



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Nannette Larsen, Principal Planner, 801-535-7645 or Nannette.larsen@slcgov.com
Date: May 13, 2020
Re: PLNPCM2020-00054/00053 – 2903 S. Highland Dr. Master Plan and Zoning Map Amendments

Master Plan and Zoning Map Amendments

PROPERTY ADDRESS: 2903 South Highland Drive

PARCEL ID: 16-29-236-002

MASTER PLAN: Sugar House – Mixed Use- Low Intensity/Low Density Residential (5-10 du/acre)

ZONING DISTRICT: CB/R-1-7,000 (Commercial Business/ Single Family Residential 7,000 Sq. Ft. Lots)

REQUEST: Salt Lake City received a request from, Pierre Langue with Axis Architects, representing the property owner Highland Row LLC, for approval of an amendment to the Sugar House Master Plan and the zoning map for a property located at approximately 2903 South Highland Drive. The proposal would rezone the eastern portion of the property (approximately the eastern 55') from R-1-7000 (Single-Family Residential) to CB (Community Business) and would amend the Sugar House Future Land Use Map from Low Density Residential to Mixed Use – Low Intensity. The proposed Master Plan amendment to Mixed Use – Low Intensity and rezone to CB is intended to accommodate a future development on the entire property located at 2903 South Highland Drive.

The subject property is presently “split-zoned” with the majority (approximately 16,600 square feet) of the property currently zoned CB (Community Business) and has a Master Plan land use designation of Mixed Use-Low Intensity. The remainder of the parcel (~7,100 square feet) presently designated as R-1-7000 (Single Family Residential) on the Zoning Map and as Low Density Residential on the Sugar House Future Land Use Map.

RECOMMENDATION: Based on the information in this staff report, Planning Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the proposed zoning map and master plan amendment.

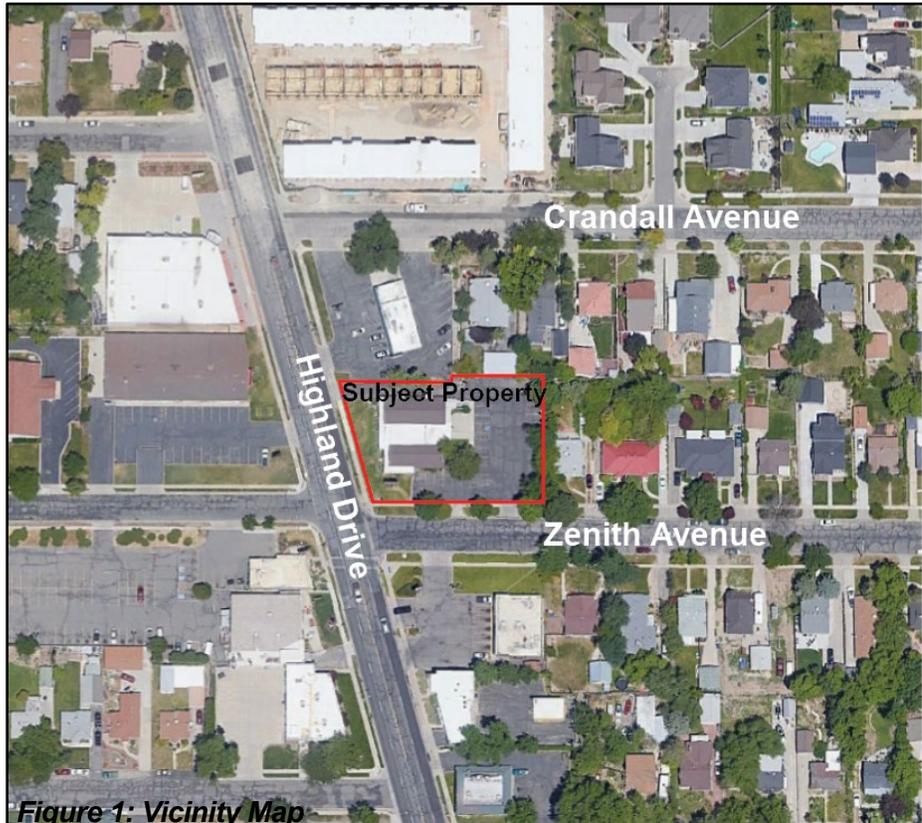
ATTACHMENTS:

- A. Applicant Submittal and Information
- B. Zoning Map
- C. Sugar House Future Land Use Map
- D. Concept Plans
- E. Site Photos

- F. R-1-7000 Zoning Standards
- G. CB Zoning Standards
- H. Analysis of Amendment Standards
- I. Department Comments
- J. Public Process and Comments

PROJECT DESCRIPTION:

The subject property, located on the corner of Highland Drive and Zenith Avenue, is located within the Sugar House Master Plan. The Sugar House Master Plan includes a Future Land Use Map which designates the subject property as “Mixed Use – Low Intensity” and “Low Density Residential”. The majority of the property falls within the Mixed Use – Low Intensity category, the eastern 55’ of the property is contained in the Low-Density Residential classification.



The subject property is also “split-zoned” on the Zoning Map. On the western portion of the property the site is zoned CB (Community Business) and encompasses approximately 16,600 square feet of area. The eastern portion of the property is presently zoned R-1-7000 (Single Family Residential) and encompasses approximately 7,100 square feet of area.

The applicant is requesting to amend the future land use map in the Sugar House Master Plan to Mixed Use – Low Intensity and to amend the zoning map to CB in order to more fully utilize the property for redevelopment. As part of the rezone application the applicant is required to provide a description of the proposed use of the site and the purpose of the petition to rezone. The applicant with Axis Architects included a concept rendering and site plan for a proposed redevelopment of the site. This concept plan is included in this report as Attachment D and consists of a townhouse development. Because this is a concept plan, the proposed rezone and master plan amendment to the property will not require that the applicant build the units as described. If approved, the rezone and master plan amendment will allow the applicant or a future developer to develop the site in accordance to the CB (Community Business) zoning district standards and permitted land uses. This is reviewed in more depth in Key Consideration 3 of this staff report.

BACKGROUND

The subject property fronts Highland Drive, an arterial street, and Zenith Avenue, a local street. Arterial streets facilitate high traffic movement over long distances. Arterial streets generally are wider with more lanes of traffic which travel as relatively high speeds. Local streets are usually single lane short streets which provide direct access to and from properties. The properties in this

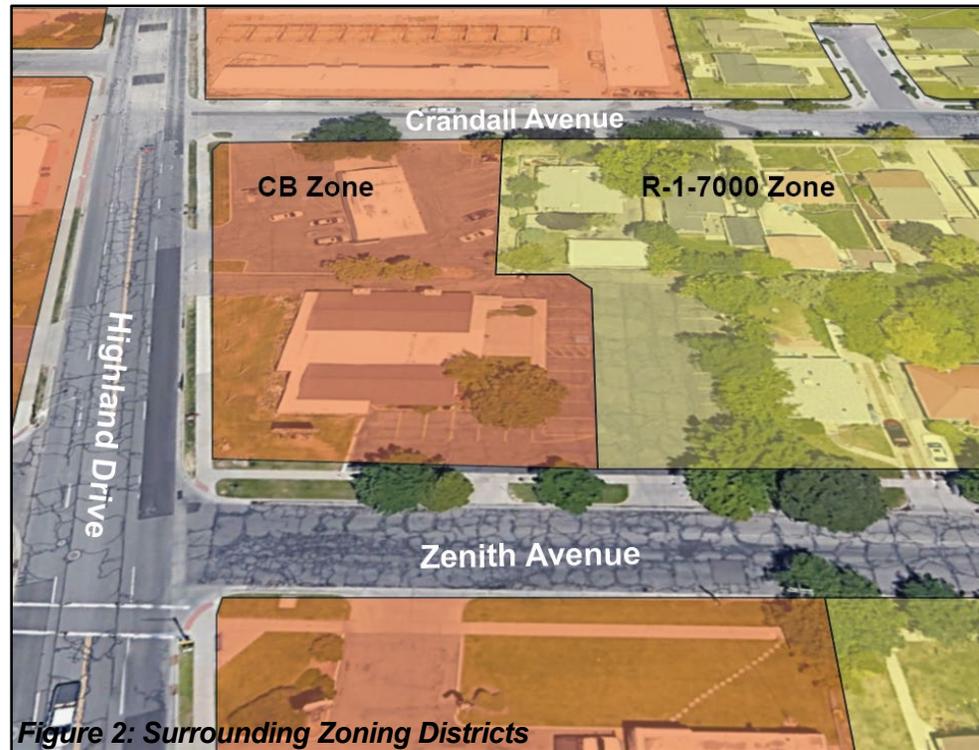


Figure 2: Surrounding Zoning Districts

area, which also abut Highland Drive are generally zoned CB with properties located to the east of these properties within the Single-Family Residential (R-1-7000) zoning district.

The subject site is presently improved and houses the Visual Art Institute which faces Highland Drive, it includes parking spaces located on the southern and eastern sides of the site. The drive access to the site is located to the south, allowing access from Zenith Avenue.

To the east of the site are single-family houses which are accessed from Zenith Avenue; to the north the single-family houses are access from Crandall Avenue. The adjoining properties to the east and north of the subject property appear to maintain the setback requirements in the R-1-7000 zoning district, with at least a 6' interior side yards and 25' rear yards.

The portion of property proposed to be rezoned and amended on the master plan land use map consists of a section that is approximately 55' wide and 124' deep, and has frontage along Zenith Avenue. This amended section currently facilitates parking to the Visual Art Institute and is noncomplying to the underlying zoning district.

The property is located in the Clermont Subdivision Plat which was created in 1910, at the time the site and surrounding sites were subdivided they were all platted as residential lots. Over time as the area developed and grew, properties along Highland Drive rezoned to allow commercial land uses. At some point the property was "split-zoned" that designated the parking area to the east as R-1-7000 and the west side of the property as CB.

KEY CONSIDERATIONS:

The key considerations listed below have been identified through the analysis of the project, neighbor and community input, and department review comments.

1. Consistency with Master Plan Policies
2. Zoning Compatibility with Adjacent Properties
3. Relevance of Applicant's Concept Drawing and Site Plan

Consideration 1 – Consistency with Master Plan Policies

The property under review is part of the Sugar House Community Master Plan. This plan lays out general land use policy guidelines for the community paired with more specific guidelines in the master plan's Future Land Use Map.

The stated purpose of the Sugar House Community Master Plan is to provide:

- *“Policies to help protect the stable, well-kept residential neighborhoods of Sugar House;*
- *And, policies that support the preservation of neighborhood character...”*

The proposed amendments to the Master Plan maintains the purpose of the Sugar House Community Master plan in that the proposed amendment will not alter the residential neighborhood by rezoning the property to CB as the subject site has not been developed as a residential lot. Also, the proposed amendment will allow for the continuation of a well-kept residential neighborhood by allowing for the integration of a low-intensity use to buffer the residential area with the Highland Drive arterial street.

