

**THIS IS A PRIVATELY INITIATED PETITION**

*(These petitions were not generated by the city)*

**PLNPCM2019-00683** // Zoning Map Amendment

**PLNPCM2019-00684** // Master Plan Amendment

# ZONING MAP & MASTER PLAN AMENDMENTS

159 S. LINCOLN, 949 E., 955 E., 959 E, AND 963 E 200 S.



SALT LAKE CITY  
**PLANNING**

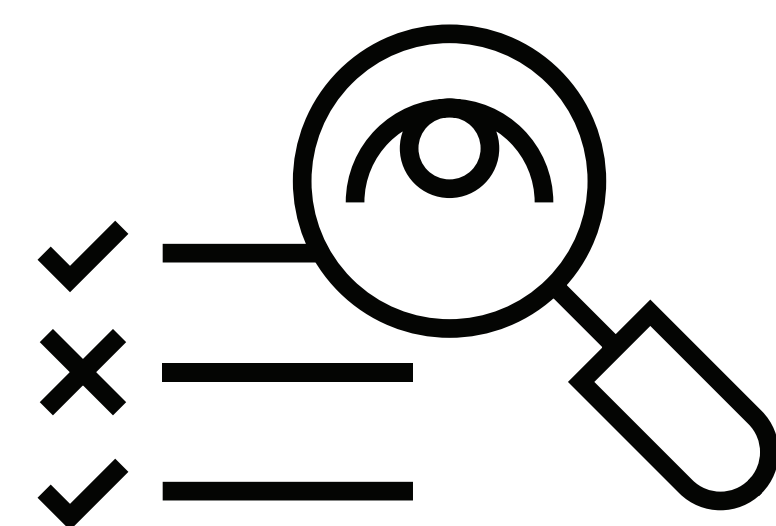
This Open House provides an opportunity for the public to review information about the proposal.

*No formal presentation will be given.*

# ROLES AND RESPONSIBILITIES

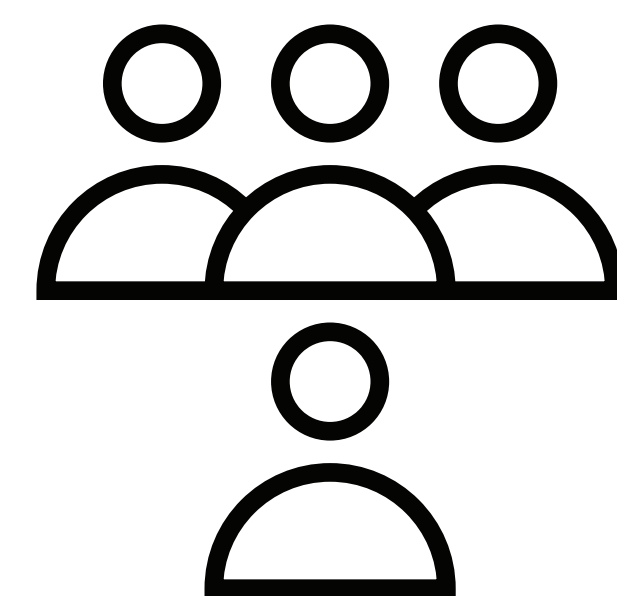
## PLANNING DIVISION

Planning Staff analyzes the petitions according to city goals and policies, gathers and analyzes public comments and makes a recommendation to Planning Commission.



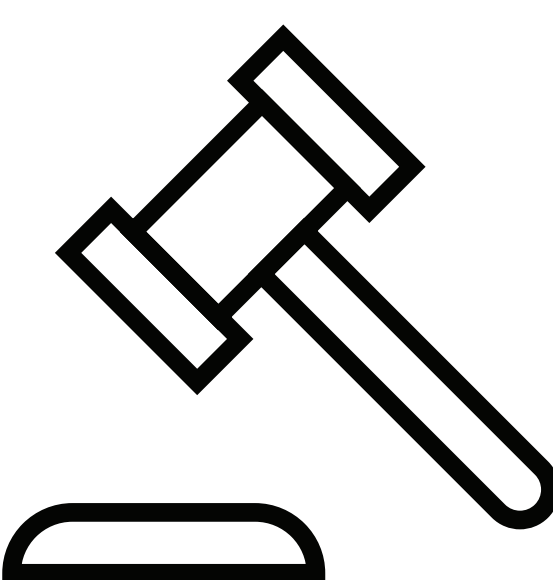
## PLANNING COMMISSION

Planning Commission will hold a public hearing and reviews Planning Staff’s analysis of the petitions. Based on this information, the Planning Commission makes recommendation of approval or denial to the City Council.



