

DATE: April 6, 2005

TO: Salt Lake City Planning Commission

FROM: Joel G. Paterson, AICP
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RE: Staff Report for the April 12, 2006 Planning Commission Meeting

CASE NUMBER: 400-06-08

APPLICANT: City Council

STATUS OF APPLICANT: Zoning Ordinance Section 21A.06.20 authorizes the City Council to initiate petitions to amend the Zoning Ordinance.

PROJECT LOCATION: SR-1 Special Development Pattern Residential districts in the Avenues and Capitol Hill Planning Communities (areas subject to the Temporary Zoning Standards adopted by the City Council as Ordinance 91 of 2005)

COUNCIL DISTRICT: District 3, Council Member Jergensen

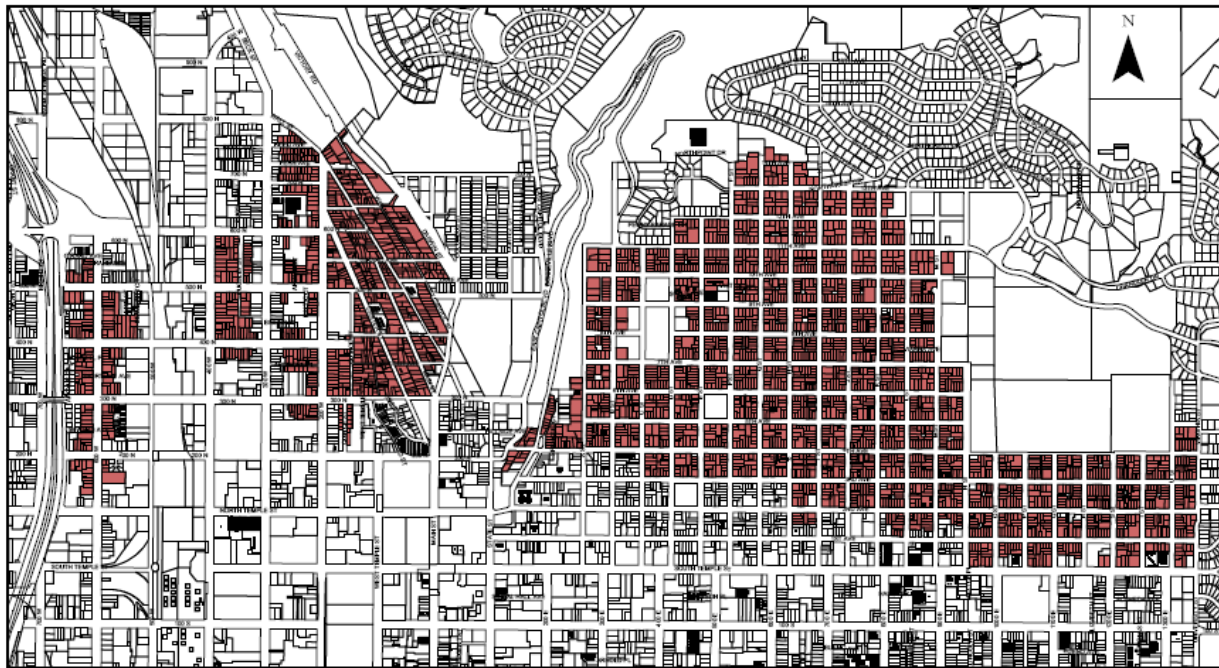
**PROPOSED ZONING
TEXT AND MAP AMENDMENTS:**

BACKGROUND: On December 13, 2005, the City Council adopted Ordinance 90 of 2005 creating the Compatible Residential Infill Development standards which have been incorporated into all single and two-family residential zoning districts in the City. The Council also adopted Ordinance 91 of 2005 creating temporary zoning standards for areas zoned SR-1 in the Avenues and Capitol Hill Planning Communities and in the Wasatch Hollow Community. The purpose of

the temporary zoning standards was to allow these communities to develop neighborhood based zoning standards that would better address compatible infill development within the community. Because the temporary zoning standards expire on June 13, 2006, the communities affected by the temporary zoning standards were given a deadline of March 6, 2006, to submit a proposal to the Planning Division. The deadline provides the necessary lead time to have the proposal reviewed by the Planning Commission prior to the expiration of the temporary zoning standards. The Greater Avenues and Capitol Hill Community Councils submitted the proposal that is currently being considered by the Planning Commission. Wasatch Hollow is still developing a proposal which may be considered by the Planning Commission at a later date but will not be completed prior to the expiration of the temporary zoning standards. Once the temporary zoning standards expire, Wasatch Hollow will have the same zoning standards as other similarly zoned areas rest of the City under Ordinance 90 of 2005.

This petition requests to amend the Zoning Ordinance by creating new standards for a SR-1A District, a subcategory of the existing SR-1 District; and the Zoning Map by replacing the existing SR-1 designation in the Avenues and Capitol Hill Planning Communities with the new SR-1A District as shown below(a larger map is in Attachment 2).

Proposed Zoning Map Amendment SR-1 to SR-1A



The proposal submitted by the Greater Avenues and Capitol Hill Community Councils would modify the following SR-1 District base zoning standards (the full text of the proposed Zoning Ordinance amendments is included in Attachment 1):

- 1. Maximum Building Height:** Retain the standards included in the temporary zoning standards adopted as Ordinance 91 of 2005.

- Maximum building height:
 - Pitched roof: twenty-three feet (23') to the ridge or the average height along the block face
 - Flat roof height and wall height along an interior side yard: sixteen feet (16')
- 2. **Front Yard Setback:** Retain the averaging provision adopted by Ordinance 90 of 2005 with a minor modification to allow the average setback calculation to exclude the properties with the smallest and largest setbacks on the block face.
- 3. **Corner Side Yard:** Retain existing standard of ten feet (10') and delete language allowing for in-line additions.
- 4. **Interior Side Yard:** Retain existing standard of four feet (4') and ten feet (10') with added provisions to reduce the required setback based on the width of the lot.
 - Lots narrower than forty-seven feet (47') are required to provide a combined side yard setback of thirty percent (30%) of the lot width. One of the required side yard setbacks must maintain a minimum setback of four feet (4'); with the other side yard being 30% of the lot width minus four feet.
 - Lots less than twenty-seven feet (27') wide must provide a minimum of four feet on both sides.
 - When the minimum side yard setback is reduced, a ten foot (10') separation between the subject house and the house on the adjacent lot must be retained along the interior side yard which has been reduced from the base standard of ten feet (10').
- 5. **Accessory Buildings and Structures**
 - Maximum Building Coverage: 600 square feet
 - Maximum footprint of primary accessory structure: 480 square feet
 - Maximum height of pitched roof: 14 feet
 - Maximum height of flat roof: 9 feet
 - Maximum wall height: 9 feet including a provision to compensate for changes in grade due to sloping topography on the lot.
 - Secondary Accessory Building:
 - Maximum height for pitched roof: ten feet (10')
 - Maximum height for flat roof: eight feet (8')
 - Maximum wall height: eight feet (8')

The proposed text amendments apply only to the base zoning standards and do not recommend any changes to the tiered review process adopted by the City Council as part of Ordinance 90 of 2005, which allows for modification of base zoning standards through the routine and uncontested matter and special exception processes.

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PROPOSED AMENDMENTS: The purpose of the proposed Zoning Ordinance amendments are to create new zoning standards for areas of the Avenues and Capitol Hill Planning Communities zoned SR-1 which are fair and flexible and to better reflect the existing character of these communities. The proposal creates base zoning standards which, would if met, allow for over-the-counter building permits to be issued. If a property owner wishes to exceed the

standards, the public processes (routine and uncontested matters and special exceptions) created by Ordinance 90 of 2005 are available and may allow modifications to the base standards when the proposal is in keeping with the development pattern on the block face.

