

Salt Lake City Sustainable Community Development Code Project **Bundle 3 Draft Amendments**



December 2010

Project Goal

- To identify Salt Lake City's sustainability goals and incorporate sustainability provisions into its land development codes
- Project directed by Vicki Bennett, Director of Division of Sustainability and the Environment in consultation with Planning Division

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Local Sustainability Programs

Usual Focus: Gov't Operations

- ❖ Hybrid fleets
- ❖ Compact fluorescent bulbs
- ❖ Mass transit
- ❖ Green city buildings
- ❖ Purchase renewable power
- ❖ Recycling programs

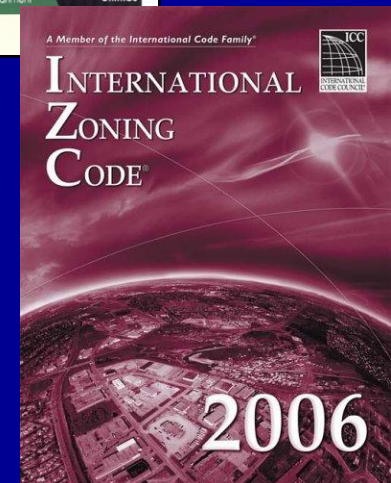
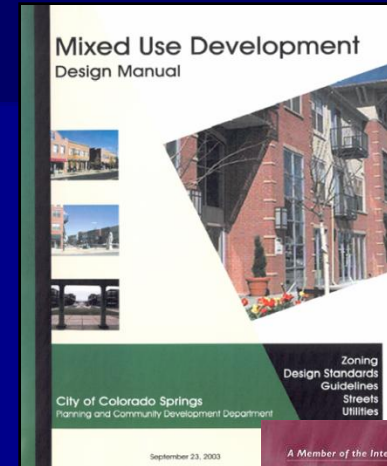


Local Sustainability Programs

WHAT'S MISSING??

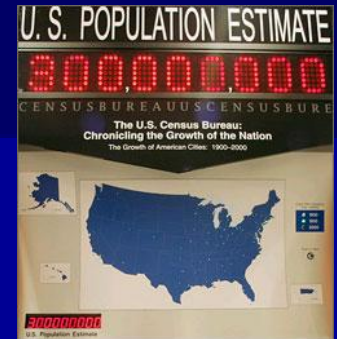
Little focus on:

- ❖ **Development patterns/private development**
- ❖ **Comprehensive plans**
- ❖ **Development codes**



WHY DO DEVELOPMENT PATTERNS AND CODES MATTER??

- 100 million more of us by 2043!!
- 70 million new housing units
- Burn calories, not fossil fuels!



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Implementing Sustainability Principles Through Zoning

THINK B~I~G

- ❖ Remove **Barriers**

Eliminate bans on solar panels/wind turbines



- ❖ Create **Incentives**

Density bonuses for affordable housing

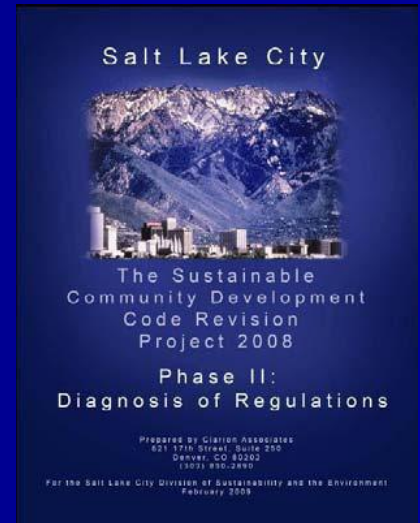
- ❖ Fill Regulatory **Gaps**

Mandatory water-conserving landscaping



Project Introduction

- **Phase 1:** Inventory of city sustainability goals and initiatives (August 2008)
<http://www.slcgreen.com/CodeRevision.htm>
- **Phase 2:** Prepare diagnosis--ID gaps between goals and land use regulations (February 2009)
- **Phase 3: Draft targeted sustainable code revisions (2009-2010)**



Salt Lake City's Sustainability Topics

1. **Climate Change and Air Quality**
2. **Water Quality and Conservation**
3. **Alternative Energy Production and Energy Conservation**
4. **Mobility and Transportation**
5. **Urban Forestry**
6. **Housing Accessibility and Diversity**
7. **Community Health and Safety**
8. **Food Production and Nutrition**
9. **Recycling and Waste Reduction**
10. **Open Space, Parks, and Trails**

Bundle # 1 Amendments

1. **Transit-Oriented Development District**
 - ◆ Transit Station Area ordinance adopted by city council
2. **Accessory Dwelling Units (PC)**
3. **Alternative Energy Systems (CC)**
4. **Mobility and Connectivity (CC)**
5. **Urban Agriculture (CC)**



Bundle #2 Amendments

1. **Water-Efficient Landscape Standards (CC)**
2. **Parks and Open Space (Staff)**
3. **Tree Protection (CC)**
4. **Recycling and Waste Reduction (Staff)**

Bundle #3 Amendments

1. **Parking Options & Transportation Demand Management**
2. **Outdoor Lighting**
3. **Recycling and Waste Reduction**
4. **Housing Diversity**



Parking & TDM

- Targeted parking reductions/maximums
- Car pool parking incentives
- Credit for on-street parking
- Shared parking
- Trip reduction requirements for large developments (menu of options)



Outdoor Lighting

- **3 lighting zones - sets a lighting budget for each use type in each zone**
- **Sets a limits on brightness of fixtures**
- **Outdoor lighting “turn – off”**

Recycling and Waste Reduction

- Require space for recycling/refuse in new commercial/business/mixed-use developments
- Require centralized neighborhood recycling stations in new residential developments



Recycling and Waste Reduction



- Use incentives to encourage conversion of parking spaces to accommodate recycling facility
- Require recycling in construction and with deconstruction



Housing Diversity



- Provide a diversity of housing (sizes, types, # of bedrooms) in new SF and MF developments
- Offer incentives (additional density, fee waiver, & expedited review) for building affordable housing

Next Steps...



- **Further engagement of citizens and groups**
- **Adoption process through the Planning Commission**
- **City Council hearings and adoption**

Questions & Comments

<http://www.slcgreen.com/CodeRevision.htm>

Thank You

