

Small Lot Dwellings



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“Small Lot Dwelling” is a technical term used to describe types of housing that are on smaller lots than a typical residential lot. “Small Lot Dwelling” would be a new land use in the zoning code that is proposed to be a permitted use in the R-1, R-2, SR-1, & SR-1A districts.

Small lot dwellings would have additional regulations that ensure the buildings are compatible with their surroundings, such as limitations on the building footprint and internal space.

Small Lot Development Standards

| Building Regulation | Building Type | | | | |
|--|--|-------------------------------|-----------------------|---------|------------------|
| | Single-Family Dwelling | Two-Family Dwelling | Multi-Family Dwelling | Rowhome | Sideways Rowhome |
| Building Height | District maximum | | | | |
| Front Yard ¹ | 10 ft. | | | | |
| Corner Side Yard ¹ | 10 ft. | | | | |
| Interior Side Yard (Corner) ¹ | 4 ft. | | | | |
| Interior Side Yard 1 ¹ | 4 ft. | | | | |
| Interior Side Yard 2 ¹ | 10 ft. | | | | |
| Rear Yard ¹ | 10 ft. | | | | |
| Min. Lot Area | 2,000 sq. ft. per dwelling unit | | | | |
| Max. Dwelling Units per Building Type | 1 | 2 | | 4 | |
| Building Coverage | 60% | | | | |
| Max. Principal Building Footprint ² | 1,000 sq. ft. per dwelling unit | 850 sq. ft. per dwelling unit | | | |
| Max. Principal Building Gross Floor Area | 1,700 sq. ft. per dwelling unit, if the building is less than or equal to 17 ft. in height 1,200 sq. ft. per dwelling unit, if the building is more than 17 ft. in height | | | | |
| Required Landscape Yards ¹ | The front and corner side yards shall be maintained as landscape yards | | | | |
| Parking | 1 off-street parking space per unit | | | | |

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

Proposed Standards

- The Small Lot Dwelling land use would allow compact-sized duplexes, triplexes, fourplexes, and townhomes (no more than four units).
- The Small Lot Dwelling proposal reduces the minimum lot area to 2,000 sq. ft..
- Small Lot single-family dwellings would be limited to a footprint of 1,000 sq. ft. and the other dwelling types would be limited to a footprint of 850 sq. ft. per unit (unless the units are stacked).
- A gross square floor area (internal space, basement area, enclosed porches, etc.) limit for all unit types is set at 1,200 sq. ft.. These limits are intended to allow new construction that is relatively less expensive than the median standard single-family dwelling in Salt Lake City.
- Building heights and setbacks are similar to the R-1 standards.
- Each Small Lot Dwelling is required to provide one off-street parking space.
- Front and corner side yards are required to be maintained as landscaped yards.
- Design standards related to building entrances, attached garages, glass, and alley access would be required by this proposal.
- To encourage the preservation of existing homes, a bonus dwelling unit may be granted for projects that retain an existing dwelling, subject to specific requirements.



For additional information scan the QR Code or visit:

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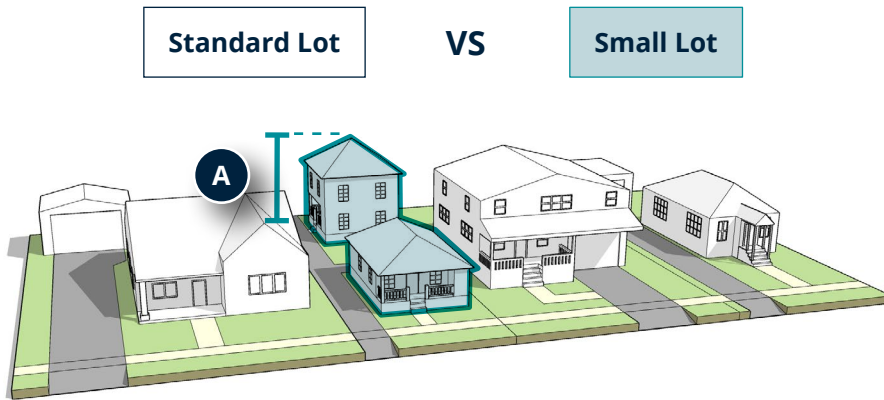


