



SALT LAKE CITY TRANSMITTAL

To:
Salt Lake City Council Chair

Submission Date:
06/03/2025

Date Sent to Council:
06/05/2025

From:

Department*
Community and Neighborhood

Employee Name:
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Department Director Signature

Tammy Hunsaker

Chief Administrator Officer's Signature

Rachel Otto

Director Signed Date
06/04/2025

Chief Administrator Officer's Signed Date
06/05/2025

Subject:
Zoning Text Amendment - Parking Regulations in the Downtown Zoning Districts

New transmittal or Revision

- ☐ New transmittal
☒ Revision

Revision Updates:
fixed broken hyperlink and updated attachments with cover sheets

Additional Staff Contact:

Presenters/Staff Table

Document Type
Ordinance

Budget Impact?

- ☐ Yes
☒ No

Recommendation:
Approval

Background/Discussion
See first attachment for Background/Discussion

Will there need to be a public hearing for this item? *

- ☒ Yes
☐ No

Public Process

PUBLIC PROCESS:
Text amendments must comply with the amendment process in 21A.50 and the early notification process in 21A.10. The following is a list of public input opportunities related to the proposed text amendment:

- The Planning Division provided a 45-day comment period (February 6th – March 23rd, 2025) to all registered community organizations in the city.
- An online open house was posted to the Planning Division's webpage on February 18th, 2025, and will remain open until the City Council has made a decision on the proposal.
- The Planning Commission held a public hearing on the proposal at their regular meeting on March 23rd, 2025. The Planning Commission forwarded a unanimous positive recommendation to the City Council to adopt the proposed amendment.

The next steps are for the City Council to hold a public hearing and make a decision to adopt or deny the proposed zoning text amendment.

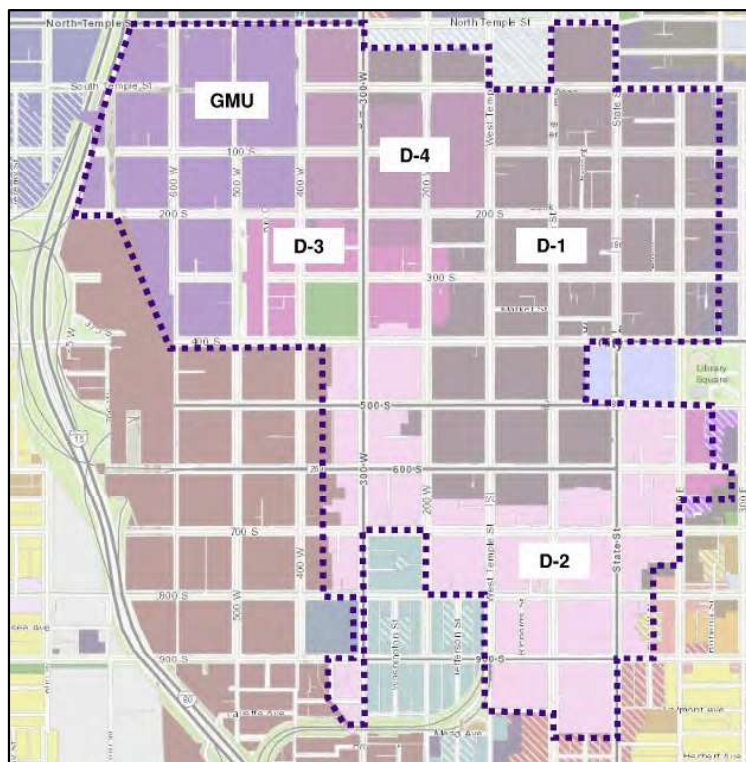
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CITY COUNCIL TRANSMITTAL

BACKGROUND/DISCUSSION: Mayor Erin Mendenhall, at the request of the Planning Division, has initiated a zoning text amendment to address parking regulations in the Downtown and Gateway zoning districts. Specifically, the amendment seeks to consolidate the design standards for parking uses into one location of code, making it more user friendly and eliminating potential code conflicts. The draft ordinance language can be found in Exhibit 1.

The purpose and intent of the parking regulations - to screen parking garages and limit parking lots that are located at street level or in front of buildings - will not be changed as a result of this text amendment. This is a citywide text amendment that will affect zoning district regulations in the Downtown and Gateway zoning districts. The map below shows the properties that will be impacted by these changes.



Zoning Districts Affected by the Amendment

The proposed changes are summarized below:

Downtown (D-1, D-2, D-3, & D-4) and Gateway (G-MU) Zoning Districts Amendments

21A.30.010 General Provisions (D-1, D-2, D-3, & D-4) & 21A.31.010 General Provisions (G-MU)

- Adds new regulations for parking lots that requires them to be collocated with a building on the property. Parking lots may also be located to the side of a building (they are currently limited to behind a building) and specific provisions are proposed for landscaping and size limitations for when they are located to the side of the building.
- Parking structure design requirements will be governed solely in 21A.37 Design Standards. All specific design requirements for parking structures have been removed from this section and replaced by the requirements in 21A.37 Design Standards.

21A.30.070 Downtown Districts Development Approval Process

- This code section contains a flow chart of an obsolete review process for new development in the downtown zoning districts that has since been superseded by the Design Review process (21A.59). The amendment proposes to delete this entire section.

21A.33.050 Table of Permitted and Conditional Uses for Downtown Districts

- Deletes footnote 7 for the table of permitted and conditional uses in the downtown zoning districts. This footnote applies to the following uses: bus line station/terminal, gas stations, open space, and automobile repair (major and minor). Footnote 7 indicates that the Design Review process is required for development. This requirement was added by Ordinance 66 or 2013 which created the Land Use Chapters of the city code, and at the time the Design Review process was a ‘conditional building and site design review’ that would supplement a site plan review. This review process is no longer used and is inconsistent with the current Design Review process regulated by city code 21A.59.
- Modifies the language of footnote 19 to be consistent with the changes to the general provisions of the downtown zoning districts for parking lots and updates the code reference.

