Project Title: Parking Dimensions and Location

Petition No.: PLNPCM2025-00358

Version: Internal Draft

Date Prepared: June 10, 2025

Planning Commission Action: TBD

APPROVED AS TO FORM Salt Lake City Attorney's Office
Date:
By:Paul Nielson, Senior City Attorney

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

- Modifies Subsection 21A.44.060.A.3: to amend the requirements to the parking manual and zoning code to update parking dimensions and allowance for low-scale residential uses.
- Amends the Off-Street Parking Standards Manual and Zoning Code (21A.44.060) to align with recent state legislation.

Off-Street Parking Standards Manual:

- Allows tandem parking for townhomes.
- Reduces parking stall dimensions for single-family, two-family, rowhouse, townhometype dwellings.
- Aligns with S.B. 181 (Housing Affordability Amendments) and incorporates updates since the manual's 2022 adoption.
- Conforms to H.B. 368, requiring legislative approval for engineering or development standards.

Zoning Code (21A.44.060):

- Permits **driveway parking to count toward required parking** for single-family, two-family, and rowhouse, townhome -type uses.
- May require at least one stall behind the front façade.
- Amends the definition of "tandem parking".

Planning Note: The proposed text amendment relies on the adoption of the Commercial and Mixed-Use Zoning District Consolidation text amendment. If the Commercial and Mixed-Use District Consolidation proposal is not adopted or if the proposed text amendment language is modified, the proposed language in this text amendment will be modified accordingly.

Ordinance No. of 2025

If adopted by the City Council, the Salt Lake City Council ordains the following, in substantial compliance with the following:

- 1 Adopts the Salt Lake City Off-Street Parking Standards Manual to read and appear as shown in
- 2 Exhibit A attached hereto, and amends Subsections 21A.44.060.A.3 and 21A.44.060.15 and
- 3 Section 21A.62.040 as follows:
- 4 Amending Subsection 21A.44.060.3:

5 3. Parking in Front and Corner Side Yards: Location:

- 6 <u>a.</u> Parking in Required Yards: Parking stalls are prohibited in a required front yard or the required corner side yard except when as authorized by Section 21A.44.090. In the FR, R1,
- 8 R2, and SR-1A zoning districts, parking in driveways that comply with all applicable city
- standards is allowed but shall not be used to satisfy off-street parking requirements except as provided in this section.
- b. <u>Driveway Parking for single-family, two-family, or rowhouse dwellings:</u>
- Parking in front and corner side yard areas, including on driveways, may be used to satisfy
- off-street parking requirements when the driveway provides access to at least one parking
- stall located behind the front line of the principal building, per dwelling unit. This provision
- does not override any requirement in the underlying zoning district that all parking be located
- behind the principal building. All parking must comply with the Off-Street Parking Standards
- Manual.

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- 19 <u>c.</u> Parking stalls may be allowed in a provided front or corner side yard where it exceeds the minimum yard requirement when:
- 1. In any zoning district found in <u>Chapter 21A.28 Manufacturing Districts or Chapter 21A.32 Special Purpose Districts</u>; or
- 23 2. Approved following the requirements in Section 21A.44.090; or
 - 3. Authorized in the zoning district.

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- 26 <u>d.</u> Parking for land uses that do not include a principal building shall be setback a minimum of
- 27 25 feet from the front or corner side lot line. The 25-foot setback shall be considered a
- landscaped yard subject to the requirements of landscaped yards in Chapter 21A.48.

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30	e. If this section conflicts with any standard or regulation of the underlying zoning district, the
31	provisions of the underlying zoning shall take precedence.
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33	Amending Subsection 21A.44.060.15:
34	15 Tandam Parking, Where more than one norking space is required for a residential dwelling
	15. Tandem Parking: Where more than one parking space is required for a residential dwelling unit, Tandem parking is allowed for all land uses, including residential and non-residential.
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36	<u>The parking spaces may be designed as tandem parking spaces, provided that:</u>
37 38	a. No more than two required spaces may be included in the tandem parking layout; and
38 39	Two tandem spaces shall be counted as two required parking spaces if each space is
39 40	unobstructed, as defined in Section 21A.62.040 and consistent with Utah Code Section 10-9a-534; and
	b. Each set of two tandem parking spaces shall be designated for a specific residential unit.
41 42	b. Each set of two tandem parking spaces shall be designated for a specific residential unit.
+2 43	Amending Subsection 21A.62.040 only for the purpose of adding a new definition of
44	"Unobstructed", which shall be inserted in alphabetical order and shall read as follows:
+4	Onoostructea, which shall be inserted in diphabetical order and shall read as joilows.
45 46 47 48	Unobstructed: Refers to a parking space that has no permanent barriers, such as walls, posts, planters, or built-in storage, that would reduce the space to smaller than the required stall dimensions (9 feet by 20 feet for uncovered spaces; 10 feet by 20 feet for covered spaces).
49	Effective Date: This ordinance, if passed, shall become effective on the date of its first publication and shall be recorded with the Salt Lake City Recorder.
	ATTEST:
	ATTEST.
	CITY RECORDER
	Transmitted to the Mayor on
	Mayor's Action:ApprovedVetoed.
	MAYOR
	WAYOK
	ATTEST:

CITY RECORDER





EXHIBIT A: Salt Lake City Off-Street Parking Standards Manual