

PLANNING AND ZONING 101

SALT LAKE CITY PLANNING DIVISION

2021

TRAINING FOR COMMISSIONERS

Utah Code proposal to require 4 hours

- One hour has to cover general power and duties under state code 10-9a
- Other hours are general land use related topics
- **Tonight:** Planning and Zoning 101



WHO IS THE PLANNING DIVISION?

Salt Lake City
Housing and Neighborhood Development
801-535-7712 | hnd@slcgov.com

- City Housing Programs**
Handyman Program, Home Buyer Program, Home Repair Program, Community Land Trust
- Homeless Services**
Homeless resources, services, and City Sourced
- Funding Opportunities**
Fragile Green Program, Federal Grants, Housing Trust Fund, Housing Development Resources, Community Impact
- Growing SLC**
Affordable Housing Plan 2018 - 2022 & Housing Dashboard

HAND

Salt Lake City
Transportation
801-535-6630 | slc.trans@slcgov.com | 349 South 200 East, Suite 150

- Apply for a Permit**
Transportation permits, diagrams, and a filing guide. This link takes you to the MySLC website.
- FAQs**
Answers to some of our most frequently asked questions.
- Plans & Studies**
City studies documents and current studies.
- Transportation Safety**
Information and data on our transportation safety work in Salt Lake City.

Transportation

Salt Lake City
Engineering
801-535-7961 | engineering@slcgov.com | 349 South 200 East, Suite 600

- Street Reconstruction Projects**
See the streets we're improving.
- Public Way Permits**
Apply for a right-of-way permit.
- City Mapping**
Online maps to access community information.
- Funding our Future**
Learn more about the Streets Reconstruction Bond.

Engineering

Salt Lake City
Building Services
801-535-6000 | building@slcgov.com

- Building Permits**
Apply for Permit, Building Code/ zoning, Review, Electronic Plan Review, Research Permits.
- Civil Enforcement**
Enforcement, housing, non-residential buildings, Housing Advisory and Appeals Board.
- Building Inspections**
Schedule inspections, view inspection reports.
- The Team**

Building Services

Salt Lake City
Planning
Planning Division | 801-535-7700 | planning@slcgov.com

- Zoning**
Look up zoning ordinances, information, and guidelines.
- Permits**
Apply for permits, research zoning, and submission requirements.
- Public Meetings**
Find agendas, minutes, decisions, and meeting information.
- Historic Preservation**
Look up local historic districts, design guidelines, and resources.

Planning

Capital Asset and Real Estate Services

Capital Asset and Real Estate Services

Department of Community and Neighborhoods

WHAT WE DO

- Community Plans
- Administer zoning code
- Process land use applications
- Manage subdivisions
- Historic Preservation



WHAT OTHERS DO:

- **Design or build buildings:** Architects, developers
- **Enforce zoning violations:** Civic Enforcement
- **Issue building permits:** Building services
- **Transportation Planning:** Transportation
- **Park Stewardship:** Parks and Public Lands



HOW ARE MASTER PLANS USED?





- Help guide decisions related to land use
- Link growth and infrastructure
- Budget decisions
 - Capitol improvement programs
 - Infrastructure
 - Affordable housing allocations
 - Transportation
 - Public utility needs





IMPLEMENTING MASTER PLANS

Considerations in setting priorities

- Staff resources
- Time
- Community support
- Money

C.1	Create a more conducive environment for redevelopment at neighborhood nodes.	Staff	Finances	Time	Community
C.1.a	Low-Intensity Mixed Use Development. The Salt Lake City Planning Division shall analyze its existing zoning districts to determine what zoning changes will provide the most flexibility for low-intensity mixed use development around identified neighborhood nodes. Building heights at residential nodes should be limited to 35 feet or three stories without density limitations provided the other development regulations are met. The goal should be between ten and 25 units per acre. Residential uses should not be required as part of the development but encouraged with other incentives.				

Ongoing	Low	Medium	High
			

ZONING: WHAT IS IT?

Rules that determine how land is developed and used

- Rules
- Zoning map



ZONING: WHAT IS IT?