The proposed amended future land use on the eastern portion of the lot is Low-Intensity Mixed Use. The Sugar House Master Plan defines this land use as:

“Low-Intensity Mixed Use allows an integration of residential with small business uses, typically at ground floor levels. Height limits generally include one- and two-story structures. The intent is to support more walkable community development patterns located near transit lines and stops. Proposed development and land uses within the Low-Intensity Mixed Use area must be compatible with the land uses and architectural features surrounding each site.”

The master plan amendment to this future land use designation is appropriate as this land use allows for, “an integration of residential with small business uses”, this limits the intensity of commercial areas along Highland Drive and requires that the architecture of the building is compatible with the built environment surrounding the site. The appropriate zoning district which meets the intent of the Low-Intensity Mixed Use land use is the CB district. The purpose of the CB (Commercial Business) zoning district is to, “provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods”.

The Sugar House Master Plan addresses nonconforming properties, as the subject property is, and the process of converting them to commercial uses. It recommends that the City is cautious in rezoning these types of properties and that, “each one should be considered on its own merits, with the public and surroundings residents given the opportunity to provide input into the decision-making process”.

The surrounding property owners and interested parties in the Sugar House Community were given the opportunity to voice their concerns or support of this project. The feedback City Staff received is attached to this report as Attachment J. As previously stated, it appeared the majority of the concerns expressed included building height and availability of on-street parking. These concerns are addressed in Key Consideration 2 of this report.

The future land use designation of Low-Intensity Mixed Use on the subject site appears to meet the intent of the Sugar House Master Plan in that it acts as a transition between an arterial street and an established residential neighborhood. The proposed rezone to CB also meets the intent of both the future land use in the Master Plan and the purpose of the CB zone, as an integration zone between moderately size commercial areas and residential neighborhoods.

The proposed amendments are also supportive of Plan Salt Lake, a citywide plan which guides the direction of the city as a whole. Plan Salt Lake includes goals directed toward housing, planning for future growth, transportation and mobility, and maintaining neighborhoods. Of the goals listed in these sections the proposed amendments are supported by the following initiatives:

- *“Encourage a mix of land uses.*
- *Promote infill and redevelopment of underutilized land.*
- *Increase the number of medium density housing types and options.*
- *Enable moderate density increases within existing neighborhoods where appropriate.”*

The proposed amendment to the Sugar House Master Plan encourages a mix of land uses by increasing the size of the CB zone on the subject lot and therefore opening the site to be developed as residential multi-family, or a use that may otherwise be different than what is typical along either Zenith Avenue and Highland Drive. Allowing for the proposed amendments will also potentially, *“increase the number of medium density housing types and options”* along Highland Drive and, *“enable moderate density increases in existing neighborhoods”* as the applicant’s proposed land use is single-family attached housing and the site is located near an arterial street which will accommodate higher density types of uses. Also, the subject site is generally considered to be an underutilized portion of land as a significant portion of the site is dedicated to parking which is not often occupied. By allowing for the rezone of the site it also further opens the property to new uses which more fully utilize the property. City Staff has therefore found the proposed amendment meets the goals and initiatives of the citywide Plan Salt Lake.

Consideration 2 – Zoning Compatibility with Adjacent Properties

Building Height

One of the concerns brought by those who commented at the Sugar House Community Council meeting and those who left comments online or by email, is the compatibility of a commercial zoning district adjoining a single-family neighborhood. These concerns included the privacy of the surrounding residential neighborhood and the parking of the proposed use.

Zone	Max. Building Height	Front Setback	Side Setback	Rear Setback	Landscape Buffer
R-1-7000	(Pitched)28’/20’(Flat)	Average of Block Face	6’/10’	25’	n/a
CB	30’ (Pitched or Flat)	(Min) 0’/ 15’ (Max)	0’	10’	7’ (Abutting Residential Zones)

As shown on the above table, the CB zoning district allows for a building height of 30’. The building size and massing standards in the CB zoning district require that any development of a property within the CB district must be consistent with the building height and roof pitch of the existing built environment along the block face. The requested rezone would increase the allowed building height by 2’ as the properties to the east of the subject site.

Landscape Buffer

A landscape buffer is also required in the CB zone when the property abuts a residential district. The landscape buffer is required to be no less than 7' from the property line and must be landscaped according to the standards in the Zoning Code. This includes a shade tree for every 30 linear feet of the landscape buffer, shrubs with a mature height of at least 4' along the entire length of the landscape buffer, and between a 4' or 6' solid fence along the property line. The intent of the landscape buffer standard is to separate differing uses allowed between a commercial and residential use to mitigate any potential impact a more intense use may have on a less intense use.

Parking

The other concern expressed during the review was of available parking if the site were to be developed as townhouses. The table below outlines the required number of parking for single-family detached dwelling units and the concept use indicated by the applicant, multiple-family dwelling units. The total number of parking stalls required for a single-family house is 2 spaces for each dwelling unit. The number of parking stalls required for a multiple-family development is 2 spaces for each dwelling unit containing a 2 or more bedroom unit, or 1 space for a 1 bedroom unit or efficiency dwelling unit, or .5 spaces for units less than 600 square feet.

Zone	Use	Required Parking
R-1-7000	Single-Family Detached	2 spaces for each dwelling unit
CB	Multiple-Family	2 spaces for each dwelling unit containing 2 or more bedrms; 1 space for 1 bedrm or efficiency dwelling

Design Review

In addition to the CB district's standard requirements regarding landscape buffers, parking, and building height, it also requires that buildings with over a certain square footage return to Planning Commission for a public hearing prior to building permit approval. The CB zoning district requires that buildings with a gross square footage of first floor area that is over 7,500 square feet or an overall gross square footage greater than 15,000 square feet be reviewed through design review process. The design review process will allow Planning Staff and the Planning Commission to review the project's compatibility with surrounding development in regard to height, massing, vehicular access, landscape buffers, whether building step-backs are appropriate, and acceptable façade design. Approval by the Planning Commission would be required prior to changes being made onsite if the proposed development exceeded the floor area standard in the CB zoning district.

Present Conditions

There are specific considerations to this particular site as well. While this site has single-family residential uses to the east and north, there is a grade change from the subject property to the single-family residences to the north. This change of grade is indicated by an approximately 3' retaining wall with a 6' fence on top of the retaining wall. This change of grade between properties reduces the impact

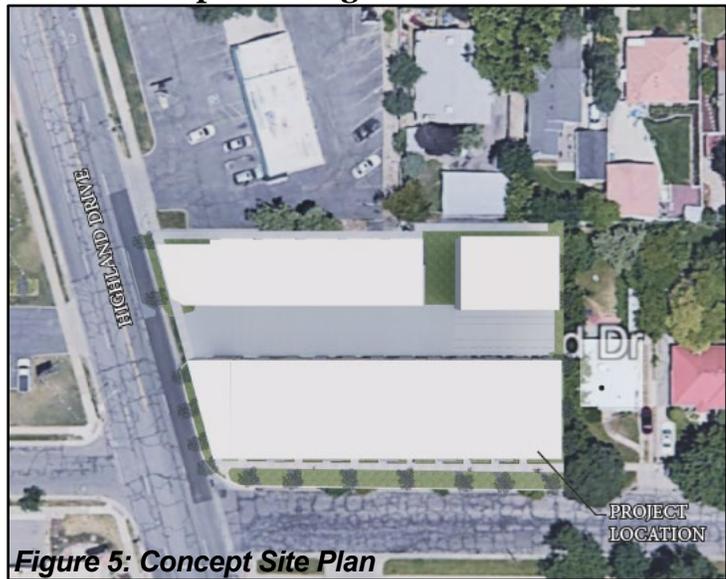
of building height differences between the residential and proposed commercial zones. Further, the property to the north includes an approximately 47' rear yard. The property to the east of the subject site maintains the same grade as the subject site and has an approximate 6' side yard setback. Any proposed use on the subject site if the site is approved for an amended master plan and rezone, would require the landscape buffer to be maintained for sufficient separation between the two uses. Further, the existing use of the site is a commercial parking lot, and is currently considered to be a nonconforming use on the property.



It is staff's opinion that due to the existing conditions of the site, the current commercial use, the site improvements that would result from redevelopment, and impact mitigation built into the CB zoning district, the proposed amendments to the master plan and zoning map will be generally compatible with the adjacent properties and uses.

Consideration 3 – Relevance of Applicant's Concept Drawing and Site Plan

The purpose of asking the applicant to provide a concept land use and drawing for a master plan and zoning map amendment submittal is to gain an idea of what the intent of the proposed amendments aim to accomplish. While the submittal of a concept plan is helpful, if the proposed amendments are approved, the developer is not obliged to the concept plan or its land use. Any development of the site would still need to meet all base zoning standards including providing required off-street parking and landscaped buffers to adjacent single-family uses.



Whether the proposed amendments are approved or denied by City Council any proposed development of this site will be reviewed by the building permit process to ensure that the standards of the underlying zoning district are met prior to issuance of the building permit.



Figure 6: Concept Elevation

DISCUSSION:

The development potential of the existing split zone allows for the west portion of the property to be developed for any use which is permitted or conditional in the CB zoning district. It would also allow for any development that complies with the building height, design standards, and setbacks of the CB zoning district. The permitted uses and standards of the CB district are included in Attachment G in this report. However, the CB type of development would be limited to that portion of the lot which is zoned CB, and any building which exceeds 7,500 square feet of first floor gross floor area or 15,000 square feet of gross floor area overall will need to be reviewed by Planning Commission for neighborhood compatibility through the Design Review process.

The portion of property which is presently designated as R-1-7000 could either remain as a parking lot for any potential new uses on the property, or be developed for the uses which are permitted in the R-1-7000 district. In order to develop this section of property the portion of the site zoned R-1-7000 would need to be subdivided and would require a lot width of 50 feet and a minimum lot area of 7,000 square feet. The portion of the lot which is presently designated as R-1-7000 is approximately 55' wide and 7,100 square feet and would meet the standards required in that zone. The standards for the R-1-7000 district are included in this report as Attachment F.

If the site were permitted to be rezoned the entire 23,000 square feet of the lot would be allowed to develop within the standards of the CB zoning district, which may include remaining as a commercial parking lot. The setbacks, height, design standards, and buffer requirements as well as the land uses permitted in the CB are all included in Attachment G.

The proposed amendments to the Master Plan's Future Land Use Map and the Zoning Map meet the intent of the Sugar House Master Plan and the purpose of the Commercial Business Zoning District. The master plan and zoning map amendments of the site will bring the property to compliance and

due to the location of the subject site, the amendments will meet the intent of the CB zoning district by acting as a, *“integration zone between moderately sized commercial areas and residential neighborhoods”*.

Further, the building standards of the single-family residential properties to the east are generally similar to the CB zoning district. The height, setbacks, and parking have similar restrictions, and the difference between the grading of the subject site and the properties to the north further minimize those differences. Additionally, the CB zoning district requires certain design elements, such as providing a similar roofline along to the block face, 40% ground floor glass, one building entrance per 40’ of building façade, a 15’ maximum blank wall length, and screening all mechanical equipment.

