



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Grant Amann, Principal Planner, grant.amann@slcgov.com, 801-535-6171
Date: January 10, 2023
Re: PLNPCM2023-00952, Standards for Attached Structures, Garages, Entrance Landings, and Building Foundations - Text Amendments

Text Amendment

PROPERTY ADDRESS: Citywide
MASTER PLAN: [Plan Salt Lake](#)
ZONING DISTRICT: All

REQUEST:

The Salt Lake City Planning Division is proposing a text amendment to update the standards related to attached structures, which includes garages, entrance landings, and building foundations. In 2021, Utah State code was amended, changing standards required of these structures. The changes to the state code imposed limitations on what municipalities can require in terms of design elements. As a result, City code needs to be updated to match these regulations. The amendment focuses on aligning the standards with city goals and addressing state law.

RECOMMENDATION:

Forward a positive recommendation to City Council to approve the proposed text amendment.

ATTACHMENTS:

- A. [ATTACHMENT A: Proposed Text Amendment](#)
- B. [ATTACHMENT B: Zoning Text Amendment Standards](#)
- C. [ATTACHMENT C: Public Process & Comment](#)

PROJECT DESCRIPTION

During the 2021 Session of the Utah Legislature, House Bill 1003 was passed which became Utah Code 10-9a-534. This law prohibits Utah cities from requiring certain building design elements for single and two-family dwellings, with some exceptions. In response to this update, Salt Lake City is proposing this text amendment to revise its zoning ordinance, with a specific focus on updating regulations regarding the design of attached garages. The amendment includes the removal of 21A.24.010-110 which addresses design elements, such as exterior building colors, exterior building glass, and roof materials and colors.

Additionally, the text amendment includes the removal of the requirements located in 21A.36.190 for standardized entrance landings and residential building foundations, which require poured concrete footings. The proposal also includes minor clarifying text amendments to sections 21A.40.050 and 21A.62.040, which regulate general yard, bulk, and height standards for accessory structures and their connection to primary structures.

These modifications are in line with the update in the State requirements and seek to foster a beautiful city that is both adaptable and responsive to evolving needs and priorities.

APPROVAL PROCESS AND COMMISSION AUTHORITY

The proposal is for a zoning text amendment. The Planning Commission may make a recommendation to the City Council on this type of proposal per [21A.50.050.A](#). The Planning Commission may make modifications to the proposed amendments, direct staff to make recommendations, or forward a recommendation to the City Council. Staff recommends that the Planning Commission forward a positive recommendation to the City Council to adopt the proposed text amendment.

KEY CONSIDERATIONS

The key considerations listed below were identified through the analysis of the project:

1. How the proposal helps implement city goals and policies identified in Plan Salt Lake.
2. How the proposal implements State regulations
3. Community Impact

Consideration 1: How the proposal helps implements city goals and policies identified in Plan Salt Lake

The overarching guiding principle in Plan Salt Lake for the government is, “a local government that is collaborative, responsive, and transparent.” One of the goals to accomplish that vision is to address existing barriers to understanding and implementing code regulations.

The proposed zoning text amendments align with this goal in Plan Salt Lake. By removing design regulations, the zoning code becomes more flexible and easier to understand for property owners. Additionally, this amendment adheres to the principles of collaboration, responsiveness, and transparency outlined in Plan Salt Lake by maintaining congruency between local and state authorities.

Consideration 2: How the proposal implements State regulations

Utah Code 10-9a-534 limits Salt Lake City’s ability to regulate building colors, materials and glass, as well as design of attached garages and footings for single-family and two-family structures. This amendment will codify these limitations into the Salt Lake City Code.

Consideration 3: Impact to City

The FP Foothills Protection District, section 21A.32.040 of this title, and the FR-1/43,560, FR-2/21,780 and FR-3/12,000 Districts will be impacted by the removal of these design standards because they currently have restrictions on color and materials that do not exist in other districts. The amendments to attached garage standards in other single family and two-family districts impact the permitted dimensions and access of attached garages.

Nonconforming Structures

[Chapter 21A.38](#) establishes the standards regulating the alteration, expansion, and replacement of noncomplying structures and nonconforming uses. Any existing structure that does not comply with the proposed amendments would be permitted to remain, altered and expanded. Staff does not anticipate significant increase of noncomplying structures with the adoption of the proposed amendments.