Rules that determine how land is developed and used

- Rules
- Zoning map

Primary tool to implement master plans



ZONING DISTRICTS

Different types of zoning

- **Euclid:** use based
- **Performance:** metric based
- **Design:** design standard based
- **Form-Based:** context based

SLC: combo of all four



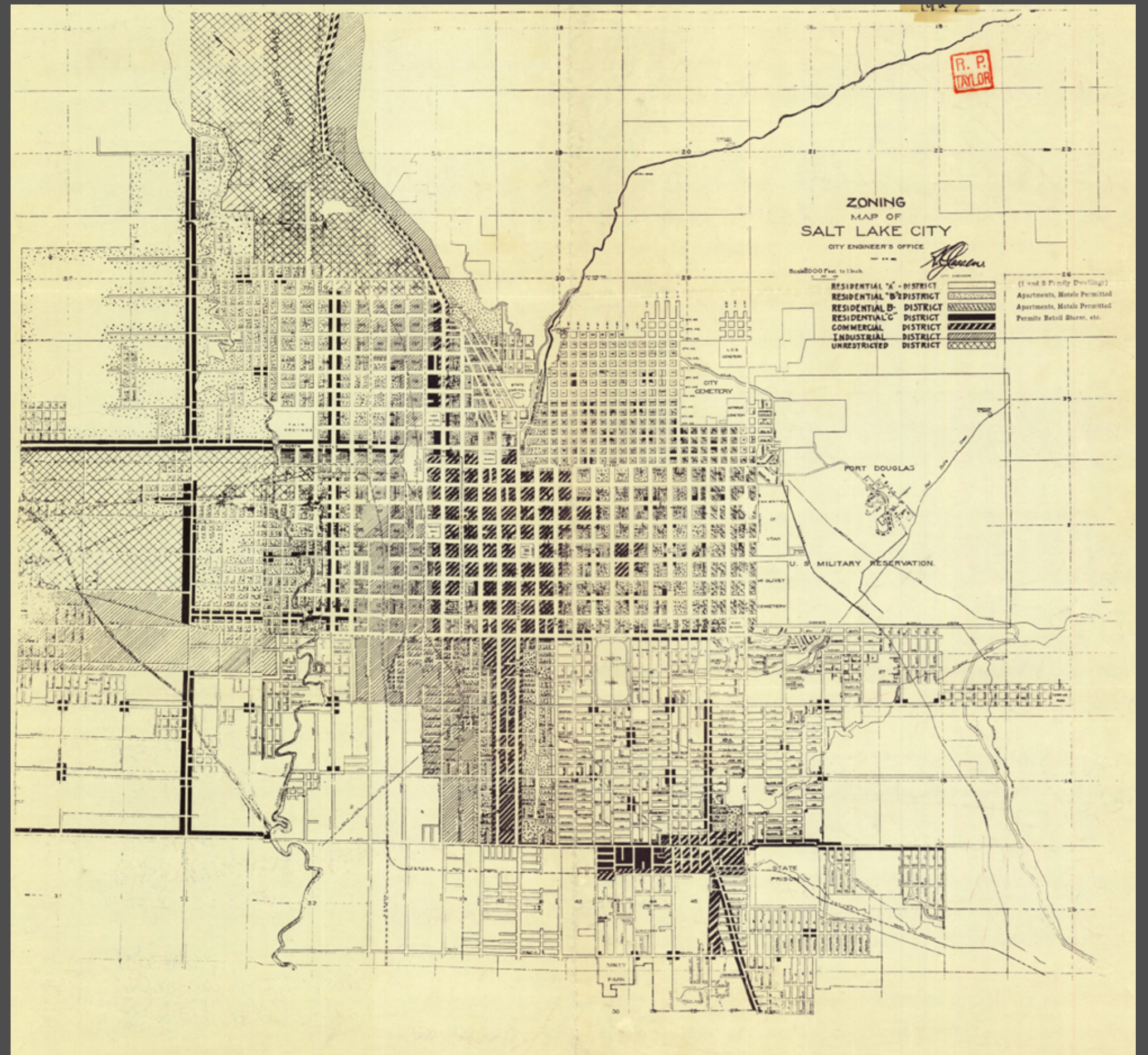
ZONING RULES: “THE CODE”

- Land use
- Setbacks
- Building height
- Landscaping
- Parking
- Signs
- Building standards