NEXT STEPS:

A recommendation of approval or denial by the Planning Commission will result in the proposed Master Plan and Zoning Map amendment to be sent to the City Council for a final decision.

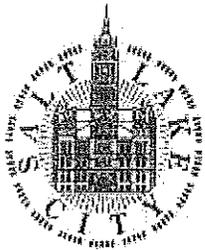
Master Plan and Zone Amendment Approval

If the master plan and zone amendment is approved, the applicant will be permitted to build for any use allowed in the CB zone on the site. A list of uses allowed by the zone is included in this report as Attachment G. The developer will need to obtain a building permit for any development and will need to comply with the necessary zoning standards, including buffering where the property is adjacent to single-family zones

Master Plan and Zone Amendment Denial

If the master plan and zone amendment is denied, a portion of the property will remain zoned R-1-7000, Single Family Residential. This zone allows the development to build one single-family dwelling on the property at a maximum. Or, the property could continue to be used as a parking lot or developed for other uses allowed in the R-1-7000 zone. The remaining portion of the site will still be able to be developed as the existing CB zoning allows.

**ATTACHMENT A: APPLICANT SUBMITTAL AND
INFORMATION**



Zoning Amendment

SALT LAKE CITY PLANNING

Amend the text of the Zoning Ordinance Amend the Zoning Map

OFFICE USE ONLY

Received By: <i>A. Anglin</i>	Date Received: <i>1/21/20</i>	Project #: <i>PLN/PCM2020-00054</i>
Name or Section/s of Zoning Amendment: <i>Rezone to CB</i>		

PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):
2903 S Highland Drive

Name of Applicant:
Pierre Langué

Phone: [REDACTED]

Address of Applicant:
[REDACTED]

E-mail of Applicant:
[REDACTED]

Cell/Fax:

Applicant's Interest in Subject Property:
 Owner Contractor Architect Other:

Name of Property Owner (if different from applicant):
Highland Row, LLC

E-mail of Property Owner:
[REDACTED]

Phone: [REDACTED]

Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

AVAILABLE CONSULTATION

If you have any questions regarding the requirements of this application, please contact Salt Lake City Planning Counter at (801) 535-7700 prior to submitting the application.

REQUIRED FEE

- Map Amendment: filing fee of \$1,034, plus \$121 per acre in excess of one acre
- Text Amendment: filing fee of \$1,035, plus \$100 for newspaper notice.
- Plus additional fee for mailed public notices.

SIGNATURE

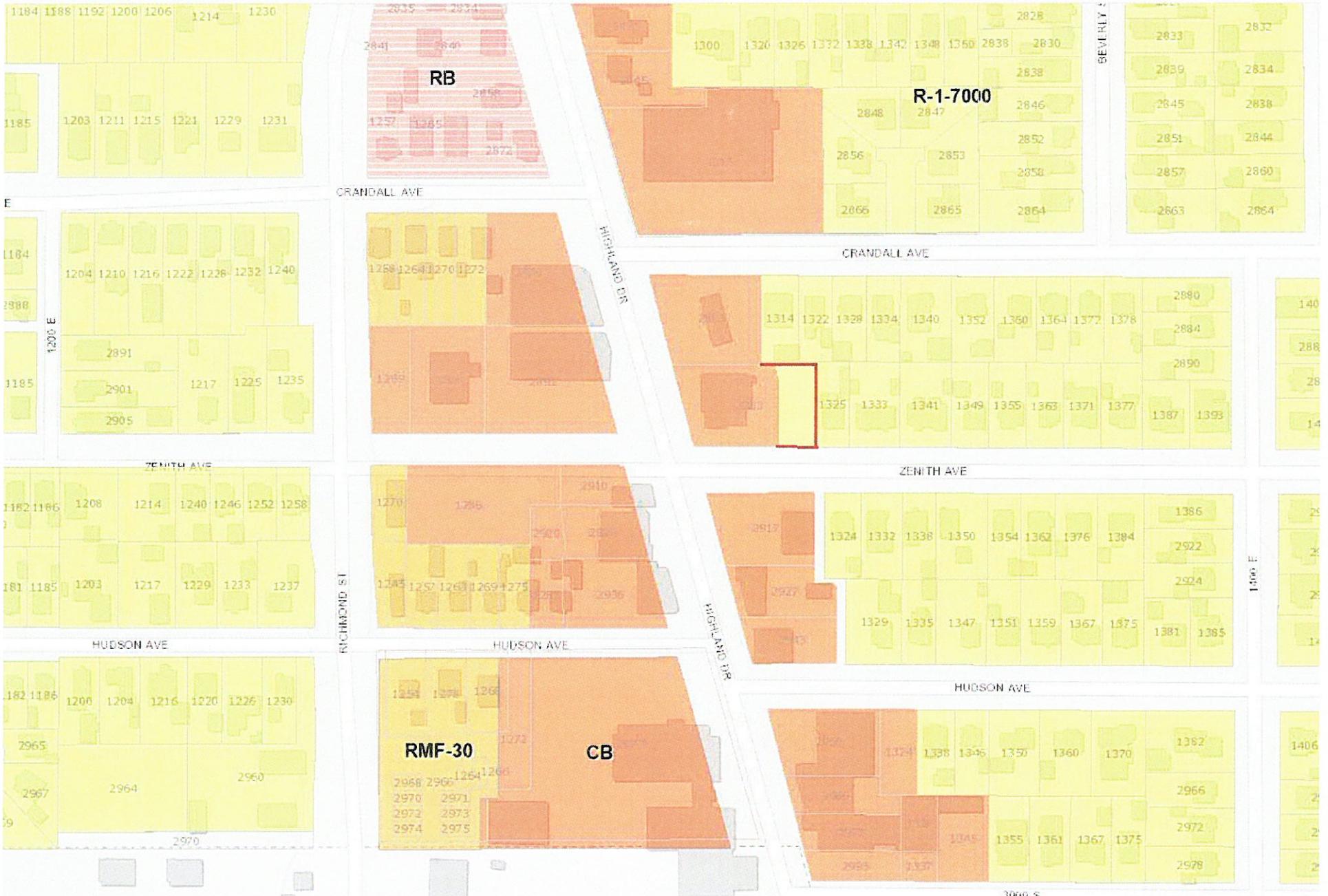
If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

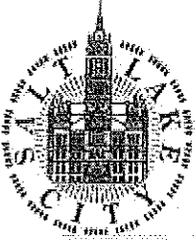
Signature of Owner or Agent: <i>[Signature]</i>	Date: <i>12-27-19</i>
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2903 S Highland Drive Zoning Amendment Application:

Legal Description: LOTS 1 TO 4 INCL & LOTS 60 BLK 1 CLERMONT SUB TOGETHER WITH 1/2 VACATED ALLEYS ABUTTING SD LOTS 6110-2016 6110-2018 6186-1370 6251-0665 8331-0551

1. Purpose Statement: This proposed zoning amendment is intended to correct the current zoning map so that parcel 16-29-236-002-0000 is entirely contained within the CB zone. As the zoning map is currently drawn, most of the parcel falls within the CB zone but a portion of the eastern edge of the parcel falls within the R-1-7000 zone. Amending the zoning map so that the parcel is entirely contained within the CB zone will be more consistent with the existing use of the property and the zoning of neighboring properties. This parcel is just north of the brickyard plaza and just south of Sugarhouse park and would be well suited for a low- density multi-family project.
2. Description of Proposed use: This portion of Highland drive is intended for Low-Intensity Mixed Use as described in the Sugar House Master Plan. The Highland Park neighborhood to the east of Highland Drive is a highly desirable location, but the price point of the single family homes is out of reach for younger families. In addition, the master plan also aims to provide more diverse housing options throughout Sugarhouse. Extending the CB zone across the parcel will not impact any adjacent properties due to the landscape buffer and setback requirements. As a precedent, a parcel just north of this property went through a similar zoning amendment 4 years ago to allow the CB zone to cover the entire property. This parcel is the site of the recently-completed Moda Highland Park Townhomes.
3. Why present zoning is not appropriate: The R-1-7000 portion of this parcel currently houses a commercial, rather than a residential, use. Specifically, it contains a parking lot serving the Visual Art Institute building.
4. Parcel numbers to be changed: 16-29-236-002-0000
5. No change to Zoning Ordinance Language





Master Plan Amendment

SALT LAKE CITY PLANNING

Amend the text of the Master Plan Amend the Land Use Map

OFFICE USE ONLY

Received By: <i>PUNPUN2020-00053</i>	Date Received: <i>1/21/20</i>	Project #: <i>A Anglin</i>
Name of Master Plan Amendment:		

PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):
2903 S Highland Drive

Name of Applicant:
Pierre Langué

Phone: [REDACTED]

Address of Applicant:
[REDACTED]

E-mail of Applicant: [REDACTED]

Cell/Fax: [REDACTED]

Applicant's Interest in Subject Property:

Owner Contractor Architect Other:

Name of Property Owner (if different from applicant):

E-mail of Property Owner:

Phone:

Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

AVAILABLE CONSULTATION

Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

REQUIRED FEE

- Filing fee of \$970 plus \$121 per acre in excess of one acre.
- \$100 for newspaper notice.
- Plus additional fee for mailed public notices.

