

# SR-1 & SR-1A Zoning



PLANNING  
DIVISION

The SR-1 & SR-1A zones are the special development pattern residential zoning districts. These zones allow typical detached houses and duplexes, along with other housing options like Accessory Dwelling Units (ADUs) and affordable housing developments with up to 4 units.

SR-1 & SR-1A zoning is most common in District 3 (Avenues/Capitol Hill) but is present in all City Council Districts except District 1 (Rose Park/Fairpark) and District 4 (Downtown).

## SR-1 & SR-1A | Zoning Standards Comparison Table

Regulations	Current	Proposed
<b>Building Height (Pitched Roof)</b>	<b>SR-1:</b> 28 ft. or average of block face <b>SR-1A:</b> 23 ft. or average of block face	<b>SR-1:</b> 30 ft. or average of block face <b>SR-1A:</b> 25 ft. or average of block face
<b>Building Height (Flat Roof)</b>	<b>SR-1:</b> 20 ft. <b>SR-1A:</b> 16 ft.	<b>SR-1:</b> 24 ft. <b>SR-1A:</b> 20 ft.
<b>Front Yard</b>	Block face average or 20 ft. if no buildings exist	20 ft. or equal to abutting front yard
<b>Corner Side Yard</b>	10 ft.	10 ft.
<b>Interior Side Yard (Corner)</b>	<b>Twin Homes:</b> 10 ft. <b>Other Uses:</b> 4 ft.	4 ft.
<b>Interior Side Yard 1</b>	4 ft.	4 ft.
<b>Interior Side Yard 2</b>	10 ft.	10 ft.
<b>Rear Yard</b>	25% of lot depth, min. 15 ft., max. 30 ft.	20% of depth, no more than 15 ft.
<b>Max. Building Coverage</b>	40%	50%

## Proposed Modifications

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



### SR-1 Building Height

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



### SR-1A Building Height

- **Pitched Roofs:** 23 ft. to 25 ft.
- **Flat Roofs:** 16 ft. to 20 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 40% to 50%.



### Lot Width

Minimum lot widths have been removed.



### Other Changes

- Standards placed into a table to help make the code more usable.
- Accessory structure regulations in the SR-1A district modified to allow larger structures.



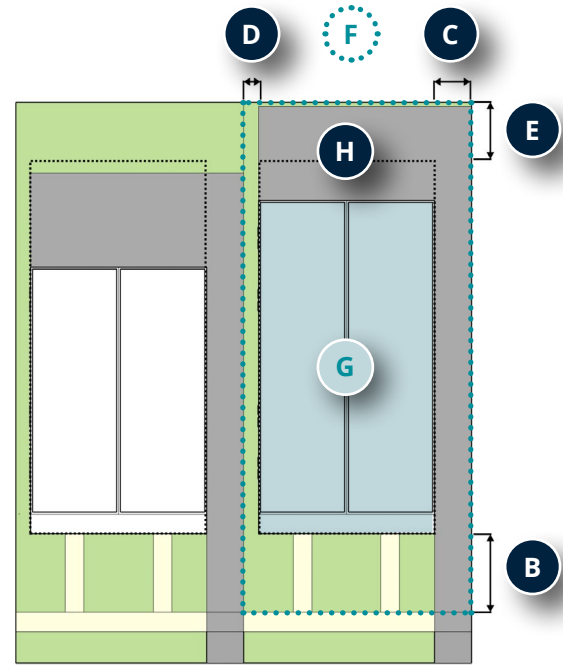
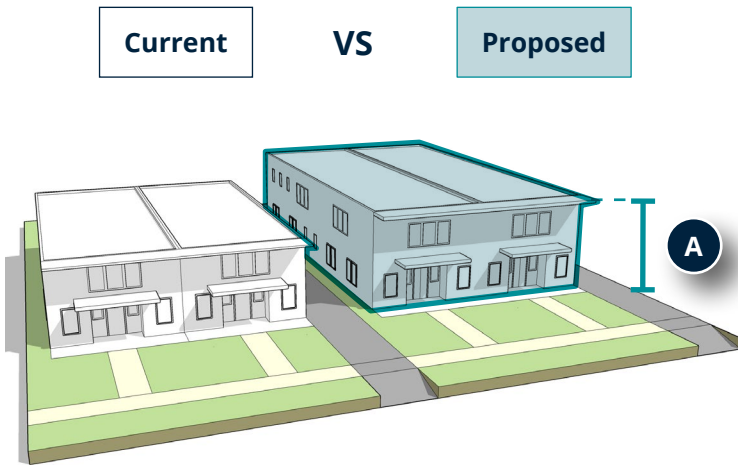
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### Example of Development Standards

### Site Plan View



Label	Details	Current	Proposed
A	Building Height	16 ft.	20 ft.
B	Front Yard	20 ft.	20 ft.
C	Side Yard 1	4 ft.	4 ft.
D	Side Yard 2	10 ft.	10 ft.
E	Rear Yard	15 ft. (42 ft. shown)	15 ft. (25 ft. shown)
F	Lot Size	8,000 sq. ft.	8,000 sq. ft.
G	Lot Coverage	40% (3,200 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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