



ACCESSORY BUILDINGS IN A SIDE YARD

Zoning Text Amendment (PLNPCM2018-00579)

Frequently Asked Questions

WHAT IS THE PROJECT?

The City has received a private petition from Eric Anderson 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. The petitioner's property is located at 543 N. Pugsley Street in the SR-1A - Special Development Pattern Residential District zoning district.

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 in the SR-1A – Special Development Pattern Residential District zoning district. Staff is seeking feedback on the proposed changes and is requesting the public's help in identifying the potential impacts of these changes, and, what issues or concerns there are.

WHY CONSIDER THE 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. This allowed an accessory structure such as a garage to be placed fully behind the principal structure on a typical lot.

There are potential benefits and issues to consider with the proposed changes.

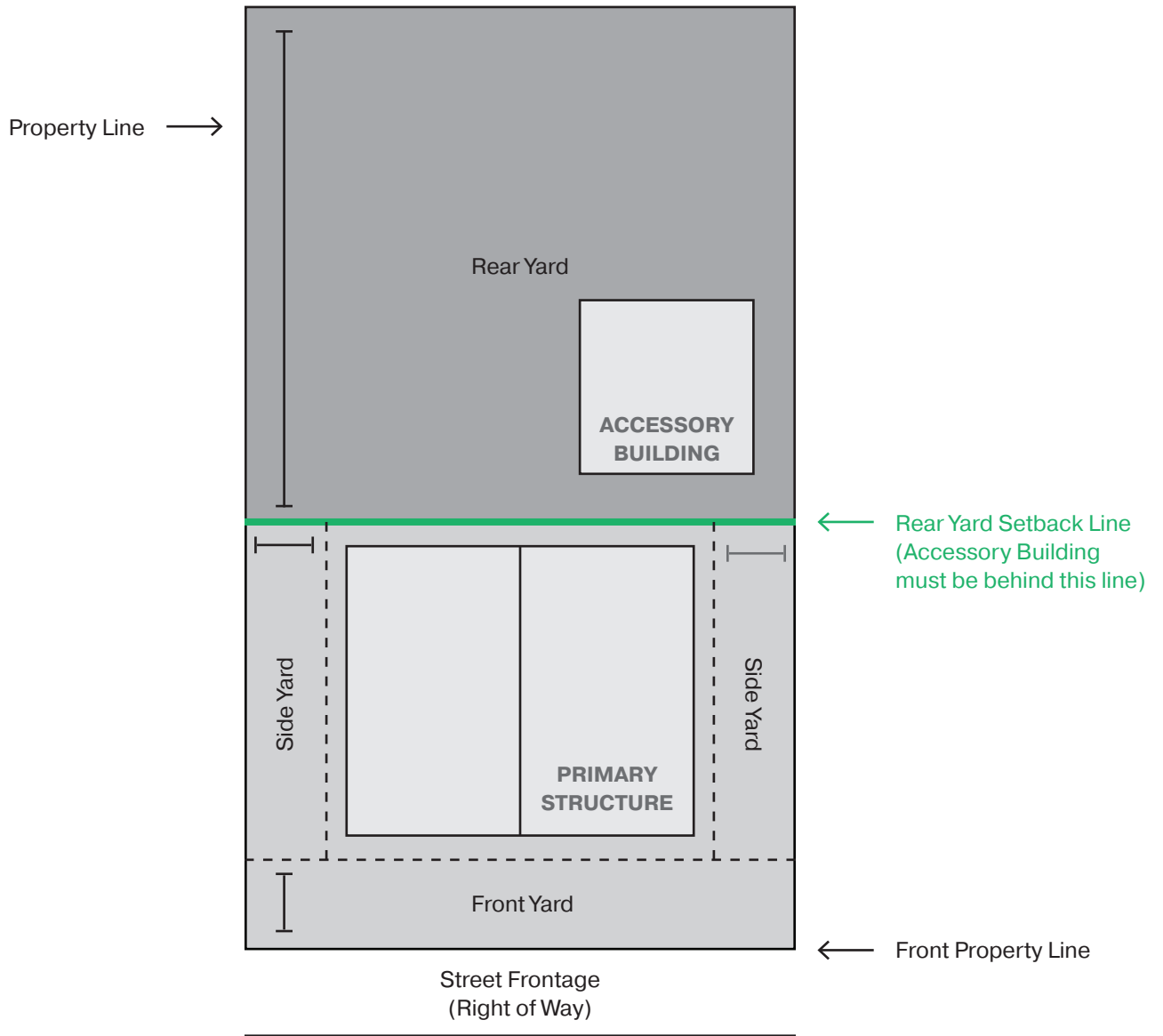
The attachment on the following pages illustrates the building placement under current regulations as well as the changes proposed by the applicant.