SIGNATURE

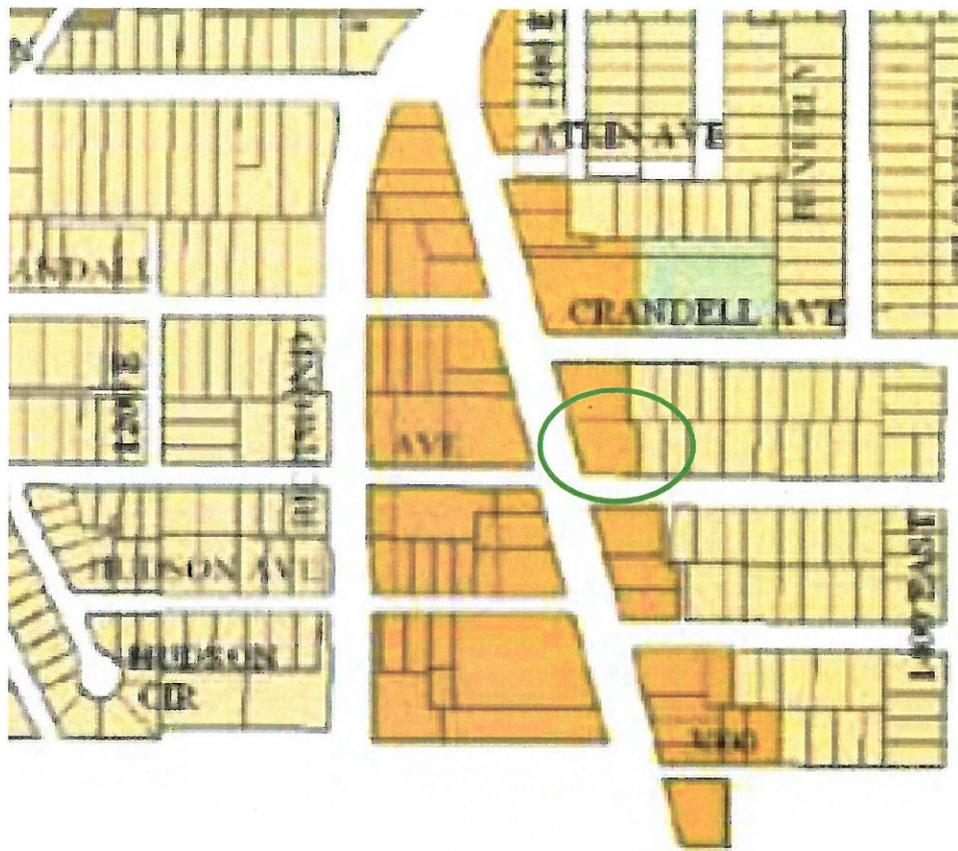
If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent: <i>[Signature]</i>	Date: <i>1-21-20</i>
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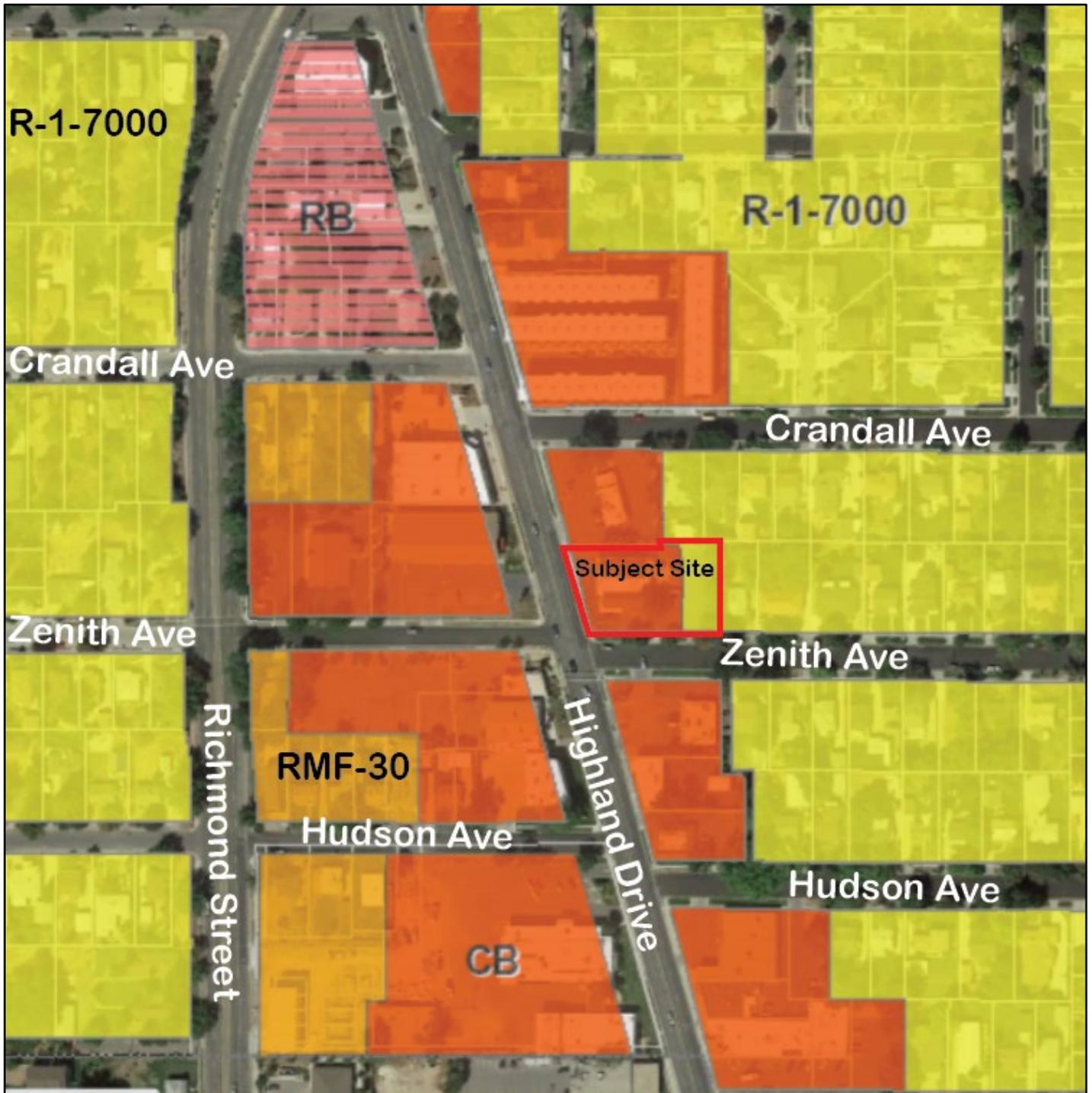
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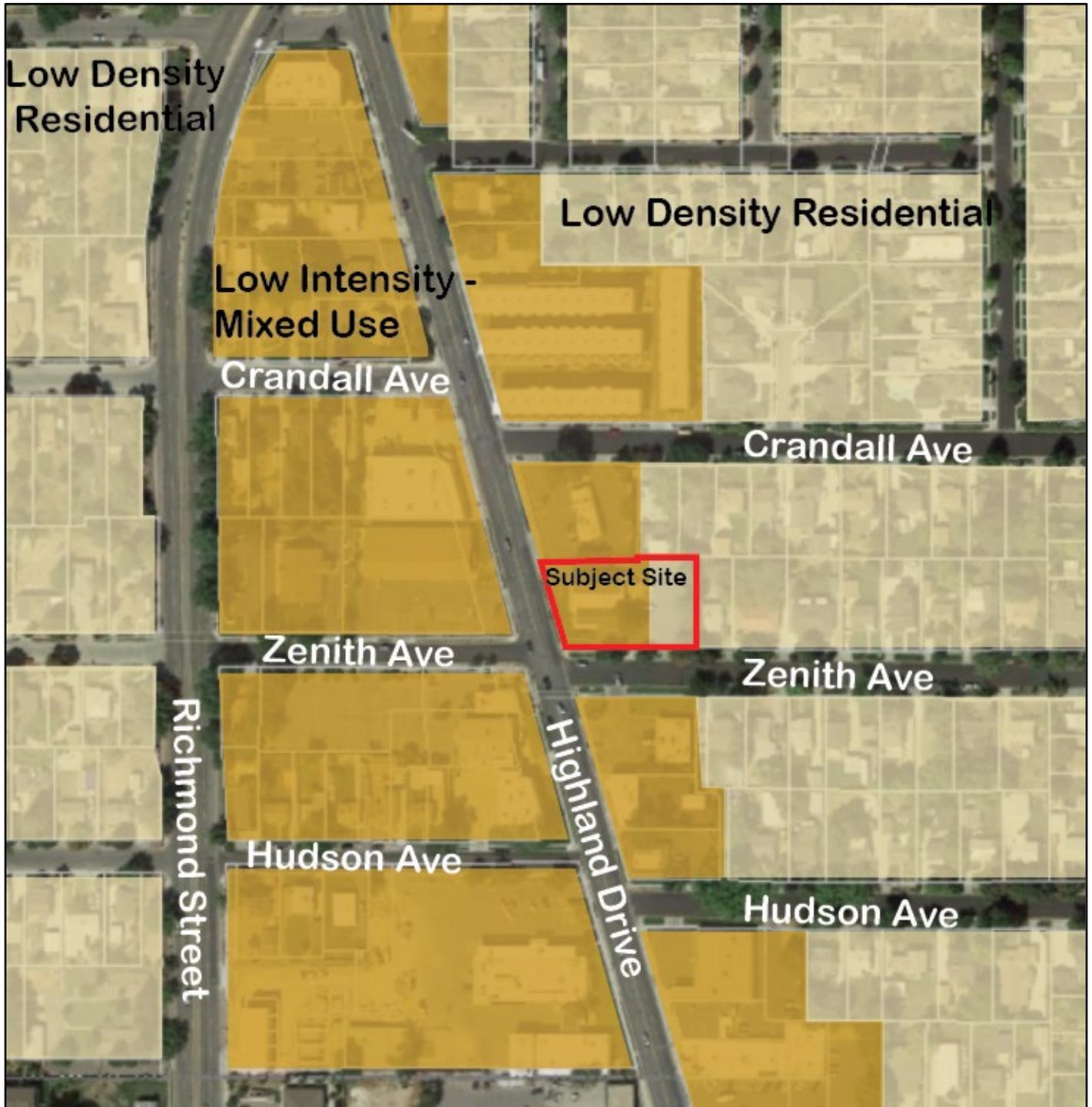
1. Proposed Master Plan Amendment: This proposed master plan amendment is intended to modify the current Sugar House Future Land Use Map so that parcel 16-29-236-002-0000 is contained within the area designated as Mixed Use-Low Intensity land use. As it is currently shown, a portion of the eastern edge of the parcel falls within the Low density residential land use.
2. Statement declaring the purpose for the amendment: This portion of Highland drive is intended for Low-Intensity Mixed Use as described in the Sugar House Master Plan. The Highland Park neighborhood to the east of Highland Drive is a highly desirable location, but the price point of the single family homes is out of reach for younger families. Providing additional housing options closer to the main transportation corridor will diversify and broaden the mix of residential types in the area. In addition, the master plan also aims to provide more diverse housing options throughout Sugarhouse. Extending the Mixed Use-Low Intensity land use across the full parcel will not impact any adjacent properties since it is currently being used as part of a commercial property and its parking lot. A commercial use of this small portion of the parcel is consistent with the use of the property over the past several decades as the current structure and appurtenances have been in place since the 1970s, all of this adjacent to the existing single family properties. The parcel under consideration lies just north of the Brickyard Plaza and just south of Sugarhouse park, making it well suited for a much needed multi-family project in the area.
3. Declare Why the Current Master Plan Requires Amending: This parcel is currently used for a commercial property and a large parking lot. This existing use does not conform to the land use map as it is currently drawn. Amending the master plan will support a corresponding rezoning effort and enable this parcel to be redeveloped in a way that provides more diverse housing options for the community.
4. Parcel numbers to be changed: 16-29-236-002-0000
5. No change to Master Plan text.