## CITY COUNCIL *(Final Decision Maker)*

Receives a recommendation from the Planning Commission. The City Council will hold a public hearing. The City Council is the final decision maker for both applications.

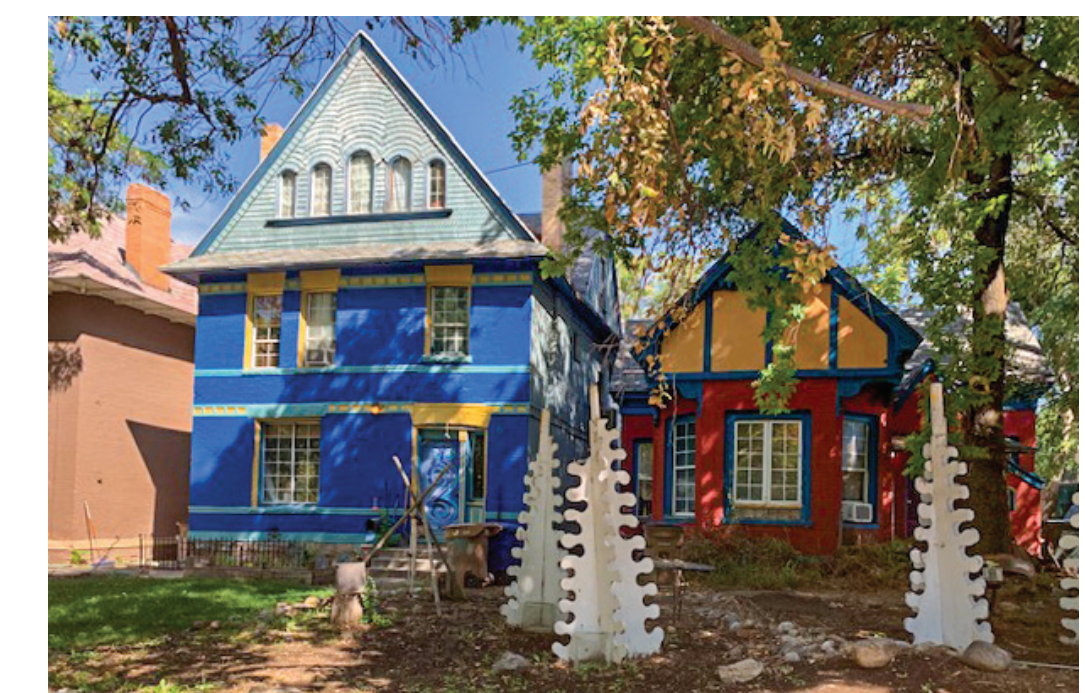
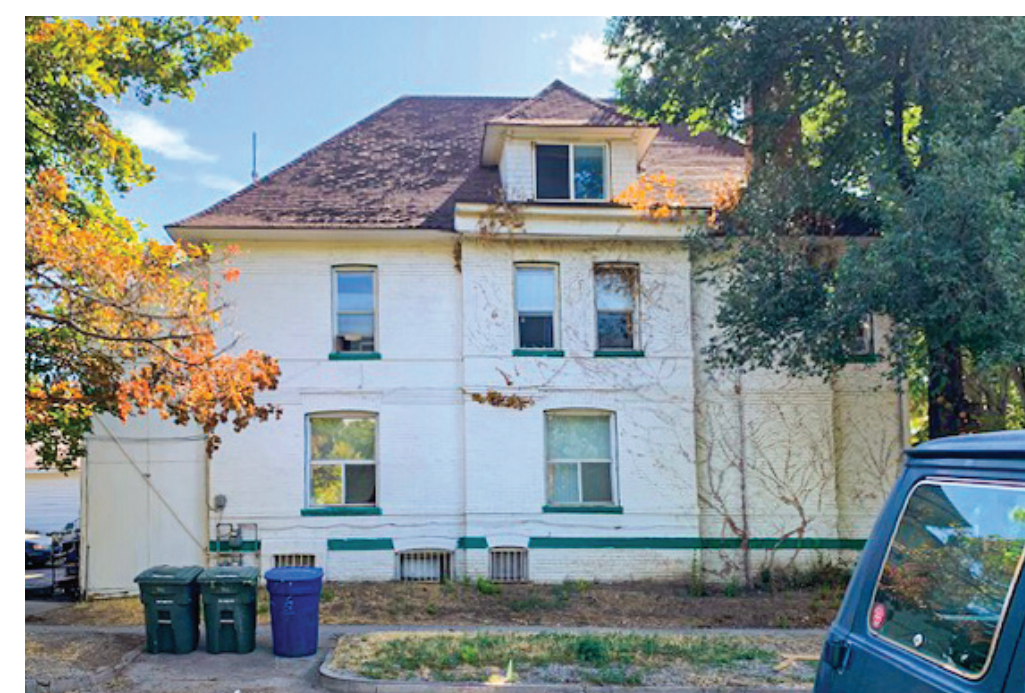
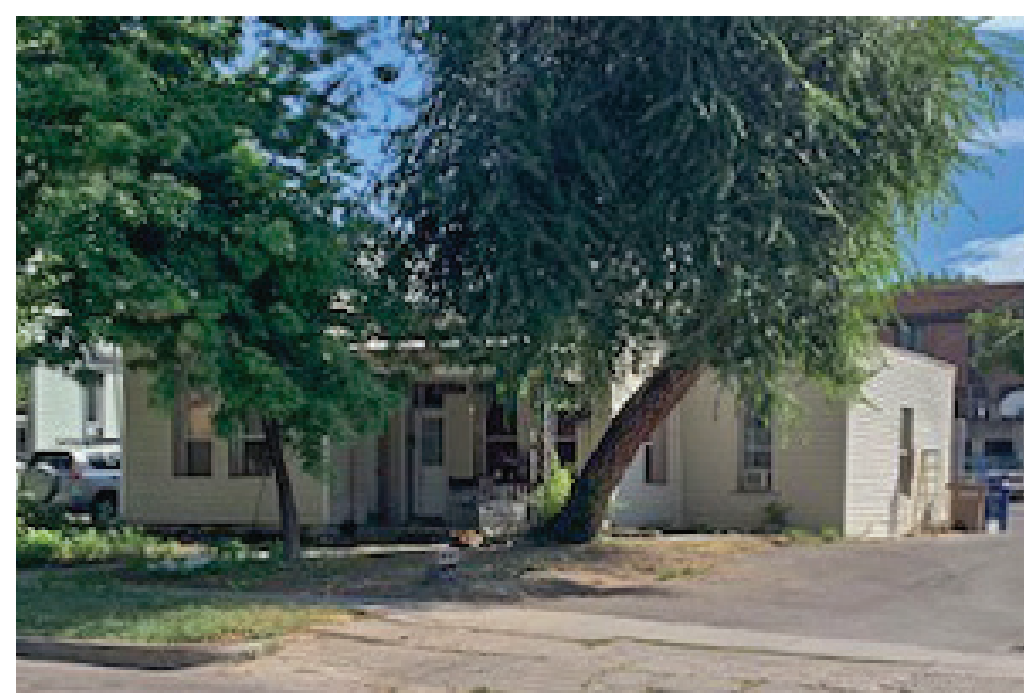


