



SALT LAKE CITY TRANSMITTAL

To:
Salt Lake City Council Chair

Submission Date:
07/22/2025

Date Sent to Council:
08/06/2025

From:

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Community and Neighborhood

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Director Signed Date
08/01/2025

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08/06/2025

Subject:
Text Amendment - RMF-35 & RMF-45 Multi Family Zoning District Update

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Document Type
Ordinance

Budget Impact?
☐ Yes
☒ No

Recommendation:
That the City Council follow the Planning Commission's recommendation and approve the requested zoning text and map amendments.

Background/Discussion
See first attachment for Background/Discussion

Will there need to be a public hearing for this item? *
☒ Yes
☐ No

Public Process
Please review Attached memo.

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CITY COUNCIL TRANSMITTAL

BACKGROUND/DISCUSSION:

Salt Lake City is proposing amendments to the zoning ordinance and map intended to update the RMF-35 (Moderate Density Multifamily Residential) and RMF-45 (Moderate/High Density Multifamily Residential) zoning districts. These proposed changes aim to remove barriers to new housing development and facilitate compatible infill within the City's moderate-density neighborhoods. These proposed updates introduce design standards for new development, reduce minimum lot size requirements, eliminate lot width minimums, permit multiple buildings per lot, and offer a density bonus for preserving existing housing units.

In 2023, the City Council adopted [Housing SLC](#), a five-year comprehensive housing plan for the City. That plan calls for changes to zoning regulations that can support an established goal of entitling 10,000 new units throughout the City. Later, in 2023, the City Council also adopted [Thriving in Place, Salt Lake City's Anti-Displacement Strategy](#), which found that "Salt Lake City has a shortage of housing at every income level, but an especially significant shortage of housing affordable to lower-income households" (p. 15). Among other things, Thriving in Place calls for City staff to "create more diverse housing choices in all areas so that people can find housing that meets their needs in locations that work for them" (p. 48). This proposal aims to update the RMF-35 (Moderate Density Multi-Family) and the RMF-45 (Moderate/High-Density Multi-Family) zoning districts to align with key City plans and policies, including [Plan Salt Lake](#) (2015), [Thriving in Place](#) (2023), and [Housing SLC](#) (2023).

WHY UPDATE THESE REGULATIONS?

Initially adopted in 1995, the RMF-35 and RMF-45 zoning districts were intended to support a variety of medium- to high-density housing types. Development in these districts was meant to serve as a transition from low-density neighborhoods to higher-intensity areas and allow multi-family development to be integrated into established neighborhoods. However, since their creation, both districts have driven two predominant housing outcomes: single-family homes and large-scale apartment building developments. In recent years, there has been a growing awareness of this gap in our housing, referred to as "the missing middle," and a desire to create more diverse housing choices.

Existing District Complications

1. **Minimum Lot Size Requirements Are Too Restrictive:** 47% of the lots are smaller than 5,000 square feet and do not meet the minimum lot area for new development. Due to their size, these lots would only be eligible for single-family development. This means the two districts cannot accommodate moderate-density development intended for each zoning district. Additionally, what moderate density already exists is likely nonconforming (or "grandfathered").
2. **Minimum Lot Width Requirements Are Too High:** To construct any new building, the lot must be at least 50' wide. 66% of the lots within the two districts do not meet this minimum width. This means that only 1/3 of properties are eligible for redevelopment. All other lots are too narrow.

3. **Parking Requirements Are Too High:** Approximately 96% of RMF-35 and RMF-45 properties are within ¼ miles of a public transit stop. However, both districts have the same parking requirements as single-family zones. Requiring too much parking can significantly impact the affordability, density, and feasibility of development proposals.

As a result, over the past 30 years, only 4% of lots within these districts have seen any development, with just eight projects resulting in moderate-density housing. Most completed projects were low-density, like single-family houses. Due to challenges in meeting existing zoning standards, many of these projects also required special approvals. As they are currently written, both districts have encouraged the removal

of older, more affordable units (known as “naturally occurring affordable housing”) for new development that is incompatible with its surroundings. For more information on background and research contributing to the proposal, refer to [Planning staff’s study of the RMF-35 and RMF-45 zoning districts](#).

