKE CITY  
UTAH 84102

SEAL

PRINT DATE  
2/8/21

PHASE  
SCHEMATIC DESIGN CURRENT

REVISIONS

SHEET TITLE  
PERSPECTIVE  
VIEWS

SHEET NUMBER

A301

## Introducing Abodo in the USA

**reSAWN TIMBER co.** is proud to be the exclusive manufacturer and distributor of Abodo Vulcan Cladding and Decking products in the USA. Vulcan thermally modified wood cladding is created from New Zealand plantation timbers and engineered with a patented vertical grain orientation for superior weathering characteristics. A fine-sawn face provides beautiful grain depth and optimal coating performance. The thermal modification process and vertical grain structure means Vulcan Cladding has superior stability and reduced resin content. It's naturally durable, so it doesn't require any chemical preservatives, and has a beautiful, consistent brown tone. Vulcan Cladding, which is available in a range of architectural profiles, is delivered pre-finished with 1 coat of Abodo Protector Oil (Abodo's high performance, penetrating exterior oil). A second coat of finish is required to be applied onsite by the installer post-install. STERLING and SiOO:X are the exception as they are completely pre-finished and do not require additional finishing onsite prior to install.

### Benefits of Specifying Abodo Vulcan Cladding by reSAWN TIMBER co.

- Outstanding dimensional stability, resulting in less aesthetic maintenance; therefore, less coating over the lifetime of the product.
- All Abodo wood is produced from well managed, sustainable sources, including FSC® and other regionally certified woods. **reSAWN TIMBER co.** holds a FSC® Chain of Custody Certification.
- Low carbon footprint: Abodo wood is an environmentally compatible substitute for carbon intensive materials.
- 100% recyclable and reusable; naturally renewable.
- Warranty: 15 years against fungal decay\*.
- Moisture Content: Approx. 7% MC (+/- 2%) at time of dispatch. Does not require acclimation prior to installation.
- Vulcan Cladding has little or no corrosiveness on most metals (equivalent to untreated softwood) and can be placed in contact with most building materials - normal PVA, PU, MUF glues and RF resins can be used.
- Expected dimensional change in structure: Width expansion approx. 2%, length expansion approx. 0.25%, thickness expansion approx. 2.5% (from 7% MC to fiber saturation - variation will occur between boards).
- Vulcan Cladding is approx. 50% more stable than flat sawn radiata pine.
- Glue: New generation polyurethane adhesive - free of any VOCs, solvents or formaldehyde.
- Thermally modified pine is resistant to most wood boring insects.
- Weight: 2lbs/sf (light weight cladding).
- ASTM D5824 - Delamination Resistance.
- ASTM D4442 - Moisture Content.
- SFM 12-7A-1 - WUI Exterior Wall Siding and Sheathing
- Low VOC (85 g/L). \*\*

## Why Abodo?

### “Lifetime beauty with tomorrow in mind.”

Formed in 2001 by the Gudsell family, Abodo remains an innovative and progressive family business with a purpose. Based in New Zealand, Abodo prides itself on producing a range of beautiful and durable timber solutions that are safe, sustainable and renewable. The company has a strong ethos around ensuring its timber is ethically sourced and demonstrates extended producer responsibility. They are timber craftsmen. From milling to building, they respect their material, the people who use it and where it comes from.

### Revered Industry Educators

Abodo secures “Trusted Advisor” and “Passionate Educator” status in the timber and construction industry, known for providing succinct and insightful information regarding timber innovation and related sustainability/environmental issues.

- **Lifetime beauty** - Abodo timbers are created to be enjoyed for years to come. Designed to age with grace, the timbers have exceptional weatherability and maintain their durability and beauty for a lifetime.
- **With tomorrow in mind** - Abodo timbers are harvested from New Zealand’s FSC® certified rapidly renewable plantation forests. They are ethically crafted with respect from beginning to end – allowing us to meet today’s increasing needs without disadvantaging future generations.

### Growth

Abodo timbers are sustainably grown in New Zealand forests, where rich soils and high annual rainfall ensure rapid growth. With a sustainable annual yield of around 1.8 million hectares of radiata pine, New Zealand’s high yielding radiata pine plantations are the perfect source for raw material.

New Zealand is the ultimate base for sustainable forestry. Consistently ranked the world’s least corrupt country, New Zealand is not adversely affected by the corruption that effects wood producers in Brazil, South East Asia, and Africa.

Abodo chooses only the highest quality logs, which are then sawn in close proximity to the plantation. This means that transport-related emissions are minimized and operational efficiencies are maximized. Their strong partnerships with forest owners in New Zealand’s North Island ensure a consistent supply of high-quality FSC® certified logs.

### Designed by Nature

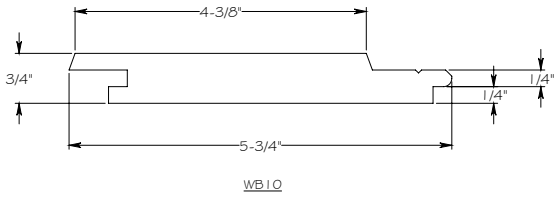
Abodo takes a leaf out of nature’s book to design timbers that perform better for longer. All grown trees experience resistance (like wind) perpendicular to the grain, so the timber is cut vertically for greater stability and less surface cracking. This means the timbers age with grace.



### Declare

Abodo is Declare Certified Red List Free by the Living Futures Institute, the leading label in transparency for building products.

**Vulcan Cladding Product Offering**  
Abodo FINE-SAWN FACE



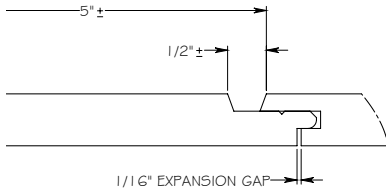
**TEAK**



**MANUKA**



**WALNUT**



**SiOO:X**  
(WEATHERED 3 MONTHS)



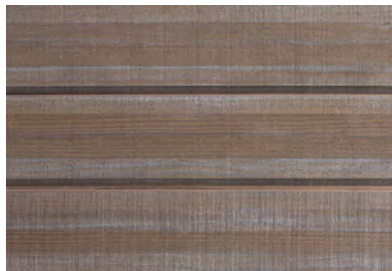
**PEARL**



**STRAW**



**NERO**



**GRAPHITE**



**STERLING**



**PATINA**  
(WEATHERED 2 MONTHS)



## Pre-Finished Vulcan Cladding

Vulcan Cladding is available pre-finished with **Abodo Protector Oil**, **SiOO:X** surface treatment, or **reSAWN's Exterior Oil Finish**.

**Abodo Protector Oil:** Eight designs (GRAPHITE, PATINA, NERO, STRAW, PEARL, WALNUT, MANUKA, TEAK) are pre-finished with 1 coat of Abodo Protector Oil. Abodo's Waterborne Protector Oil will nourish and protect external timbers. It uses the latest in waterborne oil technology combining refined plant oils, UV protection, advanced water barrier composition and an enhanced fungicidal package for superior exterior performance. A second coat of finish is required to be applied onsite by the installer post-install.

**SiOO:X:** one design (SiOO:X) is pre-finished in SiOO:X natural wood coating. SiOO:X is a patented silicon technology which silvers off to a beautiful, low maintenance finish. Following application on timbers, SiOO:X cures by reacting with atmospheric carbon dioxide and moisture to form an insoluble and flexible silica network within the timber's surface. The formation of this silica network toughens the surface of the timber and forms an effective barrier against insect attack and rot. In addition to the protective benefits gained, as the mineral silicate cures, over time it will start to turn the timber a beautifully even silver/greyish tone, starting from around 10-16 weeks (depending on UV exposure the weathering period may vary). From reSAWN's experience, boards will initially go darker and then lighten over time. The end result is a consistently weathered, light grey timber with a stunning, low maintenance driftwood appearance.

**reSAWN's Exterior Oil Finish - STERLING:** One Design (STERLING) is pre-finished in reSAWN's Exterior Oil Finish. STERLING is appropriate for both interior and exterior applications and is pre-finished with a non-toxic, odor-free, one-coat, oil-based sealer for all types of exterior wood. Most oil-based wood sealers have petroleum solvents that are hazardous; this is the first zero VOC oil-based finish to raise the bar and offer a long-lasting wood protection without the off-gassing of toxic chemicals.