21A.33.060 Table of Permitted and Conditional Uses for the Gateway Districts

- Amends footnote 3 for the table of permitted and conditional uses in the G-MU zoning district. Like footnote 7 described in the previous bullet point, this footnote indicates that the Design Review process is required for development. This requirement was added by Ordinance 66 or 2013 which created the Land Use Chapters of the city code, and at the time the Design Review process was a ‘conditional building and site design review’ that would supplement a site plan review. This review process is no longer used and is inconsistent with the current Design Review process regulated by city code 21A.59. Footnote 3 applies to the following uses: bus line station/terminal and self-storage.
- Footnote 3 will be reused by adding language that indicates that the general provisions section for the gateway zoning district that regulates parking lots applies to commercial and off-site parking, and park and ride lots. This footnote has been updated to apply to these uses in the land use table.

Design Standards Amendments (21A.37):

- Adds new language to clarify that the upper floor minimum glass requirements do not apply to street-facing building facades for portions of a building that are used for parking garages that are subject to 21A.37.050.L (this section lists the design standards that apply to parking garages and includes building material requirements).
- Adds clarifying languages to 21A.37.050.L that if parking is included on floors above the ground level, a minimum of 50% of the surface area of each floor’s façade shall be wrapped in solid materials and adds a statement that specific design or setback standards do not apply to underground parking garages.

- Amends the table for design standards required in the Downtown zoning districts by deleting footnotes 1 and 2, which include building material requirements for non-street facing facades in the D-3 zoning district, and conflicting setback and ground floor use requirements for parking garages in the D-1, D-2, and G-MU zoning districts only.

Off Street Parking, Mobility and Loading (21A.44)

- Deletes 21A.44.060.B Zone Specific Location and Design standards for the D-1, D-3, D-4, and G-MU zoning districts. This section contains the following: design standards for parking garages that are being consolidated in 21A.37 Design Standards, requirements for parking lots that are being consolidated in the general provisions sections of the Downtown and Gateway zoning districts, and drive approach and driveway standards that are being moved to subsection 21A.44.060.A.6.b.(5) that already contains standards for drive approaches and driveways for all zones.
- Amends 21A.44.060.A.6.b.(5) Driveways and Drive Approaches to add clarifying language for driveways and drive approaches in the D-1, D-2, D-3, D-4, and G-MU zoning districts that requires them to be located to the side of the building or as far from a street corner as possible. This requirement is currently in 21A.44.060.B Zone Specific Location and Design Standards that is proposed to be deleted with this text amendment.

The proposed text amendment supports sustainability, equity, and growth by acknowledging the need for parking to support certain uses, while promoting features that engage the public realm and improve the quality of design in downtown areas. The proposal aligns with the goals and policies of Plan Salt Lake, the Downtown Master Plan, and the North Temple Boulevard Master Plan by simplifying and clarifying the code language for design standards that apply to parking garages and clarifying regulations for parking lots in the Downtown and Gateway zoning districts. These amendments will maintain the overarching intent to make downtown a walkable, pedestrian-friendly urban environment, while accommodating auto-oriented uses, and will ensure a consistent design outcome for new proposals in the downtown zoning districts.

PUBLIC PROCESS:

Text amendments must comply with the early notification process in [21A.10](#). The following is a list of public input opportunities related to the proposed text amendment:

- The Planning Division provided a 45-day comment period (February 6th – March 23rd, 2025) to all registered community organizations in the city.
- An online open house was posted to the Planning Division’s webpage on February 18th, 2025, and will remain open until the City Council has made a decision on the proposal.
- The Planning Commission held a public hearing on the proposal at their regular meeting on March 23rd, 2025. The Planning Commission forwarded a unanimous positive recommendation to the City Council to adopt the proposed amendment.

Planning Commission (PC) Records

- a) [PC Agenda for March 26th, 2025 Meeting](#)
- b) [PC Minutes for March 26th, 2025 Meeting](#)
- c) [Planning Commission Staff Report](#)

EXHIBITS:

1. Ordinance
2. Project Chronology
3. Notice of City Council Public Hearing
4. Memo Initiating the Petition

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1. ORDINANCE

Project Title: Parking Regulations in the Downtown Zoning Districts

Petition No.: PLNPCM2025-00008

Version: Planning Commission Draft v.3

Date Prepared: 5/29/25

Planning Commission Action: 3/26/25

APPROVED AS TO FORM

Salt Lake City Attorney's Office

Date: 5/29/25

By: /s/ Courtney Lords
Courtney Lords, *Senior City Attorney*

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

- Modifies Subsection 21A.30.010.E to amend the requirements for parking lots in the downtown zoning districts.
- Deletes Section 21A.30.070 to remove obsolete development review steps for downtown zoning districts.
- Modifies Subsection 21A.31.010. H to remove redundant design standards for parking garages in the gateway zone, delete obsolete review process requirements, and add language to amend the requirements for surface parking lots.
- Amends the qualifying provisions for Table 21A.33.050 Table of Permitted and Conditional Uses for Downtown Districts by removing footnote 7, and the qualifying provisions for Table 21A.33.060 Table of Permitted and Conditional Uses for the Gateway District by removing footnote 3. These footnotes indicate the Design Review process is required and were added by Ordinance 66 of 2013 which created the Land Use Chapters of the city code. At the time the Design Review process was a 'conditional building and site design review' to supplement a site plan review. This is inconsistent with the current Design Review process and the reference is now obsolete.
- Amends the qualifying provisions for Table 21A.33.050 Table of Permitted and Conditional Uses for Downtown Districts by amending footnote 19 to be consistent with the amended standards in 21A.30.010.E.
- Amends the qualifying provisions for Table 21A.33.060 Table of Permitted and Conditional Uses for Table of Permitted and Conditional Uses in the Gateway District by amending footnote 3 to add language that is consistent with the amended standards in 21A.31.010.H.
- Amend 21A.37.050.C.2 to clarify upper floor glass requirements for parking garages.
- Amend 21A.37.050.L to clarify the design standards that apply to parking garages for upper level building materials and below ground parking facilities.
- Amends 21A.37.060.D to delete footnote 1 and 2 to remove redundant and conflicting parking regulations in the downtown and the G-MU zoning districts.
- Amends Subsection 21A.44.020.B to delete reference to zoning district specific requirements in Subsection 21A.44.060.B. This section is being deleted with this text amendment.
- Amends Subsection 21A.44.060.A.6.b.(5) to add additional standards for driveways and drive approaches in the downtown zoning districts.
- Deletes Subsection 21A.44.060.B.1.b to remove zone specific location and design standards for parking garages in the D-1, D-3, D-4, and G-MU zoning districts. These standards are redundant

and are being consolidated into the base zoning district code sections or 21A.37 Design Standards.

- Amends the heading of subsection 21A.44.060.C by updating the alphanumeric prefix because the previous section is proposed to be deleted.

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.

Planning Note: The proposed text amendment relies on the adoption of the Commercial and Mixed-Use Zoning District Consolidation text amendment, which is currently pending adoption by the City Council. If the Commercial and Mixed-Use District Consolidation proposal is not adopted or if the proposed text amendment language is modified, the substance of the proposed language in this text amendment would remain largely unchanged, though the affected sections of the code may differ.

If adopted by the City Council, the Salt Lake City Council ordains the following, in substantial compliance with the following:

1. *Amends the text of Subsection 21A.30.010.E. That section of 21A.30.010.E of the Salt Lake City Code (Zoning: Downtown Districts: General Provisions: Restrictions on Parking Lots and Structures) shall be and hereby is amended for subsection E and listed standards '1,' '2,' '3,' and '4,' which shall appear in numerical order and read as follows:*

E. Restrictions on Parking Lots ~~and Structures~~: An excessive amount of ~~at or above ground~~ parking lots ~~and structures~~ can negatively impact the urban design objectives of the Downtown zoning districts. To control such impacts, the following regulations apply to ~~surface~~ parking lots ~~and above grade structures~~:

1. A parking lot shall only be allowed when associated with a building on the property. Parking shall be located behind principal buildings or incorporated into the principal building provided the parking is wrapped on street facing facades with a use allowed in the zone other than parking.

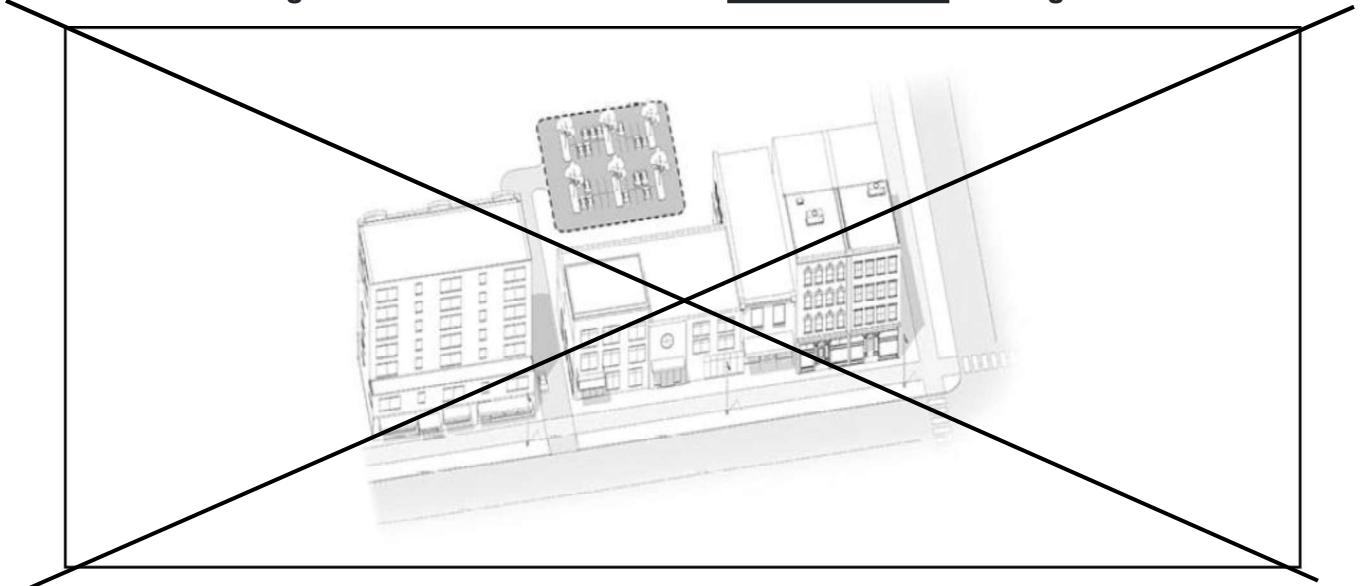
2. A parking lot shall ~~not consist of more than two double-loaded parking aisles (bays) adjacent to each other. The length of a parking lot shall not exceed ten (10) stalls. Parking for government facilities necessary for public health and safety are exempt from this provision.~~ be located behind or to the side of a building. Parking lots located to the side of a building shall:

a. Be setback a minimum of 25 feet from the front or corner side lot line. The 25 foot setback shall be considered a landscaped yard subject to the requirements of landscaped yards in 21A.48.

b. Be limited to a single parking row and aisle.