Generally, the areas affected by this petition were developed in the late 1800s and early 1900s on lots which may not conform to existing zoning standards. Over time, the City has amended the zoning in these areas to better reflect the existing development. The proposed building height standards represent a further refinement of the zoning standards and are intended to reflect general development patterns in this area and respond to the high percentage of single story and one and one-half story homes. The modified interior side yard setbacks are proposed in response to the high percentage of lots which do not meet the Zoning Ordinance standard of fifty feet (50') for new lots and the narrow setbacks typically found in both Capitol Hill and the Avenues. The accessory structure standards also are intended to reflect the existing development pattern of smaller detached garages.

APPLICABLE LAND USE REGULATIONS: City Code section 21A.50 Standards for General Amendments (see the discussion and findings relative to these standards beginning on page 12 of this report).

MASTER PLAN AND POLICY CONSIDERATIONS: The issues of neighborhood character and compatible infill development are addressed in several Salt Lake City master plans and other policy documents.

- **Avenues Community Master Plan:** includes a goal that encourages private property improvements that are visually compatible with the surrounding neighborhood.
- **Capitol Hill Master Plan:** includes a goal that encourages development of appropriate housing through renovation of existing structures and construction of compatible residential infill development and redevelopment.
- **The Salt Lake City Comprehensive Housing Plan:** includes policy statements that address a variety of housing issues including quality design, public and neighborhood participation, housing preservation, rehabilitation and replacement.
- **The Urban Design Element:** includes statements that emphasize preserving the City's image, neighborhood character and maintaining livability while being sensitive to social and economic realities.
- **The Salt Lake City Strategic Plan and the Futures Commission Report:** expresses concepts such as maintaining a prominent sustainable city and ensuring the City is designed to the highest aesthetic standards.

- **The City Council’s Growth Policy:** notes that growth in Salt Lake City will be deemed the most desirable if it is aesthetically pleasing; contributes to a livable community environment; yields no negative net fiscal impact unless an overriding public purpose is served; and forestalls negative impacts associated with inactivity.

PROJECT HISTORY:

- **June 21, 2005** – The City Council adopted a legislative action requesting that the Planning Division review the City’s ordinances relating to infill housing.
- **July 12, 2005** – The City Council adopted Ordinance 44 of 2005 creating the Yalecrest Compatible Infill Overlay District.
- **November 9, 2005** – The Planning Commission forwarded a positive recommendation to the City Council to adopt the proposed Compatible Residential Infill Development standards for single- and two-family zoning districts.
- **December 13, 2005** – The City Council adopted Ordinance 90 of 2005 which amended the Zoning Ordinance by creating Compatible Residential Infill Development standards in single- and two-family zoning districts. The Council also adopted Ordinance 91 of 2005 which created temporary zoning standards for areas within the Capitol Hill and the Greater Avenues Community Councils zoned SR-1 (area subject to this petition) and the Wasatch Hollow Community located between 1300 South and 1700 South from 1300 East to 1900 East. The City Council also adopted a Legislative Action directing the Planning Division to work with the Capitol Hill, Greater Avenues and Wasatch Hollow Community Councils to prepare neighborhood based residential infill development standards for consideration by the Council prior to June 13, 2006.
- **February 13, 2006** – Wasatch Hollow Community Council determines that a neighborhood based compatible residential infill proposal would not be submitted to the Planning Division prior to March 6, 2006 deadline. Because of this, the City Council will not be able to adopt neighborhood based compatible residential infill development standards for Wasatch Hollow prior to the expiration of the Temporary Zoning standards adopted as Ordinance j91 of 2005.
- **March 1, 2006** – The Greater Avenues Community Council voted to support the neighborhood based zoning standards proposed by the Greater Avenues Community Council’s Housing Compatibility Committee (see letter from Stephen Mecham, Chair of Greater Avenues Community Council in Attachment 4).
- **March 15, 2006** – The Capitol Hill Community Council voted in favor of supporting the neighborhood based zoning standards proposed by the Greater Avenues Community Council for application to areas zoned SR-1 in the Capitol Hill Community (see e-mail from Peter von Sivers, Chair of the Capitol Hill Community Council in Attachment 4).

COMMENTS, ANALYSIS AND FINDINGS:

1. **COMMENTS:** Staff requested comments from applicable City Departments and Divisions, and the Greater Avenues and Capitol Hill Community Councils. Staff received comments from the following (City Department and Division comments are in Attachment 3, Community Council comments are in Attachment 4):
 - **Permits and Licensing Division:** The Permits and Licensing Division offered the following comments:
 1. A new zoning district is preferable to creating a new overlay district (such as the Yalecrest Compatible Infill Overlay).
 2. Front Yard Setback: Consider using “4” instead of “3” as the minimum number of lots required prior to eliminating the largest and smallest setbacks when calculating the average setback.
 3. Side Yard Setbacks: consider using whole numbers such as 47 feet instead of 46’ 8”.
 4. Side Yard Setbacks (separation requirement): This section seems to indicate that if the lot allows for reduced setbacks because of a narrow lot width then one cannot build within ten feet (10') of a neighbor’s home even if the 4' and 10' side yards are maintained. It seems unfair to require a ten foot (10') separation on the four foot (4') side when compliant properties can build to within 4' without worrying about their neighbor's location. Consider specifically noting that properties that provide 4' and 10' side yards, regardless of the side yard requirement, are exempt from the 10' separation and that the 10' separation requirement does not apply to the 4' side.
 5. Maximum accessory building coverage and building height standards differ from the standards established in 21A.40.050. This section of the Zoning Ordinance must be amended to accommodate the current proposal.

Staff Comment: The comments provided by the Permits and Licensing Division have been incorporated in the proposed text amendments.

- **Transportation Division:** The Transportation Division indicated that none of the proposed changes affect public transportation corridors or pedestrian and/or vehicular access or parking requirements.
- **Public Utilities Department:** The Public Utilities Department has no objection to the proposed ordinance.
- **Engineering Division:** The Engineering Division has not responded to this request.
- **Police Department:** The Police Department has not responded to this request.
- **Fire Department:** The Fire Department has not responded to this request.
- **Department of Airports:** The Department of Airports indicated that the request has no impact on operations at the Salt Lake City International Airport.
- **Community Councils:** The Greater Avenues and the Capitol Hill Community Councils have voted to support the proposed text amendments as prepared by the Greater Avenues Community Council Housing Compatibility Committee (HCC). As

described below in the Analysis section of this staff report, the Planning Division is proposing some modifications to the proposal. Representatives from both community councils met with the Planning Staff on March 31, 2006, to discuss the Staff position. Letters of response have been submitted by the Greater Avenues and Capitol Hill Community Councils which are included in Attachment 4.