## Fine-Sawn Face

Vulcan Cladding's fine-sawn face provides beautiful grain depth, optimal coating performance, superior beauty, durability and weathered characteristics that age with grace.

### VULCAN CLADDING PRE-FINISHED WITH SiOO:X



DAY ONE



WEATHERED 3 MONTHS

## Vulcan Cladding Dimensions and Milling

(WB10) +/- 3/4" thick X +/- 5" wide X 6'-16' random lengths  
(T&G, Shiplap) +/- 3/4" thick X +/- 5-3/8" wide X 6'-16' random lengths  
(S4S) +/- 3/4" thick X +/- 5-3/4" wide X 6'-16' random lengths

\*NOTE: CUSTOM WIDTH, LENGTHS AND MILLINGS AVAILABLE UPON REQUEST - CONTACT reSAWN TO DISCUSS

## Specifications

Patented glue lamination is used for a modern, clean, vertical grain orientation. This provides superior weathering characteristics, greater stability and less surface cracking - this means the wood ages with grace as it's left to weather outdoors.

Species:	Radiata pine (Pinus radiata)
Grade:	Clear Vertical Grain Orientation
Finish:	Low VOC (85g/L)*
Applications:	Exterior applications only**
Janka Hardness:	Low (562 lbf)
Flame Spread Class Rating:	C (ASTM E 84)
Flame Spread Index:	80 (ASTM E 84)
Smoke Developed Index:	200 (ASTM E 84)
Durability Class:	Class 1 (EN350-1), Class 2 above ground (AS5604)

\* STERLING IS 0 VOC

\*\*STERLING IS AVAILBLE AS INTERIOR APPLICATION

## Sustainable Attributes and Possible LEED Credits

Forest Stewardship Council® (FSC®) - a guarantee that forest products come from responsibly managed sources, including forest management and chain of custody.

SS5 - Heat Island Reduction

MRC1 - Building Life-Cycle Impact Reduction

MRC2 - Building product disclosure and optimization  
-Environmental Product Declarations

IC1 Innovation

MRC3 - Building product disclosure and optimization  
-Sourcing of raw materials

MRC4 - Building product disclosure and optimization  
-Material Ingredients

MRC 7 - FSC® Certified

Red List Free: Free from Red List chemicals as required  
by the Living Building Challenge



**ATTACHMENT E: ADMINISTRATIVE INTERPRETATION**

April 30, 2019

**ADMINISTRATIVE INTERPRETATION  
DECISION AND FINDINGS  
PLNZAD2019-00319**



**REQUEST:**

A request for an administrative interpretation regarding whether the property located at approximately 738 S Green Street (Tax ID 16-07-232-023) is a legal noncomplying lot in accordance with Salt Lake City Zoning Ordinance. The applicant is also requesting for clarification on what types of dwellings are allowed in the RMF-30 (Low Density Multi-Family Residential) zoning district.

**DECISION:**

The Zoning Administrator finds that the subject property located at approximately 738 S Green Street (Tax ID 16-07-232-023) is recognized by Salt Lake City as a legal noncomplying lot. Based on the existing lot size, a single-family detached dwelling may be constructed on the property subject to the requirements of the RMF-30 zoning district, H Historic Preservation Overlay District, and all applicable City laws, ordinances and standards.

**FINDINGS:**

The subject property is a vacant lot located in the RMF-30 zoning district and the Central City Local Historic District. The property has a total lot area of approximately 5,662 square feet (0.13 acre), and a lot width of 41.25 feet. The RMF-30 zone requires a minimum lot area of 5,000 square feet and a minimum lot width of 50 feet for a detached single-family dwelling. The subject property does not comply with the minimum lot width requirement of the RMF-30 zoning district. It is also regulated by the H Historic Preservation Overlay District found in Section 21A.34.020.

Section 21A.38.060 of the Salt Lake City Zoning Ordinance states the following regarding noncomplying lots:

*A lot that is noncomplying as to lot area or lot frontage that was in legal existence on the effective date of any amendment to this title that makes the existing lot noncomplying shall be considered a legal complying lot and is subject to the regulations of this title. Any noncomplying lot not approved by the city that was created prior to January 13, 1950, may be approved as a legal noncomplying lot subject to the lot meeting minimum zoning requirements at the time the lot was created and documented through an updated zoning certificate for the property.*

The property was created prior to January 13, 1950. The subject parcel is described as an individual lot in 1898. The subject parcel is described in a Deed (Entry No. 118459 in Book 5-J, Pages 49-51; abstracted in book C-3, page 27, line 2) from Joseph Stay to Louisa Stay Woodbury (Attachment 1). The property is described as follows:

*Beginning at the south-west corner of said Lot Six (6), and running thence north two and one-half (2-1/2) rods, thence east eight and one-half (8-1/2) rods; thence south two and one-half (2-1/2) rods; thence west eight and one-half (8-1/2) rods to the place of beginning, containing twenty-one and one-fourth (21-1/4) square rods of ground, with the house and appurtenances.*

Zoning regulations were first adopted by Salt Lake City in 1927. Prior to the established zoning regulations, there were no city regulations on dimensional standards. As such, the lot was legally created in 1898.

According to the Sanborn Fire Insurance Map for 1898, the subject property had a dwelling (Attachment 3). However, there are no city records of when the demolition of the structure on 738 S Green Street took place. Therefore, any new construction is subject to the current zoning regulations.

Based on the foregoing information, staff has determined that the City recognizes the subject parcel located at approximately 738 S Green Street as a legal noncomplying lot. A legal noncomplying lot may be developed for any dwelling types listed in the table of permitted and conditional uses for the RMF-30 zoning district, subject to meeting applicable zoning regulations (Attachment 4). As a legal noncomplying lot with the current lot size (5,662 square feet), a single-family detached dwelling is allowed subject to all applicable development standards of the RMF-30 zoning district and H Historic Preservation Overlay District standards.

If you have any questions regarding this interpretation, please contact Linda Mitchell at (801) 535-7751 or by email at [linda.mitchell@slcgov.com](mailto:linda.mitchell@slcgov.com).

**APPEAL PROCESS:**


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

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

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

Dated this 30<sup>th</sup> day of April 2019 in Salt Lake City, Utah.

  
\_\_\_\_\_  
Linda Mitchell  
Associate Planner

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

Attachments:

1. 1898 Deed and Abstract
2. 1898 Sanborn Fire Insurance Map
3. Land Use Table for Residential Districts  
Vicinity Map

ATTACHMENT 1

La. Deed no 586 page 285 #119860.

Margaret Phelps of Montpelier, Idaho, Martha Holstenhome of Salt Lake City, Salt Lake County Utah; Isaac Kuntzer and Mary Kuntzer his wife of Summit County, Utah; Allen E. Clawson of Salt Lake City and County, Utah; and Ellen Ball of Pocatello, Idaho, being the only heirs at law and children of Isaac Kuntzer Sr. and Ann Kuntzer of Salt Lake City, Utah, Grantors, hereby quit claim to Abraham Kuntzer Grantee of Salt Lake City and County, Utah, for the sum of One (\$1.00) Dollar, the following described tract of land, in Salt Lake City and County, State of Utah, to wit: Beginning at the South West corner of lot three (3) Block Ninety nine (99) Plat A Salt Lake City Survey, running thence North three (3) rods, thence East twenty (20) rods, thence South three (3) rods, thence West twenty (20) rods to place of beginning.

