



## Pending zoning amendments that may impact your project Updated: January 24, 2020

The Planning Division is currently processing the following zoning amendments that may impact some development projects. Please review the list and contact the staff member associated with each zoning amendment to learn more about the changes, the timing, and potential impact to your property and/or project. The list will be updated at least once per month. The Planning Division recommends that you refer to the public meetings page of the Planning Division website for more information: <https://www.slc.gov/planning/public-meetings/>

### Pending City Council Action

**Congregate Care Text Amendments:** Changes the regulations for some specialty housing types of land uses, including group homes, eleemosynary uses, assisted living, congregate care, and other similar types of uses.

- Status: the City Council has held briefings and public hearings on the proposal. The Council has asked the Planning Division to address occupancy limits and impacts for those uses. The Planning Division is preparing a response to the council request.
- Staff Contact: Katia Pace [katia.pace@slcgov.com](mailto:katia.pace@slcgov.com) or 801-535-6354

**Single Room Occupancy:** Changes the definition, adds requirements, and expands where this type of land use may be located within the City.

- Status: The City Council has held briefings and public hearings on the proposal and has requested follow up information from the Planning Division regarding how the proposal could be more equitable and further expand where in the city SROs can be located. The Planning Division is preparing a response to that request.
- Staff Contact: Wayne Mills [wayne.mills@slcgov.com](mailto:wayne.mills@slcgov.com) or 801-535-7282

**Early Engagement Ordinance:** Some projects require early engagement with the community. This section may impact the timing of your project and add additional steps. The Council could take action as soon as March 24, 2020.

- Types of applications that may be impacted:
  - Alley or street vacation or closure
  - conditional use
  - design review when required to be reviewed by the Planning Commission
  - demolition of any landmark site or contributing structure in a local historic district
  - master plan amendments
  - new construction within a local historic district (except single family and two family dwellings)
  - planned development
  - Zoning amendments (Map and Text)

- Staff contact: John Anderson [john.anderson@slcgov.com](mailto:john.anderson@slcgov.com) or 801-535-7214

**Design Standards added to the CSHBD Sugar House Business Zoning District:** Adds design standards to the CSHBD zoning district. The Council could take action as soon as March 24, 2020.

- Staff contact: Daniel Echeverria [Daniel.echeverria@slcgov.com](mailto:Daniel.echeverria@slcgov.com) or 801-535-7165

**Appeals of Historic Landmark Commission Decisions:** Removes the option of an applicant to choose the mayor as the hearing officer for appeals of decisions made by the Historic Landmark Commission. This change is due to a change in state code. The Council could take action as soon as March 24, 2020.

- Staff contact: Amy Thompson at [amy.thompson@slcgov.com](mailto:amy.thompson@slcgov.com) or 801-535-7281

**Medicinal Cannabis Land Use Regulations:** Adds definitions of medicinal cannabis land uses and identifies where in the city the uses will be allowed. This proposal is required by state code. The Council could take action as soon as March 24, 2020.

- Staff contact: Lex Traughber [lex.traughber@slcgov.com](mailto:lex.traughber@slcgov.com) 801-535-6184

## **In process of being sent from the Planning Commission to the City Council**

**Changes to the RMF-30 Zoning District:** Modifications to the RMF-30 zoning district include changes to density requirements, bulk and mass standards, allows more housing types in the zone, and adds design standards.

- Staff contact: Mayara Lima at [Mayara.lima@slcgov.com](mailto:Mayara.lima@slcgov.com) or 801-535-7932

**Parking Requirement Amendments:** Updates to the off street parking requirements including basing parking requirements on transit access, neighborhood context in terms of walkability, and proximity to cycling infrastructure. Changes are city wide. The changes and you can learn more here: <https://www.slc.gov/planning/2019/05/24/off-street-parking/>

- Staff contact: Eric Daems at [eric.daems@slcgov.com](mailto:eric.daems@slcgov.com) or 801-535-7236

**Fleet Block Zoning Amendments:** Creates a new form based zoning district for the city owned block located between 300 -400 West and 800-900 South. The rezone includes one privately owned parcel on the block. The proposed changes and recommendation from the Planning Commission can be found here: <http://www.slcdocs.com/Planning/Planning%20Commission/2019/PC12-11-2019%20Fleet%20Block%20Staff%20Report.pdf>

- Staff contact: Daniel Echeverria at [Daniel.echeverria@slcgov.com](mailto:Daniel.echeverria@slcgov.com) or 801-535-7165

## **Pending Planning Commission Action**

**Historic Overlay Zoning District Amendments:** Moves the H Historic Preservation Overlay to its own chapter in the zoning ordinance. It maintains all of the authority that currently exists within the chapter but does include some minor changes to some regulations. The purpose of this proposal is to make the overlay more user friendly.

- Staff contact: Amy Thompson at [amy.thompson@slcgov.com](mailto:amy.thompson@slcgov.com) or 801-535-7281

**Construction Impact Amendments:** Changes are intended to help local businesses with issues created by large, nearby construction projects. It allows temporary changes to sign regulations and allows properties to become temporarily noncomplying due to construction activities:

- Staff contact: John Anderson [john.anderson@slcgov.com](mailto:john.anderson@slcgov.com), 801-535-7214

**Fire Code Amendments:** This proposal provides alternatives to the proximity to building requirement of the International Fire Code found in Appendix D section 503.1. More information can be found here:

[http://www.slcdocs.com/Planning/Open%20Houses/2019/fire\\_access\\_info\\_sheet.pdf](http://www.slcdocs.com/Planning/Open%20Houses/2019/fire_access_info_sheet.pdf)

- Staff contact: Nick Norris at [nick.norris@slcgov.com](mailto:nick.norris@slcgov.com) or 801-535-7700

## **Proposal in the Engagement and Drafting Stages**

The following proposals are in the early stages of being drafted and may have started the public engagement stages. The projects are listed here for reference. Please refer to the Planning Division website for details: <https://www.slc.gov/planning/>

Adaptive Reuse Ordinance: Staff contact: David Gellner [david.gellner@slcgov.com](mailto:david.gellner@slcgov.com) 801-535-6107

Affordable Housing Overlay: Staff contact: Sara Javoronok [sara.javoronok@slcgov.com](mailto:sara.javoronok@slcgov.com) 801-535-7625

Daycare Amendments: Staff contact: Linda Mitchell [linda.mitchell@slcgov.com](mailto:linda.mitchell@slcgov.com) 801-535-7751

Historic Preservation Overlay Reorganization: Amy Thompson [amy.thompson@slcgov.com](mailto:amy.thompson@slcgov.com) 801-535-7281

Outdoor Dining Design Guidelines: Laura Bandara [laura.bandara@slcgov.com](mailto:laura.bandara@slcgov.com) 801-535-6188