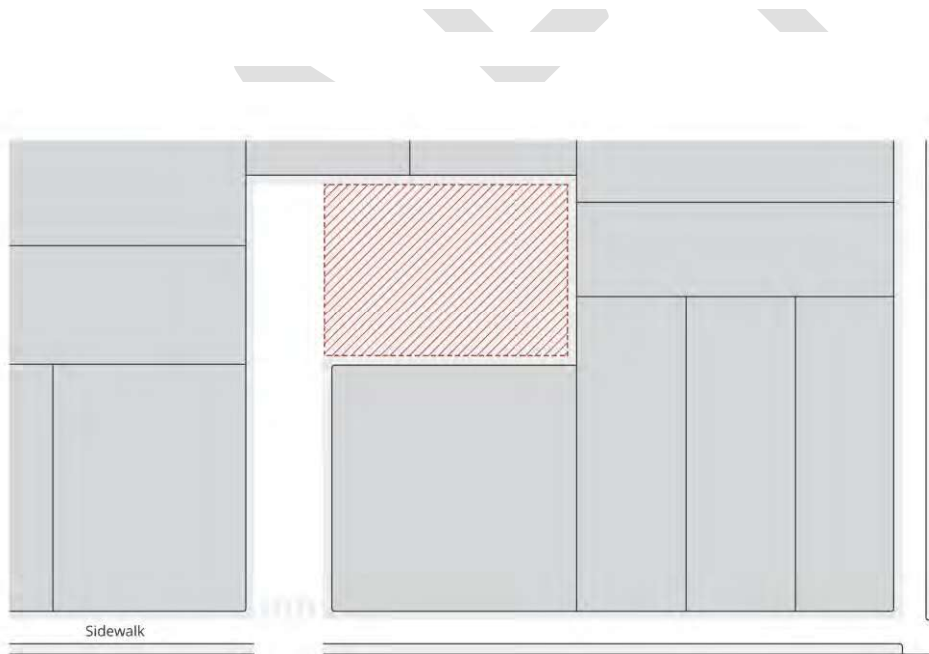
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Illustration of Regulation 21A.30.010.E-2 Surface Restrictions on Parking Lots




23

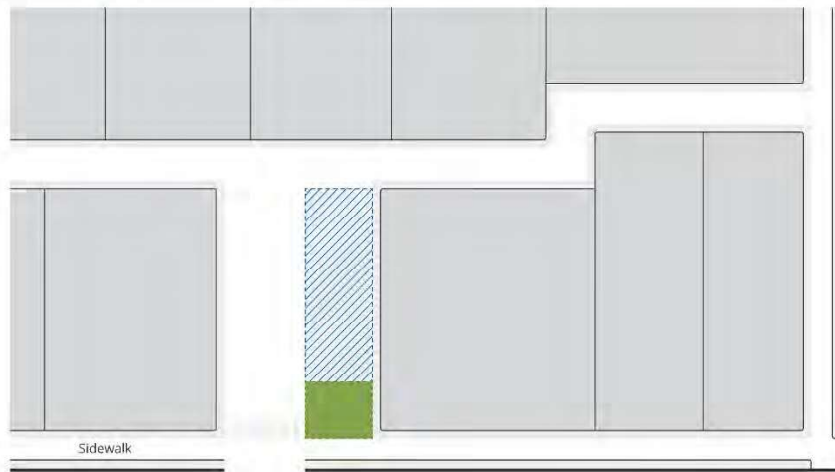
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 Parking Behind the Building