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Single-Family Home Example

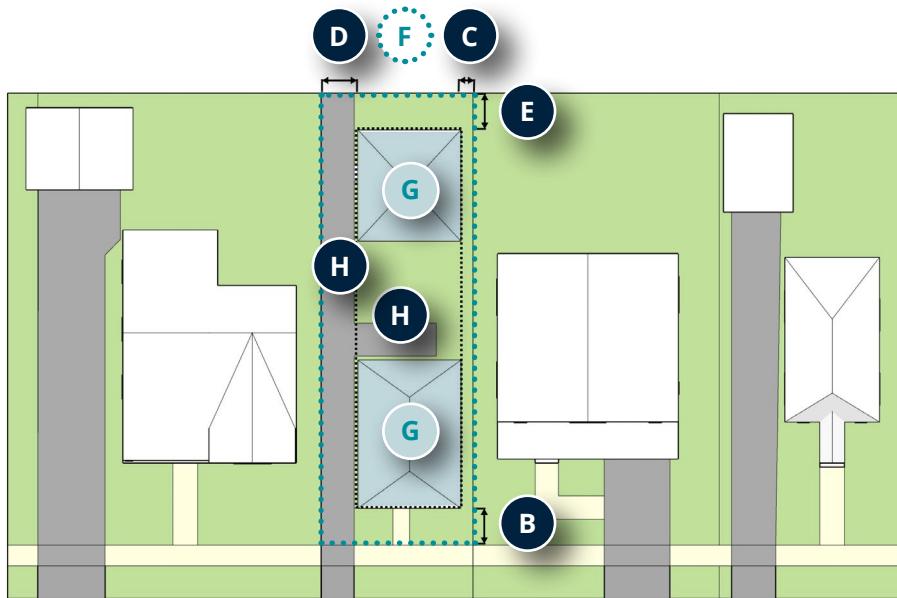


Notes

To illustrate the proposed small lot dwelling standards, examples have been prepared to show possible development potential for typical residential properties.

The standard lot and small lot standards are represented side-by-side, with the standard lots generally built to the maximum existing standards, and the small lot dwelling(s) built to the maximum proposed standards.

Site Plan View



| Label | Details | Standard Lot | Small Lot |
|-------|-----------------|--------------------|------------------------------------|
| A | Building Height | 30 ft. | 17 ft. (Bldg 1) 30 ft. (Bldg 2) |
| B | Front Yard | 20 ft. | 10 ft. |
| C | Side Yard 1 | 4 ft. | 4 ft. |
| D | Side Yard 2 | 10 ft. | 10 ft. |
| E | Rear Yard | 20 ft. | 10 ft. |
| F | Lot Size | 5,000 sq. ft./unit | 2,000 sq. ft./unit |
| G | Lot Coverage | 40% | 50% |
| H | Parking | 2 spaces/unit | 1 space/unit |



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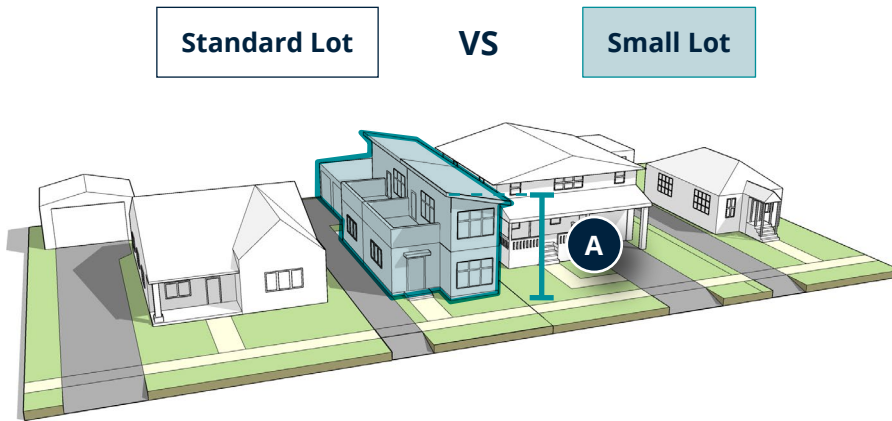