Local Historic Districts

This text amendment will not alter language in section 21A.34.020 – H Historic Preservation Overlay District. House Bill 1003/[Utah Code 10-9a-534](#) states that its design requirements do not apply to “a dwelling located within an area designated as a historic district in: (i) the National Register of Historic Places; (ii) the state register as defined in Section 9-8-402; or (iii) a local historic district or area, or site designated as a local landmark ordinance before January 1, 2021;” Therefore, this text amendment will not impact requirements of local historic districts.

STAFF DISCUSSION

The Planning Division has proposed this amendment in order to bring our code in alignment with state code. The Planning Division believes that the amendment will not create an adverse impact to the surrounding properties, nor the city in general.

NEXT STEPS

The Planning Commission can provide a positive or negative recommendation for the proposal and can request that changes be made to the proposal. The recommendation and any requested changes will be sent to the City Council, who will hold a briefing and additional public hearing on the proposed changes. The City Council may make modifications to the proposal and approve or decline to approve the proposed changes. If ultimately approved by the City Council, the changes would be incorporated into the City Zoning code and development would be required to follow the new regulations.

ATTACHMENT A: Proposed Text Amendment

PROPOSED CHANGE TO THE FOLLOWING CHAPTERS

- 21A.24.010: GENERAL PROVISIONS
- 21A.24.020: FR-1/43,560 FOOTHILLS ESTATE RESIDENTIAL DISTRICT
- 21A.24.030: FR-2/21,780 FOOTHILLS RESIDENTIAL DISTRICT
- 21A.24.040: FR-3/12,000 FOOTHILLS RESIDENTIAL DISTRICT
- 21A.24.050: R-1/12,000 SINGLE-FAMILY RESIDENTIAL DISTRICT
- 21A.24.060: R-1/7,000 SINGLE-FAMILY RESIDENTIAL DISTRICT
- 21A.24.070: R-1/5,000 SINGLE-FAMILY RESIDENTIAL DISTRICT
- 21A.24.080: SR-1 AND SR-1A SPECIAL DEVELOPMENT PATTERN RESIDENTIAL DISTRICT
- 21A.24.100: SR-3 SPECIAL DEVELOPMENT PATTERN RESIDENTIAL DISTRICT
- 21A.24.110: R-2 SINGLE- AND TWO-FAMILY RESIDENTIAL DISTRICT
- 21A.34.120: YCI YALECREST COMPATIBLE INFILL OVERLAY DISTRICT
- 21A.36.190: RESIDENTIAL BUILDING STANDARDS FOR LEGAL CONFORMING SINGLE-FAMILY DETACHED DWELLINGS, TWO-FAMILY DWELLINGS AND TWIN HOMES IN NONRESIDENTIAL ZONING DISTRICTS
- 21A.62.040: DEFINITION OF TERMS

Note: underlined text is new proposed language; text with strikethrough is proposed to be deleted. All other text is existing with no proposed change.

21A.24.010: GENERAL PROVISIONS

~~**H. SIDE ENTRY BUILDINGS:** To provide for adequate air, light and separation between buildings, greater yard requirements are necessary for buildings whose principal means of entry is located along an interior side yard. For all such buildings, the side yard shall not be less than twelve feet (12'), eight feet (8') of which shall be devoted to landscape area.~~

P. SPECIAL FOOTHILLS REGULATIONS: The FP Foothills Protection District, section 21A.32.040 of this title, and the FR-1/43,560, FR-2/21,780 and FR-3/12,000 Districts shall be subject to the regulations of this subsection, other general provisions for residential districts, and the district regulations of each district.

3. Design Regulations: The following design regulations shall also apply:

- ~~Exterior Building Colors: The exterior of any building or structure shall blend with the natural materials and predominant colors and hues of the surrounding foothills. Colors permitted include grays, browns, greens, tans and other earth tones. White or bright colors shall be limited to window casings, doors, eaves and other trim areas.~~
- ~~Exterior Building Glass: Windows and other glass surfaces shall have an outdoor visible light~~

~~reflective value no more than eighteen percent (18%) as defined and measured by ASTM E308-90 or its successor.~~
~~e. Roof Materials And Colors: Roof colors shall be earth tones. White, bright and reflective materials are prohibited from roofs. Tile, slate, architectural asphalt shingles and fire retardant wood are permitted as roofing materials.~~
~~d. Mechanical Equipment: Mechanical equipment including, without limitation, swamp coolers, air conditioning equipment, heat pumps, vents, blowers and fans shall be screened from view or painted to match the building color adjacent to the equipment. Roof mounted mechanical equipment, excluding solar panels which are subject to section 21A.40.190 of this title, shall not extend above the highest roof ridgeline.~~