25

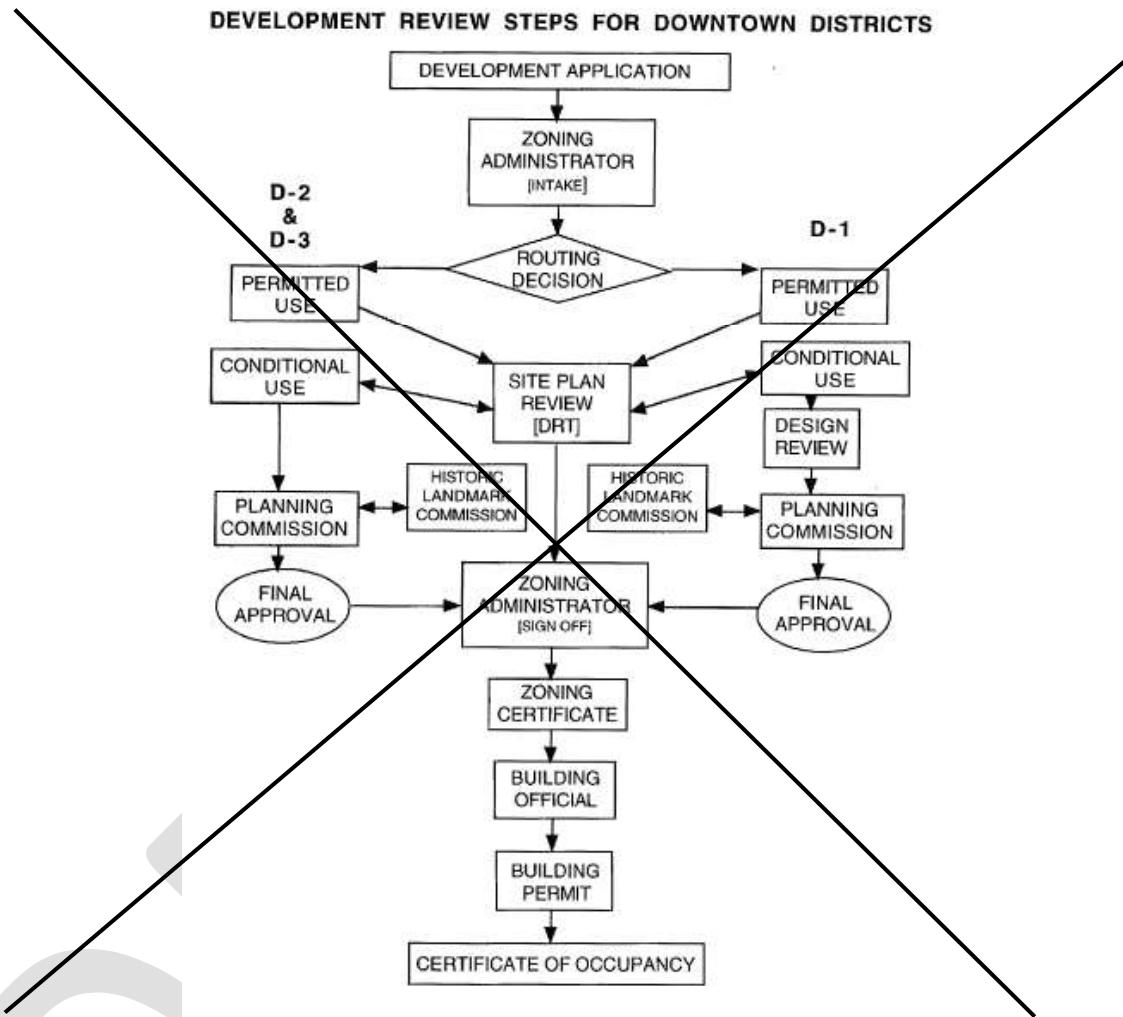


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Landscaped Setback | Parking to the Side of the Building

3. A parking lot shall have a maximum of 40 parking stalls. Parking lots, garages or parking structures, proposed as the only principal use on a property that has frontage on a public street and that would result in a building demolition are prohibited in the Downtown zoning districts.
 4. A parking lot for government facilities necessary for public health and safety are exempt from the parking lot restrictions in this subsection. No special restrictions shall apply to belowground parking facilities.
2. *Deletes Section 21A.30.070 as follows:*

~~21A.30.070: DOWNTOWN DISTRICTS DEVELOPMENT APPROVAL PROCESS~~



37

38 3. *Amends the text of Subsection 21A.31.010.H. That section of 21A.31.010.H of the Salt Lake City*
 39 *Code (Zoning: Gateway District: General Provisions: Parking) shall be and hereby is amended*
 40 *for subsection H and listed standards '1,' 2,' '3,' and '4,' which shall appear in numerical order*
 41 *and read as follows:*

42 H. Restrictions on Parking Lots: An excessive amount of parking lots can negatively impact the
 43 urban design objectives of the Gateway zoning district. To control such impacts, the following
 44 regulations apply to parking lots.

45 1. A parking lot shall only be allowed when associated with a building on the property.
 46 Belowground Parking Facilities: No special design and setback restrictions shall apply to
 47 belowground parking facilities.

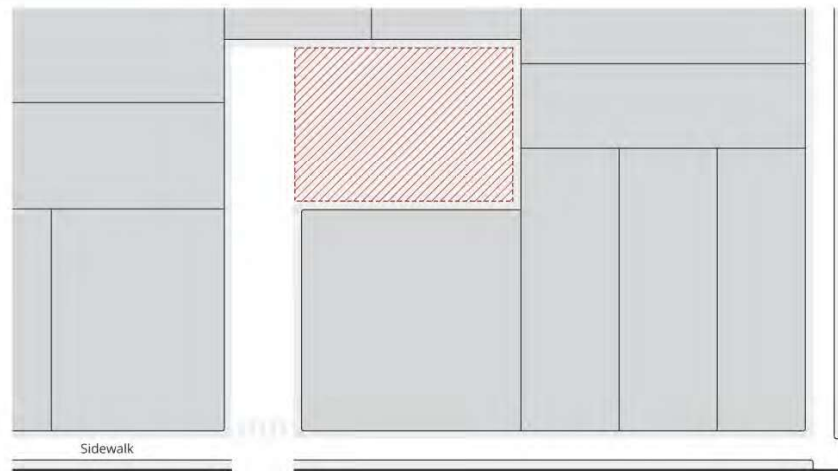
48 2. A parking lot shall be located behind or to the side of the building. Parking lots located to the
 49 side of the building shall: Landscaping Requirements: Surface parking lots shall have a landscaped

setback of at least twenty feet (20') and meet interior landscaped requirements as outlined in Chapter 21A.48 of this title.


a. Be setback a minimum of 25 feet from the front or corner side lot line. The 25 foot setback shall be considered a landscaped yard subject to the requirements of landscaped yards in 21A.48.

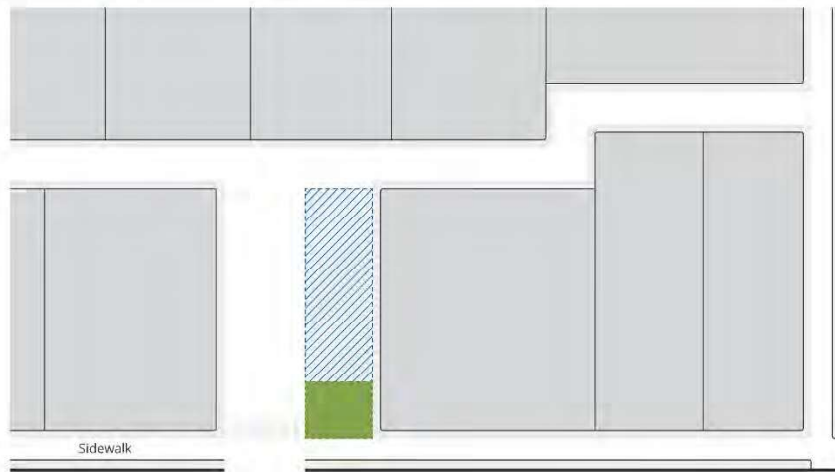
b. Be limited to a single parking row and aisle.