2. ANALYSIS:

Proposed Zoning Ordinance Amendments

The proposed Zoning Ordinance amendments are summarized below using ~~strikethrough~~ and underline to indicate the amendments proposed by the Greater Avenues and Capitol Hill Community Councils to the existing SR-1 standards. Modifications proposed by the Planning Staff are indicated with **~~strikethrough~~** and underline:

Maximum Building Height:

1. *The maximum height of buildings with pitched roofs shall be:*
 - ~~a. Twenty eight feet (28') measured to the ridge of the roof, or~~
 - a. Twenty three feet (23') measured to the ridge of the roof, or
 - b. *the average height of other principal buildings on the block face*

- ~~2. The maximum Height of flat roofed buildings shall be twenty feet (20')~~
2. The maximum Height of flat roofed buildings shall be sixteen feet (16')
3. ~~The maximum exterior wall height adjacent to interior side yards, twenty feet (20') for exterior walls placed at the building setback established by the minimum required yard.~~ The maximum exterior wall height adjacent to interior side yards, sixteen feet (16') for exterior walls placed at the building setback established by the minimum required yard. *Exterior wall height may increase one foot (1') (or fraction thereof) in height for each foot (or fraction thereof) of increased setback beyond the minimum required interior side yard. If an exterior wall is approved with a reduced setback through a special exception, variance, or other process, the maximum allowable exterior wall height decreases by one (1) foot (or fraction thereof) for each foot (or fraction thereof) that the wall is located closer to the property line than the required side yard setback.*

Staff Comment: This proposal incorporates the temporary building height standards currently in place in the Avenues and Capitol Hill Planning Communities created by Ordinance 91 of 2005. The proposed standards are consistent with the Planning Commission's November 9, 2005 recommendation to the City Council for all single and two-family residential zoning districts. The City Council modified this recommendation and included the twenty-eight foot (28') building height and the twenty foot (20') wall height for the City wide Compatible Residential Infill Development standards. The Planning Staff is supportive of this provision lowering the height to twenty-three feet (23') for the Avenues and Capitol Hill Planning Communities.

Minimum Yard Requirements:

1. **Front Yard:** *The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are ~~three~~ four or more SR-1 principal buildings with front yards on a block face, the average shall be calculated excluding the one property with the smallest front yard setback and excluding the one property with the largest front yard setbacks. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail. For buildings legally existing on April 12, 1995, the required front yard shall be no greater than the established setback line of the existing building.*

Staff Comment: The language added in this standard was proposed to limit the effect that anomalies in existing front yard setbacks may have on new construction or additions. There are many examples where a block face will have a primary structure with little or no front yard setback or a lot where the front yard setback of the existing home is much greater than other houses on the street. Staff is supportive of this modification with one minor change as noted. There are a number of block faces with only three lots and staff recommends that the largest and smallest setbacks be excluded when there are more than four lots, rather than three, on the block face to eliminate the possibility of calculating an average based on only one lot.

2. **Corner Side Yard:** *Ten feet (10'). ~~For buildings legally existing on April 12, 1995, the required corner side yard shall be no greater than the established setback line of the existing building.~~*

Staff Comment: This change eliminates the possibility of an in-line addition being approved during the building permit process without the opportunity for public notice. As in other zoning districts, in-line additions require approval through the routine and uncontested special exception process, which with the signatures of 100% of the abutting property owners, may be considered administratively by the Zoning Administrator. If the required signatures are not obtained, the in-line addition can be considered by an Administrative Public Hearing Officer or the Board of Adjustment. Staff is supportive of this amendment.

3. **Interior Side Yard:**

- a. **Twin Home Dwellings:** *No side yard is required along one side lot line while a ten foot (10') yard is required on the other.*
- b. **Other Uses:**
 - i. **Corner Lots:** *Four feet (4').*
 - ii. **Interior Lots:** *Four feet (4') on one side and ten feet (10') on the other.*
 - (a.) *Where the width of a lot is ~~46'-8"~~ forty-seven feet (47') or narrower, total minimum side setbacks shall be equal to thirty percent (30%) of the lot width*

with one side being four feet (4') and the other side being thirty percent (30%) of the lot width minus four feet (4') (rounded to the nearest whole number).

Staff Comment: Staff is supportive of this provision with the noted change to use whole numbers. This formula allows for a reduction of the ten foot minimum side yard setback as lots become narrower.

(b.) Where a lot is ~~26'-8"~~ twenty-seven feet (27') or narrower, required side yard setbacks shall be a minimum of four feet (4') and four feet (4').

Staff Comment: This provision limits the reduction of the required ten foot side yard to four feet on very narrow lots. Staff is supportive of this recommendation using whole numbers.

(c.) ~~In no case~~ Where required side setbacks are less than four feet (4') and ten feet (10') shall the an addition, remodel or new construction shall be no closer than ten feet (10') to a primary structure on an adjacent property. The ten foot (10') separation standard applies only to the interior side yard that has been reduced from the base standard of ten feet (10').

Staff Comment: This provision requires a minimum separation of ten feet between houses if the addition, remodel or new construction is allowed with a reduced setback based on the provisions in paragraphs (a) and (b). The ten foot separation is only required on the side yard that has been reduced from the base standard of ten feet. Staff is supportive of this provision because the standard addresses the existing development pattern typically found in the Avenues and Capitol Hill Planning Communities where the existing houses on narrow lots often do not meet the required four and ten foot side yard setback requirements.

4. **Accessory Buildings And Structures In Yards:** *Accessory buildings and structures may be located in a required yard subject to table 21A.36.020B, "Obstructions In Yards", of this Title (see below).*
 - a. Maximum building coverage of all accessory buildings shall not exceed six hundred (600) square feet.
 - b. Primary Accessory Building – One Accessory building may have up to the following dimensions:
 - i. A footprint of up to fifty percent (50%) of the building footprint of the principal structure up to a maximum of four hundred and eighty square feet (480') six hundred square feet (600 s.f.). Notwithstanding the size of the footprint of the principal building, an accessory structure shall be allowed a footprint of four hundred and eighty square feet (480 s.f.), subject to compliance with 21A.40.050.B.1 of the Salt Lake City Zoning Ordinance.

Staff Comment: The Planning Staff is recommending that this provision be modified to be more consistent with the maximum footprint standards created by

Ordinance 90 of 2005 which limit the size of a garage based on the footprint of the primary structure on the lot. Staff is recommending a maximum footprint of six hundred square feet (600 s.f.) which is consistent with the Historic Landmark Commission (HLC) standard for administrative approvals of garages. A larger garage must be reviewed by the HLC.

The Greater Avenues and Capitol Hill Community Councils are opposed to these modifications proposed by the Planning Staff. It is their opinion that a 480 square foot garage (20' X 24') is large enough to accommodate two cars and will have a lesser impact on the neighborhood. They are not opposed to garages larger than 480 square feet when the larger size is supported by the development pattern on the block face and considered through the routine and uncontested special exception process.

- ii. Roof Peak/Ridge Height of up to ~~14 feet (14')~~ fifteen feet (15') above the existing grade.
- iii. A flat roofed height limit of ~~nine feet (9')~~ ten feet (10') above the existing grade.
- iv. An exterior wall height of ~~nine feet (9')~~ ten feet (10') above the existing grade.
 - (a) Lots with cross slopes where the topography slopes, the downhill exterior wall height may increase by one half foot (0.5') for each one foot (1') difference between the elevation of the average grades on the uphill and the downhill faces of the building.

Staff Comment: The Planning Staff is recommending the changes noted to the accessory building height and exterior wall heights as noted above. In other single family and two-family residential zoning districts, the height for an accessory structure is limited to seventeen feet (17') to the ridge (15 feet to the mid-point in Yalecrest) and twelve feet (12') for flat roof structures. Because of the smaller lots and typical garages found in the Avenues and Capitol Hill Planning Communities, the proposal recommends a further reduction in accessory building height and the introduction of a maximum wall height. Staff is of the opinion, with input from the Permits and Licensing Division, that a typical seven foot (7') garage door would be difficult to accommodate with a nine foot (9') high flat roof structure because of the space needs for roof joists and garage door hardware. For this reason, Staff recommends the maximum building height for flat roof accessory structures and the maximum wall height be increased to ten feet (10'). To compensate for these changes, Staff also recommends that the maximum height for a pitched roof on an accessory structure be increased to fifteen feet (15'). The Greater Avenues and Capitol Hill Community Councils are opposed to these modifications proposed by Staff and their response to the Staff proposal is included in Attachment 4.

