

**Project Title:** Expanding Housing Options – Amendments to the R-2 Zoning District

**Petition No.:** PLNPCM2025-01184

**Version:** Public Draft

**Date Prepared:** 12/10/2025

<p><b>APPROVED AS TO FORM</b> Salt Lake City Attorney's Office</p> <p>Date: _____</p> <p>By: _____ Katherine D. Pasker, <i>Senior City Attorney</i></p>
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**Recommended by Planning Commission:** To Be Scheduled

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

- Amends the text of section 21A.24.110 (R-2 Single- and Two-Family 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.

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1 ***SECTION 4: Amending the text of section 21A.24.110 (R-2 Single- and Two-Family Residential***  
2 ***District) by moving all bulk and height regulations into a new table, and making other changes to the***  
3 ***development standards, as follows:***

4 21A.24.110: R-2 SINGLE- AND TWO-FAMILY RESIDENTIAL DISTRICT:

5 A. Purpose Statement: The purpose of the R-2 Single- and Two-Family Residential District is to  
6 preserve the character of existing neighborhoods which exhibit a mix of predominantly single- and two-  
7 family dwellings. Uses are intended to be compatible with the existing scale and intensity of the  
8 neighborhood. The standards for the district are intended to provide for safe and comfortable places to  
9 live and play and to promote sustainable and compatible development patterns.

10 B. Uses: Uses in the R-2 Single- and Two-Family Residential District, as specified in  
11 section 21A.33.020, "Table Of Permitted And Conditional Uses For Residential Districts", of this title,  
12 are permitted subject to the general provisions set forth in section 21A.24.010 of this chapter and this  
13 section.

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

	<u>R-2</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>Maximum building height - Flat roof</u>	<u>24 feet</u>
<u>Minimum front yard</u>	<u>20 feet or equal to one abutting front yard on the same block face</u>
<u>Minimum corner side yard</u>	<u>10 feet</u>

<u>Minimum interior side - Corner lot</u>	<u>4 feet</u>
<u>Minimum interior side yard 1</u>	<u>10 feet</u>
<u>Minimum interior side yard 2</u>	<u>4 feet</u>
<u>Minimum rear yard</u>	<u>20% of lot depth or 15 feet, whichever is less</u>
<u>Maximum building coverage</u>	<u>50%</u>

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

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

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Qualifying provisions:

~~1. In subdivisions approved after April 12, 1995, no more than 2 lots may be used for such dwellings located adjacent to one another and no more than 3 such dwellings may be located on the same block face.~~

E. D. Building Height Regulations: Maximum Building Height:

~~1. The maximum height of buildings with pitched roofs shall be:~~

~~a. Twenty eight feet (28') measured to the ridge of the roof; or~~

~~b. The average height of other principal buildings on the block face.~~

~~2. The maximum height of a flat roof building shall be twenty feet (20').~~

30 ~~3. Maximum exterior wall height adjacent to interior side yards shall be twenty feet (20') for~~  
31 ~~exterior walls placed at the building setback established by the minimum required yard. Exterior wall~~  
32 ~~height may increase one foot (1') (or fraction thereof) in height for each foot (or fraction thereof) of~~  
33 ~~increased setback beyond the minimum required interior side yard. If an exterior wall is approved with a~~  
34 ~~reduced setback through a special exception, variance or other process, the maximum allowable exterior~~  
35 ~~wall height decreases by one foot (1') (or fraction thereof) for each foot (or fraction thereof) that the wall~~  
36 ~~is located closer to the property line than the required side yard setback.~~

37 ~~a. Lots with cross slopes where the topography slopes, the downhill exterior wall height may~~  
38 ~~be increased by one half foot (0.5') for each one foot (1') difference between the elevation of the average~~  
39 ~~grades on the uphill and downhill faces of the building.~~

40 ~~b. Exceptions:~~

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

44 ~~(2) Dormer Walls: Dormer walls are exempt from the maximum exterior wall height~~  
45 ~~if:~~

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

47 ~~(B) The total combined width of dormers is less than or equal to fifty percent~~  
48 ~~(50%) of the length of the building facade facing the interior side yard; and~~

49 ~~(C) Dormers are spaced at least eighteen inches (18") apart.~~

50 ~~1. 4. Building height for initial construction of a building shall be measured as the vertical~~  
51 ~~distance between the top of the roof and the established grade at any given point of building coverage.~~  
52 ~~Building height for any subsequent structural modification or addition to a building shall be measured~~  
53 ~~from finished grade existing at the time a building permit is requested. Building height for the R-1~~  
54 ~~districts, R-2 District and SR districts is defined and illustrated in chapter 21A.62 of this title.~~

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

57 ~~2. 6. Additional Principal Building Height: Requests for additional building height for properties~~  
58 ~~located in an H Historic Preservation Overlay District shall be reviewed by the historic landmark~~  
59 ~~commission which may grant such requests subject to the provisions of section 21A.34.020 of this title.~~

60 ~~E. Minimum Yard Requirements:~~

61 ~~1. Front Yard: The minimum depth of the front yard for all principal buildings shall be equal to~~  
62 ~~the average of the front yards of existing buildings within the block face. Where there are no existing~~  
63 ~~buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front~~  
64 ~~yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail. For~~  
65 ~~buildings legally existing on April 12, 1995, the required front yard shall be no greater than the~~  
66 ~~established setback line of the existing building.~~

67 ~~2. Corner Side Yard: Ten feet (10').~~

68 ~~3. Interior Side Yard:~~

69 ~~a. Twin home dwellings: No side yard is required along one side lot line. A ten foot (10')~~  
70 ~~side yard is required along the other.~~

71 ~~b. Other uses: Four feet (4'); provided, that on interior lots one yard must be at least ten feet~~  
72 ~~(10').~~

73 4. ~~Rear Yard: Twenty five percent (25%) of the lot depth, but not less than fifteen feet (15') and~~  
74 ~~need not exceed twenty five feet (25').~~

75 5. ~~Accessory Buildings And Structures In Yards: Accessory buildings and structures may be~~  
76 ~~located in a required yard subject to section 21A.36.020, table 21A.36.020B, "Obstructions In Required~~  
77 ~~Yards", of this title.~~

78 ~~F. Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall~~  
79 ~~not exceed forty five percent (45%) of the lot for single family and two family uses. For lots with~~  
80 ~~buildings legally existing on April 12, 1995, the coverage of existing buildings shall be considered legal~~  
81 ~~conforming.~~

82 ~~F. G. Maximum Lot Size: With the exception of lots created by a subdivision or subdivision~~  
83 ~~amendment recorded in the Office of the Salt Lake County Recorder, the maximum size of a new lot shall~~  
84 ~~not exceed one hundred fifty percent (150%) of the minimum lot size allowed by the base zoning district.~~  
85 The maximum lot area of a new lot shall not exceed 150% of the minimum lot area, if there is a minimum  
86 lot area listed in Table 21A.24.110.D. Lots in excess of the maximum lot size may be created through the  
87 subdivision process subject to the following standards:

- 88 1. The size of the new lot is compatible with other lots on the same block ~~face~~;
- 89 2. The configuration of the lot is compatible with other lots on the same block ~~face~~; and
- 90 3. The relationship of the lot width to the lot depth is compatible with other lots on the same  
91 block ~~face~~.

92 ~~G. H. Standards for Attached Garages:~~

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

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

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