Illustration of Regulation 21A.31.010.H.2 Surface Parking Lots



Not to Scale, Illustrative Only. Check Standards for Applicability.

 Parking Behind the Building



Not to Scale, Illustrative Only. Check Standards for Applicability.

Landscaped Setback | Parking to the Side of the Building

3. A parking lot shall have a maximum of 40 parking stalls. ~~Design Review Approval: A modification to the restrictions on parking lots and structures provisions of this section may be granted through the design review process, subject to conformance with the standards and procedures of Chapter 21A.59 of this title. Such conditional uses shall also be subject to urban design evaluation.~~

4. A parking lot for government facilities necessary for public health and safety are exempt from the parking lot restrictions in this subsection. Parking structures shall conform to the requirements set forth in Chapter 21A.37 of this title.

4. *Amends the text of the Salt Lake City Code Section 21A.33.050. That Section 21A.33.050 of the Salt Lake City Code (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Downtown Districts) shall be and is hereby amended only for the use categories "Bus line station/terminal", "Gas station", "Open space", "Automobile repair (major)", and "Automobile repair (minor)", in the Table of Permitted and Conditional Uses for Downtown Districts, in alphabetical order with other use categories in the table, which use category shall read and appear in that table as follows:*

21A.33.050: TABLE OF PERMITTED AND CONDITIONAL USES FOR DOWNTOWN DISTRICTS:

Legend:	C =	Conditional	P =	Permitted
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Use	Permitted And Conditional Uses By District			
	D-1	D-2	D-3	D-4

Bus line station/terminal	P ²	P ²	P ²	P ²
Gas station		P	P ²	P ²
Open space	P ²	P ²	P ²	P ²
Automobile repair (major)		P	P ²	P ²
Automobile repair (minor)		P	P ²	P ²

5. Amends the text of Salt Lake City Code Section 21A.33.050. That the “Qualifying Provisions” of Section 21A.33.050 of the Salt Lake City Code (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Downtown Districts) shall be and hereby is amended only for qualifying provisions “7” and “19” which shall appear in numerical order with the other qualifying provisions and read as follows:

Qualifying provisions:

7. ~~Subject to conformance with the provisions of chapter 21A.59, "Design Review", of this title-~~ Reserved.

19. ~~Parking lots, garages or parking structures, proposed as the only principal use on a property that has frontage on a public street that would result in a building demolition are prohibited-~~ Subject to the provisions of Subsection 21A.30.010.E.F.3.

6. Amends the text of the Salt Lake City Code Section 21A.33.060. That Section 21A.33.060 of the Salt Lake City Code (Zoning: Land Use Tables: Table of Permitted and Conditional Uses in the Gateway) shall be and hereby amended only for the following use categories; “Bus line station/terminal”, “Parking, commercial”, “Parking, Off site”, “Parking, park and ride lot”, “Parking, park and ride lot shared with existing use”, and “Storage, self”, in the Table of Permitted and Conditional Uses for the Gateway District, in alphabetical order with other use categories in the table, which use category shall read and appear in that table as follows:

21A.33.060: TABLE OF PERMITTED AND CONDITIONAL USES IN THE GATEWAY DISTRICT:

Legend:	C =	Conditional	P =	Permitted
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Use	G-MU
Bus line station/terminal	P ³

Parking	
Commercial ¹⁰	C ³
Off site ¹⁰	P ³
Park and ride lot ¹⁰	C ³
Park and ride lot shared with existing use ¹⁰	P ³
Storage, self	P ³

7. *Amends the text of Salt Lake City Code Section 21A.33.060. That the “Qualifying Provisions” of Section 21A.33.060 of the Salt Lake City Code (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for the Gateway District) shall be and hereby is amended for qualifying provisions “3” which shall appear in numerical order with the other qualifying provisions and read as follows:*

Qualifying provisions:

3. ~~Subject to conformance with the provisions of chapter 21A.59, "Design Review", of this title.~~ Subject to the provisions of Subsection 21A.31.010.H.

8. *Amends the text of Salt Lake City Code Section 21A.37.050.C. That Section 21A.37.050.C of the Salt Lake City Code (Design Standards: Design Standards Defined: Glass) shall be and hereby is amended for listed standard ‘2’ which shall appear in numerical order with the other listed standards and read as follows:*

2. Upper Floor Glass: Above the first floor of any multi-story building, the surface area of the facade of each floor facing a street must contain a minimum percentage of glass according to Table 21A.37.060. Portions of a building that are used for parking garages in accordance with 21A.37.050.L, are exempt from this requirement. The planning director may approve a modification to upper floor glass requirements if the planning director finds:

9. *Amends the text of Salt Lake City Code Section 21A.37.050.L. That Section 21A.37.050.L of the Salt Lake City Code (Design Standards: Design Standards Defined: Parking Garages or Structures) shall be and hereby is amended for listed standard ‘1’ and ‘9’ which shall appear in numerical order with the other listed standards and read as follows:*

1. Parking structures shall ~~be have an external skin~~ designed to conceal the view of all parked cars and drive ramps and improve visual character when adjacent to a public street or other public space. In addition to the materials authorized in 21A.37.050.B.4, allowed materials Examples include heavy gauge metal screen, precast concrete panels, live green or landscaped walls, laminated or safety glass, decorative panels, or other materials matching the building materials and character of the principal building. The planning director may approve other materials not listed if the materials are in keeping with the nature of the parking structure. If parking is included on floors above the ground floor, a minimum of 50% of the surface area of the facade of each floor facing a street shall be wrapped in solid materials

133 9. No special design and setback restrictions shall apply to below ground parking facilities.