WHAT DO WE MEAN BY "MODERATE-SCALE" AND "MISSING MIDDLE" HOUSING?

"Moderate-scale" or "missing middle" housing refers to housing types that fall between single-family homes and high-rise apartment buildings. These homes are appropriately scaled, thoughtfully designed, and located to support walkable neighborhoods. Examples include cottage courts, duplexes, triplexes, townhomes, and small to medium multi-unit apartments. They are intended to be compatible in scale with single-family neighborhoods while providing a gradual transition to higher-density areas.



The illustration above shows the range of “Missing Middle” housing types.

Image © Opticos Design, Inc. For more info visit: <https://missingmiddlehousing.com>

WHY DOES THIS MATTER?

Housing Pressure

Utah is on track to be short more than 150,000 housing units by 2030 ([Kem Gardner Policy Institute](#)). In Salt Lake City, housing costs have risen far faster than wages. Since 2005, wages have grown by 19%, but rents have climbed 38% and home prices have risen 83%. As a result, over half of renter households in the city are now considered cost-burdened. Despite steady construction—about 1,700 new units per year since 2017—production has not kept pace with demand. The gap continues to widen.

Zoning's Role

Zoning is one of the many factors that influence housing costs. In this case, rules within the RMF-35 and RMF-45 districts have sharply limited what can be built. Restrictions on lot size, setbacks, and other standards make it challenging to add units, even when the land is otherwise suitable for infill development. This stalls the gradual aging and turnover of housing stock that typically leads to more affordable homes over time—a process often referred to as “filtering.” Without new construction, even older housing becomes more expensive.



The illustration above shows how dwelling units make their way down the housing ladder, providing housing opportunities for lower incomes as they age.

Image © Canada Mortgage and Housing Corporation. For more info visit: cmhc-schl.gc.ca/

Impacts on Property Owners:

Allowing more housing options, such as accessory units or small-scale infill, can offer practical benefits to homeowners, making it easier to age in place, generate supplemental income, or support extended families under one roof. Unfortunately, numerous requirements in the RMF-35 and RMF-45 zones hinder this flexibility. These proposed changes can help create more inclusive, financially sustainable communities while addressing the City's growing housing needs.

Equity Issues:

Like much of the United States, zoning regulations have influenced where people can live in Salt Lake City. Historically, land use policies have excluded lower-income households from many neighborhoods, concentrating new housing near freeways or arterial roads, areas that typically have worse air quality, more noise, and weaker health outcomes. Meanwhile, large parts of the city are zoned only for single-family homes, which are not subject to federal accessibility requirements and are largely out of reach for people with disabilities or lower incomes. Revising RMF zoning can help distribute housing opportunities more evenly and expand access to healthier, better-served areas. Addressing these systemic zoning issues is essential to creating a more inclusive and equitable City.

Water Considerations

Building more housing closer together, with smaller lots, reduced setbacks, or infill, can reduce per capita water use. Research (cited in [staff's report for the Planning Commission's meeting on March 12, 2025](#)) shows that compact development, especially moderate-density development, uses existing infrastructure more efficiently than single-family development and supports long-term water savings. These principles have been incorporated into the zoning proposal currently under consideration.

PROPOSAL SUMMARY

The following is a summary of the proposal approved by the Planning Commission. Throughout the last part of 2024, the Planning Staff developed new regulations based on their initial research and feedback from other departments. The initial proposal was developed based on key proposal objectives (listed to the right), intended to align it with adopted plans and policies.

Feedback from residents, community councils, businesses, developers, and commissioners (from both the Planning Commission and the Historic Landmark Commission) shaped updates developed by staff. The proposal underwent several iterations before the Planning Commission ultimately recommended approval to the City Council at its meeting on May 14, 2025.

Key Proposal Objectives

- Align the district's purpose with adopted plans and policies.
- Clarify and simplify regulations.
- Encourage moderate density development and infill development.
- Preserve existing buildings and neighborhood character.