Witness the hands of said Grantors this 7<sup>th</sup> day of June A. D. 1897.  
Witness to signature of Isaac & Mary Kuntzer  
Isaac Kuntzer  
Mary Kuntzer  
C. Lambert

State of Utah. I, J. C. Lambert, this 12<sup>th</sup> day of June 1897, personally appeared before me, Jacob Kuntzer and Mary Kuntzer, his wife, the signers of the above instrument, who duly acknowledged to me that they executed the same  
John C. Lambert  
Notary Public

My Commission Expires Feb 17, 1900



Recorded March 9<sup>th</sup> 1898 at 1:35 P. M. request of Abraham Kuntzer -  
Abstracted in book 2 page 143 line 2. Isaac Kuntzer, County Recorder, by August Stein, Deputy  
115459 This indenture, made on this 2<sup>th</sup> day of March, 1898, between Joseph Stang of Salt Lake City, Utah, party of the first part, and Louisa Stang Woodberry of the same place, party of the second part, Witnesseth:

Whereas, the party of the first part is along in years and he has some little property, which is hereinafter mentioned;  
And Whereas, he is desirous of retaining a life interest in it for his own interest and benefit until his decease, and after that he wants his little properties to pass to the party of the second part, who is his daughter, upon the conditions, trusts, and rights hereinafter mentioned;

Now Therefore, this indenture Witnesseth: That the party of the first part, in consideration of the premises and of the love and affection existing between the party of the first part and the party of the second part, and his other children hereinafter named, and in consideration of One Dollar to him in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and by this presents does grant, bargain, sell, and convey to the party of the second part, his heirs and assigns forever, the following described premises and properties, with the powers and rights, and under the conditions hereinafter named, to wit: Part of Block 2, Plat A, Block 2, Plat A

Salt Lake City Survey, Salt Lake County, Utah, and particularly, bounded and described as follows: Beginning at the south west corner of said Lot Six (6), and running thence north two and one-half (2 1/2) rods, thence east eight and one-half (8 1/2) rods, thence south two and one-half (2 1/2) rods, thence west eight and one-half (8 1/2) rods to the place of beginning, containing twenty-one and one-fourth (21 1/4) square rods of ground, with the houses and appurtenances; also the following land: That certain lot or parts of land lying and being in Salt Lake City, County of Salt Lake, State of Utah, described as the south four (4) by ten (10) rods off the south end of Lot Five (5) in Block Eleven (11), Plat B, Salt Lake City Survey, bounded as follows:

Commencing at the south west corner of said Lot Five, running thence north four (4) rods, thence east ten (10) rods, thence south four (4) rods, thence west ten (10) rods to place of beginning, with the appurtenances and the following trusts, uses and conditions: 1. That said party of the second part shall hold said premises and properties for the sole use and benefit of the party of the first part during his life.

2. Upon his death, the said party of the second part shall become the sole owner in fee simple, herself and her heirs forever, of the premises and property first above described, being two and one-half (2 1/2) rods by eight and one-half (8 1/2) rods of the south part of said Lot Six (6), Block Eleven (11), Plat B, Salt Lake City Survey.

3. The residue of the property, being that portion of Lot Five second above described the party of the second part shall sell, and out of the proceeds thereof pay fifty Dollars to a daughter of the party of the first part, Sarah J. Powell, and pay two hundred Dollars to a daughter of the party of the first part, Charlotte C. Hawkins. The balance of the proceeds of the portion of said Lot Five, Block Eleven, shall be divided equally among the three following persons: Joseph R. Stoy, Charlotte Staines, and Rebekah Warburton.

4. The said party of the second part shall have full power and authority to take possession of all the property herein described, and to, in her discretion, use the same for the purpose of carrying out the trusts and uses as aforesaid, to sell and dispose of any of said property in the way and manner that she may deem best, and make title in fee simple to the purchaser, without question and without the concurrence of any other person or party, and without liability or responsibility on the part of the purchaser to see whether or not the trusts hereby imposed are carried out or not, it being the intent of this deed that full title in fee simple shall be and is hereby conveyed to the party of the second part, with power to sell and convey said properties without limit or restriction.

In Witness Whereof, the party of the first part has hereunto set his hand and seal the day and year first above written.

Witness:  
N. D. Powell, Reuben Hawkins

Joseph Stoy

On this 10<sup>th</sup> day of March A.D. 1895, personally appeared \_\_\_\_\_ the signers of the foregoing instrument.









21A.33.020: TABLE OF PERMITTED AND CONDITIONAL USES FOR RESIDENTIAL DISTRICTS:

Legend:	C =	Conditional	P =	Permitted
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Use	Permitted And Conditional Uses By District																		
	FR-1/ 43,560	FR-2/ 21,780	FR-3/ 12,000	R-1/ 12,000	R-1/ 7,000	R-1/ 5,000	SR- 1	SR- 2	SR- 3	R-2	RMF- 30	RMF- 35	RMF- 45	RMF- 75	RB	R- MU- 35	R- MU- 45	R- MU	RO
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
Adaptive reuse of a landmark site	C <sup>8</sup>	C <sup>8</sup>	C <sup>8</sup>	C <sup>8</sup>	C <sup>8</sup>	C <sup>8</sup>	C <sup>8</sup>		C <sup>8</sup>	C <sup>8</sup>	C <sup>8</sup>	C <sup>8</sup>	C <sup>8</sup>	C <sup>8</sup>	P	P	P	P	P <sup>6</sup>
Alcohol, bar establishment (2,500 square feet or less in floor area)															C <sup>9</sup>	C <sup>9</sup>	C <sup>9</sup>	C <sup>9</sup>	
Alcohol, brewpub (2,500 square feet or less in floor area)																C <sup>9</sup>	C <sup>9</sup>	C <sup>9</sup>	
Alcohol, tavern (2,500 square feet or less in floor area)																		C <sup>9</sup>	
Animal, veterinary office															C	C	C	P	P <sup>6</sup>
Art gallery															P	P	P	P	P
Artisan food production (2,500 square feet or less in floor area)															P <sup>3</sup>	P <sup>3</sup>	P <sup>3</sup>	P <sup>3</sup>	P
Bed and breakfast inn															P		P	P	P
Bed and breakfast manor																		P	
Clinic (medical, dental)															P	P	P	P	P <sup>6</sup>
Commercial food preparation															P	P	P	P	P
Community garden	C	C	C	C	C	C	C		C	C	P	P	P	P	P	P	P	P	P
Community recreation center												C							
Crematorium																C	C	C	
Daycare center, adult													C	P	P	P	P	P	P
Daycare center, child				C <sup>22</sup>	C <sup>22</sup>	C <sup>22</sup>	C <sup>22</sup>		C <sup>22</sup>	C <sup>22</sup>	C <sup>22</sup>	C <sup>22</sup>	C <sup>22</sup>	P	P	P	P	P	P
Daycare, nonregistered home daycare	P <sup>22</sup>	P <sup>22</sup>	P <sup>22</sup>	P <sup>22</sup>	P <sup>22</sup>	P <sup>22</sup>	P <sup>22</sup>		P <sup>22</sup>	P <sup>22</sup>	P <sup>22</sup>	P <sup>22</sup>	P <sup>22</sup>	P <sup>22</sup>	P <sup>22</sup>	P <sup>22</sup>	P <sup>22</sup>	P <sup>22</sup>	P <sup>22</sup>
Daycare, registered home daycare or preschool	P <sup>22</sup>	P <sup>22</sup>	P <sup>22</sup>	P <sup>22</sup>	P <sup>22</sup>	P <sup>22</sup>	P <sup>22</sup>		P <sup>22</sup>	P <sup>22</sup>	P <sup>22</sup>	P <sup>22</sup>	P <sup>22</sup>	P <sup>22</sup>	P <sup>22</sup>	P <sup>22</sup>	P <sup>22</sup>	P <sup>22</sup>	P <sup>22</sup>
Dwelling, accessory guest and servant's quarter	P <sup>11</sup>	P <sup>11</sup>	P <sup>11</sup>																