HOW DO I GET INVOLVED? WHO CAN I CONTACT?

This is the **second Open House** related to the proposed changes. A previous Open House was held on September 20, 2018. 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. Future meeting dates are to be determined.

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 J. Gellner, Principal Planner at david.gellner@slcgov.com or **801-535-6107**.



LEGEND

- |—|—| Setback
- - - Setback Line

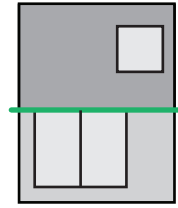
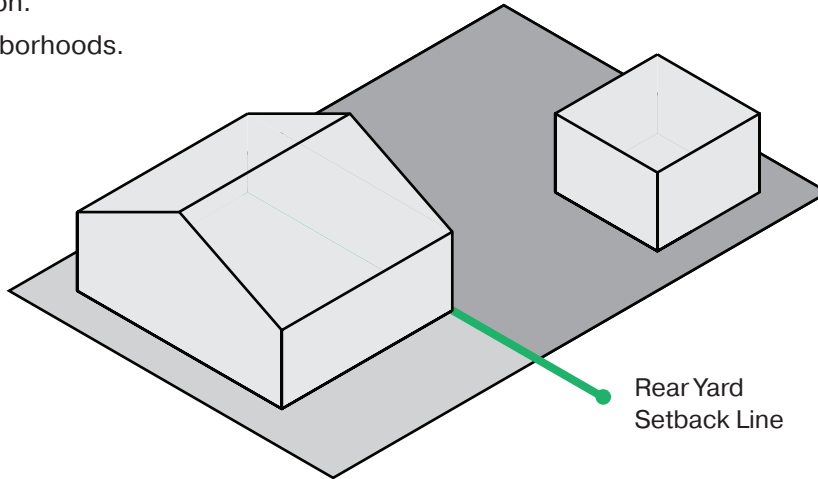


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CURRENT REGULATIONS

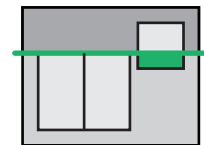
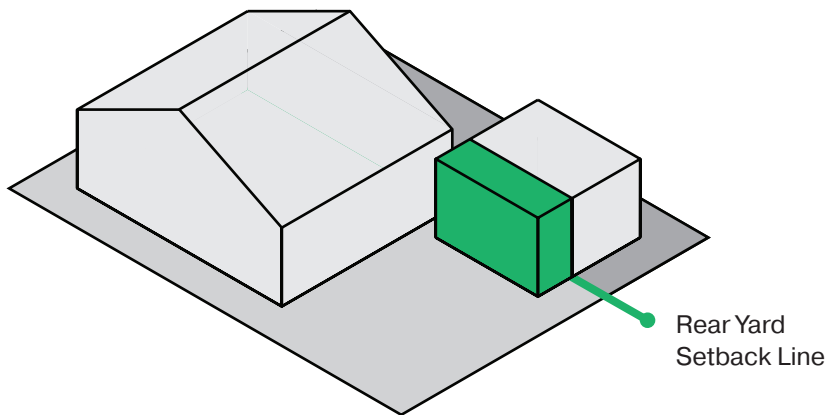
PURPOSE OF CURRENT REGULATIONS

- Light & Air (between properties).
- Privacy.
- Noise Separation.
- Fabric of Neighborhoods.



(view from above)

PROPOSED CHANGES



(view from above)

PROS (Benefits)

- Not One Size Fits All Regulations.
- Property Owner Desires.
- Efficient Use of Land.
- Impacts Very Few Properties in SR-1A Districts.

CONS (Potential Issues)

- Loss of Light and Air Between Properties.
- Intrusion on Privacy.
- Change to Neighborhood Development Pattern.
- Making a Change to Accommodate a Single Property Owner.