New “Form-Based” Approach

This proposal takes a form-based approach to regulating new development. Form-based regulations are development standards that vary based on the type of proposed building. Currently, all residential building types (i.e., multi-family apartments, attached townhouses, individual detached houses, or duplexes) are subject to the same standards. This one-size-fits-all approach overlooks the distinct impacts different building forms have on adjacent properties, the street, and the overall neighborhood. Instead, under the proposed regulations, each building form would be assessed individually with customized standards for setbacks, building heights, and design. Finally, in addition to single-family homes, duplexes, multi-family buildings, and street-facing townhouses, the proposal adds sideways-oriented rowhouses and cottage courts as permitted building types.

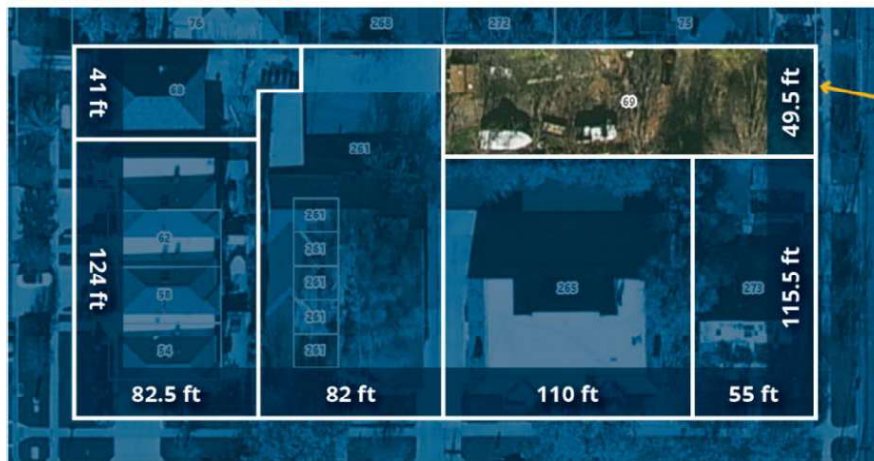
Adjustments to Lot Requirements

These updates include several changes to lot and building configuration standards, specifically adjustments to the lot width, lot area, and public street frontage requirements for the RMF-35 and RMF-45 zoning districts.



The illustration above shows residential building forms that would be permitted within the proposed RMF-45 zoning district.

EXAMPLE OF LOT WIDTH



69 C Street

Area = 8,168 sq ft
Width = 49.5 ft

This lot cannot be developed at all—though the land area could accommodate up to 2 units—without the Historic Landmark Commission waiving the 50-foot lot width requirement. If this lot was not in a local historic district, no other process would be available to waive the lot width limit.

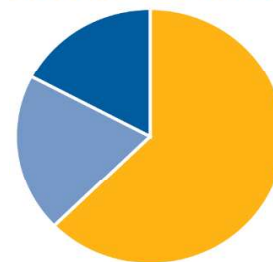
Lot Width

The current RMF-35 & RMF-45 districts specify minimum lot widths by use. Rather than requiring minimums, these updates would require a maximum lot width of 110 feet, or approximately $\frac{1}{4}$ of a city block.

Lot Area

Currently, housing density in the RMF-35 and RMF-45 districts is determined by a sliding scale; the larger the lot, the greater the density allowed. As shown in the table, this proposal standardizes and reduces minimum lot area requirements.

EXISTING LOT WIDTHS



63%

Lots less than 50 ft. wide

20%

Lots 50 - 80 ft. wide

17%

Lots more than 80 ft. wide

63% of lots do not meet the minimum lot width requirements.

Building Form	Current Minimum Lot Area	Proposed Minimum Lot Area
Urban House & Two-Family	Single-Family: 5,000 sq ft Two-Family: 8,000 sq ft	1,500 sq ft (for 1 or 2 units)
Cottage Development	5,000 sq ft per unit each as a single-family dwelling	500 sq ft per unit
Row House	3,000 sq ft per unit	750 sq ft per unit Minimum 3 units
Multi-Family	3 units: 9,000 sq ft RMF-35: +2,000 sq ft per unit over 3 RMF-45: +1,000 sq ft per unit over 3	750 sq ft per unit Minimum 3 units
Non-Residential Buildings	5,000 sq ft	5,000 sq ft

Public Street Frontage

The RMF-35 & RMF-45 districts currently require all buildings and lots to have frontage along a public street. Exceptions can only be approved by the Planning Commission. The proposed updates include a general provision that permits lots and buildings without public street frontage, provided certain conditions are met.