134 10. *Amends the text of the Salt Lake City Code Section 21A.37.060.D. That Section 21A.37.060.D. of*
135 *the Salt Lake City Code (Zoning: Design Standards: Design Standards Required in Each Zoning*
136 *District: Downtown and Gateway Districts) shall be and hereby is amended only for the*
137 *following design standard categories by deleting footnotes associated therewith; Building*
138 *materials: ground floor (%), Building materials: upper floors (%), and Parking garages or*
139 *structures, in the table for Design Standards Required in Each Zoning District for the Downtown*
140 *and Gateway Districts, listed with other design standards in the table, which design standards*
141 *category shall read and appear in that table as follows:*

Standard (Code Section)	District				
	D-1	D-2	D-3	D-4	G- MU
Building materials: ground floor (%) (21A.37.050.B.3)	70	80	70 ⁺	70	70
Building materials: upper floors (%) (21A.37.050.B.4)	50	50	70 ⁺	50	50
Parking garages or structures (21A.37.050.L)	X ²	X ²	X	X	X ²

142 11. *Amends the text of Salt Lake City Code Section 21A.37.060.D. That Section 21A.37.060.D of the*
143 *Salt Lake City Code (Design Standards: Design Standards Required in Each Zoning District:*
144 *Downtown and Gateway Districts: Notes) shall be and is hereby amended by deleting Notes, ‘1’*
145 *and ‘2’ as follows:*

146 ~~Notes:~~

- 147 1. ~~In the D-3 Zoning District this percentage applies to all sides of the building, not just the~~
148 ~~front or street facing facade.~~
- 149 2. ~~Parking structures shall be located behind principal buildings. This requirement may be~~
150 ~~modified so that structures may be located at least 15' from front and corner side lot lines if a~~
151 ~~minimum of 75% of the ground floor adjacent to a sidewalk is used for retail goods/service~~
152 ~~establishments, office and/or restaurant space to encourage pedestrian activity. The facades of~~
153 ~~the ground floor shall be designed to be compatible and consistent with the associated retail~~
154 ~~or office portion of the building and other retail uses in the area.~~

155 12. *Amends Subsection 21A.44.020.B as follows:*

156 B. Location and Design: Section 21A.44.060, "Parking Location and Design", shall apply to all
157 vehicle parking, bicycle parking, loading, and drive-through facilities, regardless of whether the
158 project is subject to the requirements for additional parking spaces or other facilities pursuant to
159 Subsection 21A.44.020.A above. Parking garages are subject to design standards found in
160 Chapter 21A.37 and zoning district specific requirements, ~~found in Subsection 21A.44.060.B.~~

161 13. *Amends the text of Salt Lake City Code Section 21A.44.060.A.6.b.(5). That Section*
162 *21A.44.060.A.6.b.(5) of the Salt Lake City Code (Off Street Parking, Mobility and Loading:*
163 *Parking Location and Design: Driveways and Drive Approaches) shall be and hereby is amended*
164 *for listed standard “(5)” which shall appear in numerical order with the other listed standards*

and read as follows:

(5) Distance from street corners: Driveways and drive approaches for Single and Two-Family Dwellings shall be located at least 20 feet from street corner property lines. Driveways and drive approaches for all other uses shall be at least 50 feet from street corner property lines. Driveways and drive approaches in the D-1, D-2, D-3, D-4, and G-MU Zoning Districts shall be located to the side of the building or as far from the street corner as possible. The driveway location may be modified by the planning director if complying with this provision creates a conflict with the location of an existing street tree or other public infrastructure. When the width of the lot is less than the required distance, the transportation director may approve modifications no greater than the minimum necessary to accommodate the driveway and drive approach.

14. *Deletes Subsection 21A.44.060.B Zone Specific Location and Design Standards:*

~~B. Zone Specific Location and Design Standards:~~

~~1. D-1, D-3, D-4, and G-MU Zoning Districts: The following regulations shall apply to surface or above-ground parking facilities. No special design and setback restrictions shall apply to below-ground parking facilities.~~

~~a. Above-ground parking facilities located within the block corner areas and on Main Street, shall be located behind principal buildings and:~~

~~(1) All above-ground parking facilities that front a street shall contain uses other than parking along the entire length of the building façade and along all stories or levels of the building.~~

~~(2) Drive approaches and driveways shall be located to the side of the building or as far from the street corner as possible unless further restricted by this title.~~

~~b. Parking garages shall meet the following:~~

~~(1) Retail goods/service establishments, offices and/or restaurants shall be provided on the first floor adjacent to the front or corner side lot line. The facades of such first floors shall be compatible and consistent with the associated retail or office portion of the building and other retail uses in the area.~~

~~(2) Levels of parking above the first level facing the front or corner side lot line shall have floors and/or facades that are horizontal, not sloped.~~

~~(3) Landscape Requirements: Surface parking lots, where allowed shall have a minimum landscaped yard of fifteen feet (15') and shall meet interior parking lot landscaping requirements as outlined in Chapter 21A.48, "Landscaping and Buffers".~~

~~2. Modifications to the standards of this Subsection may be granted through the design review process, subject to conformance with the standards and procedures of Chapter 21A.59: Design Review.~~

15. *Amends the text of 21A.44.060.C. That the heading of subsection 21A.44.060.C of the Salt Lake*

201 *City Code (Off Street Parking, Mobility and Loading: Parking Location and Design) shall be and*
202 *hereby is amended for the heading only, which shall appear as the heading of this section with*
203 *the listed standards appearing in numerical order after.*

204 ~~–C.~~ B. Recreational Vehicle Parking:

Effective Date: This ordinance, if passed, shall become effective on the date of its first publication and shall be recorded with the Salt Lake City Recorder. [The Salt Lake City Recorder is instructed to not publish this ordinance until the condition set forth in Section 2 is satisfied as certified by the Salt Lake City Planning Director or his designee.]