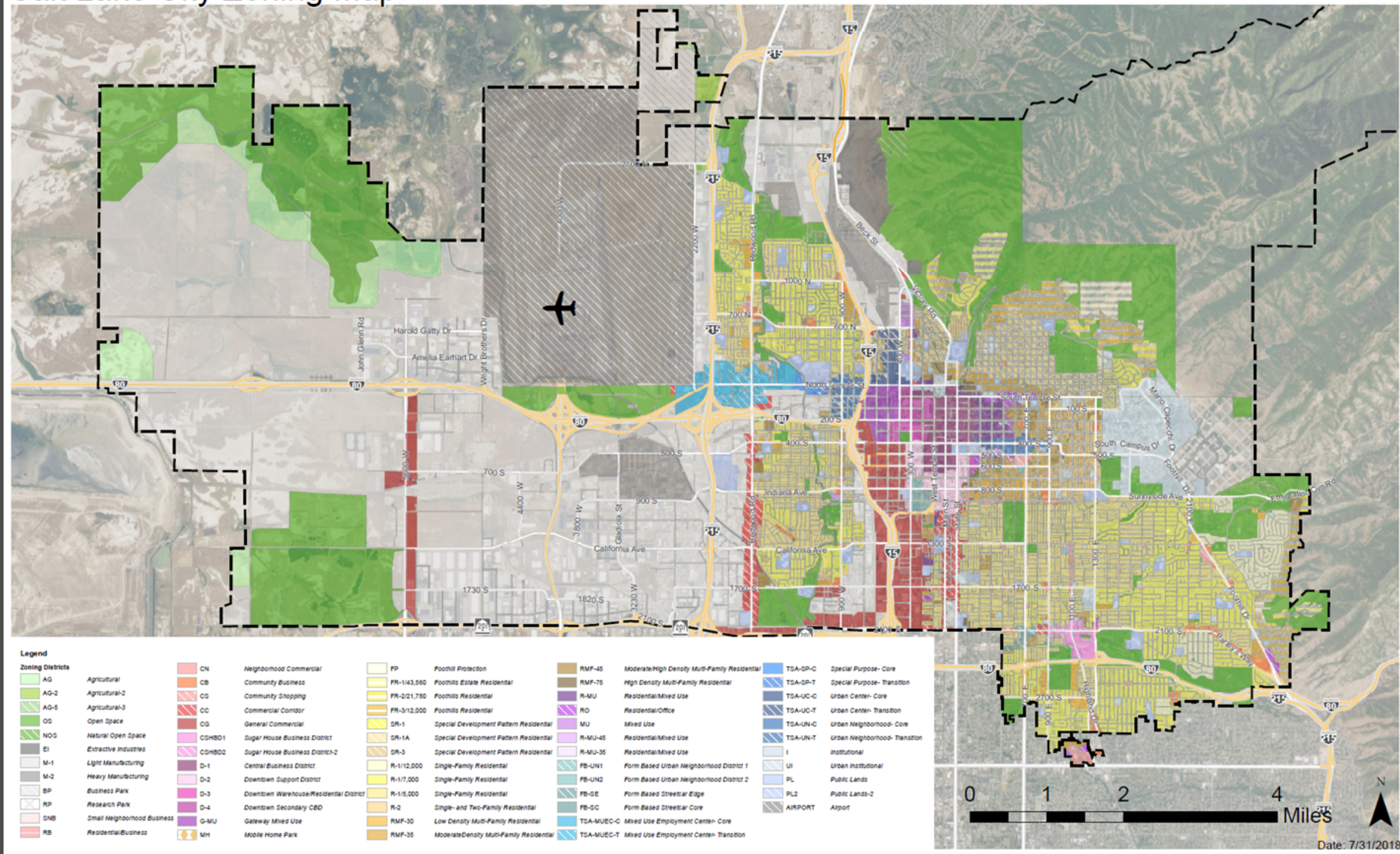
ZONING MAP

Shows what rules apply
and where they apply



ZONING MAP

Salt Lake City Zoning Map



ZONING MAP

Color coded

- **Agriculture/open space:** green
- **Manufacturing/industrial:** gray
- **Commercial:** red
- **Mixed use:** purples/blues
- **Single unit residential:** yellow
- **Multi-unit residential:** orange/brown

Legend - Zoning Districts	
AG	R-1/12,000
AG-2	R-1/7,000
AG-5	R-1/5,000
OS	R-2
NOS	RMF-30
EI	RMF-35
M-1	RMF-45
M-2	RMF-75
BP	R-MU
RP	GMU
SNB	RO
RB	MU
CN	R-MU-45
CB	R-MU-35
CS	FB-UN1
CC	FB-UN2
CG	FB-SE
CSHBD1	FB-SC
CSHBD2	TSA-MUEC-C
D-1	TSA-MUEC-T
D-2	TSA-SP-C
D-3	TSA-SP-T
D-4	TSA-UC-C
MH	TSA-UC-T
FP	TSA-UN-C
FR-1/43,560	TSA-UN-T
FR-2/21,780	I
FR-3/12,000	UI
SR-1	PL
SR-1A	PL2
SR-3	AIRPORT

ZONING DISTRICTS

R-1/5,000: Residential, one unit per lot, min lot size 5,000 square ft.