ATTACHMENT B: ZONING MAP



ATTACHMENT C: SUGAR HOUSE FUTURE LAND USE MAP

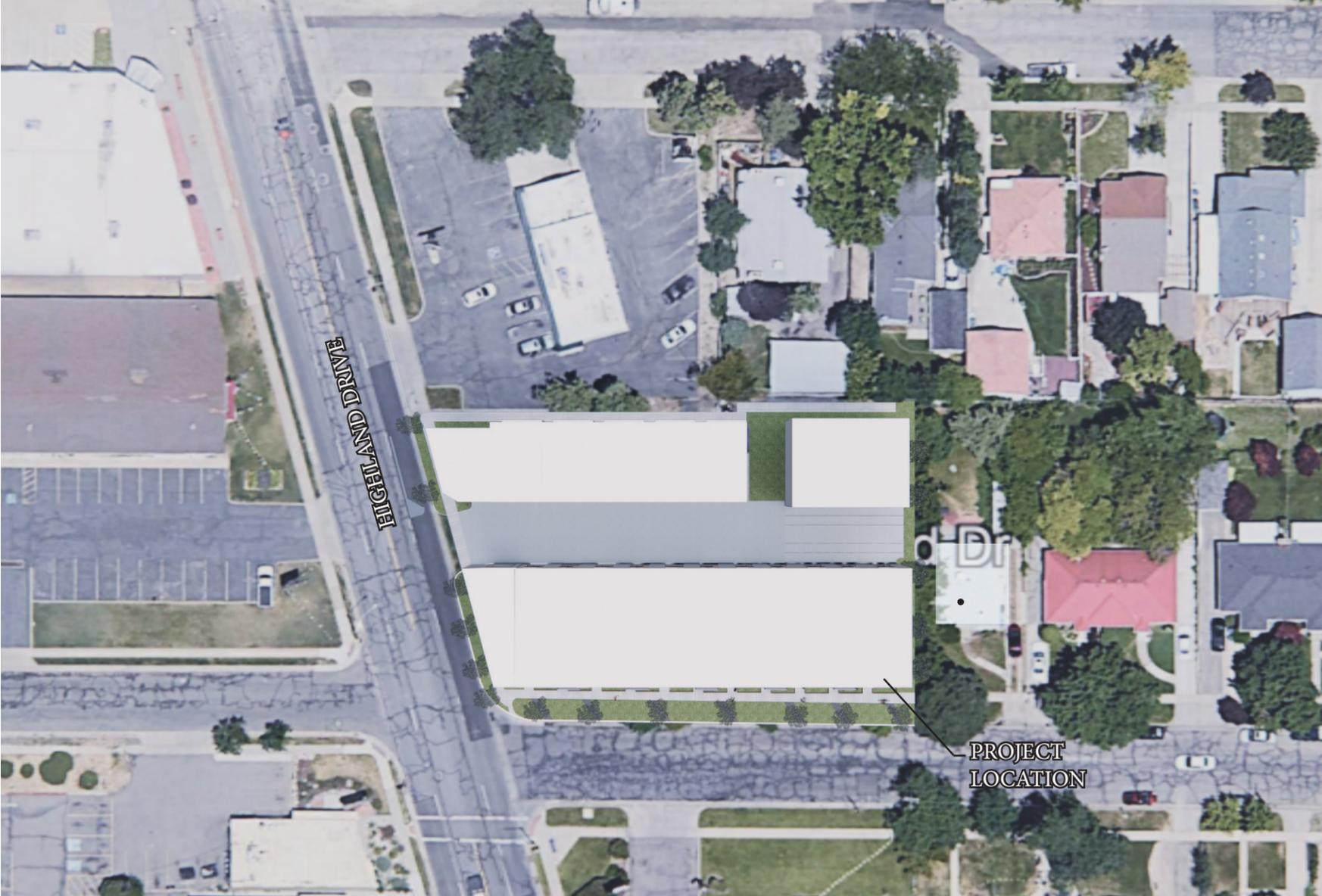


ATTACHMENT D: CONCEPT PLANS





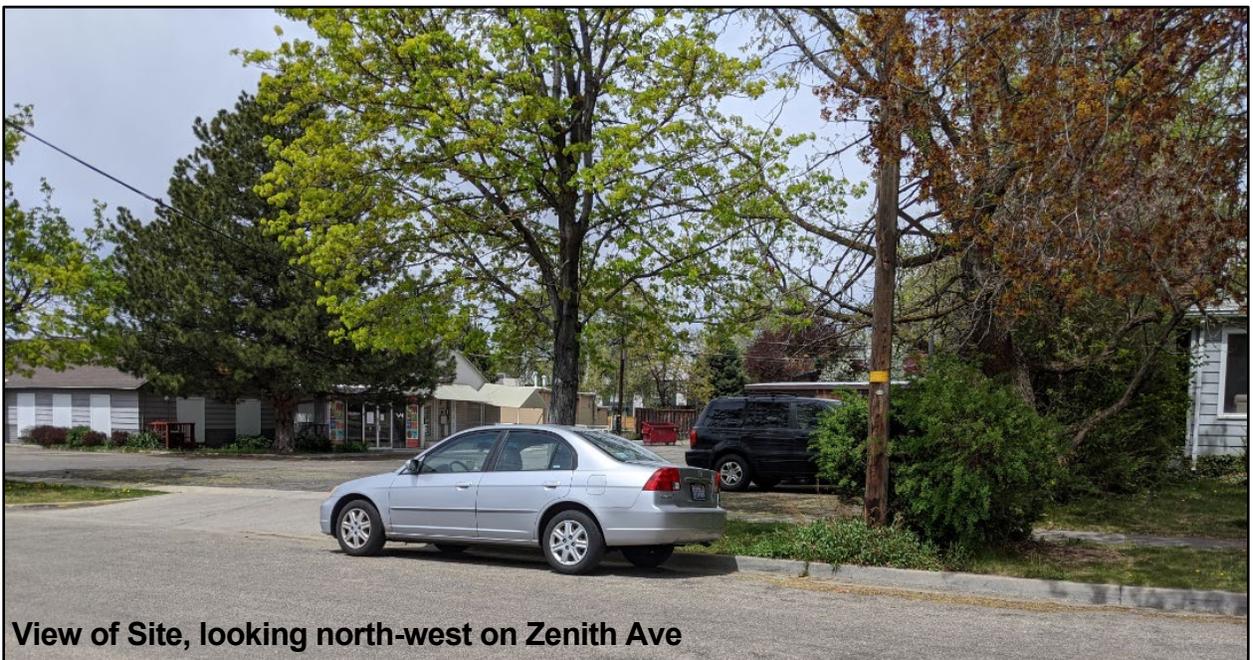
PARCEL REZONED FOR ANOTHER DEVELOPER IN PAST 3 YEARS - R1-7000 TO CB



PROJECT LOCATION



ATTACHMENT E: SITE PHOTOS





View of Site, looking north on Highland Drive and Zenith Ave.



View of Site, looking north-east on Zenith Ave.

ATTACHMENT F: R-1-7000 ZONING STANDARDS

21A.24.060: R-1/7,000 SINGLE-FAMILY RESIDENTIAL DISTRICT:

- A. Purpose Statement: The purpose of the R-1/7,000 Single-Family Residential District is to provide for conventional single-family residential neighborhoods with lots not less than seven thousand (7,000) square feet in size. This district is appropriate in areas of the City as identified in the applicable community Master Plan. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.
- B. Uses: Uses in the R-1/7,000 Single-Family Residential District, as specified in section [21A.33.020](#), "Table Of Permitted And Conditional Uses For Residential Districts", of this title, 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
Municipal service uses, including City utility uses and police and fire stations	No minimum	No minimum
Natural open space and conservation areas, public and private	No minimum	No minimum
Places of worship less than 4 acres in size	12,000 square feet	80 feet
Public pedestrian pathways, trails and greenways	No minimum	No minimum
Public/private utility transmission wires, lines, pipes and poles	No minimum	No minimum
Single-family detached dwellings	7,000 square feet	50 feet
Utility substations and buildings	7,000 square feet	50 feet
Other permitted or conditional uses as listed in section 21A.33.020 of this title	7,000 square feet	50 feet

- D. 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
 - b. The average height of other principal buildings on the block face.
 - 2. The maximum height of a flat roof building shall be twenty feet (20').

3. Maximum exterior wall height adjacent to interior side yards shall be twenty feet (20') 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 foot (1') (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. Lots with cross slopes where the topography slopes, the downhill exterior wall height may be increased by one-half foot (0.5') for each one foot (1') difference between the elevation of the average grades on the uphill and downhill faces of the building.
 - b. Exceptions:
 - (1) 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.
 - (2) Dormer Walls: Dormer walls are exempt from the maximum exterior wall height if:
 - (A) The width of a dormer is ten feet (10') or less; and
 - (B) The total combined width of dormers is less than or equal to fifty percent (50%) of the length of the building facade facing the interior side yard; and
 - (C) Dormers are spaced at least eighteen inches (18") apart.
4. 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 finished grade existing at the time a building permit is requested. Building height for the R-1 districts, R-2 District and SR districts is defined and illustrated in chapter 21A.62 of this title.
5. Where buildings are stepped to accommodate the slope of terrain, each step shall have a horizontal dimension of at least twelve feet (12').
6. a. For properties outside of the H Historic Preservation Overlay District, additional building height may be granted as a special exception by the Planning Commission subject to the special exception standards in chapter 21A.52 of this title and if the proposed building height is in keeping with the development pattern on the block face. The Planning Commission will approve, approve with conditions, or deny the request pursuant to chapter 21A.52 of this title.
 - b. Requests for additional building height for properties located in an H Historic Preservation Overlay District shall be reviewed by the Historic Landmarks Commission which may grant such requests subject to the provisions of section [21A.34.020](#) of this title.

E. 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 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:** The minimum depth of the corner side yard for all principal buildings shall be equal to the average of the existing buildings on the block face. Where there are no other existing buildings on the block face, the minimum depth shall be twenty feet (20'). Where the minimum corner side yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail.
 3. **Interior Side Yard:**
 - a. Corner lots: Six feet (6').
 - b. Interior lots: Six feet (6') on one side and ten feet (10') on the other.
 4. **Rear Yard:** Twenty five feet (25').
 5. **Accessory Buildings And Structures In Yards:** Accessory buildings and structures may be located in a required yard subject to section [21A.36.020](#), table 21A.36.020B of this title.
- F. **Maximum Building Coverage:** The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of the lot area.
- G. **Maximum Lot Size:** With the exception of lots created by a subdivision or subdivision amendment recorded in the Office of the Salt Lake County Recorder, the maximum size of a new lot shall not exceed ten thousand five hundred (10,500) square feet. Lots in excess of the maximum lot size may be created through the subdivision process subject to the following standards:
1. The size of the new lot is compatible with other lots on the same block face;
 2. The configuration of the lot is compatible with other lots on the same block face; and
 3. The relationship of the lot width to the lot depth is compatible with other lots on the same block face.
- H. **Standards For Attached Garages:**
1. **Width Of An Attached Garage:** The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front facade of the house. The width of the garage is equal to the width of the garage door, or in the case of multiple garage doors, the sum of the widths of each garage door plus the width of any intervening wall elements between garage doors.
 2. **Located Behind Or In Line With The Front Line Of The Building:** No attached garage shall be constructed forward of the "front line of the building" (as defined in section [21A.62.040](#) of this title), unless:
 - a. A new garage is constructed to replace an existing garage that is forward of the "front line of the building". In this case, the new garage shall be constructed in the same location with the same dimensions as the garage being replaced;
 - b. At least sixty percent (60%) of the existing garages on the block face are located forward of the "front line of the building"; or
 - c. The garage doors will face a corner side lot line.

