

Project Title: Expanding Housing Options – Amendments to the SR-1 and SR-1A Zoning Districts

Petition No.: PLNPCM2025-01184

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<p>APPROVED AS TO FORM Salt Lake City Attorney's Office</p> <p>Date: _____</p> <p>By: _____ Katherine D. Pasker, <i>Senior City Attorney</i></p>

Recommended by Planning Commission: To Be Scheduled

This proposed ordinance makes the following amendments (for summary purposes only):

- Amends the text of section 21A.24.080 (SR-1 and SR-1A Special Development Pattern Residential District) by moving all bulk and height regulations into a new table, and making other changes to the development standards.

Underlined text is new; text with ~~strikethrough~~ is proposed to be deleted. Modifications made as part of the Planning Commission recommendation are highlighted in yellow. All other text is existing with no proposed change.

1 ***SECTION 3: Amending the text of section 21A.24.080 (SR-1 and SR-1A Special Development Pattern***
2 ***Residential District) by moving all bulk and height regulations into a new table, and making other***
3 ***changes to the development standards, as follows:***

4 21A.24.080: SR-1 AND SR-1A SPECIAL DEVELOPMENT PATTERN RESIDENTIAL DISTRICT:
5 In this chapter and the associated zoning map, the SR-1 District is divided into two (2) subareas for the
6 purpose of defining design criteria. In other portions of this text, the SR-1 and SR-1A are jointly referred
7 to as the SR-1 District because all other standards in the zoning ordinance are the same.

8 A. Purpose Statement: The purpose of the SR-1 Special Development Pattern Residential District is
9 to maintain the unique character of older predominantly single-family and two-family dwelling
10 neighborhoods that display a variety of yards, lot sizes and bulk characteristics. Uses are intended to be
11 compatible with the existing scale and intensity of the neighborhood. The standards for the district are
12 intended to provide for safe and comfortable places to live and play, promote sustainable and compatible
13 development patterns and to preserve the existing character of the neighborhood.

14 B. Uses: Uses in the SR-1 Special Development Pattern Residential District, as specified in section
15 21A.33.020, "Table Of Permitted And Conditional Uses For Residential Districts", of this title, are
16 permitted subject to the general provisions set forth in section 21A.24.010 of this chapter and this section.

17 C. Bulk and Height Regulations: The bulk and height regulations required in this district are as
18 follows:

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	<u>SR-1</u>	<u>SR-1A</u>
<u>Maximum building height - Pitched roof</u>	<u>30 feet or equal to the average building height of the block face, whichever is greater</u>	<u>25 feet or equal to the average building height of the block face, whichever is greater</u>
<u>Maximum building height - Flat roof</u>	<u>24 feet</u>	<u>20 feet</u>

<u>Minimum front yard¹</u>	<u>20 feet or equal to one abutting front yard on the same block face</u>
<u>Minimum corner side yard¹</u>	<u>10 feet</u>
<u>Minimum interior side - Corner lot¹</u>	<u>4 feet</u>
<u>Minimum interior side yard 1¹</u>	<u>10 feet</u>
<u>Minimum interior side yard 2¹</u>	<u>4 feet</u>
<u>Minimum rear yard¹</u>	<u>20% of lot depth or 15 feet, whichever is less</u>
<u>Maximum building coverage</u>	<u>50%</u>

20 1. The minimum yard and landscape yard requirements shall be applied to the perimeter of the property.

21

22 D. C. Minimum Lot Area And Lot Width: The minimum lot areas and lot widths required for specific
 23 uses in these districts are as follows: Standards for Lots and Parcels: All new lots and parcels or
 24 modifications to existing lots and parcels shall comply with the following standards:

Land Use	Minimum Lot Area	Minimum Lot Width
Municipal service uses, including City utility uses and police and fire stations	No minimum	No minimum
Natural open space and conservation areas, public and private Parks, open space, and natural areas	No minimum	No minimum
Places of worship less than 4 acres in size	12,000 square feet	80 feet
Public pedestrian pathways, trails and greenways	No minimum	No minimum
Public/private utility transmission wires, lines, pipes and poles	No minimum	No minimum
Single- and two-family detached dwellings	5,000 square feet	50 feet
<u>Small lot dwellings (see chapter 21A.36.370 for use specific requirements)</u>	<u>2,000 square feet per unit</u>	
Twin home dwellings	4,000 2,500 square feet per dwelling	25 feet
Two family dwellings	8,000 square feet	50 feet
Utility substations and buildings	5,000 square feet	50 feet
Other permitted or conditional uses as listed in section 21A.33.020 of this title	5,000 square feet	50 feet

25 E. Building Height Regulations: ~~D. Maximum Building Height: Maximum building height limits~~
 26 ~~vary, depending upon the location. The following regulations apply for each area within the SR-1 district:~~

27 1. ~~Pitched Roofs: The maximum height of buildings with pitched roofs, as measured from the~~
 28 ~~established grade, shall be:~~