## DECISION MAKING PROCESS





# SUBJECT PROPERTIES





# MASTER PLAN AMENDMENT

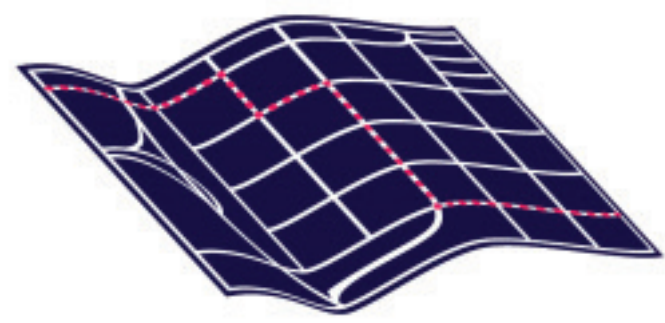
## WHAT IS A MASTER PLAN?

A master plan details the vision, policies, and framework developed by the community that guide growth and development in a neighborhood over a period of time – usually 20-30 years.

A master plan usually includes four key components:



A **Vision** describing where we want to go.



A **Road Map** of how we will get there.



**Examples** of how the neighborhood will look like



A **Monitoring Framework** to understand our progress

## CENTRAL COMMUNITY MASTER PLAN

Adopted in 2005. **The properties included in this proposal are within the Central Community Master Plan.**

## MASTER PLAN AMENDMENT ANALYSIS

As part of the analysis, Planning Staff evaluates and reviews applicable City Policies and Goals within the **Central Community Master Plan** as well as over-arching citywide plans, such as **Plan Salt Lake and the 5 Year Housing Plan.**

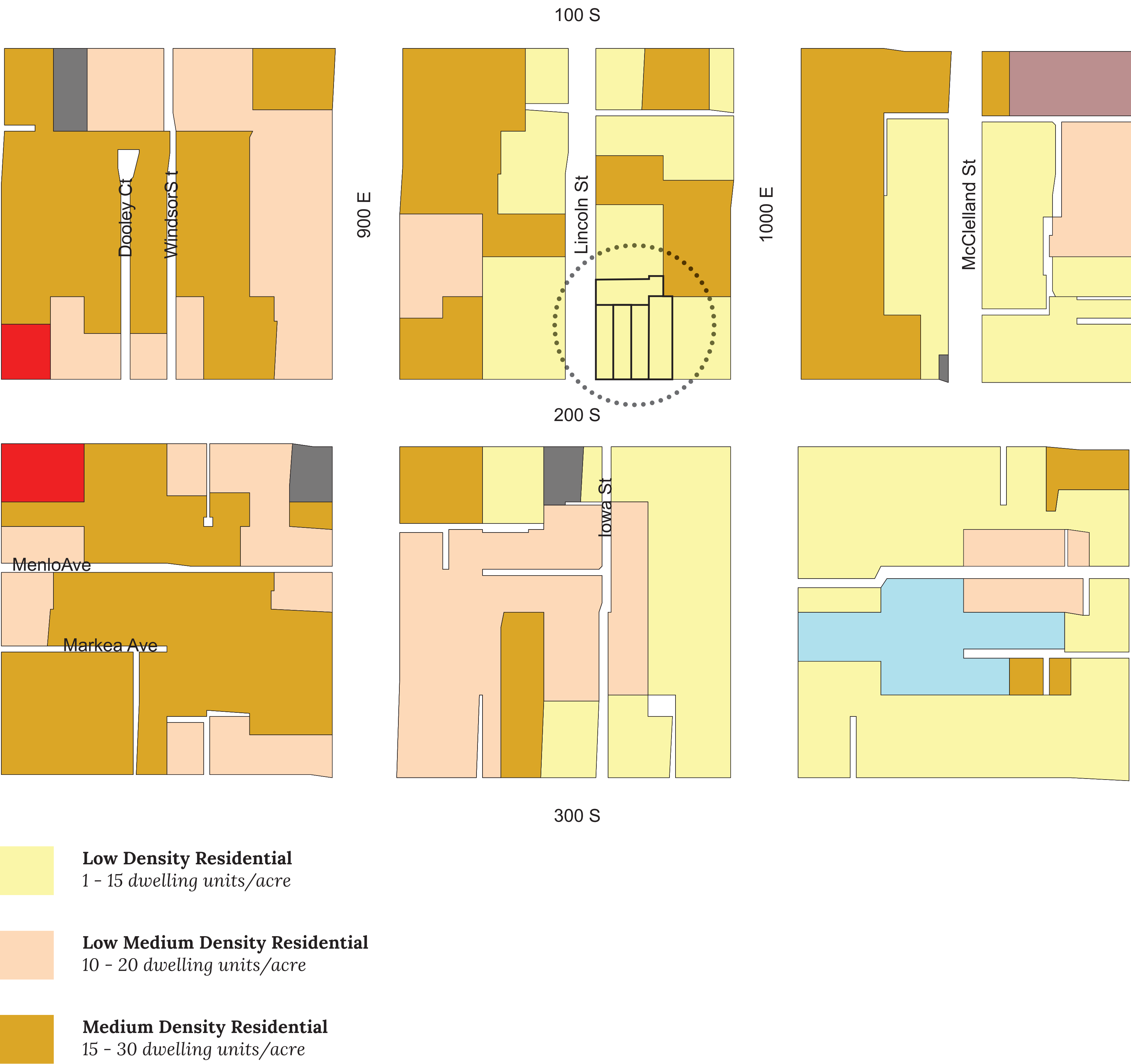
## FUTURE LAND USE MAP DESIGNATION

Low Density Residential (1-15 dwelling units/acre)  
Approximately 2,900 square feet per dwelling

## WHAT IS THE PROPOSED AMENDMENT?

Medium Density (15-30 dwelling units/acre)

## CENTRAL COMMUNITY FUTURE LAND USE



# ZONING MAP AMENDMENT

## WHAT IS A ZONING MAP?

A Zoning Map designates specific zoning throughout Salt Lake City. Zoning is a planning tool that regulates uses and development patterns in distinct areas of the city. **These zones govern land use through designated zoning districts that intentionally control the use, design and compatibility of development.**

Zoning districts range from Single-Family, Multi-Family, Commercial, Institutional, Downtown, Manufacturing and Form Based.