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Duplex Example

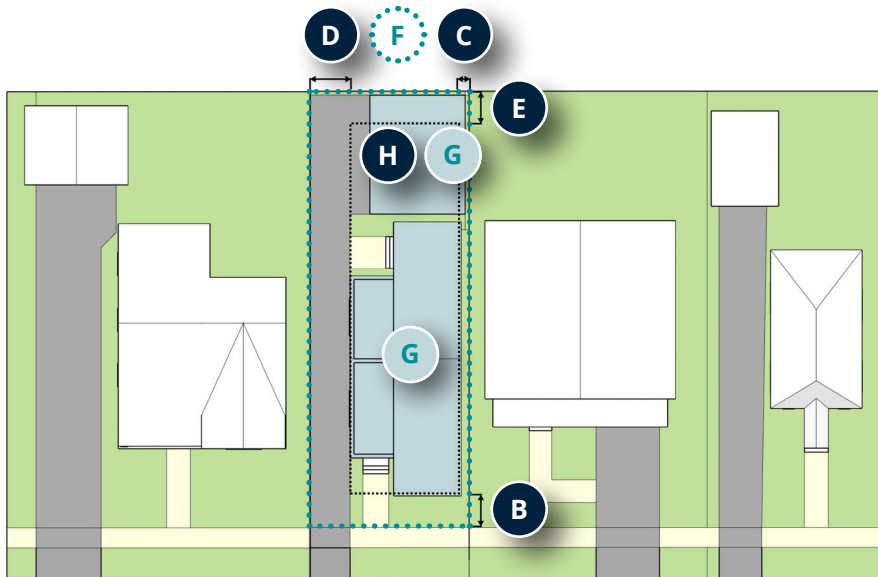


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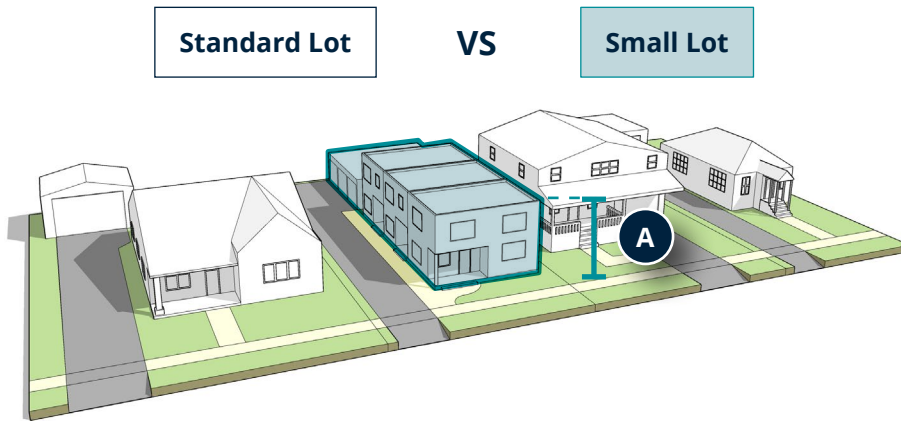