Is there a penalty for violating this ordinance? If so, please state penalty or reference another ordinance that prescribes the penalty here. _____

_____.

If penalty for violation includes possibility of imprisonment, include the following statement:

Per Section 78B-22-301 of the Utah Code, Salt Lake City shall provide for indigent defense services, as that term is defined in 78B-22-102 of the Utah Code.

ATTEST:

CITY RECORDER

Transmitted to the Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

ATTEST:

CITY RECORDER

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2. PROJECT CHRONOLOGY



PROJECT CHRONOLOGY

Petition: PLNPCM2025-00008

January 6th, 2025	Application for a Zoning Map Amendment was received. Petition PLNPCM2025-00008 was assigned to Rylee Hall, Principal Planner, for staff analysis and processing.
February 6th, 2025	Notice to solicit comment was sent to all registered recognized organizations in the city, starting the 45-day required early engagement period
February 18, 2025	The proposal was posted to the Planning Division's online open house webpage and will remain posted until a decision has been made by the City Council to adopt or deny the proposed zoning text changes.
March 12, 2025	Public hearing notice sign with project information and notice of the Planning Commission public hearing physically posted at the Main Library.
March 14, 2025	Planning Staff posted notices on City and State websites and sent notices via the Planning list serve for the Planning Commission meeting.
March 17, 2025	Staff Planner attended a neighborhood meeting facilitated by the Sugar House Community Council, to answer questions and address concerns about the proposal.
March 21, 2025	Planning Commission Staff Report was posted to the Planning Division's website.
March 23, 2025	The 45-day early engagement period to receive comments from the recognized organizations expired.
March 26, 2025	Planning Commission held a public hearing and made a recommendation to the City Council to approve the proposed text amendment.
April 21, 2025	Requested Final Draft of Ordinance from Attorney's Office
June 3, 2025	Final Draft of Ordinance received from Attorney's Office

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**3. NOTICE OF CITY COUNCIL PUBLIC
HEARING**

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is considering Petition **PLNPCM2025-00008 – Zoning Text Amendment - Parking Regulations in the Downtown Zoning Districts** – Mayor Mendenhall has initiated a petition to amend the parking regulations in the Downtown and Gateway zoning districts. Specifically, the amendment seeks to consolidate the design standards for parking uses into one location of code, making it more user friendly and eliminating potential code conflicts. The proposal is a citywide text amendment that will affect the D-1, D-2, D-3, D-4, and G-MU zoning district regulations. Related provisions of Title 21A may also be amended as part of this petition.

As part of their study, the City Council is holding an advertised public hearing to receive comments regarding the petition. During the hearing, anyone desiring to address the City Council concerning this issue will be given an opportunity to speak. The Council may consider adopting the ordinance the same night as the public hearing. The hearing will be held:

DATE:

TIME:

PLACE: **Electronic and in-person options.**
 451 South State Street, Salt Lake City, Utah

**** This meeting will be held via electronic means, while also providing for an in-person opportunity to attend or participate in the hearing at the City and County Building, located at 451 South State Street, Room 326, Salt Lake City, Utah. For more information, including WebEx connection information, please visit www.slc.gov/council/virtual-meetings. Comments may also be provided by calling the 24-Hour comment line at (801) 535-7654 or sending an email to council.comments@slc.gov. All comments received through any source are shared with the Council and added to the public record.**

If you have any questions relating to this proposal or would like to review the file, please contact Rylee Hall at 801-535-6308 or by e-mail at rylee.hall@slc.gov. The application details can be accessed at <https://aca-prod.accela.com/SLCREF/Default.aspx>, by selecting the “Planning” tab and entering the petition number PLNPCM2025-00008.

People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to participate in this hearing. Please make requests at least two business days in advance. To make a request, please contact the City Council Office at council.comments@slc.gov, 801-535-7600, or relay service 711.

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4. MEMO INITIATION PETITION



MEMORANDUM

PLANNING DIVISION
DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

To: Mayor Erin Mendenhall

Cc: Rachel Otto, Chief of Staff; Jill Love, Chief Administrative Officer Tammy Hunsaker,
Department of Community and Neighborhoods Director (interim); Michaela Oktay, Deputy
Planning Director.

From: Nick Norris, Planning Director

Date: December 20, 2024

Re: Initiation of a zoning text amendment to parking regulations in the downtown area to remove
duplicative regulations.

The Planning Division is requesting that you initiate a zoning text amendment to the parking garage regulations in the downtown zoning districts. Due to several text amendments that were being processed at the same time, but adopted at different times, the parking garage regulations are found in three different sections of the city code. This amendment will move the regulations to one location to simplify the code and eliminate potential code conflicts. The intent and the purpose (to screen parking garages and not allow parking garages on the street level or in front of buildings) will remain. If additional conflicts related to parking garages are identified during the process, the conflicts will be corrected as part of this amendment.

Once initiated, the process will include the typical public engagement process. The intent is to have the proposal presented to the Planning Commission by end of March 2025 and transmitted to the City Council in April.

This memo includes a signature block to initiate the petition if that is the decided course of action. If the decided course of action is not to initiate the petition, the signature block can remain blank. Please notify the Planning Division when the memo is signed or if the decision is made to not initiate the petition.

Please contact me at 801-535-6173 or nick.norris@slcgov.com if you have any questions. Thank you.

Concurrence to initiate the zoning text amendment petition as noted above.

Erin Mendenhall (Dec 30, 2024 13:52 MST)

Erin Mendenhall, Mayor

12/30/2024

Date

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