29 a. ~~SR-1: Twenty-eight feet (28') measured to the ridge of the roof, or the average height of~~
30 ~~other principal buildings on the block face.~~

31 b. ~~SR-1A: Twenty-three feet (23') measured to the ridge of the roof, or the average height of~~
32 ~~other principal buildings on the block face.~~

33 2. ~~Flat Roofs: The maximum height of a flat roof building, as measured from the established~~
34 ~~grade, shall be:~~

35 a. ~~SR-1: Twenty feet (20').~~

36 b. ~~SR-1A: Sixteen feet (16').~~

37 3. ~~Exterior Walls: Maximum exterior wall height adjacent to interior side yards:~~

38 a. ~~SR-1: Twenty feet (20') for exterior walls placed at the building setback established by the~~
39 ~~minimum required yard.~~

40 b. ~~SR-1A: Sixteen feet (16') for exterior walls placed at the building setback established by~~
41 ~~the minimum required yard.~~

42 c. ~~In both the SR-1 and SR-1A districts, the exterior wall height may increase one foot (1')~~
43 ~~(or fraction thereof) in height for each foot (or fraction thereof) of increased setback beyond the minimum~~
44 ~~required interior side yard. If an exterior wall is approved with a reduced setback through a special~~
45 ~~exception, variance or other process, the maximum allowable exterior wall height decreases by one foot~~
46 ~~(1') (or fraction thereof) for each foot (or fraction thereof) that the wall is located closer to the property~~
47 ~~line than the required side yard setback.~~

48 (1) ~~Cross Slopes: For lots with cross slopes where the topography slopes, the downhill~~
49 ~~exterior wall height may be increased by one half foot (0.5') for each one foot (1') difference between the~~
50 ~~elevation of the average grades on the uphill and downhill faces of the building.~~

51 (2) ~~Exceptions:~~

52 (A) ~~Gable Walls: Walls at the end of a pitched roof may extend to a height~~
53 ~~necessary to support the roof structure except that the height of the top of the widest portion of the gable~~
54 ~~wall must conform to the maximum wall height limitation described in this section.~~

55 (B) ~~Dormer Walls: Dormer walls are exempt from the maximum exterior wall~~
56 ~~height if:~~

57 (i) ~~The width of a dormer is ten feet (10') or less; and~~

58 (ii) ~~The total combined width of dormers is less than or equal to fifty percent~~
59 ~~(50%) of the length of the building facade facing the interior side yard; and~~

60 (iii) ~~Dormers are spaced at least eighteen inches (18") apart.~~

61 1. ~~4. Initial Construction:~~ Building height for initial construction of a building shall be measured
62 as the vertical distance between the top of the roof and the established grade at any given point of
63 building coverage. Building height for any subsequent structural modification or addition to a building
64 shall be measured from finished grade existing at the time a building permit is requested. Building height
65 for the R-1 districts, R-2 District and SR districts is defined and illustrated in chapter 21A.62 of this title.

66 5. ~~Stepped Buildings: Where buildings are stepped to accommodate the slope of terrain, each step~~
67 ~~shall have a horizontal dimension of at least twelve feet (12').~~

68 2. ~~6 Additional Building Height~~ Requests for additional building height for properties located in
69 an H Historic Preservation Overlay District shall be ~~reviewed by the historic landmark commission which~~
70 ~~may grant such requests~~ subject to the provisions of section 21A.34.020 of this title.

71 F. ~~E. Narrow Lot Yard Reductions:~~ Minimum Yard Requirements:

72 1. ~~Front Yard:~~

73 a.—SR-1: The minimum depth of the front yard for all principal buildings shall be equal to
74 the average of the front yards of existing buildings within the block face. Where there are no existing
75 buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front
76 yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail. For
77 buildings legally existing on April 12, 1995, the required front yard shall be no greater than the
78 established setback line of the existing building.

79 b.—SR-1A: The minimum depth of the front yard for all principal buildings shall be equal to
80 the average of the front yards of existing buildings within the block face. Where there are four (4) or more
81 SR-1 principal buildings with front yards on a block face, the average shall be calculated excluding one
82 property with the smallest front yard setback and excluding the one property with the largest front yard
83 setback. Where there are no existing buildings within the block face, the minimum depth shall be twenty
84 feet (20'). Where the minimum front yard depth is specified in the recorded subdivision plat, the
85 requirement specified therein shall prevail. For buildings legally existing on April 12, 1995, the required
86 front yard depth shall be no greater than the established setback line of the existing building.

87 2.—Corner Side Yard:

88 a.—SR-1: Ten feet (10'). For buildings legally existing on April 12, 1995, the required corner
89 side yard shall be no greater than the established setback line of the existing building.

90 b.—SR-1A: Ten feet (10').

91 3.—Interior Side Yard:

92 a.—Twin Home Dwellings: No side yard is required along one side lot line while a ten foot
93 (10') yard is required on the other.

94 b.—Other Uses:

95 (1)—Corner lots: Four feet (4').

96 (2)—Interior lots:

97 (A)—SR-1: Four feet (4') on one side and ten feet (10') on the other.