~~13. Applicability To Existing Buildings And Structures: Colors and building materials on existing structures may be maintained and/or repaired with materials and colors similar to those existing before the enactment of this title. Such colors and materials may only be modified to bring them into closer compliance with subsection P3 of this section. The provisions of this subsection shall apply to additions to existing buildings and structures within the FR-1/43,560, FR-2/21,780, FR-3/12,000 and FP Districts. Additions after April 12, 1995, to buildings and structures existing prior to April 12, 1995, shall conform to all provisions of this subsection, except that building colors and materials may match the original building or structure~~

~~**U. RESIDENTIAL BUILDING FOUNDATION STANDARD:** Each dwelling shall have poured concrete footings, the top of which must be placed below the applicable frost line. Except as otherwise authorized by the Planning Director and the chief building official in foothill districts, each dwelling shall have a site built concrete or masonry foundation/perimeter skirting constructed around the entire perimeter with interior supports as necessary to meet applicable building codes and adopted seismic loading requirements. The dwelling shall be permanently tied to the foundation system in accordance with applicable building codes and adequately weatherproofed.~~

~~**V. ENTRANCE LANDING:** At each exit door, there must be a concrete or wood landing that is a minimum of thirty six inches by thirty six inches (36" x 36"), constructed to meet the minimum requirements of the Uniform Building Code with adequate foundation support and permanent attachment to the building.~~

21A.24.020: FR-1/43,560 FOOTHILLS ESTATE RESIDENTIAL DISTRICT

K. 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~~ a similar location as the garage being replaced with dimensions that do not increase the degree of noncompliance; or

b. At least ~~sixty percent (60%)~~ fifty percent (50%) of the existing garages on the block face are located forward of the "front line of the building"; ~~or~~

e. ~~The garage doors will face a corner side lot line.~~

21A.24.030: FR-2/21,780 FOOTHILLS RESIDENTIAL DISTRICT

K. 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~~ a similar location as the garage being replaced with dimensions that do not increase the degree of noncompliance; or

b. At least ~~sixty percent (60%)~~ fifty percent (50%) of the existing garages on the block face are located forward of the "front line of the building"; ~~or~~

e. ~~The garage doors will face a corner side lot line.~~

21A.24.040: FR-3/12,000 FOOTHILLS RESIDENTIAL DISTRICT

K. 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~~ a similar location as the garage being replaced with dimensions that do not increase the degree of noncompliance; or

b. At least ~~sixty percent (60%)~~ fifty percent (50%) of the existing garages on the block face are located forward of the "front line of the building"; ~~or~~

e. ~~The garage doors will face a corner side lot line.~~

21A.24.050: R-1/12,000 SINGLE-FAMILY RESIDENTIAL DISTRICT

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~~ a similar location as the garage being replaced with dimensions that do not increase the degree of noncompliance; or
 - b. At least ~~sixty percent (60%)~~ fifty percent (50%) of the existing garages on the block face are located forward of the "front line of the building"; ~~or~~
 - e. ~~The garage doors will face a corner side lot line.~~

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

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~~ a similar location as the garage being replaced with dimensions that do not increase the degree of noncompliance; or
 - b. At least ~~sixty percent (60%)~~ fifty percent (50%) of the existing garages on the block face are located forward of the "front line of the building"; ~~or~~
 - e. ~~The garage doors will face a corner side lot line.~~

21A.24.070: R-1/5,000 SINGLE-FAMILY RESIDENTIAL DISTRICT

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~~ a similar location as the garage being replaced with dimensions that do not increase the degree of noncompliance; or

b. At least ~~sixty percent (60%)~~ fifty percent (50%) of the existing garages on the block face are located forward of the "front line of the building"; ~~or~~

~~e. The garage doors will face a corner side lot line.~~

21A.24.080: SR-1 AND SR-1A SPECIAL DEVELOPMENT PATTERN RESIDENTIAL DISTRICT

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~~ a similar location as the garage being replaced with dimensions that do not increase the degree of noncompliance; or

b. At least ~~sixty percent (60%)~~ fifty percent (50%) of the existing garages on the block face are located forward of the "front line of the building"; ~~or~~