## WHAT IS THE PROPOSAL ?

The proposals are to amend the Central Community Master Plan Future Land Use Map from Low Density to Medium Density Residential, and to amend the Zoning Map from R-2 (Single and Two-Family Residential) zoning to RMF-35 (Moderate Density Multi-Family Residential) zoning district.

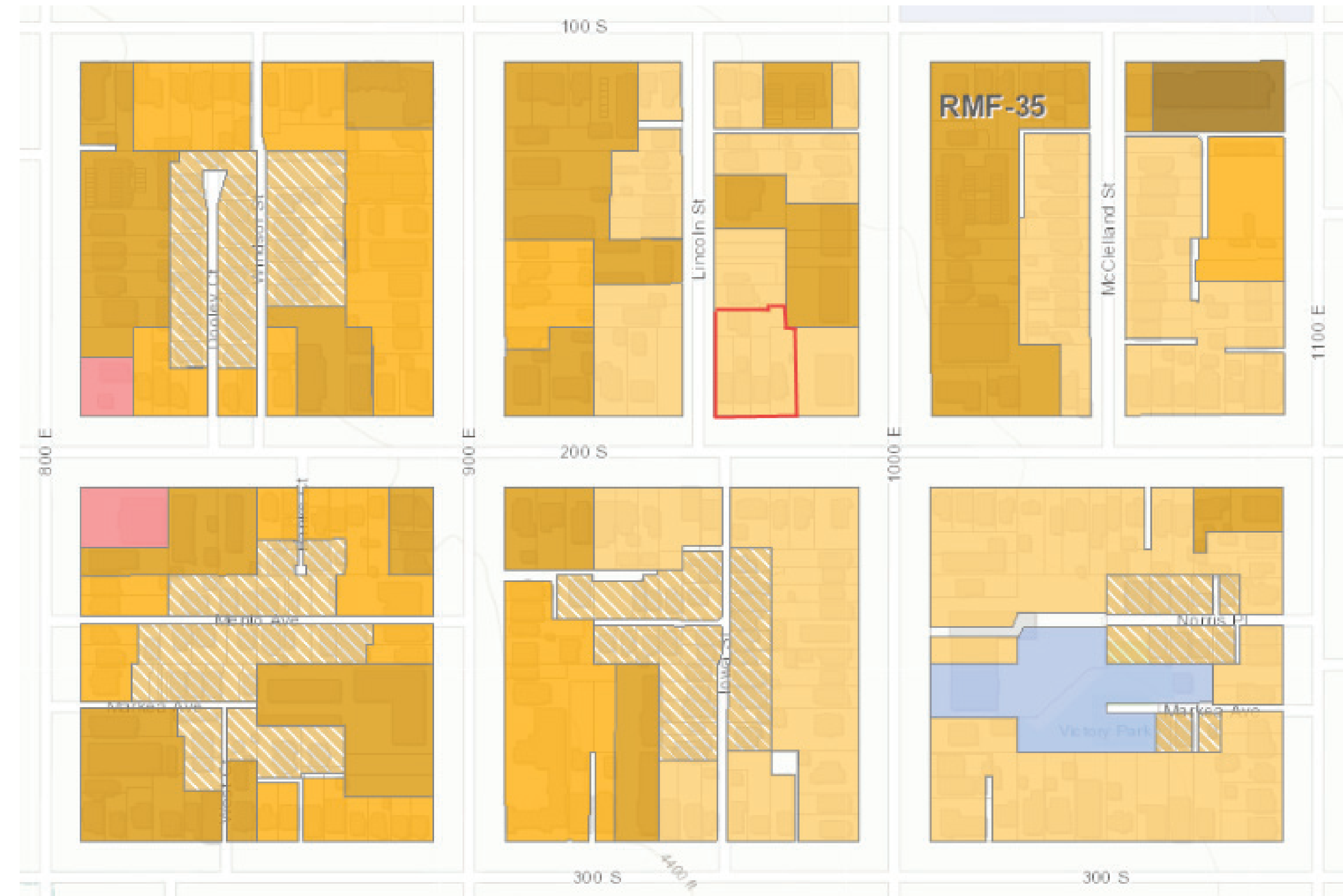
**The proposed amendments would allow for a multi-family development in the future. These types of applications require a recommendation by the Planning Commission and approval by the City Council.**

## STANDARDS FOR ZONING MAP AMENDMENTS






Planning Staff will utilize the Standards for Zoning Map Amendments to evaluate this proposal. The following are the Standards for Zoning Map Amendments:

- In making a decision to amend the zoning map, the City Council should consider the following:
- 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;
- Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance;
- The extent to which a proposed map amendment will affect adjacent properties;
- Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and
- The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and wastewater and refuse collection.