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Triplex Example

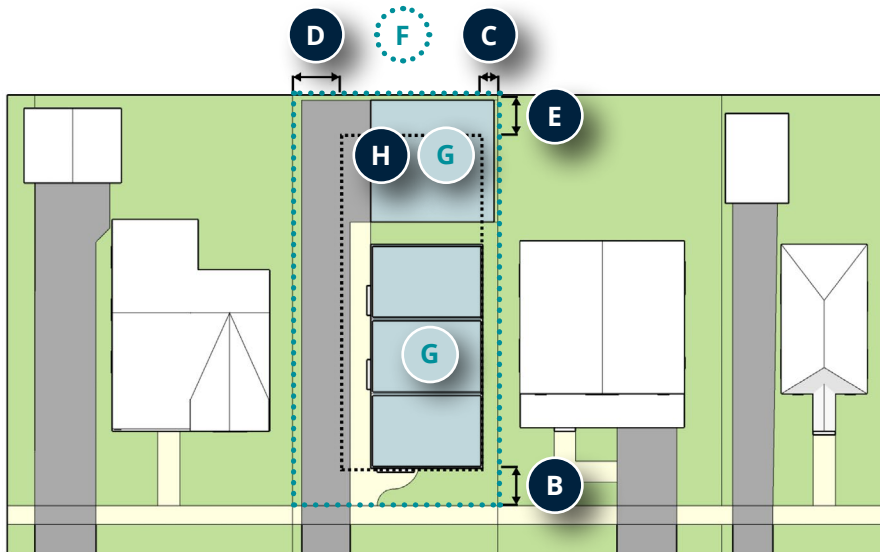


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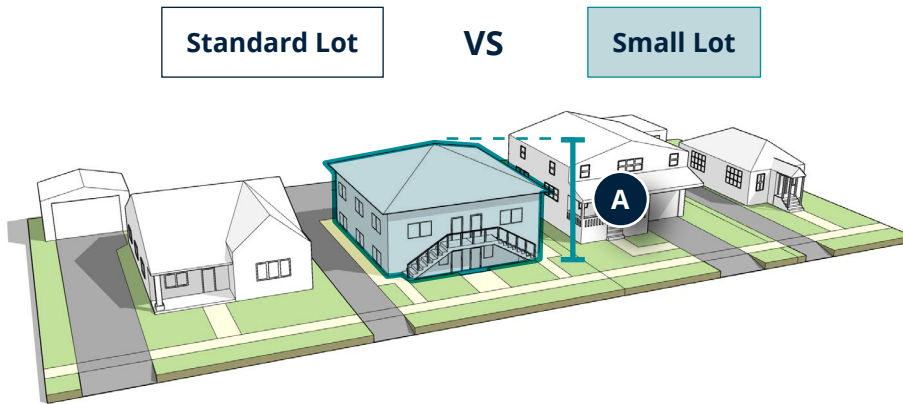