~~e. The garage doors will face a corner side lot line.~~

21A.24.100: SR-3 SPECIAL DEVELOPMENT PATTERN RESIDENTIAL DISTRICT

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~~ a similar location as the garage being replaced with dimensions that do not increase the degree of noncompliance; or
- b. At least ~~sixty percent (60%)~~ fifty percent (50%) of the existing garages on the block face are located forward of the "front line of the building"; ~~or~~
- e. ~~The garage doors will face a corner side lot line.~~

21A.24.110: R-2 SINGLE- AND TWO-FAMILY RESIDENTIAL DISTRICT

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~~ a similar location as the garage being replaced with dimensions that do not increase the degree of noncompliance; or
 - b. At least ~~sixty percent (60%)~~ fifty percent (50%) of the existing garages on the block face are located forward of the "front line of the building"; ~~or~~
 - e. ~~The garage doors will face a corner side lot line.~~

21A.34.120: YCI YALECREST COMPATIBLE INFILL OVERLAY DISTRICT

F. STANDARDS FOR ATTACHED GARAGES:

- 1. 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 new garage is constructed to replace an existing garage. In this case, the new garage shall be constructed in ~~the same location with the same dimensions~~ a similar location as the garage being replaced with dimensions that do not increase the degree of noncompliance.
- 2. 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 up to a maximum of three feet (3').
- 3. Maximum Garage Door Height: ~~Eight and one-half feet (8.5')~~

**TABLE
OBSTRUCTIONS IN REQUIRED YARDS**

21A.36.020B

Type Of Structure Or Use Obstruction	Front And Corner Side Yards	Side Yard	Rear Yard
Accessory buildings subject to the provisions of chapter 21A.40 of this title, and located at least 1 foot from the side <u>all</u> property lines except for the FP and FR Districts where no accessory building is permitted in any <u>required</u> yard. Accessory buildings shall be at least 10 feet from a principal residential building on an adjacent lot		X ³	X

Notes:

1. "X" denotes where obstructions are allowed.
2. Reserved.
3. The accessory structure shall be located ~~wholly behind the primary structure on the property~~ in accordance with section 21A.40.050.A.3.

21A.36.190: RESIDENTIAL BUILDING STANDARDS FOR LEGAL CONFORMING SINGLE-FAMILY DETACHED DWELLINGS, TWO-FAMILY DWELLINGS AND TWIN HOMES IN NONRESIDENTIAL ZONING DISTRICTS

~~C. Residential Building Foundation Standard: Each dwelling shall have poured concrete footings, the top of which must be placed below the applicable frost line. Except as otherwise authorized by the Planning Director and the chief building official in foothill districts, each dwelling shall have a site built concrete or masonry foundation/perimeter skirting constructed around the entire perimeter with interior supports as necessary to meet applicable building codes and adopted seismic loading requirements. The dwelling shall be permanently tied to the foundation system in accordance with applicable building codes and adequately weatherproofed.~~

~~D. Entrance Landing: At each exit door, there must be a concrete or wood landing that is a minimum of thirty six inches by thirty six inches (36" x 36"), constructed to meet the minimum requirements of the uniform building code with adequate foundation support and permanent attachment to the building.~~

21A.40.050: GENERAL YARD, BULK AND HEIGHT LIMITATIONS:

All accessory buildings permitted by this chapter shall be subject to the following general requirements:

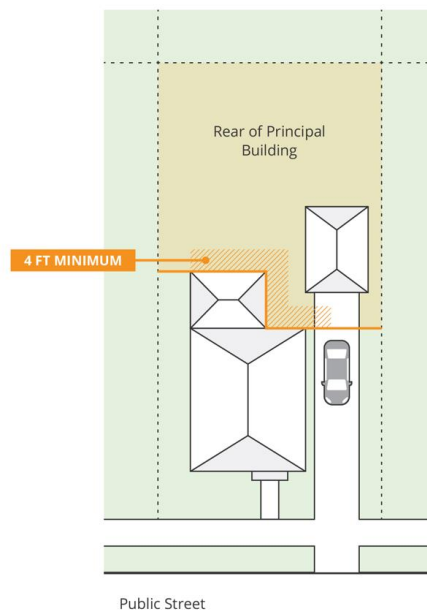
A. Location of Accessory Buildings ~~in Required Yards:~~

1. Front Yards: Accessory buildings are prohibited in any required front yard and shall be set back at least as far as the principal building when the principal building exceeds the required front yard setback. Notwithstanding the foregoing, hoop houses and cold frame structures up to twenty four inches (24") in height may be placed in a front yard.