## ZONING MAP



## ZONING DISTRICTS

-  **R-2** Single Family and Two Family
-  **RMF-30** Multifamily Residential
-  **RMF-35** Multifamily Residential
-  **RMF-45** Multifamily Residential
-  **SR-3** Special Development Pattern



# ZONING COMPARISON

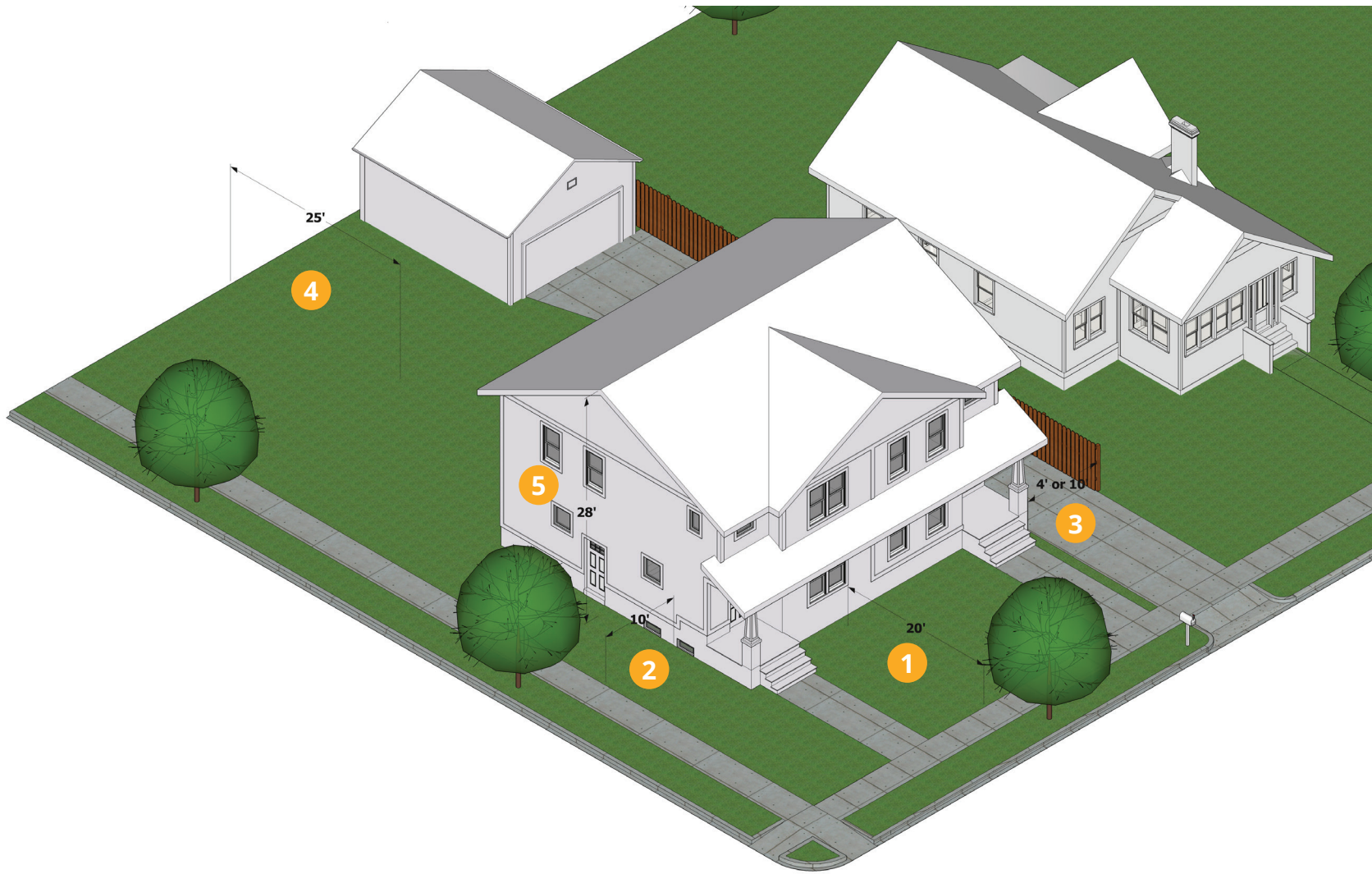
## R-2

### SINGLE & TWO-FAMILY RESIDENTIAL

The purpose of the R-2 Single- and Two-Family Residential District is to preserve and protect for single-family dwellings the character of existing neighborhoods which exhibit a mix of single- and two-family dwellings by controlling the concentration of two-family dwelling units. 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 and to promote sustainable and compatible development patterns.*

#### DEVELOPMENT EXAMPLES



#### R-2 DEVELOPMENT STANDARDS

BUILDING / USE TYPE	LOT WIDTH	LOT AREA MINIMUM	1FRONT YARD	2CORNER SIDE YARD	3SIDE YARDS	4REAR YARD	WALL HEIGHT (INTERIOR)	5HEIGHT	BUILDING COVERAGE
Single-family Detached	50' min.	5,000 sq ft	Min. is average of the block face, existing, or as specified on plat.  20' min. when no existing buildings on block face. Shall be landscape yard	10' min.; shall be landscape yard	4'/10' min. corner lots 4' min.	25% of lot depth, but not less than 15', and need not exceed 25'	Max. 20' at min. side setback, increases 1' for every 1' add. setback.  See code for exceptions.	Max. 28' or average height of other principal buildings on block face; Flat roof max. 20'.	40% max.
Twin Home	25' min.	4,000 sq ft per unit			0'/10' min.				45% max.
Two Family	50' min.	8,000 sq ft			4'/10' min.				45% max.
Place of Worship	80' min.	12,000 sq ft			4'/10' min.				40% max.
Other Uses	50' min.	5,000 sq ft			4'/10' min.				40% max.

*In subdivisions approved after April 12, 1995, no more than 2 lots may be used for such dwellings located adjacent to one another and no more than 3 such dwellings may be located on the same block face.*

#### ADDITIONAL DESIGN STANDARDS

##### ATTACHED GARAGE WIDTH AND LOCATION

May not exceed 50% of the front facade width of the home; cannot project beyond front line of the building. *See code for exceptions.*

*The above information is a synopsis of the R-2 zoning regulations. The complete zoning regulations are located in 21A.24.110.*