21A.33.020: TABLE OF PERMITTED AND CONDITIONAL USES FOR RESIDENTIAL DISTRICTS:

Use	FR-2/ 21,780	FR-3/ 12,000	R-1/ 12,000	R-1/ 7,000	R-1/ 5,000
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	P	P	P	P	P
Adaptive reuse of a landmark site	C8	C8	C8	C8	C8

Alcohol, bar establishment (2,500 square feet or less in floor area)					
Alcohol, brewpub (2,500 square feet or less in floor area)					
Alcohol, tavern (2,500 square feet or less in floor area)					
Animal, veterinary office					
Art gallery					
Artisan food production (2,500 square feet or less in floor area)					
Bed and breakfast inn					
Bed and breakfast manor					
Clinic (medical, dental)					
Commercial food preparation					
Community garden	C	C	C	C	C
Community recreation center					
Crematorium					
Daycare center, adult					
Daycare center, child				C22	C22
Daycare, nonregistered home daycare	P22	P22	P22	P22	P22
Daycare, registered home daycare or preschool	P22	P22	P22	P22	P22
Dwelling, accessory guest and servant's quarter	P11	P11	P11		
Dwelling, accessory unit	C	C	C	C	C
Dwelling, assisted living facility (large)					
Dwelling, assisted living facility (limited capacity)	C	C	C	C	C
Dwelling, assisted living facility (small)					
Dwelling; dormitory, fraternity, sorority					
Dwelling, group home (large) ¹⁴					
Dwelling, group home (small) ¹⁵	P	P	P	P	P
Dwelling, manufactured home	P	P	P	P	P
Dwelling, multi-family					
Dwelling, residential support (large) ¹⁶					
Dwelling, residential support (small) ¹⁷					
Dwelling, rooming (boarding) house					
Dwelling, single-family (attached)					
Dwelling, single-family (detached)	P	P	P	P	P
Dwelling, twin home and two-family					
Eleemosynary facility	C	C	C	C	C
Financial institution					
Funeral home					
Governmental facility	C	C	C	C	C
Home occupation	P24	P24	P24	P24	P24
Laboratory (medical, dental, optical)					
Library					
Mixed use development					
Mobile food business (operation on private property)					
Municipal service use, including City utility use and police and fire station	C	C	C	C	C
Museum					
Nursing care facility					
Office, excluding medical and dental clinic and office					
Open space on lots less than 4 acres in size	P	P	P	P	P
Park	P	P	P	P	P
Parking, off site (to support nonconforming uses in a residential zone or uses in the CN or CB Zones)					

Parking, park and ride lot shared with existing use				P	P
Place of worship on lots less than 4 acres in size	C	C	C	C	C
Reception center					
Recreation (indoor)					
Restaurant					
Restaurant with drive- through facility					
Retail goods establishment					
Retail goods establishment, plant and garden shop with outdoor retail sales area					
Retail service establishment					
School, music conservatory					
School, professional and vocational					
School, seminary and religious institute	C	C	C	C	C
Seasonal farm stand					
Studio, art					
Temporary use of closed schools and churches	C23	C23	C23	C23	C23
Theater, live performance					
Theater, movie					
Urban farm	P	P	P	P	P
Utility, building or structure	P5	P5	P5	P5	P5
Utility, transmission wire, line, pipe or pole	P5	P5	P5	P5	P5
Wireless telecommunications facility (see section 21A.40.090 , table 21A.40.090E of this title)					

Qualifying provisions:

1. A single apartment unit may be located above first floor retail/office.
2. Provided that no more than 2 two-family buildings are located adjacent to one another and no more than 3 such dwellings are located along the same block face (within subdivisions approved after April 12, 1995).
3. Must contain retail component for on-site food sales.
4. Reserved.
5. See subsection 21A.02.050B of this title for utility regulations.
6. Building additions on lots less than 20,000 square feet for office uses may not exceed 50 percent of the building's footprint. Building additions greater than 50 percent of the building's footprint or new office building construction are subject to a design review.
7. Subject to conformance to the provisions in section [21A.02.050](#) of this title.
8. Subject to conformance with the provisions of subsection [21A.24.010S](#) of this title.
9. Subject to conformance with the provisions in section [21A.36.300](#), "Alcohol Related Establishments", of this title.
10. In the RB Zoning District, the total square footage, including patio space, shall not exceed 2,200 square feet in total. Total square footage will include a maximum 1,750 square feet of floor space within a business and a maximum of 450 square feet in an outdoor patio area.
11. Accessory guest or servant's quarters must be located within the buildable area on the lot.
12. Subject to conformance with the provisions of section [21A.36.150](#) of this title.
13. Prohibited within 1,000 feet of a Single- or Two-Family Zoning District.
14. No large group home shall be located within 800 feet of another group home.
15. No small group home shall be located within 800 feet of another group home.
16. No large residential support shall be located within 800 feet of another residential support.
17. No small residential support shall be located within 800 feet of another residential support.
18. Large group homes established in the RB and RO Districts shall be located above the ground floor.
19. Small group homes established in the RB and RO Districts shall be located above the ground floor.
20. Large residential support established in RO Districts shall be located above the ground floor.
21. Small residential support established in RO Districts shall be located above the ground floor.
22. Subject to section [21A.36.130](#) of this title.
23. Subject to section [21A.36.170](#) of this title.
24. Subject to section [21A.36.030](#) of this title.

ATTACHMENT G: CB ZONING STANDARDS

21A.26.030: CB COMMUNITY BUSINESS DISTRICT:

- A. Purpose Statement: The CB Community Business District is intended to provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods. The design guidelines are intended to facilitate retail that is pedestrian in its orientation and scale, while also acknowledging the importance of transit and automobile access to the site.
- B. Uses: Uses in the CB Community Business District as specified in section [21A.33.030](#), "Table Of Permitted And Conditional Uses For Commercial Districts", of this title are permitted subject to the general provisions set forth in section [21A.26.010](#) of this chapter and this section.
- C. Planned Development Review: Planned developments, which meet the intent of the ordinance, but not the specific design criteria outlined in the following subsections, may be approved by the Planning Commission pursuant to the provisions of chapter 21A.55 of this title.
- D. Lot Size Requirements: No minimum lot area or lot width is required, however any lot exceeding four (4) acres in size shall be allowed only through the design review process (chapter 21A.59 of this title).
- E. Building Size Limits: Buildings in excess of seven thousand five hundred (7,500) gross square feet of floor area for a first floor footprint or in excess of fifteen thousand (15,000) gross square feet floor area overall, shall be allowed only through the design review process (chapter 21A.59 of this title). An unfinished basement used only for storage or parking shall be allowed in addition to the total square footage. In addition to the design review standards in chapter 21A.59 of this title, the Planning Commission shall also consider the following standards:
 1. Compatibility: The proposed height and width of new buildings and additions shall be visually compatible with buildings found on the block face.
 2. Roofline: The roof shape of a new building or addition shall be similar to roof shapes found on the block face.
 3. Vehicular Access: New buildings and additions shall provide a continuous street wall of buildings with minimal breaks for vehicular access.
 4. Facade Design: Facade treatments should be used to break up the mass of larger buildings so they appear to be multiple, smaller scale buildings. Varied rooflines, varied facade planes, upper story step backs, and lower building heights for portions of buildings next to less intensive zoning districts may be used to reduce the apparent size of the building.
 5. Buffers: When located next to low density residential uses, the Planning Commission may require larger setbacks, landscape buffers and/or fencing than what are required by this title if the impacts of the building mass and location of the building on the site create noise, light trespass or impacts created by parking and service areas.
 6. Step Backs: When abutting single-story development and/or a public street, the Planning Commission may require that any story above the ground story be stepped back from the building foundation at grade to address compatibility issues with the other buildings on the block face and/or uses.

F. Minimum Yard Requirements:

1. Front Or Corner Side Yard: No minimum yard is required. If a front yard is provided, it shall comply with all provisions of this title applicable to front or corner side yards, including landscaping, fencing, and obstructions.
2. Interior Side Yard: None required.
3. Rear Yard: Ten feet (10').
4. Buffer Yards: Any lot abutting a lot in a Residential District shall conform to the buffer yard requirements of chapter 21A.48 of this title.
5. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to section [21A.36.020](#), table 21A.36.020B of this title.
6. Maximum Setback: A maximum setback is required for at least seventy five percent (75%) of the building facade. The maximum setback is fifteen feet (15'). Exceptions to this requirement may be authorized through the design review process, subject to the requirements of chapter 21A.59 of this title, and the review and approval of the Planning Commission. The Planning Director, in consultation with the Transportation Director, may modify this requirement if the adjacent public sidewalk is substandard and the resulting modification to the setback results in a more efficient public sidewalk. The Planning Director may waive this requirement for any addition, expansion, or intensification, which increases the floor area or parking requirement by less than fifty percent (50%) if the Planning Director finds the following:
 - a. The architecture of the addition is compatible with the architecture of the original structure or the surrounding architecture.
 - b. The addition is not part of a series of incremental additions intended to subvert the intent of the ordinance.

Appeal of administrative decision is to the Planning Commission.

7. Parking Setback: Surface parking is prohibited in a front or corner side yard. Surface parking lots within an interior side yard shall maintain a twenty foot (20') landscape setback from the front property line or be located behind the primary structure. Parking structures shall maintain a thirty five foot (35') minimum setback from a front or corner side yard property line or be located behind the primary structure. There are no minimum or maximum setback restrictions on underground parking. The Planning Director may modify or waive this requirement if the Planning Director finds the following:
 - a. The parking is compatible with the architecture/design of the original structure or the surrounding architecture.
 - b. The parking is not part of a series of incremental additions intended to subvert the intent of the ordinance.
 - c. The horizontal landscaping is replaced with vertical screening in the form of berms, plant materials, architectural features, fencing and/or other forms of screening.
 - d. The landscaped setback is consistent with the surrounding neighborhood character.
 - e. The overall project is consistent with section [21A.59.050](#) of this title.

Appeal of administrative decision is to the Planning Commission.

- G. Landscape Yard Requirements: If a front or corner side yard is provided, such yard shall be maintained as a landscape yard. The landscape yard can take the form of a patio or plaza, subject to site plan review approval.
- H. Maximum Height: Thirty feet (30').