RMF-30: Residential Multi-Family; 30-foot building height.

CN: Commercial, Neighborhood.

TSA-UN: Transit Station Area Urban Neighborhood.



ZONING DISTRICTS

Districts based on level of intensity

- Size
- Impacts
- Level of “busy”

CN (15th and 15th)

CB (9th and 9th)

CG (300 West)



WHAT IS A LAND USE AUTHORITY

The entity identified in local ordinance to administer and make decisions within the zoning code

- Planning Commission
- Historic Landmark Commission
- Planning Director
- Zoning Administrator



HLC PROCESSES

- Designations
- Minor Alterations
- Major Alterations
- New Construction
- Demolitions
- Economic Hardship



APPROVAL PROCESSES: DESIGNATIONS

Regulated by State Code and City Code

- Based on historic surveys
- Requires community to initiate
- Community support vote
- Recommendation from the HLC and PC
- Decision up to the City Council
 - Required votes to approve based on level of property owner ballots returned in support



APPROVAL PROCESSES: MINOR ALTERATIONS

Small changes to buildings subject to the H Historic Preservation Overlay Zoning District

- Staff approvals - 90% approved at this level
- Must be approved if standards are complied with
- Staff cannot deny, must refer to HLC by code



APPROVAL PROCESSES: MAJOR ALTERATIONS

Larger changes to buildings subject to the H Historic Preservation Overlay Zoning District

- Staff or HLC approvals
- Must be approved if standards are complied with
- Staff cannot deny, must refer to HLC by code



APPROVAL PROCESSES: NEW CONSTRUCTION

HLC review required for all new principal buildings.

- Must be approved if standards are complied with
- Denial based on not complying with a standard



APPROVAL PROCESSES: DEMOLITION

Any building if ordered by the Building Official due to public safety risk.

Landmark Buildings

- Must be an economic hardship

Contributing buildings

- If standards for demolition are met; or
- If an economic hardship exists

Non-Contributing buildings

- Staff approvals after notice to neighbors and HLC



APPROVAL PROCESSES: ECONOMIC HARDSHIP

Intended to eliminate a regulatory taking

- Regulatory taking
 - When a regulation is so stringent that it removes significant property rights.
 - City can be financially liable for decision
- Report from an independent expert on development



APPROVAL PROCESSES: CONDITIONAL USES

A use that may create detrimental impacts that are greater than a permitted use.

- State code requires approval if
 - No evidence of detrimental impact; or
 - A detrimental impact can be reduced (even by a small amount)



APPROVAL PROCESSES: CONDITIONAL USES

Early Engagement: 45-day period

- Identify and reduce impacts

Department Review

Planning Commission

- 12-day public notice
- Public Hearing required



APPROVAL PROCESSES: CONDITIONAL USES

Purpose of public input:

- Identify legitimate detrimental impacts
- Consider ways to reduce the impact

Public Input that cannot be considered:

- Public clamor
- Opinion
- Impacts with no evidence



APPROVAL PROCESSES: DESIGN REVIEW

Planning Commission: new construction, major modifications to a design standard

- Must be approved if standards are complied with
- Subject to 45-day early engagement for PC review
- Public Input: are standards complied with



APPROVAL PROCESSES: PLANNED DEVELOPMENTS

Process that allows alternative development scenarios that don't meet zoning standards

- Must demonstrate some public benefit
- Discretionary (mostly)
- 45-day early engagement period, public hearing
- **Public Input:** Impacts, are standards are met, is proposal better than if modifications were not approved?
- PC Review required



APPROVAL PROCESSES: VARIANCES

Intended to preserve property rights

- Zoning removes significant rights to use land

Regulated by state law: hardship

Can't be created by the owner

Can't be economic in nature

Examples:

- Steep slopes
- Creek crosses property

