

Project Title: Expanding Housing Options – Creation of the Small Lot Dwellings Ordinance

Petition No.: PLNPCM2025-01184

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Date Prepared: 12/10/2025

APPROVED AS TO FORM
 Salt Lake City Attorney’s Office

Date: _____

By: _____
 Katherine D. Pasker, *Senior City Attorney*

Recommended by Planning Commission: To Be Scheduled

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

- Adds new section 21A.36.370 (Zoning: Regulations of General Applicability: General Provisions: Small Lot Dwellings), which establishes zoning standards for Small Lot Dwellings.

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 6: Adding new section 21A.36.370 (Zoning: Regulations of General Applicability: General***
 2 ***Provisions: Small Lot Dwellings), which establishes zoning standards for Small Lot Dwellings, as***
 3 ***follows:***

4 21A.36.370: SMALL LOT DWELLINGS:

5 A. Applicability: The provisions in this section apply to all Small Lot Dwellings. Unless specifically
 6 stated below, all other applicable provisions in the base zoning district or overlay districts shall apply.

7 B. Small Lot Dwelling Building Type Zoning Standards: The standards of this section shall apply to
 8 all Small Lot Dwelling building types.

9
 10 Table 21A.36.370.C

<u>Building Regulation</u>	<u>Building Type</u>				
	<u>Single-Family Dwelling</u>	<u>Two-Family and Twin-Home Dwelling</u>	<u>Multi-Family Dwelling</u>	<u>Row House</u>	<u>Sideways Row House</u>
<u>Maximum building height</u>	<u>District maximum</u>				
<u>Minimum front yard¹</u>	<u>10 feet</u>				
<u>Minimum corner side yard¹</u>	<u>10 feet</u>				
<u>Minimum interior side yard – Corner lot¹</u>	<u>4 feet</u>				
<u>Minimum interior side yard 1¹</u>	<u>4 feet</u>				
<u>Minimum interior side yard 2¹</u>	<u>10 feet</u>				
<u>Minimum rear yard¹</u>	<u>10 feet</u>				
<u>Minimum lot area</u>	<u>2,000 square feet per dwelling unit</u>				
<u>Maximum dwelling units per building type</u>	<u>1</u>	<u>2</u>	<u>4</u>		

<u>Maximum building coverage</u>	<u>60%</u>	
<u>Maximum principal building footprint²</u>	<u>1,000 square feet per dwelling unit</u>	<u>850 square feet per dwelling unit</u>
<u>Maximum principal building gross floor area</u>	<u>1,700 square feet per dwelling unit if the building is less than or equal to 17 feet in height.</u> <u>1,200 square feet per dwelling unit if the building is more than 17 feet in height.</u>	
<u>Required landscape yards¹</u>	<u>The front and corner side yards shall be maintained as landscape yards.</u>	
<u>Minimum parking required</u>	<u>1 off-street parking space per unit.</u>	

- 11 1. The minimum yard and landscape yard requirements shall be applied to the perimeter of the
12 development and not to the individual principal buildings within the development.
13 2. If the dwelling units are arranged in a manner where one unit is stacked on top of the other, the
14 maximum footprint of the building shall be 1,200 square feet for each unit that is on the ground
15 floor.

16 C. Small Lot Dwelling Lot Standards:

17 1. Designation of Small Lot Dwelling:

- 18 a. If a subdivision is required, the final plat shall include a note indicating the utilization of
19 Small Lot Dwellings, specifying the building type permitted and associated regulations.
20 b. If a subdivision is not required, the building permit associated with the construction of the
21 Small Lot Dwellings shall identify the use as a Small Lot Dwelling, specify the Small Lot building type,
22 and indicate that the development will comply with all applicable regulations.

23 2. Lots Without Public Street Frontage: Lots without public street frontage may be created to
24 accommodate Small Lot Dwellings without planned development approval subject to the following
25 standards:

26 a. Lot coverage shall be calculated for the overall development as opposed to each individual
27 lot within the development, except for single-family dwelling developments, coverage that shall be
28 calculated for each individual lot.

29 b. A final subdivision plat is required for any development creating new lots without public
30 street frontage. The final plat must document that the new lots have adequate access to a public street by
31 way of easements, a shared driveway, or an alley.