2. Corner Lots: No accessory building on a corner lot shall be closer to the street than the distance required for corner side yards. At no time, however, shall an accessory building be closer than twenty feet (20') to a public sidewalk or public pedestrian way and the accessory building shall be set back at least as far as the principal building. Notwithstanding the foregoing, hoop houses and cold frame structures up to twenty four inches (24") in height may be placed in a corner side yard.

3. Side Yards: ~~Accessory buildings are prohibited in any required interior side yard; however, hoop houses, greenhouses, and cold frame structures associated solely with growing food and/or plants are allowed in an any interior side yard but no closer than one foot to the corresponding lot line. If an addition to residential buildings results in an existing accessory building being located in a side yard, the existing accessory building shall be permitted to remain, subject to maintaining a four foot (4') separation from the side of the accessory building to the side of the residential building, as required in subsection A.4.b of this section. Other accessory buildings are permitted in a required interior side yard when located a minimum of 4 feet from any portion of the principal building and behind the rear wall of the principal building as shown in the illustration below:~~

ACCESSORY BUILDING STRUCTURES IN SIDE YARDS



○ Rear of Principal Building | ◉ Minimum of 4 ft from any portion of the Principal Building

4. Rear Yards: ~~Location of accessory buildings in a rear yard shall be as follows:~~

~~a. In residential districts, no accessory building shall be closer than one foot to a side or rear lot line except when sharing a common wall with an accessory building on an adjacent lot. In nonresidential districts, buildings may be built to side or rear lot lines~~

~~in rear yards, provided the building complies with all applicable requirements of the adopted building code.~~

~~b. No portion of the accessory building Accessory buildings shall be built closer than a minimum of 4 feet from to any portion of the principal building; however, pedestrian connections, such as breezeways, that do not exceed 5' in width may be allowed. The minimum distance requirement does not apply to excluding cold frames associated solely with growing food and/or plants.~~

~~e. Garages on two (2) or more properties that are intended to provide accessory building use for the primary occupants of the properties, in which the garage is located, may be constructed in the rear yards, as a single structure subject to compliance with adopted building code regulations and the size limits for accessory buildings on each property as indicated herein.~~

5. Distance from lot lines: In residential districts, accessory buildings shall be built at least one foot from sides and rear lot lines except when sharing a common wall with an accessory building on an adjacent lot.

~~5. Accessory or Principal Lot: No portion of an accessory building on either an accessory or principal lot may be built closer than~~ 6. Distance from residential buildings: Accessory buildings shall be a minimum of ten feet (10') to from any portion of a principal residential building on an adjacent lot when that adjacent lot is in a residential zoning district; excluding hoop houses, greenhouses, and cold frames associated solely with growing food and/or plants.

~~6. 7. Double Frontage Lots: Accessory structures and buildings located on a property where both the front and rear yards have frontage on a street may be located in a front yard provided the accessory building or structure:~~

- a. Is located in a provided yard that is directly opposite the front yard where the primary entrance to the principal building is located;
- b. Is in a location that is consistent with other accessory building locations on the block;
- c. Complies with any clear view triangle requirements of this title; and
- d. Complies with all other accessory building and structure requirements of this title.

21A.62.040: DEFINITION OF TERMS

ACCESSORY BUILDING OR STRUCTURE: A subordinate building or structure, located on the same lot ~~with~~ as the main principal building, occupied by or devoted to an accessory use. When an accessory building or structure is attached to the main principal building in a substantial manner, as by a common wall or roof, or is connected to the principal building by a roof that has a width of 5 feet or more, such accessory building shall be considered part of the main principal building.

BUILDING CONNECTION: ~~Two (2) or more buildings which are connected in a substantial manner or by common interior space including internal pedestrian circulation. Where two (2) buildings are attached in this manner, they shall be considered a single building and shall be subject to all yard requirements of a single building. Determination of building connection shall be through the site plan review process.~~

BUILDING, FRONT LINE OF: "Front line of building" means the line of that face of the building nearest the front or corner side lot line of the lot. This face includes sun parlors, bay windows, and

covered ~~and/or uncovered~~ porches, whether enclosed or unenclosed, but does not include uncovered steps less than four feet (4') above grade.