- c. Secondary Accessory Buildings – All other accessory buildings shall have the following dimensions:
 - i. Roof Peak/Ridge Height of up to 10 feet (10') above the existing grade.

- ii. Flat roofed height limit of eight feet (8') above the existing grade.
- iii. An exterior wall height of eight feet (8') above the existing grade.
- iv. Secondary accessory buildings may be attached to the primary accessory building so long as all buildings conform to the required wall and roof ridge height restrictions.

Staff Comment: This provision provides standards for additional accessory structures that may be placed on a lot for storage or other uses. Secondary accessory structures would be limited in size by the maximum lot coverage provision of the SR-1 District (40%) and by the maximum building coverage provision for accessory structures (600 square feet). Staff is supportive of this provision.

The following amendments are required in the Zoning Ordinance under Chapter 21A.40 Accessory Buildings to acknowledge the proposed amendments limiting the building coverage, maximum footprint and height provisions for the SR-1 Districts located in the Avenues and Capitol Hill Planning Communities.

21A.40.050

B. Maximum Coverage:

- 2. **Building Coverage:** *In the FR, R-1, R-2 and SR residential districts the maximum building coverage of all accessory buildings shall not exceed fifty percent (50%) of the building footprint of the principal structure up to a maximum of 720 square feet for a single family dwelling and 1,000 square feet for a two-family dwelling. The maximum footprint within the SR-1A Zoning District is limited to six hundred square feet (600 s.f.). Notwithstanding the size of the footprint of the principal building, at least four hundred and eighty square feet (480 s.f.) of accessory building coverage shall be allowed subject to the compliance with subsection 21A.40.050.B.1 of this section.*

C. Maximum Height Of Accessory Buildings/Structures:

- 2. **Accessory To Residential Uses in the FR, R-1 districts, R-2 district and SR districts:** *The height of accessory buildings/structures in the FR districts, R-1 district, R-2 district and SR districts shall conform to the following:*
 - a. *The height of accessory buildings with flat roofs shall not exceed twelve feet (12'); ten feet (10') in the SR-1A Zoning District;*
 - b. *The height of accessory buildings with pitched roofs shall not exceed seventeen feet (17') measured as the vertical distance between the top of the roof and the finished grade at any given point of building coverage. In the SR-1A Zoning District the height of accessory buildings with pitched roofs shall not exceed fifteen feet (15'); and*
 - c. *Accessory buildings with greater building height may be approved as a special exception, pursuant to part V, chapter 21A.52 of this title if the proposed accessory building is in keeping with other accessory buildings on the block face.*

21A.34.080 Capitol Hill Protective Area Overlay District CHPA: Staff has identified a conflict with the proposed amendments to the SR-1 District, the existing Compatible Residential

Infill Development standards (Ordinance 90 of 2005) and the existing Capitol Hill Protective Area Overlay District (CHPA). The CHPA District prohibits the use of special provisions, special exceptions, conditional uses or incentives to exceed the maximum height allowed in the underlying zoning district. Therefore, under the existing temporary zoning regulations in place for the SR-1 Districts within Capitol Hill and the proposed standards subject to this petition, new construction and additions are limited to the twenty-three foot building height (or the average building height on the block face) without the ability to use the special exception process to modify the building height based on the development pattern established on the block face.

The Planning Division is currently processing an amendment to the Capitol Hill Protective Area Overlay District which would allow a modification of the base building height standards.

3. FINDINGS

A decision to amend the text of the zoning ordinance or the zoning map is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard. However, in making its decision concerning a proposed amendment, the Planning Commission and the City Council must consider the following factors:

21A.50.050 Standards for General Amendments

A. Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City.

Discussion: Several Salt Lake City master plans and other policy documents discuss the importance of compatible residential infill development and its effect on maintaining the character of existing neighborhoods (see the “Master Plan Specifications” section of this report beginning on page 4 of this report).

Findings: The proposed amendments are consistent with the purposes, goals, objectives, and policies of the City’s various community master plans, City Council policies and other planning documents.

B. Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property.

Discussion: The proposed amendments are designed specifically to promote single and two-family residential infill development that is compatible with surrounding development by creating regulations that relate to compatibility of setbacks, building height and accessory structure standards.

Findings: The proposed amendments were created to ensure that new construction and additions in SR-1 Districts within the Avenues and Capitol Hill Planning Communities are compatible with the character of the surrounding neighborhood.

C. The extent to which the proposed amendment will adversely affect adjacent properties.

Discussion: The proposed text amendments are designed to encourage infill development that is compatible with the surrounding development. The purpose is to establish standards that encourage compatibility between new construction, additions or alterations and the existing character and scale of the surrounding neighborhood.

Findings: The proposed zoning standards are intended to minimize adverse impacts of new residential construction and additions on adjacent properties.

D. Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards.

Discussion: The proposed amendments affect base zoning district standards and will not impact the administration of existing overlay zoning districts. If there is a conflict between the base zoning standards and an overlay zoning district, the overlay zoning district standards prevail. In both the Avenues and Capitol Hill Planning Communities, many of the areas affected by this petition are located in historic districts. Under Ordinance 90 of 2005, the Historic Landmark Commission may modify the base zoning standards of the SR-1 District if the proposal is consistent with HLC design guidelines and the development pattern in the vicinity of the property under consideration.

Findings: The proposed amendments are consistent with the provisions of existing overlay zoning district which may impose additional standards on new development.

E. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

Discussion: The proposed amendments will not change allowed residential densities or types of land uses allowed within the SR-1 District. Consequently, the proposed amendments will have no impact on the adequacy of public facilities and services.

Findings: The adequacy of public facilities and services criteria does not directly relate to the proposed amendments.

RECOMMENDATION: Based on the analysis and the findings presented in this report, the Staff recommends that the Planning Commission forward a positive recommendation to the City Council to approve Petition 400-06-08 to amend the Zoning Ordinance as presented and amend the Zoning Map by applying the SR-1A designation to all areas presently zoned SR-1 within the Avenues and Capitol Hill Planning Communities.

Attachments:

1. Proposed Zoning Ordinance Text Amendments
2. Map of Proposed SR-1A Districts
3. Departmental Comments
4. Community Council Letters
5. Public Comments
6. Greater Avenues Community Council Background Report

ATTACHMENT 1
PROPOSED ZONING ORDINANCE
TEXT AMENDMENTS

Proposed Amended Text for the 21A24.080 SR-1 Special Development Pattern Residential District

21A.24.080 SR-1 and SR-1A Special Development Pattern Residential District:
In this chapter and the associated Zoning Map, the SR-1 District is divided into two sub-areas for the purpose of defining design criteria. In other portions of this text, the SR-1 and SR-1A are jointly referred to as the SR-1 District because all other standards in the Zoning Ordinance are the same.

- A. Purpose Statement:** The purpose of the SR-1 special development pattern residential district is to maintain the unique character of older predominantly low density neighborhoods that display a variety of yards, lot sizes and bulk characteristics.
- B. Uses:** Uses in the SR-1 special development pattern residential district, as specified in section [21A.24.190](#), "Table Of Permitted And Conditional Uses For Residential Districts", of this chapter, are permitted subject to the general provisions set forth in section [21A.24.010](#) of this chapter and this section.
- C. Minimum Lot Area and Lot Width:** The minimum lot areas and lot widths required in this district are as follows:

Land Use		Minimum Lot Area	Minimum Lot Width
1	Single-family detached dwellings	5,000 sq. ft.	50 ft.
2	Two-family dwellings	8,000 sq. ft.	50 ft.
3	Twin home dwellings per dwelling unit	4,000 sq. ft.	25 ft.
4	Natural open space and conservation areas, minimum public and private	No minimum	No minimum
5	Public pedestrian pathways, trails and minimum greenways	No minimum	No minimum
6	Utility substations and buildings	5,000 sq. ft.	50 ft.
7	Municipal service uses, including city utility uses and police and fire stations	No minimum	No minimum
8	Places of worship less than 4 acres in size	12,000 sq. ft.	80 ft.
9	Public/private utility transmission wires, minimum lines, pipes and poles	No minimum	No minimum
10	Other permitted or conditional uses as listed in section 21A.24.190 of this chapter	5,000 sq. ft.	50 ft.

