

SUSTAINABILITY

CODE AMENDMENTS: FINAL BUNDLE
PLANNING DIVISION

February 3 Community Council Chairs Breakfast

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

Status of Overall Project

Adopted

- ▣ Transit-Oriented Development District

City Council is Reviewing

- Renewable Energy Systems
- Urban Agriculture
- Water-Efficient Landscape Standards
- Tree Protection



Sustainable Code Amendments

- Outdoor Lighting (Michaela Oktay)
- Recycling & Construction Waste (Ana Valdemoros)
- Transportation Demand Management (Nick Britton)
- Housing Diversity (Elizabeth Reining)
- Accessory Dwelling Units (Michael Maloy)

Outdoor Lighting

□ General Purpose:

1. Permit reasonable use of lighting for safety, utility, security, enjoyment and commerce.
2. Minimize light pollution: glare, light trespass and sky glow.
3. Conserve energy and natural resources.



Outdoor Lighting

□ Proposed Regulations:

1. All lighting shall be directed properly to reduce glare, light trespass and not cause a nuisance.
2. All new developments have lighting “budget.”
3. Lighting budgets include all basic site lighting (parking lots, security lighting, entrance lights, etc.)
4. Lighting controls shall be used for auto shut-off during daylight and 50% auto reduction of lighting after close of business activity.

Recycling & Construction Waste

□ Purpose

1. Better manage and extend the life of SLC landfill by encouraging recycling and waste reduction practices that will reduce the amount of materials entering the landfill;
2. Minimize the impact of waste on the natural environment by reducing pollutants, greenhouse gases (notably methane), and chemicals;
3. Reduce municipal expenditures and save taxpayer dollars through more efficient and reduced refuse collection services.

Recycling & Construction Waste

- Proposed Regulations:
 1. Require new developments to add indoor or outdoor recycling service areas.
 2. Require centralized recycling, refuse and composting stations in new residential subdivisions.
 3. Allow the conversion of parking spaces to accommodate a recycling/refuse collection area.
 4. Require a waste management plan for new construction and demolitions



Transportation Demand Management (TDM)

- Regulations designed to influence travel decisions
 - ▣ Lessen time spent driving and number of trips
 - ▣ Reducing peak-period traffic
 - ▣ Alternative travel modes
- Results
 - ▣ Decreased pollution
 - ▣ Decreased traffic, congestion
 - ▣ Decreased infrastructure costs
 - ▣ Improved health



TDM: Standard Regulations

- Most new or expansion to existing development
 - Expanded alternative parking regulations: shared parking, valet parking, etc. No planning process required for most alternative parking.
 - Expanded car pool regulations.
 - Expanded bicycle parking standards and new facility requirements (showers, lockers, long-term storage).



TDM: Large Developments

- Only for large employers, residential complexes, or institutions
 - Pre-application meeting required
 - Submission of traffic study
 - Must pick TDM strategies from list that will reduce the vehicle trips generated by 25%
 - Examples: Improved transit stop; on-premise daycare/restaurant, gym; parking cash out, transit passes, staggered work hours
 - Follow-up: annual performance letter, three-year assessment with traffic study

TDM: Parking Requirements

- Reduced parking requirements for affordable, senior, assisted living complexes
- On-street parking would be allowed in all districts
- Maximum parking for all districts
 - ▣ Single- and two-family uses exempted
 - ▣ Stricter downtown, Gateway parking maximums
 - ▣ For most districts, 125% of the minimum

Housing Diversity

- Provide multiple housing types within a community
- Promote housing choices for entire community



Purpose of Proposed Changes

- ❑ Implements City goals and objectives
- ❑ Promotes a more diverse community
- ❑ Encourages distribution of housing options throughout the community
- ❑ Encourages multi-family developments with a variety of units
- ❑ Encourages affordable housing
- ❑ Increases home ownership opportunities

Proposed Changes

- Large Developments
 - ▣ 2 or more housing types per development

- Large Multi Family Developments
 - ▣ 50% must vary in size/have different number of bedrooms



Affordable Housing



- Provide incentives to private developers
 - ▣ Density bonus

- At least 10% of units must be affordable

Accessory Dwelling Units



Definition

An accessory dwelling unit (ADU) is a residential unit that is located on the same lot as a single-family dwelling unit, and is either:

- ❑ Internal to a single family dwelling—such as in an attic or basement; or
- ❑ Attached to a single family dwelling—such as in an addition;
- ❑ Detached structure—such as in a garage; or
- ❑ Separate structure—such as a cottage.

The accessory dwelling unit must be a complete housekeeping unit with a separate kitchen, sleeping area, closet space, bathroom facilities, and a shared or separate entrance.

Accessory Dwelling Units

Regulation Purposes

- Help build diverse housing stock
- Allow changing families an option
- Use existing lots, structures, and infrastructure
- Provide homes near jobs, transit, and activity areas, which reduces vehicle use
- Save energy and resources

Accessory Dwelling Units

Regulation Proposal

- ❑ Property must be owner occupied
- ❑ One ADU per lot (not applicable to condominiums)
- ❑ Maximum size is 50% of main home or 650 square feet—whichever is less
- ❑ Development standards of underlying zoning district (i.e. setbacks, height, lot coverage, etc.) and building codes apply
- ❑ Historic Preservation regulations apply
- ❑ One additional on-site parking space required, which may include tandem parking, unless on-street parking is adequate.
- ❑ New entrances must face side or rear of lot
- ❑ ADUs must be licensed with Salt Lake City

Next Steps

- Continue to meet with community groups and councils
- Meet with City advisory boards
- Conduct Community Open House
- Planning Commission- public hearing
- City Council- public hearing and decision
- Implementation

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