Incentives for Retention of Existing Structures

Increasing development potential carries the potential risk of existing housing being demolished and redeveloped. To mitigate displacement pressure, this proposal includes incentives for retaining existing structures, similar to those in the RMF-30 zoning district. Maintaining one or two dwelling units awards two bonus units beyond the minimum lot area (or density) requirement. Retaining

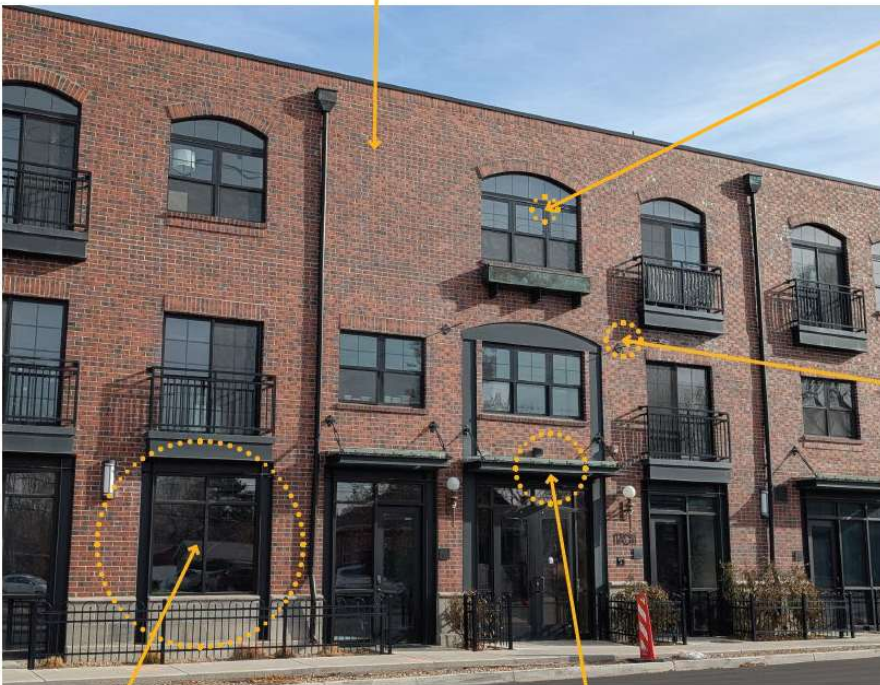
three or more dwelling units on a lot allows four additional units. Unlike the Zoning Incentives for building preservation (that would still be permitted in this proposal), this benefit would not require principal buildings to be older than 50 years.

Design Standards

The current RMF-35 and RMF-45 districts lack standards for the exterior design of new buildings, often resulting in development that feels disconnected from the pedestrian experience and out of step with the neighborhood character. These proposed updates introduce comprehensive design standards intended to ensure that all new development makes a positive contribution to the community. Key features included:

BUILDING FENESTRATION

No building wall that faces onto a street shall exceed more than 15' in length without being interrupted by windows, doors, or change of building wall plane that results in an offset of at least 12".



GLASS

15% - 20% of all street facing floors above the ground floor must be glass. The exact amount is determined by the building form.

BUILDING MATERIALS

At least 50% of the street facing facade must use high quality, durable, natural materials like stone, brick, wood siding, shingles, glass, etc.

GROUND FLOOR TRANSPARENCY

15% - 20% of all street facing ground floors must be glass; the exact amount is determined by the building form.

ENTRY FEATURE

Each ground floor building entrance facing the street must have an entry feature. Examples include: a porch and fence, terrace and light well, portico, awning, forecourt, or stoop.

- **Durable Building Materials:** At least 50% of the street-facing facade must use high-quality, durable, natural materials like stone, brick, wood siding, shingles, glass, etc.
- **Glass:** 15% to 20% of all street-facing floors above the ground floor must be glass. The building form determines the exact amount.
- **Ground Floor Transparency:** 15% to 20% of all street-facing ground floors must be glass. The building form determines the exact amount.