Use	Permitted And Conditional Uses By District																		
	FR-1/ 43,560	FR-2/ 21,780	FR-3/ 12,000	R-1/ 12,000	R-1/ 7,000	R-1/ 5,000	SR- 1	SR- 2	SR- 3	R-2	RMF- 30	RMF- 35	RMF- 45	RMF- 75	RB	R- MU- 35	R- MU- 45	R- MU	RO
Dwelling, accessory unit	C	C	C	C	C	C	P		P	P	P	P	P	P	P	P	P	P	P
Dwelling, assisted living facility (large)												C	P	P		C	P	P	
Dwelling, assisted living facility (limited capacity)	C	C	C	C	C	C	C			C	C	P	P	P	P	P	P	P	P
Dwelling, assisted living facility (small)												P	P	P		P	P	P	
Dwelling; dormitory, fraternity, sorority						p <sup>12</sup>													
Dwelling, group home (large) <sup>14</sup>											C	C	C	C	C <sup>18</sup>	C	C	C	C <sup>18</sup>
Dwelling, group home (small) <sup>15</sup>	P	P	P	P	P	P	P		P	P	P	P	P	P	P <sup>19</sup>	P	P	P	P <sup>19</sup>
Dwelling, manufactured home	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	
Dwelling, multi-family											P	P	P	P	P	P	P	P	P
Dwelling, residential support (large) <sup>16</sup>													C	C			C	C	C <sup>20</sup>
Dwelling, residential support (small) <sup>17</sup>												C	C	P		C	C	P	p <sup>21</sup>
Dwelling, rooming (boarding) house													C	P	C	C	C	P	P
Dwelling, single-family (attached)									P		P	P	P	P	P	P	P	P	P
Dwelling, single-family (detached)	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
Dwelling, twin home and two-family							P		P	p <sup>2</sup>	P	P			P	P	P	P	P
Eleemosynary facility	C	C	C	C	C	C	C		C	C	C	C	P	P		C	P	P	P
Financial institution																P	P	P	p <sup>6</sup>
Funeral home																P	P	P	P
Governmental facility	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	C <sup>6</sup>
Home occupation	p <sup>24</sup>	p <sup>24</sup>	p <sup>24</sup>	p <sup>24</sup>	p <sup>24</sup>	p <sup>24</sup>	p <sup>24</sup>		p <sup>24</sup>	p <sup>24</sup>	p <sup>24</sup>	p <sup>24</sup>	p <sup>24</sup>	p <sup>24</sup>	p <sup>24</sup>	p <sup>24</sup>	p <sup>24</sup>	p <sup>24</sup>	p <sup>24</sup>
Laboratory (medical, dental, optical)															P	P	P	P	P
Library															C	C	C	C	C
Mixed use development															p <sup>1</sup>	P	P	P	P
Mobile food business (operation on private property)																P	P	P	

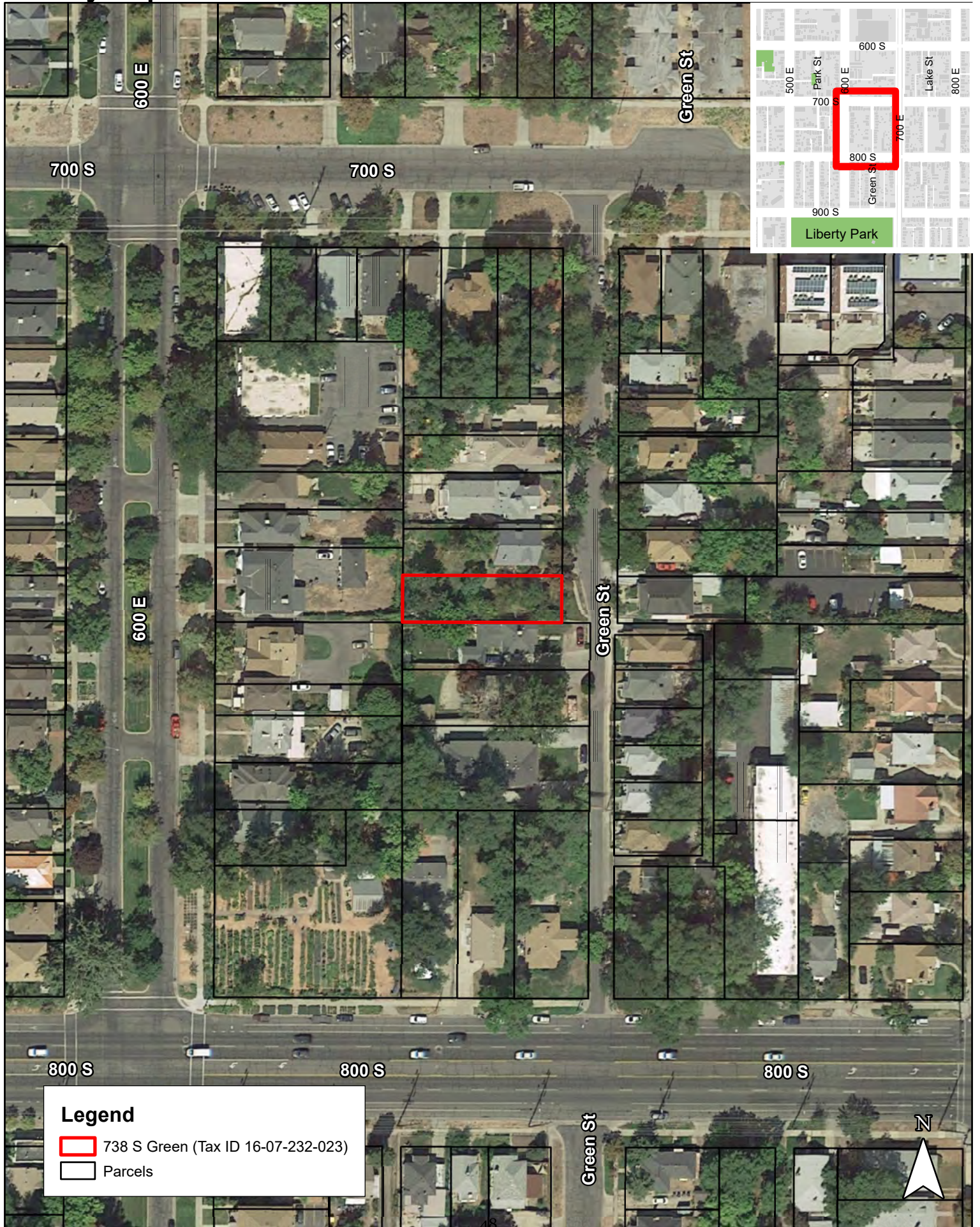
Use	Permitted And Conditional Uses By District																		
	FR-1/ 43,560	FR-2/ 21,780	FR-3/ 12,000	R-1/ 12,000	R-1/ 7,000	R-1/ 5,000	SR- 1	SR- 2	SR- 3	R-2	RMF- 30	RMF- 35	RMF- 45	RMF- 75	RB	R- MU- 35	R- MU- 45	R- MU	RO
Municipal service use, including City utility use and police and fire station	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	C
Museum															P	C	P	P	P
Nursing care facility													P	P		P	P	P	
Office, excluding medical and dental clinic and office															P	P	P	P	p <sup>6</sup>
Open space on lots less than 4 acres in size	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
Park	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
Parking, off site (to support nonconforming uses in a residential zone or uses in the CN or CB Zones)															C	C	C	C	C
Parking, park and ride lot shared with existing use				P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
Place of worship on lots less than 4 acres in size	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	C
Reception center																P	P	P	
Recreation (indoor)															P	P	P	P	P
Restaurant															P	P	P	P	P
Restaurant with drive-through facility																			
Retail goods establishment															P	P	P	P	
Retail goods establishment, plant and garden shop with outdoor retail sales area															P	P	P	P	
Retail service establishment															P	P	P	P	
School, music conservatory															P	C	C	P	
School, professional and vocational															P	C	C	P	p <sup>6</sup>
School, seminary and religious institute	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	C
Seasonal farm stand															P	P	P	P	P
Studio, art															P	P	P	P	P
Temporary use of closed schools and churches	C <sup>23</sup>	C <sup>23</sup>	C <sup>23</sup>	C <sup>23</sup>	C <sup>23</sup>	C <sup>23</sup>	C <sup>23</sup>		C <sup>23</sup>		C <sup>23</sup>	C <sup>23</sup>	C <sup>23</sup>	C <sup>23</sup>		C <sup>23</sup>	C <sup>23</sup>		
Theater, live performance															C <sup>13</sup>	C <sup>13</sup>	C <sup>13</sup>	C <sup>13</sup>	C <sup>13</sup>
Theater, movie															C	C	C	C	C

