

PROPOSED ZONING DEVELOPMENT STANDARDS

The tables below provide a summary of several zoning regulations for the Transit Station Area Urban Neighborhood Core (TSA-UN-C), Form Based Urban Neighborhood 1 (FB-UN1), and Form Based Urban Neighborhood 2 (FB-UN2), zoning districts. The tables generally include lot area/width, yard/setback, building height, building placement, density, and open space requirements. This section does not include all applicable zoning standards such as design standards, parking requirements, and land use regulations. Additional zoning district standards can be found in [Title 21A](#) of the Salt Lake City Municipal Code.

REGULATION	TSA-UN-C (VIEW ORDINANCE)
<p>LOT AREA/WIDTH</p>	<p>2,500 SF/ 40 FT</p> <p>*The minimum lot area applies to all new subdivisions of land and shall not be used to calculate residential density.</p> <p>*Any legally existing lot may be developed without having to comply with the minimum lot size or width requirements.</p> <p>*Lots subdivided for single-family attached dwellings are exempt from min. lot area provided that:</p> <ol style="list-style-type: none"> 1. Parking for units shall be rear loaded and accessed from a common drive shared by all units in a particular development; 2. Driveway access shall connect to the public street in a max. of two (2) locations; and 3. No garages shall face the primary street & front yard parking shall be strictly prohibited.
<p>YARD REQUIREMENTS</p>	<p>Front Yard: No setback required Corner Side Yard: No setback required Interior Side Yard: No setback required Rear Yard: No setback required</p> <p>*Setback standards for specific property frontages can be found in table 21A.26.078.E.3.b</p> <p>*At least 50% of the street facing building façade shall be within 5' of the front or corner side property line.</p>
<p>BUILDING HEIGHT</p>	<p>Min Height: 25 FT Max Height: 75 FT</p>
<p>OPEN SPACE</p>	<p>1 SF for every 10 SF of land area up to 5,000 SF for core areas.</p> <p>*Open space areas includes landscaped yards, patios, public plazas, pocket parks, courtyards, rooftop & terrace gardens and other similar types of open space area amenities.</p>

PROPOSED ZONING DEVELOPMENT STANDARDS

REGULATION	EXISTING FB-UN1 BUILDING FORM STANDARDS (VIEW ORDINANCE)
LOT AREA/WIDTH	<p>Urban House: 3,000 SF/30 FT Two-Family Dwelling: 3,000 SF/15 FT per unit Cottage Development: 1,500 SF/15 FT per unit facing a street Row House: 1,500 SF/15 FT per unit. Side orientation allowed provided building configuration standards are complied with.</p>
MAX. DWELLING UNITS PER BUILDING FORM	<p>Urban House: 2 units plus 1 detached accessory unit Two-Family Dwelling: 2 units plus 1 detached accessory unit Cottage Development: 1 unit per cottage, multiple cottages per lot Row House: Minimum of 3; maximum of 4</p>
NUMBER OF BUILDING FORMS PER LOT	<p>Urban House: 1 building form permitted for every 3,000 SF of lot area Two-Family Dwelling: 1 building form permitted for every 3,000 SF of lot area Cottage Development: 1 cottage for every 1,500 SF of lot area Row House: 1 building form permitted for every 1,500 SF of lot area</p>
FRONT & CORNER SIDE YARD SETBACK	<p>Urban House, Two-Family Dwelling, Cottage Development & Row House: Equal to average setback of block face, where applicable, otherwise min. of 10 FT and max. of 20 FT</p>
INTERIOR SIDE YARD	<p>Urban House, Two-Family Dwelling, Cottage Development & Row House: Minimum 4 FT</p>
REAR YARD	<p>Urban House: Minimum of 20% lot depth up to 25 FT Two-Family Dwelling: Minimum of 20% lot depth up to 25 FT Cottage Development: 4 FT Minimum Row House: Minimum of 20% lot depth up to 25 FT</p>
BUILDING HEIGHT	<p>Urban House, Two-Family Dwelling, Cottage Development & Row House: 2.5 stories, max. of 30 FT, measured from established grade</p>
OPEN SPACE AREA	<p>A minimum of ten percent (10%) of the lot area shall be provided for open space area. *Open space area may include landscaped yards, patio, dining areas, common balconies, rooftop gardens, and other similar outdoor living spaces. Private balconies shall not be counted toward the minimum open space area requirement. Required parking lot landscaping or perimeter parking lot landscaping shall also not count toward the minimum open space area requirement.</p>

*There are currently several pending amendments to the FB-UN1 zoning district standards under the proposed downtown building heights text amendment ([Learn more](#)). The proposed amendments increase the design standards, open space standards, & required landscape yards for specific building forms.