98 (B)—SR-1A: Four feet (4') on one side and ten feet (10') on the other.

99 1. (i) Where the width of a lot is ~~forty seven feet (47 feet')~~ or narrower, the total minimum side
100 yard setbacks shall be equal to ~~thirty percent (30%)~~ of the lot width with one side being ~~four feet (4 feet')~~
101 minimum and the other side being ~~thirty percent (30%)~~ of the lot width minus ~~four feet (4 feet')~~ rounded
102 to the nearest whole number.

103 2. (ii) Where a lot is ~~twenty seven feet (27 feet')~~ or narrower, required side yard setbacks shall be
104 a minimum of ~~four feet (4 feet')~~ and ~~four feet (4 feet')~~.

105 3. (iii) Where required side yard setbacks are less than ~~four feet (4 feet')~~ and ~~ten feet (10 feet')~~ an
106 addition, remodel or new construction shall be no closer than ~~ten feet (10 feet')~~ to a primary structure on
107 an abutting property. The ~~ten feet (10 feet')~~ separation standard applies only to the interior side yard that
108 has been reduced from the base standard of ~~ten feet (10 feet')~~.

109 4.—Rear Yard: Twenty five percent (25%) of the lot depth, but not less than fifteen feet (15') and
110 need not exceed thirty feet (30').

111 G. Accessory Buildings and Structures in Yards:

112 51. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be
113 located in a required yard subject to section 21A.36.020, table 21A.36.020B, "Obstructions In Required
114 Yards", and section 21A.40.050 of this title.

115 a. SR-1A:

116 (1) Maximum building coverage of all accessory buildings shall not exceed six hundred
117 (~~600~~720) square feet.

118 (2) Primary accessory building: One accessory building may have up to the following
119 dimensions:

120 (A) A footprint of up to four hundred eighty (~~480~~600) square feet, subject to
121 compliance with subsection 21A.40.050B1 of this title.

122 (B) Roof peak/ridge height of up to fourteen feet (14') above the existing grade.

123 (C) A flat roof height limit of nine feet (9') above the existing grade.

124 (D) An exterior wall height of nine feet (9') above the existing grade.

125 (i) Lots with cross slopes where the topography slopes, the downhill exterior
126 wall height may increase by one-half foot (0.5') for each one foot (1') difference between the elevation of
127 the average grades on the uphill and downhill faces of the building.

128 (3) Secondary accessory buildings: All other accessory buildings shall have the
129 following dimensions:

130 (A) Roof peak/ridge height of up to ten feet (10') above the existing grade.

131 (B) Flat roof height limit of eight feet (8') above the existing grade.

132 (C) An exterior wall height of eight feet (8') above the existing grade.

133 (D) Secondary accessory buildings may be attached to the primary accessory
134 buildings so long as all buildings conform to the required wall and roof ridge height restrictions.

135 (4) Exceptions:

136 (A) If the accessory structure is an Accessory Dwelling Unit that complies with
137 section 21A.40.200, the ADU is exempt from the standards in 21A.24.080.G.1.a.

138 ~~F. — Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall~~
139 ~~not exceed forty percent (40%) of the lot area. For lots with buildings legally existing on April 12, 1995,~~
140 ~~the coverage of existing buildings shall be considered legal conforming.~~

141 ~~H. G. Maximum Lot Size: With the exception of lots created by a subdivision or subdivision~~
142 ~~amendment recorded in the Office of the Salt Lake County Recorder, the maximum size of a new lot shall~~
143 ~~not exceed eighteen thousand (18,000) square feet. The maximum lot area of a new lot shall not exceed~~
144 ~~150% of the minimum lot area, if there is a minimum lot area listed in Table 21A.24.080.D. Lots in~~
145 ~~excess of this maximum lot area may be created through the subdivision process subject to the following~~
146 ~~standards:~~

147 1. The size of the new lot is compatible with other lots on the same block ~~face~~;

148 2. The configuration of the lot is compatible with other lots on the same block ~~face~~; and

149 3. The relationship of the lot width to the lot depth is compatible with other lots on the same
150 block ~~face~~.

151 ~~I. H.~~ Standards for Attached Garages:

152 1. Width of an Attached Garage: The width of an attached garage facing the street may not
153 exceed ~~fifty percent (50%)~~ of the width of the front facade of the house. The width of the garage is equal
154 to the width of the garage door, or in the case of multiple garage doors, the sum of the widths of each
155 garage door plus the width of any intervening wall elements between garage doors.

156 2. Located Behind or In Line with the Front Line of the Building: No attached garage shall be
157 constructed forward of the "front line of the building" (as defined in section 21A.62.040 of this title),
158 unless:

- 159 a. A new garage is constructed to replace an existing garage that is forward of the "front line
160 of the building". In this case, the new garage shall be constructed in a similar location as the garage being
161 replaced with dimensions that do not increase the degree of noncompliance; or
162 b. At least ~~fifty percent~~ (50%) of the existing garages on the block face are located forward of
163 the "front line of the building"

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