Use	Permitted And Conditional Uses By District																		
	FR-1/ 43,560	FR-2/ 21,780	FR-3/ 12,000	R-1/ 12,000	R-1/ 7,000	R-1/ 5,000	SR- 1	SR- 2	SR- 3	R-2	RMF- 30	RMF- 35	RMF- 45	RMF- 75	RB	R- MU- 35	R- MU- 45	R- MU	RO
Urban farm	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
Utility, building or structure	p <sup>5</sup>	p <sup>5</sup>	p <sup>5</sup>	p <sup>5</sup>	p <sup>5</sup>	p <sup>5</sup>	p <sup>5</sup>		p <sup>5</sup>	p <sup>5</sup>	p <sup>5</sup>	p <sup>5</sup>	p <sup>5</sup>	p <sup>5</sup>	p <sup>5</sup>	p <sup>5</sup>	p <sup>5</sup>	p <sup>5</sup>	p <sup>5,7</sup>
Utility, transmission wire, line, pipe or pole	p <sup>5</sup>	p <sup>5</sup>	p <sup>5</sup>	p <sup>5</sup>	p <sup>5</sup>	p <sup>5</sup>	p <sup>5</sup>		p <sup>5</sup>	p <sup>5</sup>	p <sup>5</sup>	p <sup>5</sup>	p <sup>5</sup>	p <sup>5</sup>	p <sup>5</sup>	p <sup>5</sup>	p <sup>5</sup>	p <sup>5</sup>	p <sup>5</sup>
Wireless telecommunications facility (see section <a href="#">21A.40.090</a> , table <a href="#">21A.40.090E</a> of this title)																			

Qualifying provisions:

1. A single apartment unit may be located above first floor retail/office.
  2. Provided that no more than 2 two-family buildings are located adjacent to one another and no more than 3 such dwellings are located along the same block face (within subdivisions approved after April 12, 1995).
  3. Must contain retail component for on-site food sales.
  4. Reserved.
  5. See subsection [21A.02.050B](#) of this title for utility regulations.
  6. Building additions on lots less than 20,000 square feet for office uses may not exceed 50 percent of the building's footprint. Building additions greater than 50 percent of the building's footprint or new office building construction are subject to a conditional building and site design review.
  7. Subject to conformance to the provisions in section [21A.02.050](#) of this title.
  8. Subject to conformance with the provisions of subsection [21A.24.010S](#) of this title.
  9. Subject to conformance with the provisions in section [21A.36.300](#), "Alcohol Related Establishments", of this title.
  10. In the RB Zoning District, the total square footage, including patio space, shall not exceed 2,200 square feet in total. Total square footage will include a maximum 1,750 square feet of floor space within a business and a maximum of 450 square feet in an outdoor patio area.
  11. Accessory guest or servant's quarters must be located within the buildable area on the lot.
  12. Subject to conformance with the provisions of section [21A.36.150](#) of this title.
  13. Prohibited within 1,000 feet of a single- or two-family zoning district.
  14. No large group home shall be located within 800 feet of another group home.
  15. No small group home shall be located within 800 feet of another group home.
  16. No large residential support shall be located within 800 feet of another residential support.
  17. No small residential support shall be located within 800 feet of another residential support.
  18. Large group homes established in the RB and RO Districts shall be located above the ground floor.
  19. Small group homes established in the RB and RO Districts shall be located above the ground floor.
  20. Large residential support established in RO Districts shall be located above the ground floor.
  21. Small residential support established in RO Districts shall be located above the ground floor.
  22. Subject to section [21A.36.130](#) of this title.
  23. Subject to section [21A.36.170](#) of this title.
  24. Subject to section [21A.36.030](#) of this title.
- (Ord. 53-18, 2018: Ord. 23-18, 2018: Ord. 47-17, 2017: Ord. 46-17, 2017)

# Vicinity Map





# ATTACHMENT F: EXISTING CONDITIONS

The site is currently a vacant lot with fencing and acts as a side yard for the adjacent property.

## RMF-30 Low Density Multi-family Residential 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.*

## Zoning Ordinance Standards for RMF-30 Low Density Multi-family Residential District

Standard	Proposed	Finding
<b>Minimum Lot Area:</b> 5,000 square feet	The property is approximately 5,662 square feet (.13 acre).	<b>Complies</b>
<b>Minimum Lot Width:</b> 50 feet	The property has a lot width of 41.25 feet. Per PLNZAD2019, 00319, the lot meets the requirement of Section 21A.38.060 and was created prior to January 13,1950. The subject parcel was described as an individual lot in 1898. It is described in a deed (Entry No. 118459 in Book 5-J, pages 49-51; abstracted in book C-3, page 27, line 2).	<b>Does not comply, but was determined to be a legal noncomplying lot in a 2019 Administrative Interpretation.</b>
<b>Maximum Building Height:</b> 30 feet	The proposed dwelling will not exceed this height limit. The proposed height of the dwelling is 25'2".	<b>Complies</b>
<b>Front Yard Setback:</b> 20 feet	17 feet to the edge of the steel canopy and 20 feet to the front façade.	<b>Does not comply, special exception requested.</b>
<b>Interior Side Setback:</b> 4 feet on one side and 10 feet on the other.	9 feet on the south and 11 feet on the north	<b>Complies</b>
<b>Rear Yard Setback:</b> 25 percent of the lot depth, but not less than 20 feet and need not exceed 25 feet.	75 feet	<b>Complies</b>
<b>Maximum Building Coverage:</b> Coverage for single-family detached principal and accessory structures shall not exceed 45% of the lot area	The proposed dwelling and detached garage/ADU have a lot coverage of 24%.	<b>Complies</b>

## Analysis of Standards for Detached Accessory Dwelling Units

Standard	Proposed	Finding
<p><b>Footprint:</b> The accessory building containing an accessory dwelling unit shall not have a footprint that is greater than fifty percent (50%) of the footprint of the principal dwelling, and shall not exceed six hundred fifty (650) square feet.</p>	<p>50% of the footprint of the principal dwelling is approximately 462 square feet. The proposed accessory dwelling unit is 405 square feet.</p>	<p><b>Complies</b></p>
<p><b>Size Requirements:</b> ADU not to exceed gross floor area of 650 sf</p>	<p>405 square feet</p>	<p><b>Complies</b></p>
<p><b>Maximum Building Height:</b> Not to exceed the height of the single family dwelling on the property or 17 feet, whichever is less.</p> <p>Exception: If the single family dwelling on the property is over seventeen feet (17') in height, an accessory building containing an accessory dwelling unit may be equal to the height of the single family dwelling up to a maximum building height of twenty four feet (24') for an accessory building with a pitched roof or twenty feet (20') for an accessory building with a flat roof provided the accessory building is set back a minimum of ten feet (10') from a side or rear property line. The setback for additional height may be reduced to four feet (4') if the side or rear lot line is adjacent to an alley.</p>	<p>Height: The proposed accessory building height is 25'2", consistent with the primary dwelling. This is 1'2" in excess of the permitted height with the exception.</p> <p>Setbacks: The proposed accessory building is set back 11' from the north property line and 9' from the south property line. This is 1' less than the 10' required.</p>	<p><b>Does not comply with height or setbacks, special exception requested.</b></p>
<p><b>Side and Rear Yard Setbacks:</b> See above</p>	<p>North side yard setback: 11 feet South side yard setback: 9 feet Rear yard setback: 25 feet</p>	<p><b>See above, does not comply. Special exception requested.</b></p>
<p><b>Separation Requirements:</b> Shall be located a minimum of ten feet (10') from the single family dwelling located on the same parcel and any single family dwelling on an adjacent property.</p>	<p>The proposed accessory building is located 28' from the proposed principal single-family dwelling on site. The proposed accessory dwelling is located approximately 19' from the closest dwelling on the adjacent property to the south.</p>	<p><b>Complies</b></p>
<p><b>Entrance Locations:</b> The entrance to an ADU in an accessory building shall be located:</p> <ul style="list-style-type: none"> <li>• Facing a side or rear property line provided the entrance is located a minimum of ten feet (10') from the side or rear property line;</li> <li>• Exterior stairs leading to an entrance shall be located a</li> </ul>	<p>The proposed accessory dwelling unit entrance faces the north property line and is located 11' from it. The stairs to the accessory dwelling unit are located on the interior.</p>	<p><b>Complies</b></p>

