

The R-2 zone is the single- and two-family residential zoning district. This zone allows typical detached houses and duplexes, along with other housing options like Accessory Dwelling Units (ADUs) and affordable housing developments with up to 4 units.

R-2 zoning is most commonly found in the Central City, University, and Capitol Hill neighborhoods, but pockets of R-2 zoning exist in all City Council districts except District 6 (East Bench) and District 7 (Sugar House).

R-2 | Zoning Standards Comparison Table

Regulations	Current	Proposed
Building Height (Pitched Roof)	28 ft. or average of block face	30 ft. or average of block face
Building Height (Flat Roof)	20 ft.	24 ft.
Front Yard	Block face average or 20 ft. if no buildings exist	20 ft. or equal to abutting front yard
Corner Side Yard	10 ft.	10 ft.
Interior Side Yard (Corner)	Twin Homes: 10 ft. Other Uses: 4 ft.	4 ft.
Interior Side Yard 1	4 ft.	4 ft.
Interior Side Yard 2	10 ft.	10 ft.
Rear Yard	25% of lot depth, minimum 15 ft., maximum 30 ft.	20% of depth, no more than 15 ft.
Max. Building Coverage	45%	50%

Proposed Modifications

Changes to the base zoning standards are proposed to allow homeowners more flexibility to build on their property.



Building Height

- **Pitched Roofs:** 28 ft. to 30 ft.
- **Flat Roofs:** 20 ft. to 24 ft.



Setbacks

- Front yard averaging has been replaced with “*equal to one abutting front yard on the block face.*”
- Rear yard reduced to **20% of lot depth or 15 ft.**, whichever is less.



Lot Coverage

Lot coverage has been increased from **45% to 50%**.



Lot Width

Minimum lot widths have been removed.



Other Changes

- Many standards have been put into a table to help make the code more usable.
- A footnote in the zoning text that limits the number of duplexes in a subdivision or on a block has been removed.



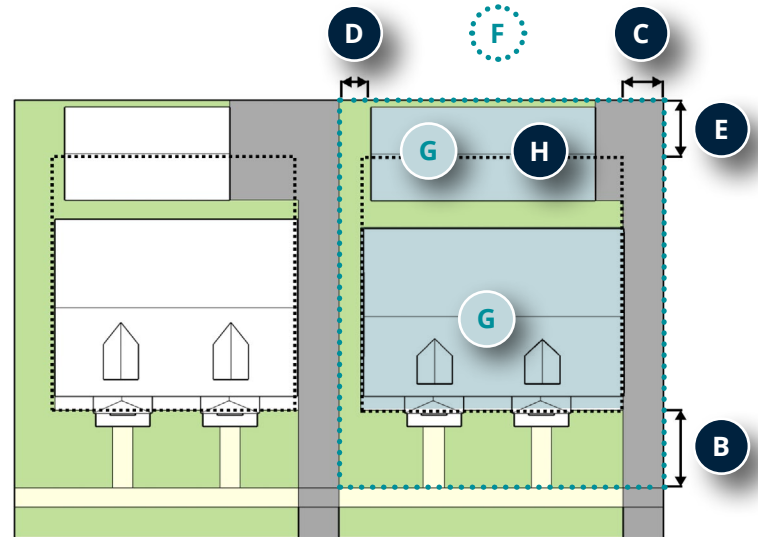
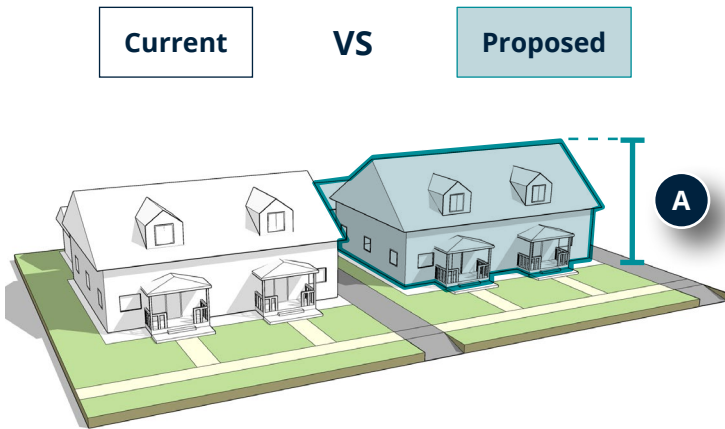
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Example of Development Standards

Site Plan View



Label	Details	Current	Proposed
A	Building Height	28 ft.	30 ft.
B	Front Yard	20 ft.	20 ft.
C	Side Yard 1	10 ft.	4 ft.
D	Side Yard 2	10 ft.	10 ft.
E	Rear Yard	15 ft. (30 ft. shown)	15 ft. (32 ft. shown)
F	Lot Size	8,000 sq. ft.	8,000 sq. ft.
G	Lot Coverage	45% (3,600 sq. ft.)	50% (4,000 sq. ft.)
H	Parking	4 spaces	4 spaces

Notes

To illustrate the proposed changes to the base zoning standards, the examples above show the maximum possible development potential for a typical residential property.

The existing and proposed standards are represented side-by-side, with the home built to the maximum existing standards, and the home built to the maximum proposed standards highlighted in blue.



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