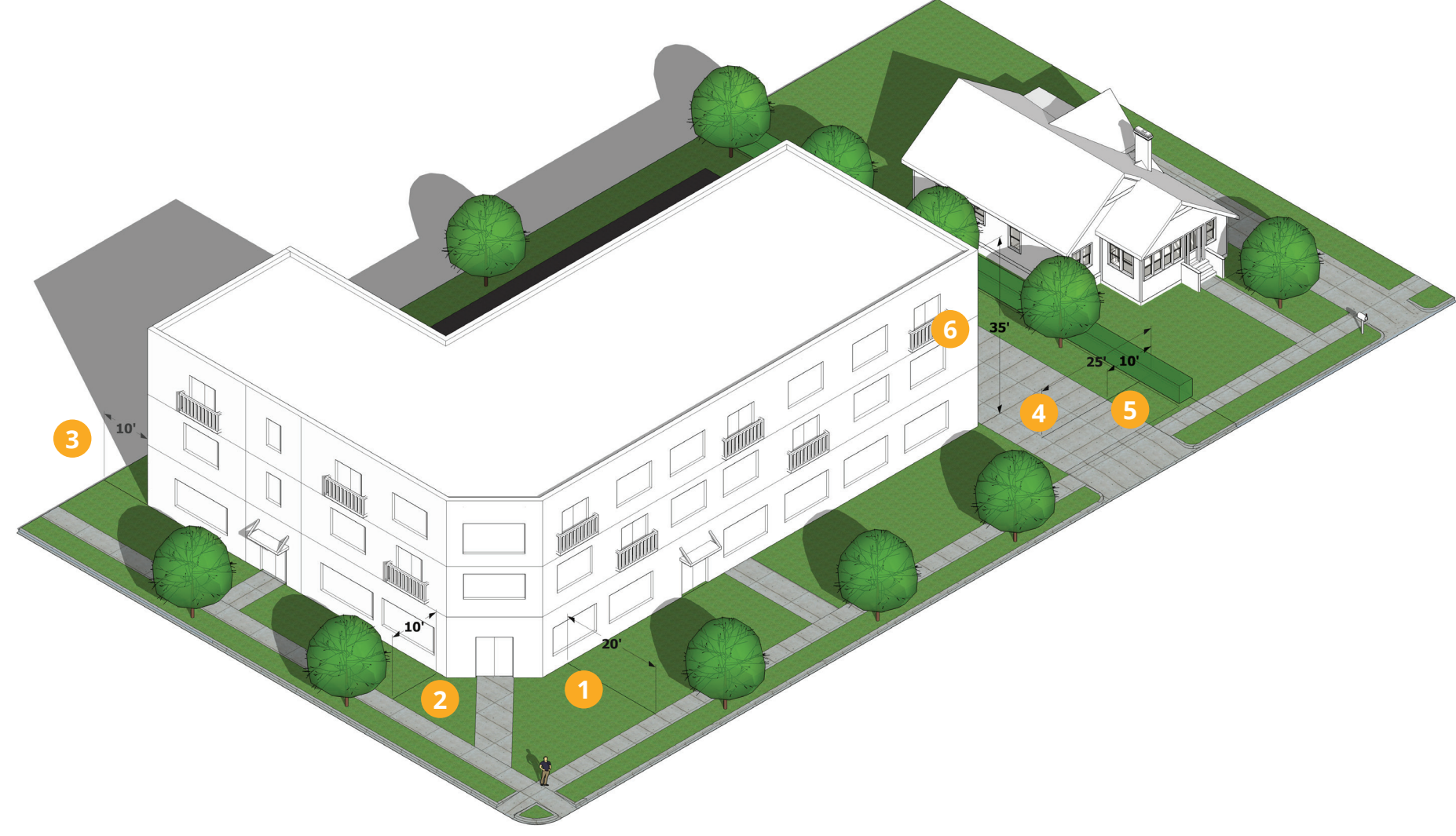
## RMF-35

### MODERATE DENSITY MULTI-FAMILY RESIDENTIAL

The purpose of the RMF-35 Moderate Density Multi-Family Residential District is to provide an environment suitable for a variety of moderate density housing types, including single-family, two-family, and multi-family dwellings with a maximum height of thirty five feet (35'). This district is appropriate in areas where the applicable Master Plan policies recommend a density of less than thirty (30) dwelling units per acre. This district includes other uses that are typically found in a multi-family residential neighborhood of this density for the purpose of serving the neighborhood. 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.*

#### DEVELOPMENT EXAMPLES



#### RMF-35 DEVELOPMENT STANDARDS

BUILDING/ USE TYPE	LOT WIDTH	LOT AREA MINIMUM	1FRONT YARD	2CORNER SIDE YARD	3SIDE YARDS	4REAR YARD	5LANDSCAPE BUFFERS	6HEIGHT	BUILDING COVERAGE
Single-family Detached	50' min.	5,000 sq ft	20' min.; shall be landscape yard	10' min.; shall be landscape yard	4'/10' min.; corner lots 4' min.	25% of lot depth, but not less than 20', and need not exceed 25'	10' next to single/two family residential zones; includes shade trees, shrubs, and 6' fence	35' max.	45% max.
Single-family Attached	22' min. interior/32' min. corner	3,000 sq ft per unit			0'; 4' min. if provided				60% max.
Twin Home	25' min.	4,000 sq ft per unit			0'/10' min.				50% max.
Two Family	50' min.	8,000 sq ft			10'/10' min.				50% max.
Multi-family	80' min.	9,000 sq ft (see footnote 1)			10'/10' min.; one landscape yard				60% max.
Place of Worship	140' min.	12,000 sq ft			10'/10' min.				60% max.
Other	50' min.	5,000 sq ft			10'/10' min.				60% max.

*9,000 square feet for 3 units, plus 2,000 square feet for each additional dwelling unit up to and including 11 units. 26,000 square feet for 12 units, plus 1,000 square feet for each additional dwelling unit up to 1 acre. For developments greater than 1 acre, 1,500 square feet for each dwelling unit is required.*

*The above information is a synopsis of the RMF-35 zoning regulations. The complete zoning regulations are located in 21A.24.130.*



# QUESTIONS & COMMENTS

*Staff has provided comments cards on the table. All public comments will be provided to the Planning Commission and to City Council.*

*If you wish to email comments, please contact Kelsey Lindquist  
kelsey.lindquist@slcgov.com or 801.535.7930*

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*Thank you!*