<p>minimum of ten feet (10') from a side or rear property line unless the applicable side or rear property line is adjacent to an alley in which case the minimum setback for the accessory building applies to the stairs.</p>		
<p><b>Requirements for Windows:</b></p> <ul style="list-style-type: none"> <li>• Windows shall be no larger than necessary to comply with the minimum Building Code requirements for egress where required. Skylights, clerestory windows, or obscured glazing shall be used when facing a side or rear property line to comply with minimum Building Code requirements for air and light on building elevations that are within ten feet (10') of a side or rear property line unless the side or rear property line is adjacent to an alley.</li> <li>• Except as required in subsection E3g(1) of this section, windows shall maintain a similar dimension and design as the windows found on the principal structure.</li> </ul>	<p>The accessory dwelling unit has clerestory windows, a single skylight, and two vertically oriented windows. One of the vertically oriented windows faces the rear of the proposed residence and the other, an egress window, faces the rear property line.</p> <p>The proposed windows on the accessory building have dimensions and design that are complementary to those proposed for the principal dwelling.</p>	<p><b>Complies</b></p>
<p><b>Balconies and Decks:</b></p> <ul style="list-style-type: none"> <li>• Shall not exceed eighty (80) square feet in size when located above the ground level of the building;</li> <li>• Shall be located a minimum of ten feet (10') from a side or rear yard lot line unless the applicable side or rear yard lot line is adjacent to an alley.</li> </ul>	<p>No balconies or decks are proposed.</p>	<p><b>Complies</b></p>
<p><b>Parking:</b> An accessory dwelling unit shall require a minimum of one on-site parking space... The parking requirement may be waived if:</p> <p>(2) The subject property is located within one-quarter (1/4) mile of transit stop.</p>	<p>The property is located within ¼ mile of several bus stops and may be waived.</p>	<p><b>Complies</b></p>

# **ATTACHMENT G: ANALYSIS OF STANDARDS & GUIDELINES**

## **NEW CONSTRUCTION**

### **H Historic Preservation Overlay District – Standards For Certificate Of Appropriateness Involving New Construction Or Alteration Of A Noncontributing Structure (21A.34.020.H)**

In considering an application for a certificate of appropriateness involving new construction, or alterations of noncontributing structures, the Historic Landmark Commission, or Planning Director when the application involves the alteration of a noncontributing structure shall, using the adopted design guidelines as a key basis for evaluation, determine whether the project substantially complies with each of the following standards that pertain to the application to ensure that the proposed project fits into the established context in ways that respect and contribute to the evolution of Salt Lake City's architectural and cultural traditions:

Standard	Analysis	Finding
<p><b>1. Settlement Patterns and Neighborhood Character:</b></p> <p><b>a. Block and Street Patterns:</b> The design of the project preserves and reflects the historic block, street, and alley patterns that give the district its unique character. Changes to the block and street pattern may be considered when advocated by an adopted City plan.</p> <p><b>b. Lot and Site Patterns:</b> The design of the project preserves the pattern of lot and building site sizes that create the urban character of the historic context and the block face. Changes to the lot and site pattern may be considered when advocated by an adopted City plan.</p> <p><b>c. The Public Realm:</b> The project relates to adjacent streets and engages with sidewalks in a manner that reflects the character of the historic context and the block face. Projects should maintain the depth of yard and height of principal elevation of those existing on the block face in order to support consistency in the definition of public and semi-public spaces.</p> <p><b>d. Building Placement:</b> Buildings are placed such that the project maintains and reflects the historic pattern of setbacks and building depth established within the historic context and the block face. Buildings should maintain the setback demonstrated by existing buildings of that type constructed in the district or site's period of significance.</p>	<p>The proposed dwelling preserves, reflects, and relates to the existing settlement pattern and neighborhood character.</p> <p>a. The proposed dwelling will not alter the existing block and street patterns.</p> <p>b. The proposed dwelling will be constructed on an existing lot. Sanborn maps show that a house previously existed in this location with a location and setback comparable to that proposed.</p> <p>c. As referenced above, the proposed dwelling will be constructed on an existing lot. The proposed yard depth and height of the principal elevation are consistent with other residences on the block face.</p> <p>d. The proposed dwelling will be placed with a setback and building depth that is comparable to others on the block face.</p> <p>e. The main entrance of the proposed dwelling is oriented such that it faces the street. Similar to other houses on the street, a pathway will extend from the main entrance to the sidewalk. The residence will share a driveway with the property to the north.</p>	<p><b>Complies</b></p>

<p><b>e. Building Orientation:</b> The building is designed such that principal entrances and pathways are oriented such that they address the street in the pattern established in the historic context and the block face.</p>		
<p><b>2. Site Access, Parking, And Services:</b></p> <p><b>a. Site Access:</b> The design of the project allows for site access that is similar, in form and function, with patterns common in the historic context and the block face.</p> <p><b>(1) Pedestrian:</b> Safe pedestrian access is provided through architecturally highlighted entrances and walkways, consistent with patterns common in the historic context and the block face.</p> <p><b>(2) Vehicular:</b> Vehicular access is located in the least obtrusive manner possible. Where possible, garage doors and parking should be located to the rear or to the side of the building.</p> <p><b>b. Site And Building Services And Utilities:</b> Utilities and site/building services (such as HVAC systems, venting fans, and dumpsters) are located such that they are to the rear of the building or on the roof and screened from public spaces and public properties.</p>	<p>The site access, parking, and related services are located such that they are compatible with the neighborhood.</p> <p>a. Access to the site is similar to other properties in the neighborhood.</p> <p>(1) Pedestrian access will be provided from a pathway from the sidewalk to the main entrance.</p> <p>(2) There is an existing curb cut and the proposal includes a driveway shared with the property to the north. This will provide vehicular access to a garage and parking located to the rear of the residence.</p> <p>b. The HVAC systems will be located on the south side of the dwelling and accessory dwelling. Both are located out of the required side yard, and the condenser for the primary dwelling will be located behind a concrete wall.</p>	<p><b>Complies</b></p>
<p><b>3. Landscape And Lighting:</b></p> <p><b>a. Grading Of Land:</b> The site's landscape, such as grading and retaining walls, addresses the public way in a manner that reflects the character of the historic context and the block face.</p> <p><b>b. Landscape Structures:</b> Landscape structures, such as arbors, walls, fences, address the public way in a manner that reflects the character of the historic context and the block face.</p> <p><b>c. Lighting:</b> Where appropriate lighting is used to enhance significant elements of the design and reflects the character of the historic context and the block face.</p>	<p>The site is generally flat. Details not shown for grading, landscaping and lighting can be delegated to staff.</p> <p>a. The site is generally flat and retaining walls are not proposed. The applicant anticipates retaining two trees in the rear yard and one tree in the park strip as shown on Sheet A002 in <a href="#">Attachment D</a>.</p> <p>b. A six-foot concrete wall is proposed for approximately the rear two-thirds of the south elevation. A six-foot, black chain link fence is proposed for the remainder of the south property line and the rear property line. The location and height of the fence is compatible with the block face. The chain link fence will not be visible, or will be minimally visible, from the right of way. The concrete wall, while not common for the street, is appropriate</p>	<p><b>Complies</b></p>

