



Accessory Structures in Side Yards

Zoning Text Amendment (PLNPCM2018-00579)

Frequently Asked Questions

What is the project?

The City has received a private petition requesting consideration of a proposed text amendment to the Zoning Ordinance which would allow accessory buildings, including detached garages, to be located partially within the interior side yard of a residential property. This would amend Chapters 21A.36.020 and 21A.40.050 of the Zoning Ordinance. The petition was submitted by a property owner in the SR-1A - Special Development Pattern Residential zoning district. While the subject property is located within the SR-1A zoning district, Planning Staff is also evaluating the change in relation to other residential zoning districts city-wide.

Why consider proposed changes?

The Salt Lake City Zoning Ordinance currently specifies that accessory buildings are prohibited in any required interior side yard with the exception of certain structures associated with the growing of food. Accessory buildings must be located wholly behind the primary structure on the property. The regulations are partially reflective of a historical residential development pattern wherein parcels predominantly had a narrow street frontage and were relatively deep. These properties were often serviced by alleys in the rear which also facilitated having a detached rear garage that was typically loaded off of that same alley. This allowed the garage to be placed fully behind the principal structure on a typical narrow but deep lot. The regulations however don't consider variations in parcel shapes, particularly when parcels are not of a "typical" shape and might have a wider street frontage but shallower depth.

The purpose of the Zoning Ordinance is to "...promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Salt Lake City, to implement the adopted plans of the city, and to carry out the purposes of the municipal land use development and management act, title 10, chapter 9, of the Utah Code Annotated or its successor, and other relevant statutes." The purpose statement of title 10, chapter 9 recognizes "...fundamental fairness in land use regulation, considerations of surrounding land uses and the balance of the foregoing purposes with a landowner's private property interests." As such, the changing needs and desires of property owners must be considered in the context of the City's land use ordinances.

Potential Benefits of Accessory Structures in Side Yards:

- Respond to property owner desires and changing needs.
- Make more efficient use of existing properties.

What is the Process?

As part of this project, Staff will analyze the existing provisions of Chapter 21A.36.020 and 21A.40.050 of the Zoning Ordinance and identify potential changes that would allow accessory buildings, including detached garages to be located partially within the interior side yard of a property.

Potential changes and impacts will be analyzed as they relate to the following zoning districts:

- SR-1A – Special Development Pattern Residential District
- Staff will analyze residential zoning districts city-wide to determine if there are other districts where changes might also be appropriate.

Staff is seeking initial feedback on possible changes and is requesting the public's help in identifying the potential impacts of these changes, and, what issues or concerns there are.

How do I get involved?

An initial **Open House** will be held on **Thursday, September 20, 2018** from **5:00 to 7:00 PM** on the 4th Floor of the City and County Building.

A **second Open House** will be held at a future time to present more information on specific changes. Public hearings will be held at future Planning Commission and City Council meetings. The Planning Commission will make a recommendation to the City Council, who will make the final decision. Meeting dates are to be determined.

Who can I contact for more information?

If you have any questions or comments regarding this proposal or you would like to be notified of future public meetings regarding this proposal, please contact:

David Gellner at david.gellner@slcgov.com or **801-535-6107**.