32 D. Small Lot Dwelling Design Standards:

33 1. Arrangement of Dwelling Units:

- 34 a. Dwelling units may be arranged in any manner within the building.
35 b. Dwelling units may be located on the same lot, on separate lots, or as condominium units.

36 2. Building Entrances:

37 a. All dwelling units with public street frontage shall have a primary entrance on the ground
38 floor of the street-fronting facade of the building with an entry feature as defined in 21A.37.050.

39 3. Attached Garages:

40 a. The width of an attached garage with public street frontage may not exceed 50% of the
41 width of the front facade of the building. The width of the garage is equal to the width of the garage door,

42 or in the case of multiple garage doors, the sum of the widths of each garage door plus the width of any
43 intervening wall elements between garage doors.

44 4. Off-Street Parking Location:

45 a. Required off street parking for a unit within the development is permitted on any lot within
46 the development.

47 5. Small Lot Dwellings located within 15 feet of a public alley shall include the following:

48 a. Primary access shall be taken from the alley.
49 b. A 4-foot-wide path from the alley to the entrance of the Small Lot Dwelling shall be
50 provided. If there is a fence between the Small Lot Dwelling and the alley, a gate shall be provided, and
51 the path shall lead to the gate. If the Small Lot Dwelling is located within 15 feet of two or more public
52 alleys, this requirement shall only apply to one of the alleys.

53 c. Exceptions and modifications:

54 1. The planning director or transportation director may approve modifications to the
55 requirements provided that the director determines that the adjustment will not create adverse impacts
56 on pedestrian, bicycle, or vehicle safety and that the adjustment is required to accommodate an
57 unusual site feature (such as shape, topography, or access point constraints) and that the need for the
58 adjustment has not been created by the actions of the applicant.

59 2. Small Lot Dwellings located within 15 feet of a public alley may be exempt from the
60 requirements if the alley exists on the recorded plat maps or Atlas Plats of the city but has not been
61 used for vehicular access or is otherwise blocked by encroachments such as, but not limited to,
62 fences, vegetation, or the presence of public utilities.

63 6. Additional Development Standards for Multi-Family Dwelling Building Forms:

64 a. All street-facing building façades shall have a minimum 15% of glass.

65 7. Additional Development Standards for Sideways Row House Building Forms:

66 a. Garage doors are prohibited on the façade of the building that is parallel to, or located
67 along, a public street.

68 b. The ground floor of all street-facing building façades shall have a use other than parking.
69 The ground floor use shall extend a minimum of 10 feet into the building.

70 c. All street-facing building façades shall have a minimum 15% of glass.

71 E. Preservation of a Principal Building:

72 1. Density Bonus: To encourage the preservation of existing structures, a bonus dwelling unit
73 may be granted when an existing principal structure is retained as part of a project that adds at least one
74 additional dwelling unit, pursuant to the following:

75 a. A density bonus may only be requested at the time of filing for a building permit
76 application to add at least one additional unit where that unit meets the minimum lot area requirement.

77 b. Only one bonus unit may be granted for the retention of an existing dwelling.

78 c. A bonus unit may be added within or attached to the existing principal structure or as a
79 separate building provided that all other applicable zoning requirements are met. Bonus units are not
80 subject to minimum lot area or lot coverage requirements.

81 d. The addition of a bonus unit to an existing principal structure does not change the building
82 type of the existing structure.

83 e. Bonus units are exempt from off-street parking requirements.

84 f. No more than 25% of the street facing façade and no more than 50% of the existing
85 principal structure's exterior walls may be removed; however, architectural elements such as window

86 openings and doorways may be modified; dormers may be added; and additions to the rear of the
87 structure are allowed.

88 g. The building permit associated with the construction of the bonus unit shall indicate that
89 this unit was established through the preservation of the existing structure on the site.

90 2. Small Lot Dwelling Regulations Waived: For lots where an existing principal building is
91 retained as part of a Small Lot Dwelling development, the following standards from Table 21A.36.370.C
92 may be waived for the building that is retained:

93 a. Maximum principal building footprint

94 b. Principal building gross square footage

95 c. Maximum lot coverage

96 F. Use Regulations:

97 1. A small lot dwelling shall not be rented as a short term rental as defined in Section 21A.62.040.

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