21A.33.030: TABLE OF PERMITTED AND CONDITIONAL USES FOR COMMERCIAL DISTRICTS:

Use	CN	CB	CS1	CC	CSHBD1	CG	SNB
Accessory use, except those that are specifically regulated elsewhere in this title	P	P	P	P	P	P	P
Adaptive reuse of a landmark site	P	P	P	P	P	P	
Alcohol:							
Bar establishment (2,500 square feet or less in floor area)	C10,11	C10,11	P10	P10	P10	P10	
Bar establishment (more than 2,500 square feet in floor area)			P10	C10	P10	P10	
Brewpub (2,500 square feet or less in floor area)		C10,11	P10	P10	P10	P10	
Brewpub (more than 2,500 square feet in floor area)			P10	C10	P10	P10	
Distillery						P16	
Tavern (2,500 square feet or less in floor area)		C10,11	P10	P10	P10	P10	
Tavern (more than 2,500 square feet in floor area)			P10	C10	P10	P10	
Ambulance service (indoor)			P	P	P	P	
Ambulance service (outdoor)			P6	P6	P6	P	
Amusement park			P			P	
Animal:							
Cremation service				P		P	
Kennel						P	
Pet cemetery						P4	
Veterinary office	C	P	P	P	P	P	
Antenna, communication tower		P	P	P	P	P	
Antenna, communication tower, exceeding the maximum building height in the zone		C	C	C	C	C	
Art gallery	P	P	P	P	P	P	P
Artisan food production (2,500 square feet or less in floor area)	P24	P24	P	P	P24	P	
Artisan food production (more than 2,500 square feet in floor area)			P	P		P	
Auction (outdoor)				P		P	
Auditorium			P	P	P	P	
Bakery, commercial						P	
Bed and breakfast	P	P	P	P	P	P	P14
Bed and breakfast inn	P	P	P	P	P	P	
Bed and breakfast manor	C3	C3		P	P	P	
Blacksmith shop						P	
Blood donation center				C		P	
Brewery						P	
Bus line station/terminal				P		P	
Bus line yard and repair facility						P	
Car wash			P	P		P	
Car wash as accessory use to gas station or convenience store that sells gas			P	P	P	P	
Check cashing/payday loan business				P8		P8	

Clinic (medical, dental)	P	P	P	P	P	P	
Commercial food preparation	P	P	P	P	P	P	
Community correctional facility, large							
Community correctional facility, small						C7,21	
Community garden	P	P	P	P	P	P	P
Contractor's yard/office				C		P	
Crematorium			C	C	C	C	
Daycare center, adult	P	P	P	P	P	P	
Daycare center, child	P	P	P	P	P	P	
Daycare, nonregistered home daycare or preschool	P22	P22	P22	P22	P22	P22	P22
Daycare, registered home daycare or preschool	P22	P22	P22	P22	P22	P22	P22
Dwelling:							
Assisted living facility (large)		P		P	P	P	
Assisted living facility (small)		P		P	P	P	
Group home (large)17		P		C		C	
Group home (small) when located above or below first story office, retail, or commercial use, or on the first story where the unit is not located adjacent to street frontage18	P	P	P	P	P	P	P
Living quarter for caretaker or security guard	P	P	P	P	P	P	
Manufactured home							P
Multi-family		P	P	P	P	P	P
Residential support (large)19				C		C	
Residential support (small)20				C		C	
Rooming (boarding) house		P	P	P	P	P	
Single-family attached							P
Single-family detached							P
Single room occupancy							
Twin home							P
Two-family							P
Eleemosynary facility		P					
Equipment rental (indoor and/or outdoor)				P		P	
Farmers' market			C	C	P	P	
Financial institution	P	P	P	P	P	P	
Financial institution with drive-through facility		P9	P9	P9	P9	P9	
Flea market (indoor)			P	P	P	P	
Flea market (outdoor)						P	
Funeral home			P	P	P	P	
Gas station		C	P	P	P	P	
Government facility		C	C	C	C	C	C
Government facility requiring special design features for security purposes	P	P	P	P	P	P	
Home occupation	P23	P23	P23	P23	P23	P23	P23
Homeless resource center						C25	
Homeless shelter						C25	
Hotel/motel		C		P	P	P	
House museum in landmark sites (see subsection 21A.24.010S of this title)							C
Impound lot						C12	
Industrial assembly						P	
Intermodal transit passenger hub						P	
Laboratory (medical, dental, optical)			P	P		P	

Laboratory, testing			P	P		P	
Large wind energy system		P		P		P	
Laundry, commercial						P	
Library	P	P	P	P	P	P	C
Limousine service (large)						P	
Limousine service (small)		C		C		P	
Manufactured/mobile home sales and service						P	
Mixed use development	P	P	P	P	P	P	P13
Mobile food business (operation on private property)	P	P	P	P	P	P	
Municipal service uses, including City utility uses and police and fire stations		C	C	C	C	C	C
Museum	P	P	P	P	P	P	P
Nursing care facility		P		P		P	
Office	P	P	P	P	P	P	P15
Office, single practitioner medical, dental, and health							P
Offices and reception centers in landmark sites (see subsection 21A.24.010S of this title)							C
Open space	P	P	P	P	P	P	
Open space on lots less than 4 acres in size							P
Park	P	P	P	P	P	P	P
Parking:							
Commercial				C	P	P	
Off site	C	P	P	P	P	P	
Park and ride lot		C	C	P		P	
Park and ride lot shared with existing use		P	P	P	P	P	
Place of worship on lot less than 4 acres in size	P	P	P	P	P	P	C
Radio, television station			P	P	P	P	
Reception center		P	P	P	P	P	
Recreation (indoor)	P	P	P	P	P	P	P
Recreation (outdoor)			C	C		P	
Recreational vehicle park (minimum 1 acre)				C			
Recycling collection station	P	P	P	P	P	P	
Research and development facility							
Restaurant	P	P	P	P	P	P	
Restaurant with drive-through facility		P9	P9	P9	P9	P9	
Retail goods establishment	P	P	P	P	P	P	P
Plant and garden shop with outdoor retail sales area	P	P	P	P	P	P	P
With drive-through facility		P9	P9	P9	P9	P9	
Retail service establishment	P	P	P	P	P	P	P
Furniture repair shop	C	P	P	P	P	P	
With drive-through facility		P9	P9	P9	P9	P9	
Reverse vending machine	P	P	P	P	P	P	
Sales and display (outdoor)	P	P	P	P	P	P	
School:							
College or university		P	P	P	P	P	
Music conservatory		P	P	P	P	P	
Professional and vocational		P	P	P	P	P	
Seminary and religious institute		P	P	P	P	P	C
Seasonal farm stand	P	P	P	P	P	P	
Sexually oriented business						P5	
Sign painting/fabrication						P	

Small brewery				C		P	
Solar array						P	
Storage (outdoor)				C		P	
Storage, public (outdoor)				C		P	
Storage, self				P		P	
Store:							
Department			P		P		
Mass merchandising			P		P	P	
Pawnshop						P	
Specialty			P	P	P	P	
Superstore and hypermarket			P			P	
Warehouse club						P	
Studio, art	P	P	P	P	P	P	P
Studio, motion picture						P	
Taxicab facility						P	
Theater, live performance		P12	P12	P12	P12	P12	
Theater, movie		C	P	P	P	P	
Urban farm	P	P	P	P	P	P	
Utility, building or structure	P2	P2	P2	P2	P2	P2	P2
Utility, transmission wire, line, pipe, or pole	P2	P2	P2	P2	P2	P2	P2
Vehicle:							
Auction						P	
Automobile repair (major)				P		P	
Automobile repair (minor)	C	P	P	P	P	P	
Automobile sales/rental and service				P		P	
Automobile salvage and recycling (indoor)						P	
Boat/recreational vehicle sales and service				P		P	
Truck repair (large)						P	
Truck sales and rental (large)				P		P	
Vending cart, private property					P		
Warehouse				P		P	
Welding shop						P	
Wholesale distribution				P		P	
Wireless telecommunications facility (see section 21A.40.090 , table 21A.40.090E of this title)							C

Qualifying provisions:

1. Development in the CS District shall be subject to planned development approval pursuant to the provisions of chapter 21A.55 of this title. Certain developments in the CSHBD Zone shall be subject to the design review process pursuant to the provisions of subsection 21A.26.060D and chapter 21A.59 of this title.
2. Subject to conformance to the provisions in subsection 21A.02.050B of this title for utility regulations.
3. When located in a building listed on the Salt Lake City register of cultural resources (see subsections [21A.24.010S](#) and [21A.26.010K](#) of this title).
4. Subject to Salt Lake Valley Health Department approval.
5. Pursuant to the requirements set forth in section [21A.36.140](#) of this title.
6. Greater than 3 ambulances at location require a conditional use.
7. A community correctional facility is considered an institutional use and any such facility located within an Airport Noise Overlay Zone is subject to the land use and sound attenuation standards for institutional uses of the applicable Airport Overlay Zone within chapter 21A.34 of this title.
8. No check cashing/payday loan business shall be located closer than 1/2 mile of other check cashing/payday loan businesses.
9. Subject to conformance to the provisions in section [21A.40.060](#) of this title for drive-through use regulations.
10. Subject to conformance with the provisions in section [21A.36.300](#), "Alcohol Related Establishments", of this title.
11. In CN and CB Zoning Districts, the total square footage, including patio space, shall not exceed 2,200 square feet in total. Total square footage will include a maximum 1,750 square feet of floor space within a business and a maximum of 450 square feet in an outdoor patio area.
12. Prohibited within 1,000 feet of a Single- or Two-Family Zoning District.
13. Residential units may be located above or below first floor retail/office.
14. In the SNB Zoning District, bed and breakfast use is only allowed in a landmark site.

15. Medical and dental offices are not allowed in the SNB Zoning District, except for single practitioner medical, dental and health offices.
16. Permitted in the CG Zoning District only when associated with an on site food service establishment.
17. No large group home shall be located within 800 feet of another group home.
18. No small group home shall be located within 800 feet of another group home.
19. No large residential support shall be located within 800 feet of another residential support.
20. No small residential support shall be located within 800 feet of another residential support.
21. Prohibited within $\frac{1}{2}$ mile of any Residential Zoning District boundary and subject to section [21A.36.110](#) of this title.
22. Subject to section [21A.36.130](#) of this title.
23. Allowed only within legal conforming single-family, duplex, and multi-family dwellings and subject to section [21A.36.030](#) of this title.
24. Must contain retail component for on-site food sales.
25. Subject to conformance with the provisions of section [21A.36.350](#) of this title, the City may not prohibit construction of a homeless resource center or homeless shelter if the site is approved by and receives funding through the State Homeless Coordinating Committee, with the concurrence of the Housing and Community Development Division within the Department of Workforce Services, in accordance with section 35A-8-604 of the Utah Code.

ATTACHMENT H: ANALYSIS OF AMENDMENT STANDARDS

Zoning Map Amendments

A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard. In making a decision to amend the zoning map, the City Council should consider the following:

STANDARDS FOR GENERAL AMENDMENTS (21A.50.050)		
Factor	Rationale	Finding
<p>1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;</p>	<p>Proposed Amendments are consistent with general goals and policies.</p>	<p>As reviewed previously in this staff report as Key Consideration 1, the proposed amendments to the Sugar House Master Plan meet the purpose and general policies of the Master Plan.</p> <p>Also discussed in Key Consideration 1, the amendments are also supportive of Plan Salt Lake, a citywide plan which guides the direction of the city as a whole.</p> <p>It was found in Key Consideration 1 that the proposed amendment meets the goals and initiatives of the citywide Plan Salt Lake.</p>
<p>2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.</p>	<p>Complies</p>	<p>The purpose stated of the CB district and whether the proposed amendment complies with the purpose statement is reviewed in Key Consideration 1 section of this staff report.</p> <p>The Sugar House Master Plan's purpose is to provide:</p> <ul style="list-style-type: none"> • <i>“Policies to help protect the stable, well-kept residential neighborhoods of Sugar House;</i> • <i>And, policies that support the preservation of neighborhood character...”</i> <p>It was found that the proposed amendments to the Master Plan maintains this purpose as the amendments will not alter the residential neighborhood by rezoning the property to CB as the subject site has not been developed as a residential lot. The proposed amendment will also allow for the continuation of a well-kept residential neighborhood by permitting the integration of a low-intensity use to buffer the residential area with the Highland Drive arterial street.</p> <p>It was also found in Key Consideration 1 that the proposed amended future land use to Low-</p>

Intensity Mixed Use is appropriate as it is defined as:

“Low-Intensity Mixed Use allows an integration of residential with small business uses, typically at ground floor levels. Height limits generally include one- and two-story structures. The intent is to support more walkable community development patterns located near transit lines and stops. Proposed development and land uses within the Low-Intensity Mixed Use area must be compatible with the land uses and architectural features surrounding each site.”

