

# AFFORDABLE HOUSING INCENTIVES

## PROPOSED DEVELOPMENT TYPES

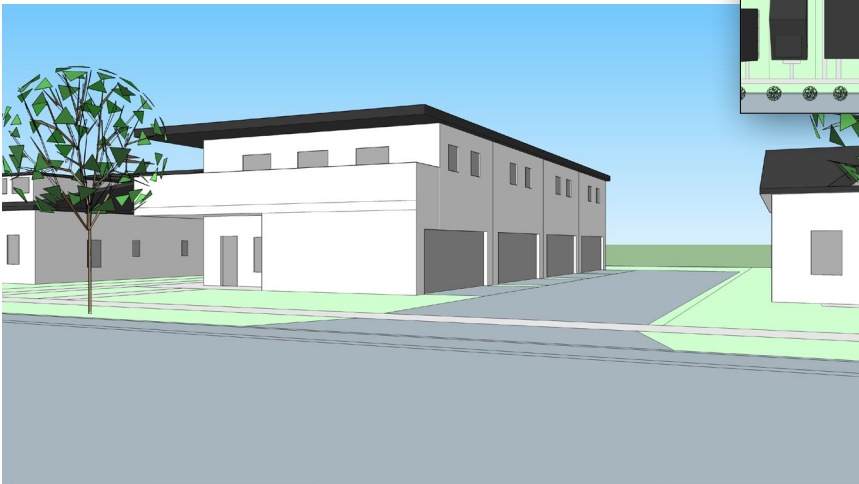


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The City's Planning Division is considering zoning amendments to encourage the construction of additional affordable housing. This includes adding additional housing types in many areas of the city.

### ADDITIONAL HOUSING TYPES

The proposed amendments would add additional housing types including single-family attached (rowhouses and sideways row houses), fourplexes, triplexes, duplexes, and cottage developments in many areas of the city. This handout has examples of a sideways row house, fourplex, duplex, and what can be built by right in an R-1/7,000 zone.



Scaled drawing of sideways row home consistent with proposed regulations.

#### 4 - Unit Townhome Lot Layout

<b>Unit #</b>	4 (1,840 SF) Units
<b>Lot Size</b>	10,920 SF
<b>Building Height</b>	20 FT
<b>Building Coverage</b>	3,680 SF (34%)
<b>Front Yard Setback</b>	20 FT
<b>Side Yard Setbacks</b>	10 FT , 28 FT
<b>Rear Yard Setback</b>	25 FT
<b>Open Space</b>	7240 SF (66%)
<b>Parking</b>	2 Car Attached Garage Per Unit (8 Stalls Total)



Scaled drawing of fourplex building consistent with proposed regulations.

#### 4 - Plex Lot Layout

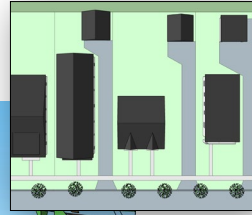
<b>Unit #</b>	4 (800 SF) Units
<b>Lot Size</b>	7,000 SF
<b>Building Height</b>	28 FT
<b>Building Coverage</b>	1,600 SF (23%)
<b>Front Yard Setback</b>	20 FT
<b>Side Yard Setbacks</b>	10 FT , 15 FT
<b>Rear Yard Setback</b>	61 FT
<b>Open Space</b>	5,400 SF (77%)
<b>Parking</b>	5 Surface Stalls

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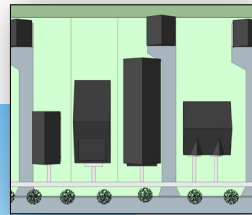
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Scaled drawing of duplex consistent with proposed regulations.

### Duplex Lot Layout

<b>Unit #</b>	2 (800 SF) Units
<b>Lot Size</b>	8,400 SF
<b>Building Height</b>	16 FT
<b>Building Coverage</b>	1,596 SF (20%)
<b>Front Yard Setback</b>	28 FT
<b>Side Yard Setbacks</b>	5 FT , 18 FT
<b>Rear Yard Setback</b>	74 FT
<b>Open Space</b>	6,804 SF (80%)
<b>Parking</b>	2 Car Garage



Scaled drawing of single-family home consistent with the existing R-1/7,000 zoning regulations.

### Single Family Home Developed Under Current R-1-7000 Standards

<b>Unit #</b>	1 Unit (4632)
<b>Lot Size</b>	7,000
<b>Building Height</b>	28 FT
<b>Building Coverage</b>	2,800 SF (40%) Dwelling (2,316 SF) Detached Garage (484 SF)
<b>Front Yard Setback</b>	20 FT
<b>Side Yard Setbacks</b>	6 FT , 15 FT
<b>Rear Yard Setback</b>	40 FT
<b>Open Space</b>	3,045 SF (43%)
<b>Parking</b>	2 Car Detached Garage

### ADDITIONAL INFORMATION

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