



Kirk Huffaker, the property owner representative for 222 4th Avenue, has submitted a zoning text amendment that would provide an incentive for the reconstruction or restoration of a historic element of a designated Salt Lake City landmark site. The proposed zoning rules would allow an extra dwelling unit on a property if the dwelling unit were located within a reconstructed or restored historic carriage house.

Per the applicant, a carriage house is defined as a physically-detached, secondary structure originally constructed to house horse-drawn vehicles and related equipment, or horses, or used to store grain or shelter animals; all related to serving the private transportation needs of the owner/residents of the primary structure located on the same or adjacent property. Some examples incorporate a hay loft, second story or half-story, or open interior space under a pitched roof in excess of 15 feet from the floor to the roof peak, and may have provided housing for a livery man or house servants.

As proposed, the historic carriage house must be:

- Located on a designated Salt Lake City Landmark Site
 - Landmark sites are individual resources, such as buildings, sites, trees, statues, signs, or other objects that are significant for their historical, cultural, archeological, or architectural merit. Salt Lake City Landmark Sites are generally structures that are designated, due to a high level of integrity and significance associated with local, national history or architectural style.
 - Approximately 21 Salt Lake City landmark sites are located within a residential multi-family zoning district.
- Located on a National Register of Historic Places site or within a National Historic District.
- Located within a Multi-Family Zoning District, such as: RMF-30 (Low Density Multi-Family), RMF-35 (Moderate Density Multi-Family), RMF-45 (Moderate/High Density Multi-Family), RMF-75 (High Density Multi-Family), RB (Residential Business), R-MU-35 (Residential/Mixed Use), R-MU-45 (Residential/Mixed Use), R-MU (Residential/Mixed Use), and RO (Residential Office).

The following summarizes elements of the proposed zoning rules. To read the full text of the regulations submitted by the applicant, please [click here](#).

- A carriage house may be reconstructed, even if it does not fully exist today, if the property owner can provide sufficient evidence of its existence.
- Reconstructing or renovating a carriage house for the purpose of adding a dwelling unit would need to be approved by the Historic Landmark Commission as a Major Alteration. The Major Alteration process is found in Section 21A.34.020 of the Salt Lake City Zoning Ordinance.
- The footprint of the carriage house will not exceed the historic footprint.

- The unit located within the carriage house would not count towards density.
- Minimum lot size standards will not be required.