



Pending zoning amendments that may impact your project Updated: September 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

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. The City Council held a briefing in September 2020. Public Hearings with the City Council are tentatively scheduled for October 6, 2020 and October 20, 2020.

- Staff contact: Mayara Lima at Mayara.lima@slcgov.com or 801-535-7932

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 asked the Planning Division to address occupancy limits and impacts for those uses and Planning responded to the request on November 2019. Tentatively scheduled for a City Council briefing on October 6th.
- Staff Contact: Katia Pace katia.pace@slcgov.com or 801-535-6354

Design Standards added to the CSHBD Sugar House Business Zoning District: Adds design standards to the CSHBD zoning district. The Council held a briefing in spring 2020. It is not known when the City Council will make a decision regarding this proposal.

- Staff contact: Daniel Echeverria Daniel.echeverria@slcgov.com or 801-535-7165

Early Engagement Ordinance: Some projects require early engagement with the community. This section may impact the timing of your project and add additional steps. Public hearings with the City Council are tentatively scheduled for Tuesday, October 6, 2020 and Tuesday, October 20, 2020 at 7 p.m.

- 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 or 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 The City Council held a public hearing on September 15, 2020. A second public hearing is tentatively scheduled for October 6, 2021. The City Council may take action on the proposal after the public hearing on October 6th.

- Staff contact: Nick Norris at nick.norris@slcgov.com or 801-535-7700

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> The City Council has not scheduled any meetings or hearings related to this proposal.

- Staff contact: Daniel Echeverria at daniel.echeverria@slcgov.com or 801-535-7165

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 sent an update to the City Council earlier in 2020. It is not known when the City Council will make a decision on this proposal.
- Staff Contact: Wayne Mills wayne.mills@slcgov.com or 801-535-7282

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

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 or 801-535-7236

Pending Planning Commission Action

Appeals Hearing Officer Ordinance Changes: This proposal addresses the authority of appeals hearing officers as it pertains to interpreting Utah Code. Scheduled for a public hearing before the Planning Commission on October 14, 2020.

- Staff contact: Daniel Echeverria daniel@echeverria@slcgov.com or 801-535-7165

Billboard Ordinance Changes: Eliminates the current billboard bank in the city and updates city regulations to relocate or reconstruct existing billboards to follow Utah Code.

- Staff contact: Casey Stewart casey.stewart@slcgov.com 801-535-6260

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, 801-535-7214

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: This proposal would remove barriers that make it difficult to reuse historic buildings for the purpose of preserving the structure. Information and details are pending. Staff contact: Nelson Knight nelson.knight@slcgov.com 801-535-7758

Affordable Housing Overlay: This proposal would add incentives to the zoning ordinance to promote more affordable housing. Recent survey results should be available by end of September and a recommended path forward proposed by mid-October. More information can be found here: <https://www.slc.gov/planning/2019/12/03/affordable-housing-overlay/>

- Staff contact: Sara Javoronok sara.javoronok@slcgov.com 801-535-7625

Allowing Restaurants in the PL Zone: This proposal would permit restaurants in the PL zoning district. More information can be found here: <https://www.slc.gov/planning/2020/08/04/permitting-restaurants-in-the-public-lands-zoning-district/>

- Amanda Roman Amanda.roman@slcgov.com 801-535-7660

Daycare Amendments: This proposal would remove barriers to opening day care facilities in the city and address standards intended to reduce impacts when located in residential areas. More information is pending.

- Staff contact: Linda Mitchell linda.mitchell@slcgov.com 801-535-7751

Historic Preservation Overlay Reorganization: This proposal reorganizes the historic preservation overlay ordinance so that it is more user friendly in preparation for adding standards for changes to historic properties that are not currently in the zoning ordinance.

- Amy Thompson amy.thompson@slcgov.com 801-535-7281

Modifications to Fence Height Regulations: This proposal modifies the fence height regulations and eliminates the special exception process for fences that exceed the maximum fence height. More info can be found here: <https://www.slc.gov/planning/2020/07/22/fence-height-zoning-amendment/>

- Krissy Gilmore at Kristina.gilmore@slcgov.com or 801-535-7780

Special Exception Changes: This proposal eliminates the special exception process from the zoning ordinance. Each of the 42 authorized special exceptions will be addressed so that they are deleted and no longer authorized, allowed by right with specific regulations added to address impacts, or addressed through other existing processes in the zoning ordinance. More info can be found here: <https://www.slc.gov/planning/2020/08/11/special-exception-code-changes/>

- Staff contact: Nick Norris, Planning Director. nick.norris@slcgov.com or 801-535-6173.