- D. Maximum Building Height:** Maximum height limits vary, depending upon the location. The following regulations apply for each area within the SR-1 District:

1. The maximum height of buildings with pitched roofs shall be ~~Twenty eight feet (28')~~ measured to the ridge of the roof, or:
 - a. **SR-1:** Twenty eight feet (28') measured to the ridge of the roof, or **the average height of other principal buildings on the block face**
 - ~~b. the average height of other principal buildings on the block face~~
 - b. SR-1A: Twenty three feet (23') measured to the ridge of the roof, or the average height of other principal buildings on the block face.**
2. The maximum Height of flat roofed buildings shall be ~~twenty feet (20')~~:
 - a. SR-1: twenty feet (20')
 - b. SR-1A: sixteen feet (16')**
3. The maximum exterior wall height adjacent to interior side yards:
 - ~~a. SR-1:~~ twenty feet (20') for exterior walls placed at the building setback established by the minimum required yard.
 - b. SR-1A: sixteen feet (16') for exterior walls placed at the building setback established by the minimum required yard.**
 - c. In both the SR-1 and SR-1A Districts, the** exterior wall height may increase one foot (1') (or fraction thereof) in height for each foot (or fraction thereof) of increased setback beyond the minimum required interior side yard. If an exterior wall is approved with a reduced setback through a special exception, variance, or other process, the maximum allowable exterior wall height decreases by one (1) foot (or fraction thereof) for each foot (or fraction thereof) that the wall is located closer to the property line than the required side yard setback.
 - ~~a.i.~~ Lots with cross slopes where the topography slopes, the downhill exterior wall height may increase by one half foot (0.5') for each one foot (1') difference between the elevation of the average grades on the uphill and the downhill faces of the building.
 - b.ii.** Exceptions:
 - i(a)** Gable walls: Walls at the end of a pitched roof may extend to a height necessary to support the roof structure except that the height of the top of the widest portion of the gable wall must conform to the maximum wall height limitation described in this section.
 - ii(b)** Dormer walls. Dormer walls are exempt from the maximum exterior wall height if:
 - (a1)** The width of the dormer is ten feet (10') or less, and
 - (b2)** The total combined width of dormers is less than or equal to fifty percent (50%) of the length of the building façade facing the interior side yard, and
 - (e3)** Dormers are spaced at least eighteen inches (18") apart.

45. Building height for initial construction of a building shall be measured as the vertical distance between the top of the roof and the established grade at any given point of building coverage. Building height for any subsequent structural modification or addition to a building shall be measured from the finished grade existing at the time a building permit is requested. Building height for the SR districts is defined and illustrated in part VI, chapter 21A.62 of this Title.

56. Where buildings are stepped to accommodate the slope of terrain, each step shall have a horizontal dimension of at least twelve feet (12’).

67. Additional Building height:

- a. For properties outside of the Historic Preservation Overlay District, additional building height may be granted as a special exception by an Administrative Hearing Officer subject to the special exception standards in 21A 52 and if the proposed building height is in keeping with the development pattern on the block face. The administrative hearing officer will approve, approve with conditions, deny, or refer the application to the board of adjustment to be considered as a special exception pursuant to Chapter 21A 52 of this Title. Any person adversely affected by a decision of the Administrative Hearing Officer may appeal the decision to the Board of Adjustment.
- b. Requests for additional building height for properties located in an Historic Preservation Overlay District shall be reviewed by the Historic Landmarks Commission which may grant such requests subject to the provisions of chapter 21A 34 020.

E. Minimum Yard Requirements:

1. Front Yard:

a. SR-1: The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20’). Where the minimum front yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail. For buildings legally existing on April 12, 1995, the required front yard shall be no greater than the established setback line of the existing building.

b. SR-1A: The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are four or more SR-1 principal buildings with front yards on a block face, the average shall be calculated excluding the one property with the smallest front yard setback and excluding the one property with the largest front yard setbacks. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20’). Where the minimum front yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail. For buildings legally existing on April 12, 1995, the required front yard shall be no greater than the established setback line of the existing building.

2. Corner Side Yard:

a. SR-1: Ten feet (10’). For buildings legally existing on April 12, 1995, the required corner side yard shall be no greater than the established setback line of the existing building.

b. SR-1A: Ten feet (10’). ~~For buildings legally existing on April 12, 1995, the required corner side yard shall be no greater than the established setback line of the existing building.~~

3. Interior Side Yard:

a. **Twin Home Dwellings:** No side yard is required along one side lot line while a ten foot (10’) yard is required on the other.

b. **Other Uses:**

i. **Corner Lots:** Four feet (4').

ii. **Interior Lots:**

(a) SR-1: Four feet (4') on one side and ten feet (10') on the other.

(b) SR-1A Four feet (4') on one side and ten feet (10') on the other.

(1) Where the width of a lot is forty-seven feet (47') or narrower, total minimum side setbacks shall be equal to thirty percent (30%) of the lot width with one side being four feet (4') and the other side being thirty percent (30%) of the lot width minus four feet (rounded to the nearest whole number).

(2) Where a lot is twenty-seven feet (27') or narrower, required side yard setbacks shall be a minimum of four feet (4') and four feet (4').

(3) Where required side setbacks are less than four feet (4') and ten feet (10') an addition, remodel or new construction shall be no closer than ten feet (10') to a primary structure on an adjacent property. The ten foot (10') separation standard applies only to the interior side yard that has been reduced from the base standard of ten feet (10').

4. **Rear Yard:** Twenty five percent (25%) of the lot depth, but not less than fifteen feet (15') and need not exceed thirty feet (30').

5. **Accessory Buildings And Structures In Yards:** Accessory buildings and structures may be located in a required yard subject to table [21A.36.020B](#), "Obstructions In Yards", of this Title (see below).

a. SR-1A

i. Maximum building coverage of all accessory buildings shall not exceed six hundred (600) square feet.

ii. Primary Accessory Building – One Accessory building may have up to the following dimensions:

(a) A footprint of up to fifty percent (50%) of the building footprint of the principal structure up to a maximum of six hundred square feet (600 s.f.). Notwithstanding the size of the footprint of the principal building, an accessory structure shall be allowed a footprint of four hundred and eighty square feet (480 s.f.), subject to compliance with 21A.40.050.B.1 of the Salt Lake City Zoning Ordinance.

(b) Roof Peak/Ridge Height of up to ~~14 feet (14')~~ fifteen feet (15') above the existing grade.

(c) A flat roofed height limit of ~~nine feet (9')~~ ten feet (10') above the existing grade.

(d) An exterior wall height of ~~nine feet (9')~~ ten feet (10') above the existing grade.