GARAGE, ATTACHED: A garage that is attached to the principal building by ~~has a common roof or wall of which fifty percent (50%) or more is attached to and in common with~~ or is connected to the a principal building by a roof that has a width of 5 feet or more. An attached garage shall be considered part of the principal building ~~and shall be subject to all yard requirements of the principal building.~~

ATTACHMENT B: Zoning Text Amendment Standards

Chapter 21A.50 - ZONING TEXT AMENDMENTS

21A.50.050: Standards for General 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:

1. Whether a proposed text amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;

Plan Salt Lake:

As discussed in Consideration 1, Plan Salt Lake calls for a local government that is collaborative, responsive, and transparent. This amendment helps foster a responsive government and Zoning Ordinance by being in line with Utah State Law.

2. Whether a proposed text amendment furthers the specific purpose statements of the zoning ordinance.

21A.02.030 Introductory Provisions - Purpose and Intent:

One of the listed purposes and intents in this section is “to foster the city’s industrial, business, and residential development.” By lessening the design standards, the city can foster residential development. Updating the city code to adhere to state code is also key to fostering the city’s business and residential development.

21A.24.010: Residential Districts: Statement of Intent:

The proposed text amendment furthers the purpose statement of the residential districts chapter of the zoning ordinance. The proposed amendments allow greater flexibility in offering a balance of housing types and densities. These amendments also help promote harmonious development of residential communities in congruence with state code.

21A.50.010 Amendments and Special Approvals - Purpose Statement:

The purpose of this chapter is to provide standards and procedures for making amendments to the text of this title and to the zoning map. This amendment process is not intended to relieve particular hardships nor to confer special privileges or rights upon any person, but only to make adjustments necessary in light of changed conditions or changes in public policy. This proposal is consistent with the general purpose of making changes in light of changed conditions related to the literal enforcement of the existing ordinance.

3. Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards;

21A.34.120: YCI Yalecrest Compatible Infill Overlay District:

The proposed text amendment furthers the purpose statement of the overlay district. The proposed text amendments help establish the standards for alterations of accessory structures within the Yalecrest community in accordance with State code.

4. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.

The proposed text amendment clarifies the types of structures that are permitted thus promoting the best practice of clear and simple regulations. The proposed regulations increase the flexibility of

homeowners for accessory structures. This reduces confusion with the code while updating it to match State code.

ATTACHMENT C: Public Process & Comment

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 since the applications were submitted:

- November 21, 2023– All Salt Lake City registered recognized organization were sent the 45-day required notice for recognized community organizations.
- November 21, 2023 – January 2, 2024 – The project was posted to the Online Open House webpage. A link to the virtual open house was provided to all recognized organizations.

Notice of the public hearing for the proposal included:

- December 22, 2023
 - Public hearing notice mailed.
 - Public notice posted on City and State websites

Public Input:

Staff received the following comments:

From: Anthonywright13@gmail.com, Anthony Wright, Chair - East Bench Community Council

I would like the following comment included in the January 10th packet for the planning commission.

21A.40.050: GENERAL YARD, BULK AND HEIGHT LIMITATIONS:

All accessory buildings permitted by this chapter shall be subject to the following general requirements:

A. Location of Accessory Buildings

2. Corner Lots: No accessory building on a corner lot shall be closer to the street than the distance required for corner side yards. **At no time, however, shall an accessory building be closer than twenty feet (20') to a public sidewalk or public pedestrianway and the accessory building** shall be set back at least as far as the principal building. Notwithstanding the foregoing, hoop houses and cold frame structures up to twenty four inches (24") in height may be placed in a corner side yard.

This is overly restrictive and makes building an accessory structure almost impossible on many corner lots in our city.

Corner side yard setbacks for a primary structure is only 10 feet in all R1 zones. So an attached garage can be 10 feet from a property line yet a detached garage needs to be 20 feet. This makes no sense. Further, a non-corner lot can build 1 foot away from a property line. I own a corner lot that is only 30 feet wide. So having a 20 foot setback on one side and an additional setback on the other side I cannot build a garage unless it is attached to the home. An attached garage would make for a longer, larger, more intrusive structure next to the sidewalk, verses breaking up the wall with a detached garage. While at the same time my neighbors can build a structure 1 foot from my property.

While this is existing code, I ask that during the review and modifications to this section of code, that the city also change the language- so the setback for a detached structure is the same as an attached structure for corner parcels which is 10 feet. Non corner parcels are not limited by this language and I feel it unjust to allow the home next to a corner to have far less restrictive standards.

Below is an example of 2 non corner parcels able to enjoy a detached garage while the corner lot is not allowed to have one.

