



MEMORANDUM

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Mayor Erin Mendenhall

Cc: Rachel Otto, Chief of Staff; Jill Love, Chief Administrative Officer; Tammy Hunsaker, Department of Community and Neighborhoods Director; Michaela Oktay, Deputy Planning Director.

From: Nick Norris, Planning Director

Date: April 9, 2025

Re: Initiation of an amendment to the parking manual and zoning code to update parking dimensions and allowance for low-scale residential uses.

The Planning Division is requesting that you initiate an amendment to the city's adopted *Off-Street Parking Standards Manual* and to the *Zoning Code* aligning with recently adopted state laws. The changes are related to parking stall dimensions and allowances for single-family, two-family and townhome-type dwellings.

Off-Street Parking Standards Manual changes

The amendment to this manual will allow tandem parking for townhomes and reduce certain parking stall dimensions for single-family, two-family and townhome-type dwellings. These changes were recently adopted by the state in S.B. 181 Housing Affordability Amendments. It adopts changes made to the manual since its 2022 adoption in 2022 and as part of the off-street parking chapter re-write. The manual was initially created as an administrative living document but state law H.B. 368 Local Land Use Amendments, now requires an "engineering or development standard" to follow a legislative process.

Zoning Code changes

The amendment to the ordinance (21A.44.060: Parking Location and Design) will allow driveway parking to count towards the required number of stalls when the use of the property is single-family, two-family or a townhome-type dwelling. The changes may include additional provisions such as a requirement that the driveway leads to at least one stall behind the front façade of the building.


This amendment will align the parking standards with city goals and address state law. While the aforementioned changes are the focus, other inconsistencies identified, or changes needed in 21A or to the Parking Standards Manual may also be included in the final proposal.

A public process will be conducted, and the proposal will follow the required steps of any other text amendment, including notification to recognized community organizations, a public hearing with the Planning Commission and a decision by City Council.

This memo includes a signature block to initiate the petition if that is the decided course of action. If the decided course of action is not to initiate the application, the signature block can remain blank. Please notify the Planning Division when the memo is signed or if the decision is made not to initiate the petition.

Please contact me at ext. 6173 or nick.norris@slcgov.com if you have any questions. Thank you.

Concurrence to initiate the zoning text amendment petition as noted above.


Erin Mendenhall (Apr 10, 2025 15:00 MDT)
Erin Mendenhall, Mayor

04/10/2025
Date






Parking Dimensions - Petition Initiation_4.9.25

Final Audit Report

2025-04-10

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