(1) Lots with cross slopes where the topography slopes, the downhill exterior wall height may increase by one half foot (0.5') for each one foot (1') difference between the elevation of the average grades on the uphill and the downhill faces of the building.

iii. Secondary Accessory Buildings – All other accessory buildings shall have the following dimensions:

- (a) Roof Peak/Ridge Height of up to 10 feet (10') above the existing grade.**
- (b) Flat roofed height limit of eight feet (8') above the existing grade.**
- (c) An exterior wall height of eight feet (8') above the existing grade.**
- (d) Secondary accessory buildings may be attached to the primary accessory building so long as all buildings conform to the required wall and roof ridge height restrictions.**

21A.40.050

B. Maximum Coverage:

- 2. **Building Coverage:** In the FR, R-1, R-2 and SR residential districts the maximum building coverage of all accessory buildings shall not exceed fifty percent (50%) of the building footprint of the principal structure up to a maximum of 720 square feet for a single family dwelling and 1,000 square feet for a two-family dwelling. **The maximum footprint within the SR-1A Zoning District is limited to 600 square feet.**

Notwithstanding the size of the footprint of the principal building, at least 480 square feet of accessory building coverage shall be allowed subject to the compliance with subsection 21A.40.050.B.1 of this section.

C. Maximum Height Of Accessory Buildings/Structures:

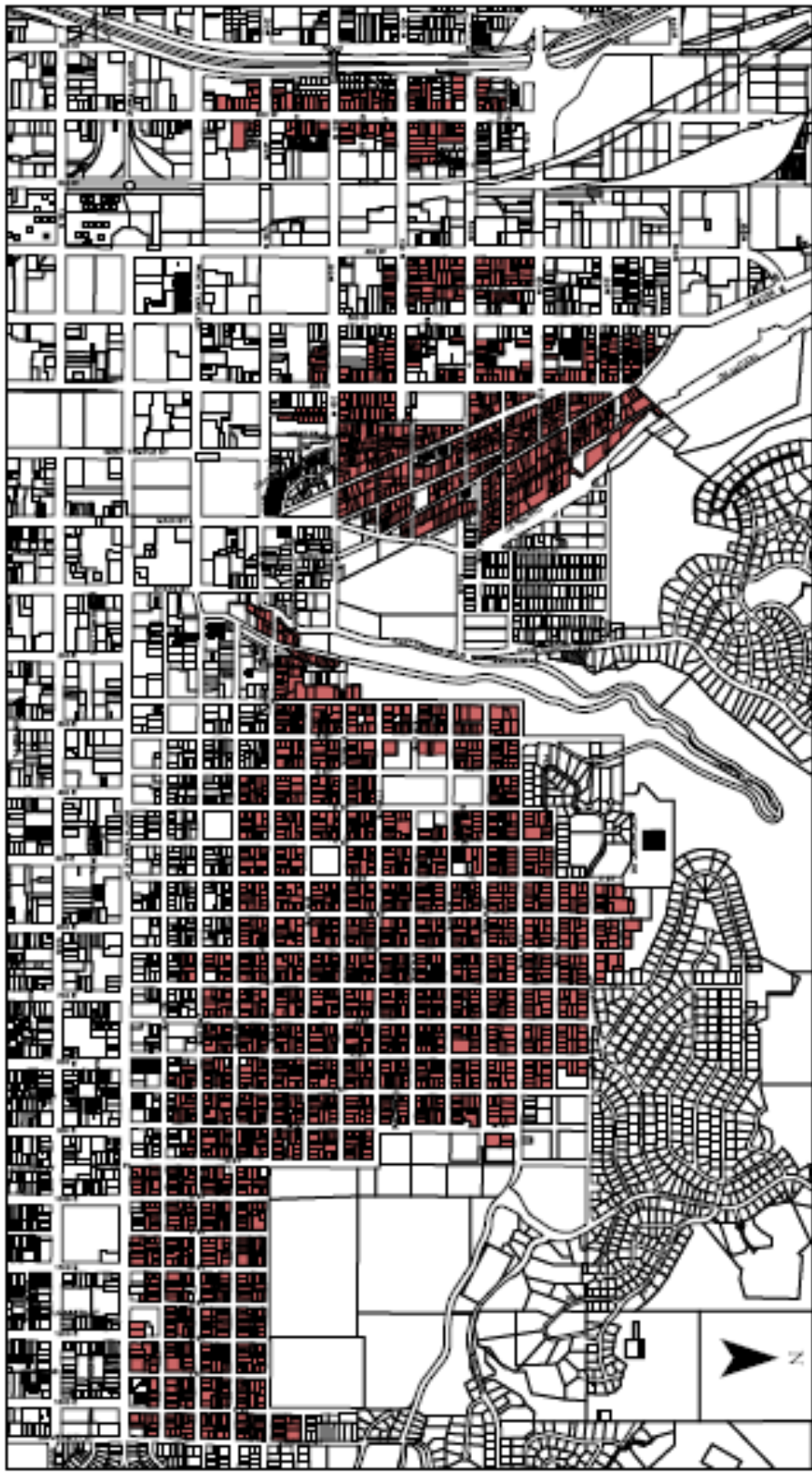
- 2. **Accessory To Residential Uses in the FR, R-1 districts, R-2 district and SR districts:** The height of accessory buildings/structures in the FR districts, R-1 district, R-2 district and SR districts shall conform to the following:
 - a. The height of accessory buildings with flat roofs shall not exceed twelve feet (12'); **ten feet (10') in the SR-1A Zoning District;**
 - b. The height of accessory buildings with pitched roofs shall not exceed seventeen feet (17') measured as the vertical distance between the top of the roof and the finished grade at any given point of building coverage. **In the SR-1A Zoning District the height of accessory buildings with pitched roofs shall not exceed fifteen feet (15');** and
 - c. Accessory buildings with greater building height may be approved as a special exception, pursuant to part V, chapter 21A.52 of this title if the proposed accessory building is in keeping with other accessory buildings on the block face.

ATTACHMENT 2

MAP OF PROPOSED SR-1A DISTRICTS

Planning Commission Staff Report

Petition 400-06-08: Compatible Infill Standards for Capitol Hill and the Avenues Communities



Proposed Zoning Map Amendment
SR-1 to SR-1A

ATTACHMENT 3

DEPARTMENTAL COMMENTS

Planning Commission Staff Report

Petition 400-06-08: Compatible Infill Standards for Capitol Hill and the Avenues Communities

FROM: McCANDLESS, ALLEN
SENT: WEDNESDAY, MARCH 29, 2006 8:47 AM
TO: JOYCE, EVERETT
CC: PACK, RUSS; DOMINO, STEVE
SUBJECT: FW: PETITION NUMBER 400-06-08 - COMPATIBLE INFILL OVERLAY FOR AVENUES AND CAPITOL HILL COMMUNITY COUNCIL - MODIFY THE SR-1 ZONING DISTRICT REGULATIONS

EVERETT,

- Thank you for sending the review request for the above referenced zoning text change. The proposed amendment affects zoning in the Avenues and Capitol Hill area and does not present any known impacts on operations at the Salt Lake City International Airport. -Allen McCandless, Planning Manager

From: Butcher, Larry

Sent: Thursday, March 30, 2006 4:45 PM

To: Joyce, Everett

Cc: Goff, Orion

Subject: RE: Department review for Petition 400-06-08 Compatible Infill Overlay Text for SR-1 Zone in the Avenues and Capitol Hill Communities

Everett:

A question before I list my comments. Will this amendment come with a map overlay? If so, will the remaining SR-1 districts have differing regulations? If this is the case, from an implementation standpoint I would prefer a separate zoning district rather than an overlay.