	<p>for the limited area that it is proposed on this new construction project.</p> <p>c. Exterior lighting is not shown and can be administratively reviewed.</p>	
<p><b>4. Building Form And Scale:</b></p> <p><b>a. Character Of The Street Block:</b> The design of the building reflects the historic character of the street facade in terms of scale, composition, and modeling.</p> <p>(1) Height: The height of the project reflects the character of the historic context and the block face. Projects taller than those existing on the block face step back their upper floors to present a base that is in scale with the historic context and the block face.</p> <p>(2) Width: The width of the project reflects the character of the historic context and the block face. Projects wider than those existing on the block face modulate the facade to express a series of volumes in scale with the historic context and the block face.</p> <p>(3) Massing: The shape, form, and proportion of buildings, reflects the character of the historic context and the block face.</p> <p>(4) Roof Forms: The building incorporates roof shapes that reflect forms found in the historic context and the block face.</p>	<p>The form and scale of the proposed dwelling is compatible with others on the block face in terms of its scale, composition, and modeling.</p> <p>(1) The height of the proposed dwelling is consistent with others on the block face. The height and pitch of the gabled roof is consistent with the two properties to the north and is a form that is compatible with others surrounding it.</p> <p>(2) The proposed dwelling is narrower than others on the block face. However, the property is narrower than the required minimum and the proposal for the primary dwelling meets the yard requirements and accommodates the driveway that is shared with the property to the north.</p> <p>(3) The massing of the proposed dwelling is compatible with the others on the block face. Its shape, form, proportions, and size of window openings are compatible with surrounding properties. The configuration of the entry canopy and wall, its materials, the height of the building plane, and the narrow eaves provide some differentiation from the historic structures.</p> <p>(4) The main feature of the proposed dwelling is a gable with a height and pitch comparable to the surrounding historic residences. A single shed roof dormer is located towards the rear and is located beneath the ridgeline of the roof.</p>	<p><b>Complies</b></p>
<p><b>5. Building Character:</b></p> <p><b>a. Facade Articulation And Proportion:</b> The design of the project reflects patterns of articulation and proportion established in the historic context and the block face. As appropriate, facade articulations reflect those typical of other buildings on the block face. These articulations are of similar dimension to those found elsewhere in the context, but have a</p>	<p>The character of the proposed dwelling has appropriate architectural elements that reflect and respect the historic pattern and context. The overall width, while less than surrounding properties, is a compatible form.</p> <p>(1) The openings of the front facade relate to those on the surrounding dwellings. The front facade is composed of an offset main entry with a large fixed window to the left/south and a smaller, vertically</p>	<p><b>Complies</b></p>

<p>depth of not less than twelve inches (12").</p> <p><b>(1) Rhythm Of Openings:</b> The facades are designed to reflect the rhythm of openings (doors, windows, recessed balconies, etc.) established in the historic context and the block face.</p> <p><b>(2) Proportion And Scale Of Openings:</b> The facades are designed using openings (doors, windows, recessed balconies, etc.) of similar proportion and scale to that established in the historic context and the block face.</p> <p><b>(3) Ratio Of Wall To Openings:</b> Facades are designed to reflect the ratio of wall to openings (doors, windows, recessed balconies, etc.) established in the historic context and the block face.</p> <p><b>(4) Balconies, Porches, And External Stairs:</b> The project, as appropriate, incorporates entrances, balconies, porches, stairways, and other projections that reflect patterns established in the historic context and the block face.</p>	<p>oriented window to the south of it. A single window is located in the gable end.</p> <p>(2) The openings relate to those on other residences on the block face, particularly the vertically oriented windows.</p> <p>(3) The solid to void ratio of the front façade of the building is compatible with the historic context. The surrounding homes are typically one to one-and-one-half story tall and the proposed residence has a similar height and size of openings.</p> <p>(4) A front entry canopy is proposed in a location that reflects the entry porch on other nearby residences. The proposed flat canopy roof differentiates it from the historic residences, while still reflecting the overall pattern established in the historic context and block face.</p>	
<p><b>6. Building Materials, Elements And Detailing:</b></p> <p><b>a. Materials:</b> Building facades, other than windows and doors, incorporate no less than eighty percent (80%) durable material such as, but not limited to, wood, brick, masonry, textured or patterned concrete and/or cut stone. These materials reflect those found elsewhere in the district and/or setting in terms of scale and character.</p> <p><b>b. Materials On Street-Facing Facades:</b> The following materials are not considered to be appropriate and are prohibited for use on facades which face a public street: vinyl siding and aluminum siding.</p> <p><b>c. Windows:</b> Windows and other openings are incorporated in a manner that reflects patterns, materials, and detailing established in the district and/or setting.</p>	<p>The proposed building materials, elements, and details are appropriate for the proposed dwelling and reflect the setting and context.</p> <p>a. Architectural shingles are proposed for the roof. Horizontally oriented wood plank siding is proposed for the sides.</p> <p>b. No vinyl or aluminum siding is proposed.</p> <p>c. Windows and doors are proposed to be aluminum clad wood, which is a material that is compatible with the others in the district.</p> <p>d. The primary elevation of the proposed dwelling has a gable with a height and pitch similar to that of adjacent and other surrounding properties. The materials, while newer, are appropriate for the context.</p>	<p><b>Complies</b></p>

<p><b>d. Architectural Elements And Details:</b> The design of the building features architectural elements and details that reflect those characteristic of the district and/or setting.</p>		
<p><b>7. Signage Location:</b> Locations for signage are provided such that they are an integral part of the site and architectural design and are complementary to the principal structure.</p>	<p>No signage is being proposed.</p>	<p><b>Not applicable</b></p>

**SPECIAL EXCEPTION**

**21A.06.050.C** of the Zoning Ordinance authorizes the Historic Landmark Commission to review and approve or deny certain Special Exceptions for properties located within an H Historic Preservation Overlay District, including modifications to building wall height and bulk and lot regulations of the underlying zoning district, where it is found that the underlying zoning would not be compatible with the historic district and/or landmark site.

**21A.52.060: General Standards and Considerations for Special Exceptions:**

Standard	Analysis	Finding
<p><b>A. Compliance With Zoning Ordinance And District Purposes:</b> The proposed use and development will be in harmony with the general and specific purposes for which this title was enacted and for which the regulations of the district were established.</p>	<p>The Zoning Ordinance indicates that the Historic Landmark Commission may grant modifications to bulk and lot regulations of the underlying zoning district where it is found that the underlying zoning would not be compatible with the historic district. As detailed in the Key Considerations, the modification to the front yard setbacks allow for a larger canopy than permitted and which is consistent with entries on other nearby dwellings. The modifications to the height and setbacks for the detached garage/ADU are minor and the structure is within the buildable area for the property.</p>	<p><b>Complies</b></p>
<p><b>B. No Substantial Impairment Of Property Value:</b> The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located.</p>	<p>There is no evidence indicating that the proposed dwelling will substantially diminish or impair property values. As detailed in the Key Considerations, the proposed front yard setback is consistent with the setbacks on the block face. The proposed exceptions for the height and setbacks for the detached garage/ADU are minor and the structure is within the buildable area for the property. The proposed dwelling should not create adverse impacts to other properties in the neighborhood.</p>	<p><b>Complies</b></p>
<p><b>C. No Undue Adverse Impact:</b> The proposed use and development will not have a material adverse effect upon the character of the area</p>	<p>The proposed exceptions are detailed in the Key Considerations. The modification to the front yard setback is consistent with residences on the block face. The proposed modifications to the height and setbacks for the detached garage/ADU</p>	<p><b>Complies</b></p>



or the public health, safety and general welfare.	will not create adverse impacts to public health, safety and general welfare.	
<b>D. Compatible With Surrounding Development:</b> The proposed special exception will be constructed, arranged and operated so as to be compatible with the use and development of neighboring property in accordance with the applicable district regulations.	As detailed in the Key Considerations, the proposed exception for the front yard setback is consistent with other development on the block face. The special exceptions for the height and setbacks of the detached garage/ADU are consistent with the height and setbacks of the primary dwelling and would be compatible with the neighboring property.	Complies
<b>E. No Destruction Of Significant Features:</b> The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance.	The proposed dwelling, detached garage/ADU and the special exception requests will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance.	Complies
<b>F. No Material Pollution Of Environment:</b> The proposed use and development will not cause material air, water, soil or noise pollution or other types of pollution.	There is no evidence that the proposal would cause material pollution of the environment.	Complies
<b>G. Compliance With Standards:</b> The proposed use and development complies with all additional standards imposed on it pursuant to this chapter.	The project complies with the standards of the underlying zoning district and historic preservation overlay district.	Complies

## **ATTACHMENT H: APPLICABLE DESIGN GUIDELINES**

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A Preservation Handbook for Historic Residential Properties and District in Salt Lake City provides guidance and advice on ways to meet the design standards in the zoning ordinance, and Part II, Chapter 12: New Construction includes the relevant historic guidelines for this application and are identified below for the Commissions' reference:

A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City ([Chapter 12 - New Construction](#) and [Chapter 15: Central City](#)) provide the appropriate historic design guidelines for this review. The guidelines that are most relevant to the proposed project have been listed below for the Commissioners' reference:

### **SITE DESIGN GUIDELINES**

#### **Street and Block Patterns**

*12.1 The plan of alleys and streets in a historic district is essential to its historic character and should be preserved.*

*12.2 The role of the street pattern, including the layout of the individual block, as a unifying framework and setting for a variety of lot sizes and architecture, should be retained.*

#### **Building Placement and Orientation**

*12.3 When designing a new building, the historic settlement patterns of the district and context should be respected.*

*12.4 The front and the entrance of a primary structure should orient to the street.*

### **BUILDING SCALE GUIDELINES**

#### **Mass & Scale**

*12.5 A new building should be designed to reinforce a sense of human scale.*

*12.6 A new building should appear similar in scale to the established scale of the current street block.*

*12.7 The roof form of a new building should be designed to respect the range of forms and massing found within the district.*

*12.8 A front facade should be similar in scale to those seen traditionally in the block.*

#### **Height**

*12.9 Building heights should appear similar to those found historically in the district.*

#### **Width**

*12.11 A new building should appear similar in width to that established by nearby historic buildings.*

#### **Solid to Void Ratio**

*12.12 The ratio of wall-to-window (solid to void) should be similar to that found in historic structures in the district.*

## **BUILDING FORM GUIDELINES**

### **Form and Visual Emphasis**

*12.13 Building forms should be similar to those seen traditionally on the block.*

*12.14 Roof forms should be similar to those seen traditionally in the block and in the wider district.*

### **Proportion and Emphasis of Building Façade Elements**

*12.15 Overall facade proportions should be designed to be similar to those of historic buildings in the neighborhood.*

### **Rhythm & Spacing of Windows & Doors**

*12.16 The pattern and proportions of window and door openings should fall within the range associated with historic buildings in the area.*

## **BUILDING MATERIALS AND DETAILS**

### **Materials**

*12.17 Use building materials that contribute to the traditional sense of human scale of the setting.*

*12.18 Materials should have a proven durability for the regional climate and the situation and aspect of the building.*

*12.19 New materials that are similar in character to traditional materials may be acceptable with appropriate detailing.*

### **Windows**

*12.20 Windows with vertical emphasis are encouraged.*

*12.21 Window reveals should be a characteristic of most masonry facades.*

*12.22 Windows and doors should be framed in materials that appear similar in scale, proportion and character to those used traditionally in the neighborhood.*

### **Architectural Elements & Details**

*12.23 Building components should reflect the size, depth and shape of those found historically along the street.*

*12.24 Where they are to be used, ornamental elements, ranging from brackets to porches, should be in scale with similar historic features.*

*12.25 Contemporary interpretations of traditional details are encouraged.*

*12.26 The replication of historic styles is generally discouraged.*

## **CENTRAL CITY HISTORIC DISTRICT**

### **Site Design Features**

*15.4 The established alignment of building fronts in the block should be maintained.*

*15.5 The rhythm established by uniform setbacks in the block should be maintained.*

### **Porches**

*15.6 Where historic porches exist, they should be preserved.*

*15.7 The primary entrance to the house should be clearly defined.*

### **Building Mass**

*15.9 New buildings should appear similar in mass to those that were typical historically in the district.*

### **Building Scale**

*15.10 New buildings should be designed to appear similar in scale to those seen traditionally on the block.*

### **Building Form**

*15.11 A new building should be designed to have a form similar to those seen historically.*

### **Building Materials**

*15.12 Primary building materials that will appear similar to those used historically should be used.*

## **ATTACHMENT I: PUBLIC PROCESS AND COMMENTS**

### **Notice of the Historic Landmark Commission public hearing for the proposal include:**

- Notices mailed on February 19, 2021
- Property posted on February 22, 2021.
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on February 19, 2021.

## **ATTACHMENT J: CITY COMMENTS**

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### **Zoning** – Anika Stonick, [PatriciaAnika.Stonick@slcgov.com](mailto:PatriciaAnika.Stonick@slcgov.com)

*(Staff comment: These review comments were made on a previous site plan that has since been modified.)*

- Because proposed 8' tall metal fence with 8' tall solid/fence wall is proposed to land in what would be minimum required 10' interior side yard (that Special Exception application seeks to reduce) it should be determined if that condition also needs to be addressed with Special Exception;
- Eight foot tall fences/walls will be reviewed for building code compliance as well as zoning compliance;
- No zoning issues with Special Exceptions requested as appears to be similar to existing conditions on the block face, in the neighborhood and is available per 21A.06.050.C.6.g;
- To propose parking satisfying requirements of 21A.44, including requirement of 21.A.44.030.G.1 which requires 2 complying sized and located vehicle parking stalls for a single family dwelling; on-street parking would be available per 2A.44.040.B.6 as property is not within a single family zoning district, but there does appear a 'No Parking' restriction in front of the subject property; correct design to provide 2 on-site vehicle parking stalls, or seek to change parking restriction designation of street in front of property, or seek a review for an on-site tandem parking review by a Transportation Division reviewer;
- To pay Impact Fees (due when building permit is issued); see form at link [http://www.slcdocs.com/building/ImpactFeeAssessmentForm\\_4\\_19\\_2017.pdf](http://www.slcdocs.com/building/ImpactFeeAssessmentForm_4_19_2017.pdf)

*(Staff comment: These comments were made on the current proposal.)*

- It looks like they are not proposing minimum required 10 foot setback for ADU in detached structure when taller than 17 feet, from side and rear property lines, on south side of lot. That's *kind of* per 21A.40.200.E.3.c(2)(C)— that is for second level addition to an existing detached structure, so might not be applicable here but might be reasonable recommendation to decision making body.
- Also, they tell lot coverage with information that doesn't match footprint dimension information on site plan. Principal building 42\*22=924 plus accessory garage/ADU building 22\*22=484 total 1408 SF on lot of 5796 SF makes for 24.3% lot coverage.

### **Public Utilities** – Jason Draper, [jason.draper@slcgov.com](mailto:jason.draper@slcgov.com)

No public utility objections to the proposed exception or request.

Comments:

All improvements must meet SLCDPU policies, standards, and ordinances

Approval of this request does not provide building or utility development permit.

The existing water and sewer services may need to be relocated or replaced.

### **Building** – Jason Rogers, [jason.rogers@slcgov.com](mailto:jason.rogers@slcgov.com)

New residential and accessory building in vacant lot. Submittal of complete plan set to include architectural and structural, energy reports, Manuals JD and S per 2015 IRC and local codes are needed for further review

### **Engineering** – Scott Weiler, [scott.weiler@slcgov.com](mailto:scott.weiler@slcgov.com)

No objection or comment

### **Fire** – Douglas Bateman, [douglas.bateman@slcgov.com](mailto:douglas.bateman@slcgov.com)

A fire hydrant that supplies the required fire flows shall be located within 600-feet of all first story exterior portions of occupancies on the property. Measurements are made in straight lines and right angles from the hydrant down the road and around the structures as the hose would be deployed

**Transportation** – Kurt Larson, [Kurt.Larson@slcgov.com](mailto:Kurt.Larson@slcgov.com)

The driveway will need to meet the 12' requirement found in 21A.44.020.F—I don't know of any acceptations to this requirement. Also, the sidewalk at the southern side of the property is in a not in good condition. I would recommend the sidewalk be replace along the property frontage as well as replacing the driveway curb cut. I agree that a property easement for the shared driveway should be an included requirement before project approval. *(Staff comment: This review comment was made on a previous site plan and has since been modified.)*

Michael Barry, [Michael.Barry@slcgov.com](mailto:Michael.Barry@slcgov.com) – Transportation is okay with this plan. There doesn't appear to be the adequate backout space for the garage, but they can meet their parking requirement by using tandem parking.

*(Staff comment: This comment was made on the current proposal.)*