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Fourplex Example

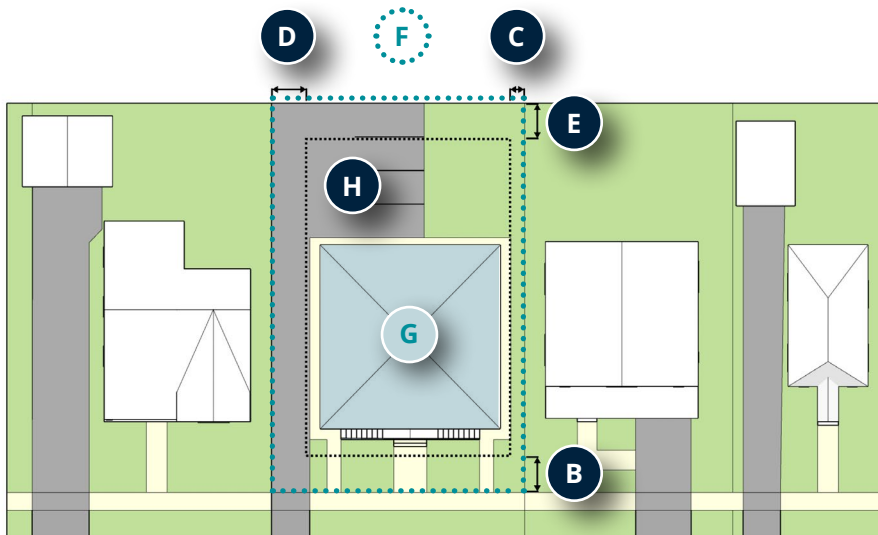


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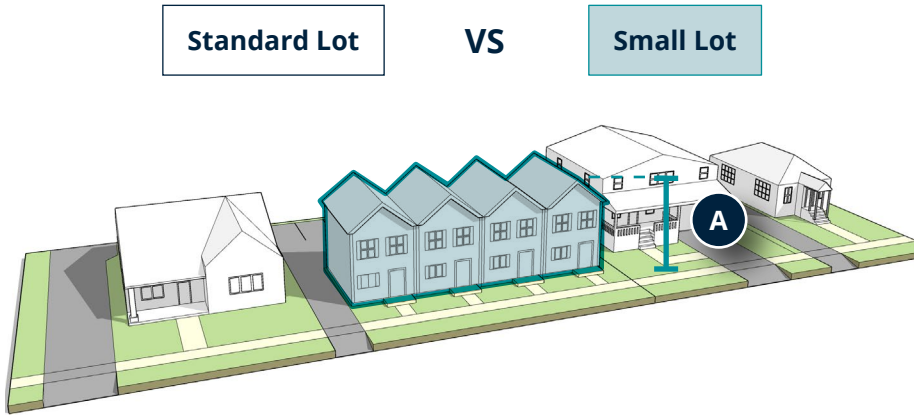


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Rowhouse Example

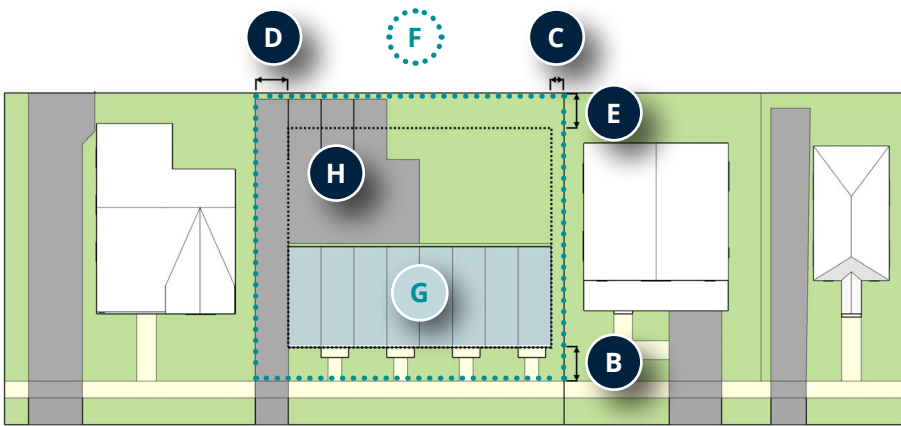


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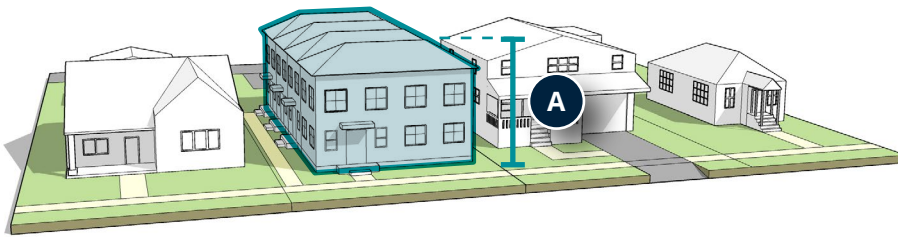
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Sideways Rowhouse Example