- Under E: Consider using 4 as the number for averaging. When I thought about using 3 principal buildings we would be left with one building when we excluded the smallest and largest setbacks. With 4 structures we would have two sites to average.
- E3bia&b side yards: Not a major issue but consider removing the 8" from the lot width. If we round up to 49' and 27' it will be easier for folks to remember and the difference is about an inch.
- E3biic side yards: This section seems to indicate that if the lot allows for reduced setbacks under a & b above (narrow lots) then you can not build within 10' of your neighbors home even if you maintain 4' and 10' side yards. It seems this section was intended to address the side yard of a property that takes advantage of the narrow lot reduced side yard allowance. Since we must have a 4' side yard the reduced side would always be the 10' side. It also seems a bit unfair to require a 10' separation on the 4' side when lot width compliant properties can build to within 4' without worrying about their neighbor's location. Consider specifically noting that properties that provide 4' and 10' side yards, regardless of the side yard requirement, are exempt from the 10' separation and that the 10' separation requirement does not apply to the 4' side.
- E35a, maximum accessory building coverage of 600 sq. ft., is a new requirement. Requires amendment to Ord. 90
- E35b&c also require Ord. 90 amendment. The dimensions are very conservative and I would anticipate requests for taller or larger structures. Admin hearing?

Larry

From: Stewart, Brad

Sent: Tuesday, March 28, 2006 3:33 PM

To: Joyce, Everett

Cc: Garcia, Peggy

Subject: RE: Department review for Petition 400-06-08 Compatible Infill Overlay Text for SR-1 Zone in the Avenues and Capitol Hill Communities

Everett,

SLC Public Utilities has reviewed the proposed language changes. We have no objections.

As always, development proposals will be reviewed and approved according to the codes and standards applicable to water, sewer , and storm drainage at the time of submittal.

Thank you,

Brad

From: Walsh, Barry
Sent: Wednesday, March 29, 2006 3:56 PM
To: Joyce, Everett
Cc: Young, Kevin; Smith, Craig; Butcher, Larry; Brown, Ken
Subject: RE: Department review for Petition 400-06-08 Compatible Infill Overlay Text for SR-1 Zone in the Avenues and Capitol Hill Communities

March 29, 2006

Everett Joyce, Planning

Re: Petition 400-06-08 Proposed Compatible Infill Overlay Text Change for SR-1 Zone in the Avenues and Capitol Hill Communities.

The transportation division review comments and recommendations are as follows:

None of the proposed changes or text indicates any issue with required public transportation corridors or pedestrian and/or vehicular access or parking requirements. Therefore we have no comment.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.
Craig Smith, P.E.
Larry Butcher, Permits
Ken Brown, Permits
File

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ATTACHMENT 4

COMMUNITY COUNCIL LETTERS

Planning Commission Staff Report

Petition 400-06-08: Compatible Infill Standards for Capitol Hill and the Avenues Communities



Greater Avenues Community Council

1180 1st Avenue, Salt Lake City, UT 84103
Stephen F. Mecham, Chair Phone: 801 359-4165

Salt Lake City Council
Salt Lake City Planning and Zoning
451 South State Street, Room 406
Salt Lake City, Utah 84111

Dear Council Members and City Planners:

The Greater Avenues Community Council (GACC) is pleased to submit for your review the enclosed SR-1 Overlay overwhelmingly approved by the GACC March 1, 2006. As you know, in July 2005 GACC established the Housing Compatibility Committee to develop the enclosed Overlay. In its March 1, 2006 meeting, GACC also voted to allow representatives of the Housing Compatibility Committee to work with Planning and Zoning if any changes are needed to facilitate City Council approval of the Overlay.

During the past seven months, the Housing Compatibility Committee has sought public input and has worked diligently to develop the Overlay to preserve and protect the unique characteristics of SR-1 properties in the eclectic Avenues area. The GACC believes the draft Overlay establishes a new set of fair and flexible zoning rules specific for the Avenues District SR-1 area that will allow for a large range of diverse development patterns and still provide a measure of predictability for everyone in the community. We urge you to approve the Overlay as it is proposed.

We look forward to working with you in enacting and implementing the Overlay. You may call me at 359-4165 with any questions. Housing Compatibility Committee spokesperson Shane Carlson may be reached at 596-3939 and Committee Chair Lon Richardson may be reached at 364-4529.

Sincerely,

A handwritten signature in cursive script that reads "Stephen F. Mecham".

Stephen F. Mecham, 2006 Chair
Greater Avenues Community Council

Paterson, Joel

From: pv4910@xmission.com
Sent: Friday, March 17, 2006 2:36 PM
To: Paterson, Joel
Cc: Jergensen, Eric; ComeBackShane@Comcast.net
Subject: Capitol Hill SR-1

Mr. Paterson,

This is to inform you of two votes taken by the Capitol Hill Community Council (CHCC) during its meeting on March 15, 2006. First, the CHCC approved the inventory of all SR-1 housing made by volunteers in the CHCC and recorded on a map by Shane Carlson, by a vote of 21:1. Second, the CHCC endorsed the SR-1 infill overlay regulations and procedures proposed to you by the Greater Avenues Community Council, with a vote of 22:1.

May I also ask you to include me in all future exchanges and meetings concerning the SR-1 infill overlay of the Planning Division.

Sincerely yours,
Peter von Sivers, Chair

From: Jim Jenkin [Jim.Jenkin@hsc.utah.edu]
Sent: Wednesday, April 05, 2006 2:03 PM
To: Paterson, Joel
Cc: AvenuesHCC@Comcast.net
Subject: Re:Planning Office response to proposed SR-1A Zoning

Dear Planning Staff and Commission Members,

I wish to respond to the proposal of Planning Staff regarding changes to the SR-1A zoning proposal made by the Housing Compatibility Committee (HCC) of the Greater Avenues Community Council (GACC). I apologize for brevity and errors as I am traveling and pressed for time.

In a meeting with Planning Staff community members including myself were informed of Plannings intent to recommend standards for accessory structures based more on existing policy and convenience than on the Communities assesment of it's needs. I urge the Commision members to support the proposal of the HCC (and as adopted by The Capital Hill Community Council and GACC) as originally submitted.

Specifically:

5 B. Primary Accessory Buildings:

HCC Proposed a 480 sf accessory building with a 14 foot peak height limit and a 9ft wall height limit as the maximum acceptable under Tier One.

Planning Staff recommend a 600 s.f. accessory building with a peak height of 15 feet and wall height limit of 10 feet.

Their reasoning was as follows:

1. Some builders were consulted who felt it would be more difficult to accomodate a 7ft garage door with a 9 foot flat roofed building.
2. The 50%, 600 sf standard has been in place for sometime, and is the standard accepted by Landmarks.

"Some builders" consider a seven foot door to be standard. A 6'8" door is also a standard residential size and probably much more commom in the Avenues. A Volkswagen Eurovan Camper fits in a 6'8" door.

"Some builders" said it would be "difficult" to acomodate a 7 ft door; no architectural or structural evidence was presented.

If the older standards such as construction convenience and historic compatibility were working we wouldn't need an overlay. The new standard is the evaluation of negative impact on the neighborhood and the neighbors property. The Housing Compatility Committee, as ratified by vote of the Community Councils, has determined thru investigation of existing properties that ten foot high outbuilding walls have a significantly greater potential for

negative impact on neighboring property owners and should, therefore, be subject to further review and neighbor input in Tier Two.

The Landmarks Commission's standards of practice have been developed with a priority of historic continuity and street-face compatibility, where our proposal was developed by accessing impact on neighbors, therefore I do not consider the precedence of Landmarks acceptance as a sufficiently relevant reason for Planning Staff to advance a recommendation over HCC's.

The existing outbuilding standard was not changed in the City-wide infill ordinance, nor in the temporary ordinance, despite evidence of clear damage done to neighbors in the Avenues by accessory buildings.

Keeping the old standard flies in the face of the spirit of the Overlay.

Further, since the Overlay must protect the areas most vulnerable properties, the place to err is clearly on the side of caution and more protection, since an error in under-protection is virtually permanent and an error in overprotection is appealable.

