

# Historic Carriage House Zoning Text Amendment

April 9, 2020

The reconstruction of a historic carriage house is allowed if the following conditions are met:

- 1) The property and address are a Salt Lake City Landmark Site.
- 2) The property and address are individually listed on the National Register of Historic Places.
- 3) The property and address in the application currently have, or historically had, an identifiable carriage house on the property.
- 4) For the purposes of this text amendment, 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.
- 5) Previously existing carriage houses proposed for reconstruction must be proven, with the burden of proof on the application, to have previously existed through at least two of the following methods:
  - Sanborn maps;
  - Historic photographs;
  - Planning, zoning or building permit records;
  - Identifiable surviving structural elements such as foundations, walls, basements, etc.
- 6) The site is located within and possesses a multi-family zoning classification.
- 7) The reconstruction will not exceed the size of the original structure (i.e. built within the historic footprint).
- 8) Proposed alterations of a carriage house – including rehabilitation, restoration, and reconstruction – will meet the Secretary of the Interior’s Standards for the Treatment of Historic Properties and successfully obtain a Certificate of Appropriateness from the Salt Lake City Historic Landmarks Commission.

9) If no adjacent neighbor impacts are determined, the reconstruction will follow original/ historic setbacks and thus not be required to meet modern setback standards. If unintended neighbor impacts are determined to be present for adjacent properties, additional buffers may be required.

10) The reconstructed carriage house will result in a maximum of one new dwelling unit on the property.

11) The reconstruction will only be for residential use.

12) The design of the reconstruction and will meet all applicable design review standards and criteria through the Historic Landmarks Commission review process

13) The site has a clean record, such that buildings on the property were not built or subdivided illegally.

14) The site will be restricted from further subdivision at any time in the future.

The following conditions are not required by this text amendment to allow for reconstruction:

1) That the property owner be required to keep a permanent address at the site of the reconstruction.

2) Meeting the current minimum lot size.