

Project Title: Changes to Zoning Incentives for Adaptive Reuse/Building Preservation: Expand authority for administrative design review and clarifying updates to design standards and process.

Petition No.: PLNPCM2025-00039

Version: Public Engagement Draft

Date Prepared: February 12, 2025

Planning Commission Action:

This proposed ordinance makes the following amendments (for summary purposes only):

- Amends Section 21A.52.040.B to add the ability to request a one-year time extension of the preliminary approval – consistent with our planning approvals.
- Amends Subsection 21A.52.060.B.4.b.1 to include a modification allowance for maximum yard areas in addition to minimum yards.
- Amends Section 21A.52.060.B.4.e to expand the scope of administrative design review to include any request that requires design review approval.
- Amends Section 21A.52.060.B.5.g to clarify that the prohibition of garage doors on street facing facades only applies to single family attached dwellings.
- Amends Section 21A.59.040.A to clarify projects that qualify for zoning incentives are not limited to the scope of administrative design review identified in table 21A.59.040.

Underlined text is new; text with strikethrough is proposed to be deleted. All other text is existing with no proposed change.

1 *1. Amends Subsection 21A.52.040.B as follows:*

2 B. Preliminary approval shall authorize the preparation, filing and processing of applications for any
3 permits or approval that may be required by the city, including, but not limited to, a building permit.
4 Notwithstanding the foregoing, no permits shall be issued until final approval is obtained pursuant to
5 this Chapter. Preliminary approval shall be valid for a period of one year unless complete building
6 plans have been submitted to the Division of Building Services. The planning director may grant a
7 one-year extension of the preliminary approval when the applicant is able to demonstrate no change
8 in circumstance. Extension requests must be submitted prior to the expiration of the preliminary
9 approval.

10 *2. Amends Subsection 21A.52.060.B.4.b.1 as follows:*

- 11
12 (1) Modification to the minimum and maximum yard requirements.

13
14 *3. Amends Subsection 21A.52.060.B.4.e as follows:*

- 15 e. Administrative design review is permitted for the following:

- 16
17 (1) Buildings in the MU-2 zoning district in excess of 5,000 gross square feet of floor
18 area on the first floor or in excess of 10,000 gross square feet of floor area overall.

APPROVED AS TO FORM

Salt Lake City Attorney's Office

Date: _____

By: _____
Katherine D. Pasker, *Senior City Attorney*

(2) Buildings in the MU-3 district that exceed 7,500-gross square feet of floor area for a first-floor footprint or in excess of 15,000 gross square of feet floor area.

(3) Any request that requires design review approval.

4. Amends Subsection 21A.52.060.B.5.g as follows:

g. Garage Doors Facing Street: For attached single family dwellings, Garage doors are prohibited on the façade of the building that is parallel to, or located along, a public street.

5. Amends Subsection 21A.59.040.A as follows:

21A.59.040: SCOPE OF MODIFICATIONS AUTHORIZED:

A. The authority of the Planning Director through the design review process shall be limited to modification of the specific element referenced within each zoning district. For Planning Director review, the design standards of the applicable zoning district (see [chapter 21A.37](#), "Design Standards", of this title), may be modified according to the following table. Administrative design review as authorized in Chapter 21A.52 is not subject to the following table.

[end]