Standard Lot

VS

Small Lot

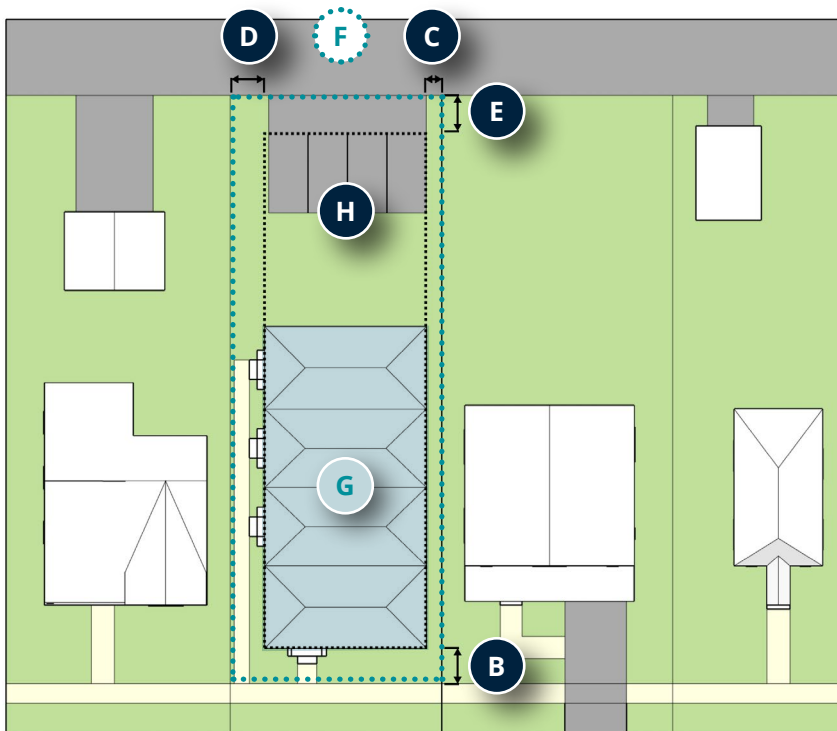


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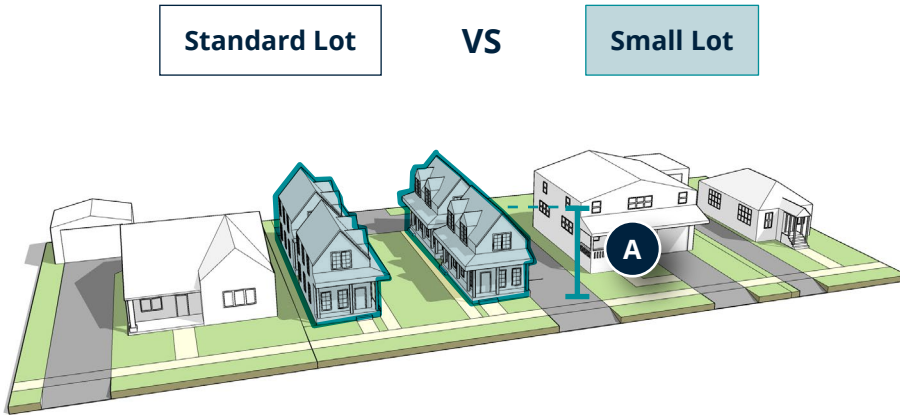


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Cottage Example

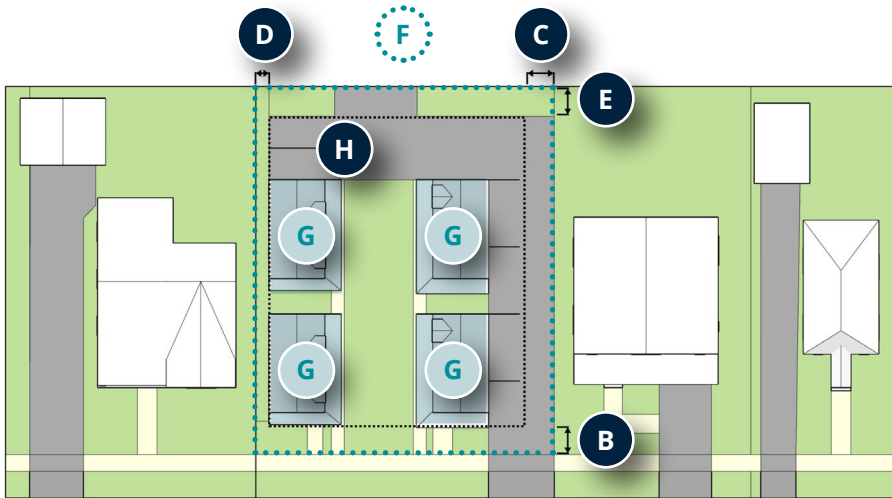


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