The amendment to the Future Land Use designation is appropriate as this land use allows for, *“an integration of residential with small business uses”* thereby limiting the intensity of commercial areas along Highland Drive and requires that the architecture of the building is compatible with the built environment surrounding the site. The appropriate zoning district which meets the intent of the Low-Intensity Mixed Use land use is the CB district. The purpose of the CB (Commercial Business) zoning district is to, *“provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods”*.

Staff has found the proposed amendment to rezone the east portion of the property to CB as meeting the purpose and intent of the zoning district.

3. The extent to which a proposed map amendment will affect adjacent properties;	Complies	<p>The compatibility of the proposed rezone and master plan amendments is reviewed in Key Consideration 2.</p> <p>During this review staff found the proposed zoning district and its buffer standards and maximum height includes sufficient limitations to reduce potential negative impacts the rezone may have on surrounding properties.</p>
4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards	Complies	<p>The property is not located within an overlay zoning district that imposes additional standards.</p>

5. 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, stormwater drainage systems, water supplies, and wastewater and refuse collection.	Complies	<p>The property is located within a built environment where public facilities and services already exist.</p> <p>During the review all applicable City departments were notified of the proposed amendments and it was indicated that there are no concerns presented due to the rezone of the property which could not be updated by the future development of the property. Please see Attachment G of this report.</p>
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ATTACHMENT I: DEPARTMENT COMMENTS

Transportation Review: (*Michael Barry, michael.barry@slcgov.com*)

- There are no objections from Transportation.

Building Review: (*Todd Christopher, todd.christopher@slcgov.com*)

- No Building Code concerns with the Master Plan Amendment and Zoning Amendment.

Engineering Review: (*Scott Weiler, scott.weiler@slcgov.com*)

- Engineering has no objection to either of these amendments

Public Utilities Review: (*Jason Draper, Jason.draper@slcgov.com*)

- No objections to the proposed master plan and zoning map amendment. The developer should be made aware that they may need to install some water and/or sewer upgrades for future proposed developments. Street lighting may also may need to be installed or upgraded. All improvements will need to meet Salt Lake City Public Utilities ordinances, policies and standards.

Zoning Review: (*Greg Mikolash, greg.mikolash@slcgov.com*)

- Building Services finds no zoning related issues with this Master Plan Amendment.

Fire Review: (*Ted Itchon, ted.itchon@slcgov.com*)

- No concerns were posted by the Fire Department.

ATTACHMENT J: PUBLIC PROCESS AND COMMENTS

Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project:

PUBLIC PROCESS AND INPUT

Timeline

- The application was submitted on January 21, 2020.
- Notice of the proposal, and request for input, was provided to the Sugar House Community Council on February 13, 2020.
 - The Sugar House Community Council did not meet on this project.
 - The project was posted on the Sugar House Community Council website and interested parties were welcome to comment on the project.
 - The comments received on their website are attached to this staff report.
 - The concerns expressed during the public comments period are addressed in Key Consideration 2 of this report.
 - An email from the Sugar House Community Council's Land Use Chair is included in this Staff Report.
 - The Community Council is recommended approval with no concerns for the proposed Master Plan and Zoning Map Amendments.
- Early Notification mailings were sent out on February 25, 2020 to property owners and residents within 300' of all four corners of the project site.
 - Emails were received by interested parties and are included in this Staff Report.
- Public notice of the Planning Commission hearing was mailed to property owners and residents within 300' of the subject site.
- A public notice sign was posted on both frontages of the subject site on May 8, 2020. No further public comments were received before this report was finalized.



May 7, 2020

TO: Salt Lake City Planning Commission

From: Judi Short, Vice Chair and Land Use Chair 

RE: PLNPCM2020-00054, PLNPCM2020-00053290d Highland Drive Master Plan and Zoning Map Amendment

The Sugar House Community Council did its usual review of this land use request. We put the project on our website, with a comment form for people to give us feedback. We made a flyer and put it on the porches of homes on the two side streets, and included a link to the project and feedback form. We received six comments, which are attached. We also put this in our newsletter, which reaches about 1800 people, and it was one of the seven land use projects on the agenda for our virtual LUZ meeting on April 20.

I had to look carefully at the County Recorder's website to see exactly which parcel this was. This is the eastern edge of the parcel, which has been under single ownership with the 2903 parcel for many years, maybe forever. The parcel in question has been part of the parking lot for these two parcels, and used as such. We surmise that in the 1995 rezoning of every parcel in Salt Lake City, this was overlooked. This makes sense, because it took me a while to figure it out. The County Assessor shows this to be part of 2903 for some years. The houses in the neighborhood were built in the 1950's.

Because of the way property is being developed along Highland Drive, we see little chance that this parcel would ever become a single-family dwelling again. And, it might make the 2903 parcel unusable, because it would limit the size of what could be built. Comments mostly expressed dismay that this might be yet another apartment building, but we don't see it being anything other than a business or an apartment building in the future. Having the larger lot offers more opportunity for there to be a buffer for the houses on the east.

We recommend that this Master Plan and Zoning Map Amendment be approved.

Attachments:

Comments from the community
Flyer

2903 South Highland Drive Rezone



The **Sugar House Community Council** has a request to review the proposal to amend the Sugar House Master Plan and the Sugar House Zoning Map so the entire parcel at 2903 Highland Drive is in the CB zone. The parcel on the east is currently R1/7000 (Single-Family Residential) and would be changed to CB (Community Business). The petitioner is then proposing to build a future development, shown above. We are not being asked to review the development, that may come later. If the rezone is approved and the petitioner submits a proposal, we would review if it needs any special exemptions. If the project meets the zoning code and needs no exceptions, it would not come to us for review.

Please read the proposal on our website, and give us your feedback using the comment form. We will send comments along with our letter to the Planning Commission. **This proposal may be on the agenda of the Sugar House Community Council Land Use and Zoning Committee April 20 at 7 p.m. This will be a virtual meeting. If you provide a comment, we will give you the link to join the meeting using Zoom.**

If we don't get any comments, we may not put this on the agenda, we have 7 Land Use items for that hour, and it is impossible to do them all. Go here to review the plans and provide a comment.

<https://www.sugarhousecouncil.org/2903-highland-drive/>



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COMMENTS 2903 HIGHLAND DRIVE

From: [REDACTED]
Subject: 2903 Highland Drive Website Feedback

UGH! Another high density housing unit in the Sugarhouse area, already flooded with high density housing. As a resident who has lived in this area for nearly 30 years I VOTE NO. Please put an END to the endless, mindless, ugly apartment/condo building that is currently oversaturating the Sugarhouse area. The traffic and congestion is unbearable. STOP turning Sugarhouse into a ghetto.

From: [REDACTED]
Subject: 2903 Highland Drive Website Feedback

Do we really need more high priced apartments? If there were some comments about mixed use residential with some percentage of affordable housing units, I think it would be more palatable. I recognize that the future of our area is going to include a larger percentage of high density housing; but it also needs to include additional retail intermixed with affordable housing. We also need to consider green space. This appears to have no green space and no allowance for pleasant walkable areas.

2309 Highland Drive: not sure how I feel about this one. It is a really nice lot with great potential.

[REDACTED]

From: [REDACTED]
Subject: 2903 Highland Drive Website Feedback

NO, NO, NO, NO. I Love this neighborhood . I do not want any more development. That is why we voted not to become part of will do almost anything to prevent further encroachment on our lives. NO, NO NO. Sugarhouse has been destroyed and it must

From:
To:
Cc:
Subject:
Date:

(EXTERNAL) 2903 South Highland Drive Master Plan and Zoning Map Amendment
Wednesday, April 22, 2020 1:07:54 PM

Dear Nannette:

Thank you for the opportunity to provide input into this application. For perspective, I am the president of Ivory Development, the largest residential developer in Utah. I have no objection to rezoning or master plan amendments as they are a necessary tool as cities evolve and grow and past uses fade into obscurity. I am not opposed to “density”, as a word or even the density of this application. I do have three fundamental issues with the site plan, however, that will essentially duplicate the problems we have experienced with the Moda project. I have lived on Crandall Avenue since 2011, just east of the Moda at Highland Park project that was built in 2017. It is with my personal and professional experience that I make these comments.

1. Lack of parking. I am aware that Salt Lake City has lower parking standards than other municipalities. That is fine in an urban setting, but not in a suburban setting. When we develop townhome communities we never build them with fewer than three parking spaces per unit, and we typically will do four. The Moda project is so under-parked that Crandall Avenue is lined on both sides of the street well past our home on a regular basis. I don't object to street parking; they are public streets. It's that the neighbors most proximate have no street parking for their guests because Moda didn't provide enough on-site parking for their residents and guests.
2. Variance to set-backs. When the Moda project was approved they were allowed a 10 foot set back from the east property line. The homes that Ivory built in 2012 were required to have a 20 foot set back. The three story units are simply too close to the property line and I can tell you my neighbors have been very frustrated that their lower density single family homes which have a much lower impact on immediate neighbors were required to be further away from the fence than the large imposing buildings next to them.
3. Lack of usable open space for pets. The Moda project failed to provide any reasonable on-site open space for the many pets that live there. Our immediate neighbor to the west, the Kang family, have had their park strip literally destroyed because all the pet owners walk their dogs to their yard multiple times a day to relieve themselves, all year long. Our yard has been impacted as well, to the point that we are going to spend thousands of dollars this year to tear out our park strips and add front yard fencing to keep the dogs out, but we haven't seen the kind of destruction that the Kang's have had to endure. Zenith Avenue is a lovely street with nicely maintained yards and you will be doing those residents a terrible disservice if you don't require a reasonable amount of open space, centrally located, on-site.

It is unlikely that this new project will negatively impact us on Crandall Avenue. And in fact, I am in favor of the amendments to the masterplan and zone map with the incorporation of the above suggestions. Suburban in-fill development requires that the most proximate neighbors be considered as site plans are adopted. Something as simple as matching a setback should be a simple

ask. We hope you will protect the residents on Zenith Avenue by requiring a more thoughtful site plan.

Regards,

[REDACTED]

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