Sincerely,

Jim Jenkin
212 5th Ave

ATTACHMENT 5

PUBLIC COMMENTS

Received 3/31/06

Franz Amussen
Office address 275 East South Temple Suite 204
Salt Lake City UT 84111
801 575 6409

March 30 2006

Salt Lake City Planning Director
451 South State Street Room 406
Salt Lake City Utah 84111

Gentlemen and Ladies

I received notice of this meeting by mail Unfortunately because of a previous commitment I will be unable to attend this meeting I therefore would like you to know my concerns and request that this letter is read out loud at the meeting scheduled for Wednesday April 12 2006 at 5 45

This letter is in response to Item (d) petition 400 06 08

I think this petition is a result of one or two houses that were improved or built in the avenues in very poor taste Unfortunately because of the actions of a couple bad apples the avenues community council now wants to restrict the freedom of all the avenues resident to have full use enjoyment and the ability to upgrade and improve their homes I do not think good taste can be legislated or zoned

I am alarmed and concerned about the seeming attempt by a few people in the Greater Avenues Community Council to restrict the freedom to enjoy and improve the living conditions of the majority of the Avenues residents

I have been an avenue resident at for over 25 years I enjoy living in the avenues because of the tolerance and diversity of the residents and the diverse architecture Now it appears that the tolerance aspect is diminishing

The Greater Avenues Community Council (GACC) sent out a newsletter dated October 2005 where they claimed 94% of avenues residents want to regulate building volume relative to size I sent a letter to the GACC questioning the methodology and validity of this statistic and they never gave me the courtesy of a response I was never asked my opinion and the few people that can get into the Avenues Sweet Branch Library for the GACC meetings do not constitute a majority of the Avenues Residents I would like the GACC to explain its methodology used to arrive at these percentages I seriously doubt if it had any resemblance to a scientific survey

Lets face facts The avenues area is an older area and many many houses are in need of significant additional investment to bring them back to an attractive and sound condition Additionally often older retired people on fixed incomes occupy these homes and they

cannot afford to upgrade their homes for example look at the house on the northwest corner of 8th Ave. and I street this house has been deteriorating for the past 15 years. These homes are not improved until these older residents die or move out. Some houses do not justify an improvement because the high investment needed would not be recovered by the market value of the house. Often the only way to justify this needed investment is to add additional square feet and make it suitable for a family. This was the situation I was faced with when I ended up building my house. The previous house I lived in the Avenues had become too small for my family, its floor plan was not efficient, the plumbing and wiring were not what I would like etc. I looked at fixing these problems but the high investment needed did not justify the market value. My choice was to build a larger more useable house next door on a small lot that I owned. Effectively building the maximum size house I could for the lot. If the new rules are passed it appears that I would not be able to do this in the future!

I am in favor of high-density neighborhoods the Salt Lake valley now appears to be almost entirely developed; high density is exactly what Salt Lake needs and the avenues are. The avenues population is older, and slowly new families are moving in. These older homes often are not suitable to a growing family and a very few people that have the time to attend GACC meetings and can get a seat at the small room at the Sweet library do not constitute any significant overall representation of the broad, large and diverse population of the Avenues and this small group should not stop the improvement of these homes.

I think the GACC would be much better advised to see that proper sidewalks are put in place. Somehow there are many houses and several streets that have no sidewalks. As I walk around a neighborhood suddenly a sidewalk ends and I am forced to walk into the street. Areas I am referring to specifically are on 10th Ave. between F and G Street and G Street between 10th and 11th Ave. and the homes above 11th Ave. I would like the zoning department to require that any house in the avenues that does not have a sidewalk in front of the house to install one to encourage safe pedestrian traffic.

I am strongly against any change in the current zoning rules for the Avenues area that would restrict the improvement of the neighborhood or change the current allowed size for houses in the Avenues.

Sincerely,

Franz Amussen

March 14, 2006

Salt Lake City Council
C/o Planning Division
451 S State #406
Salt Lake City, UT 84111

Joel Patterson:

In reference to our discussions pertaining to the Council's consideration in adopting the Avenues Overlay for SR-1 Zoning Ordinance I wish to convey two concerns and two possible solutions.

Problem #1: Primary Building -The restriction of 23' from the ground to the peak of the roof at any point (or the average height of the ridge of houses on the same side of the block).

For a property such as mine, single story rambler on the north side of 9th Ave (569), the lot slopes north to south. This would be very difficult for anyone who wishes to add a second story. The foundation is at ground level at the back of the house, it is approximately 30" high in the front. This would mean the ridge of the roof would have to slope down 30" from back to front (I have a hip roof and the ridge runs north and south).

Problem #2: Primary Building – The restriction of 16' maximum exterior wall height. Many of the avenues homes have 9'-10' high ceilings on the main floor. Any 2nd floor addition including up to 6" for floor joists and subflooring would reduce the ceiling height on the 2nd floor to 5.5'-6'. Standard ceiling heights for new construction are 8'. Many of the homes on 1st, 2nd and 3rd Avenues are 2 story whose walls well exceed 16'.

If you include the 23' restriction of the peak of the roof at the front of my house that would mean the floor to ceiling on the 2nd floor would be 4' and 6.5' on the back.

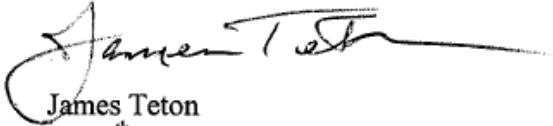
I know that there are options to apply for variances or by other means but many of the lots in the avenues are sloped so I don't know how efficient it would be to adopt these standards as is.

Suggestion #1: Primary Building – The height of the ridge of the roof is 24' at the highest point of the original foundation (or the average height of the ridge of houses on the same side of the block). This would prevent someone wishing to expand back to higher ground unless they removed dirt to do so in order to maintain the same site line. The extra foot of height would also allow for -

Suggestion #2: Primary Building – The maximum height of any exterior wall is not to exceed 8.5' above the ceiling of the main floor.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "James Teton", with a long horizontal flourish extending to the right.

James Teton
569 9th Ave.
Salt Lake City, UT 84103-3128
Phone: 801-297-3682 (w)

From: Miller, Margaret A. [MMiller@FDIC.gov]
Sent: Wednesday, April 05, 2006 11:03 AM
To: Paterson, Joel
Cc: earl.miller@theradoc.com; ComeBackShane@Comcast.net
Subject: Avenues Overlay

Follow Up Flag: Follow up
Flag Status: Green

I have been working on the Avenues Housing Committee since last June and feel that we put a lot of research into our overlay before we submitted it. We had numerous discussions about the limits we described in the proposal. I am concerned that you want to change the wording on the accessory buildings.

A large number of properties do not conform to the SR-1 lot width standard. Because of this, the 480 primary accessory building limit (at the counter permit level) gives some protection to adjacent properties while giving everyone a chance to have a garage. People could always take their request to the next tier if they had reason for requesting a larger structure.

While we are concerned about the large houses that have been springing up in the Avenues, it is also a real problem with people building garages that are out of scale. It is very sad to see such a historically important neighborhood be overrun with people wanting houses that are out of proportion. Big houses and big garages have their place, but not in most neighborhoods in the Avenues.

Please reconsider keeping the recommendations for accessory buildings as presented by the Avenues Housing Committee.

Thank you for all the work you and your department have devoted to this emergency in our neighborhoods.

ATTACHMENT 6
GREATER AVENUES COMMUNITY
COUNCIL BACKGROUND REPORT

Planning Commission Staff Report

Petition 400-06-08: Compatible Infill Standards for Capitol Hill and the Avenues Communities