PROPOSED ZONING DEVELOPMENT STANDARDS

REGULATION	EXISTING FB-UN2 BUILDING FORM STANDARDS (VIEW ORDINANCE)
LOT AREA/WIDTH	<p>Cottage Development: 4,000 SF/15 FT per unit facing a street. Side orientation allowed provided building configuration standards are complied with.</p> <p>Row House: 1,500 SF/15 FT per unit facing a street. Side orientation allowed provided building configuration standards are complied with.</p> <p>Multi-Family Residential, Mixed Use & Storefront: 4,000 SF/30 FT</p>
MAX. DWELLING UNITS PER BUILDING FORM	<p>Cottage Development: 1 per cottage</p> <p>Row House: Minimum of 3, no maximum</p> <p>Multi-Family Residential, Mixed Use & Storefront: No minimum or maximum</p>
NUMBER OF BUILDING FORMS PER LOT	<p>Cottage Development: 1 cottage for every 1,000 SF of lot area</p> <p>Row House: 1 building form per every 1,000 SF of lot area</p> <p>Multi-Family Residential, Mixed Use & Storefront: 1 building form per every 4,000 SF of lot area.</p>
FRONT & CORNER SIDE YARD SETBACK	<p>Cottage Development, Row House, Multi-Family Residential, Mixed Use & Storefront: No minimum, maximum 10 FT</p>
REQUIRED BUILD TO LINE	<p>Cottage Development, Row House, Multi-Family Residential, Mixed Use & Storefront: Min. of 50% of street facing façade shall be built to the min. setback line.</p>
INTERIOR SIDE YARD	<p>Cottage Development: 4 FT setback required.</p> <p>Row House: Min. of 15 FT along a side property line adjacent to FB-UN1 or any residential zoning district with a max. building height of 35 FT or less, otherwise 4 FT setback required.</p> <p>Multi-Family Residential, Mixed Use & Storefront: Min. of 15 FT along a side property line adjacent to FB-UN1 or any residential district with a max. height of 35 FT or less, otherwise no setback required.</p>
REAR YARD	<p>Cottage Development: Min. of 20 FT along a rear property line adjacent to FB-UN1 or any residential zoning district with a max. building height of 35 FT or less, otherwise no setback required.</p> <p>Row House: Min. of 25 FT along a rear property line adjacent to FB-UN1 or any residential zoning district that has a max. building height of 35 FT or less, otherwise no setback required.</p> <p>Multi-Family Residential, Mixed Use & Storefront: Min. of 20 FT along a rear property line adjacent to FB-UN1 or any residential zoning district that has a max. building height of 35 FT or less.</p>
BUILDING HEIGHT	<p>Cottage Development: 2.5 stories, 30 FT max. from established grade</p> <p>Row House, Multi-Family Residential, Mixed Use & Storefront: 4 stories with a max. of 50 FT. 5 stories with a max. of 65 FT on parcels located on the corners of West Temple at 800 or 900 S., 200 W. at 700, 800 or 900 S., 200 W. at Fayette Avenue, 300 W. at 800 or 900 S., the southeast corner of 1300 S. and State St., and in the area identified on Figure 21A.27.050C.1. All heights measured from established grade.</p>
OPEN SPACE	<p>A min. of ten percent (10%) of the lot area shall be provided for open space area.</p> <p>*Open space area may include landscaped yards, patio, dining areas, common balconies, rooftop gardens, and other similar outdoor living spaces. Private balconies shall not be counted toward the min. open space area requirement. Required parking lot landscaping or perimeter parking lot landscaping shall also not count toward the min. open space area requirement.</p>

***There are currently several pending amendments to the FB-UN2 zoning district standards under the proposed downtown building heights text amendment ([Learn more](#)).** The proposed amendments increase the design standards, open space standards, and required landscape yards for specific building forms. In addition, the proposed amendments increase required landscape yards for sites abutting lower density zones, with building heights less than 30'.