



MEMORANDUM

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: All Salt Lake City Departments and Divisions
From: Cassie Younger, Senior Planner
Date: December 19, 2023
Re: Zoning Text Amendments to prohibit the demolition of dwelling units for parking uses

PROJECT DESCRIPTION

Background Information

The Planning Division has initiated a zoning text amendment that would prohibit the demolition of housing to construct or expand standalone commercial parking lots/structures. This amendment is intended to be part of a package of changes that implements Thriving in Place (TIP). In addition to the initial idea of prohibiting the demolition of homes for standalone parking, Planning is also analyzing the prohibition of housing demolition for the expansion of existing parking lots.

Overarching Project Goal (from TIP)

- Prevent and/or mitigate the displacement of people from their homes and neighborhoods.

Project Objective

- Amend the zoning ordinance to prohibit the demolition of housing for the construction of parking

PROPOSED CODE AMENDMENTS

To prohibit the demolition of housing for a standalone parking use, the following footnote would be added to all parking uses in the Land Use Tables in [21a.33](#):

Prohibited when it includes the demolition of a dwelling unit.

The following are the specific land use tables and uses affected:

21A.33.020 Residential Districts

Parking, off site (to support nonconforming uses in a residential zone or uses in the CN or CB Zones)²²
Parking, park and ride lot shared with existing use²²

21A33.030: Commercial Districts

Parking ²⁴:

Commercial²⁴

Off Site²⁴

Park and ride lot²⁴

Park and ride lot shared with existing use ²⁴

21A.33.035 TSA Districts

Parking

Commercial (if located in a parking structure) ^{3,13}

Commercial (surface lot) ^{3,13}

Off Site ^{3,13}

Park and ride lot ^{3,13}

Park and ride lot shared with existing use ¹³

3. Surface parking lots as a principal use located on a lot that has frontage on a public street are prohibited.

21A.33.050 Downtown Districts

Parking, commercial ^{19,20}

Parking, off-site ^{19,20}

19. Parking lots, garages or parking structures, proposed as the only principal use on a property that has frontage on a public street that would result in a building demolition are prohibited subject to the provisions of Subsection 21A.30.010.F.3.

21A.33.060 Gateway Districts

Commercial

Off Site²⁵

Park and ride lot²⁵

Park and ride lot shared with existing use ²⁵

21A.33.070 Special Purpose Districts

Parking

Commercial²⁵

Off Site²⁵

Off site (to supposed uses in an OS or NOS Zoning District) ²⁵

Parking and ride lot²⁵

Park and ride lot shared with existing use ²⁵

21A.33.080 Form Based Districts

Parking, off site ⁶

To prohibit the demolition of housing for the expansion of existing parking areas, the following language would be added to the Parking chapter of the Zoning Ordinance

21A.44.020: APPLICABILITY:

A. Amounts of Parking, Loading, and Drive-Through Facilities Required: The standards of this chapter are intended to establish: minimum and maximum amounts of vehicle parking; minimum required bicycle parking, minimum required loading facilities, and minimum capacity of drive-through facilities and shall apply to projects involving the activities listed below. In some instances, other standards of this chapter provide alternatives for required compliance. Certain exemptions are intended to encourage utilization of existing structures and preserve desirable characteristics of locations built prior to parking requirements.

1. New Development: Unless otherwise exempted by Section 21A.44.020.A.4, the standards in this chapter shall apply to all development and land uses upon adoption of this ordinance.

2. Expansion of Use or Structure: The number of off street parking and loading spaces for the expansion of a use or structure shall comply with the requirements of Table 21A.44.040-A, "Minimum and Maximum Off Street Parking" and the standards of this chapter when:

- a. One or more additional dwelling units is created; or
- b. The addition to or expansion of one or more structures or uses that, when considered together with any other expansions during the previous two-year period, would increase the total usable floor area of the structure(s) by more than twenty-five percent (25%); or
- c. The addition to or expansion of one (1) or more structures or uses that requires conditional use permit approval.

3. Change of Use:

a. Except when located within an Urban Center or Transit Context, or as stated in Subsection b below, off street parking shall be provided pursuant to this chapter for any change of use that increases the minimum number of required vehicle parking spaces by:

(1) More than ten (10) parking spaces; or

(2) More than twenty-five percent (25%) of the parking spaces that currently exist on-site or on permitted off-site locations.

b. For changes in use in buildings built prior to 1944, no additional parking shall be required beyond what is existing.

4. Exemptions from Parking Requirements: The following shall be exempt from providing the minimum parking required by Table 21A.44.040-A, "Minimum and Maximum Off Street Parking", but shall comply with maximum parking allowed and location and design standards in Section 21A.44.060 if parking is provided:

a. Lots created prior to April 12, 1995 that are less than five thousand (5,000) square feet in lot area, except those being used for single-family, two-family, and twin home dwelling uses;

b. Expansions or enlargements that increase the square footage of usable floor area of an existing structure or parking requirements for the use by twenty-five percent (25%) or less, provided that existing off street parking and loading areas are not removed.

B. Location and Design: Section 21A.44.060, "Parking Location and Design", shall apply to all vehicle parking, bicycle parking, loading, and drive-through facilities, regardless of whether the project is subject to the requirements for additional parking spaces or other facilities pursuant to Subsection 21A.44.020.A above. Parking garages are subject to design standards found in Subsection 21A.44.060.A.16 and specific requirements of other zoning districts found in Subsection 21A.44.060.B. (Ord. 67-22, 2022)

C. Demolition of Housing for Parking: The demolition of a dwelling unit for the expansion of an existing parking lot or the development of a new parking lot is prohibited.

NEXT STEPS

Staff is in the beginning stages of the Early Engagement period. Planning will host a virtual Online Open House on the Planning website. After receiving comments from departments and divisions within the city, Recognized Community organizations, as well as the public, we will modify our proposed amendments, and prepare a report to send these proposed code changes to the Planning Commission for a recommendation to the City Council.