- **Entry Features:** Each ground-floor building entrance facing the street must have an entry feature. Examples include a porch and fence, a terrace and light well, a portico, an awning, a forecourt, or a stoop.
- **Building Fenestration:** No building wall that faces onto a street shall exceed more than 15 feet in length without being interrupted by windows, doors, or a change of building wall plane that results in an offset of at least 12 inches.

Landscaping and Open Space

Beyond basic yard setback requirements, open space is not currently required in the RMF-35 or RMF-45 zoning districts. Due to varying impacts and resident needs, open space and landscaping requirements for new development would differ based on building form under this proposal. Requirements for personal and shared open space are also differentiated with these updates. A complete summary of the proposed landscaping and open space requirements can be found in [staff's memo for the Planning Commission's February 12, 2025, briefing](#).

Parking

The current RMF-35 and RMF-45 zoning districts both fall under the 'General' parking context, where parking requirements can vary (based on unit type or number of bedrooms) from one to two spaces per dwelling unit. This context is particularly suitable for lower-density neighborhoods with limited transit access, which tend to be highly car-oriented, such as single-family neighborhoods and industrial areas. However, Staff's analysis of the RMF-35 and RMF-45 districts found that 96% of their lots were within a quarter mile of a transit stop, and more than 20% are within a quarter mile of a fixed rail station.

To better align the RMF-35 and RMF-45 districts with their transportation reality, these updates place them under the 'Neighborhood Center' context, where new dwelling units are required to have only one parking space (regardless of building type or number of units). This context is appropriate for neighborhoods with more pedestrian-scale development and amenities, while acknowledging that most residents will be car owners.



MARCH 2025 UPDATES

Cottage Development Requirements

A consistent theme from Staff's discussions with community members was an interest in the cottage development building form. Initially, staff had proposed a larger minimum lot area for cottage developments compared to other building forms (1,000 square feet per unit versus 750 square feet per unit). After some consideration, staff determined that, due to the smaller scale of their buildings, cottage developments could accommodate reduced minimum lot area and open space requirements, and made the following changes:

- **Minimum lot area:** Reduced from 1,000 square feet to 500 sq. ft. per cottage unit.

- Minimum open space area: Reduced *personal* open space area from 200 sq. ft. to 150 sq. ft. per unit and reduced *common* open space from 150 sq. ft. to 100 sq. ft. per unit.

Zoning Incentives

A second consistent theme from both the community and commissioners was a concern about the potential scale of new development. In particular, there was concern about the additional height that could be allowed through zoning incentives. Planning staff's initial proposal would have allowed up to five stories (up to 55 feet in height) for new multi-family building projects that qualified for either Affordable Housing or Building Preservation incentives. Acknowledging these concerns, **the additional height for incentives was removed from the proposal in March 2025.** While projects that qualify for incentives would need to meet the height requirements for the base zoning district with this change, they could still receive an exemption from many other zoning regulations, including minimum lot area (density).

Open Space Exception

Finally, another consistent yet surprising theme was an interest in reducing the minimum open space area requirement for properties located near public parks or open spaces. Open space is an important part of any new development, but Planning staff concurs that public open space can fill that need when it is nearby and accessible to a property. The updated proposal eliminated the open space requirements for projects within 800 feet (via the closest reasonable walking path) of a public park or open space.

MAY 2025 UPDATES

A complete summary of the final proposal is included in [Staff's memo for the Planning Commission's continued May 14, 2025, public hearing](#).

Maintain both the RMF-35 and RMF-45 Zoning Districts

The original Multi-family Merger proposal combined the RMF-35 and RMF-45 zoning districts into a single RMF-45 zoning district. In response to feedback from the Planning Commission and the public, staff revised the proposal to maintain two separate districts. Except for maximum height for certain building forms, the regulations for both districts are essentially the same. Urban Houses, Two-Family Dwellings, and Rowhouses all have a maximum height of 35 feet in both proposed districts. The maximum height for Cottage Developments is also the same in both districts, capped at 23 feet. On the other hand, multi-family and non-residential building forms do not have the same maximum height in both districts. They are permitted to be as tall as 45 feet in the RMF-45 district and limited to 35 feet in the RMF-35 district.

Identify Properties that Need a Change in Zoning

As directed by the Planning Commission, Planning staff reviewed properties on a block-by-block basis to identify where a different zoning district could be a better fit. They focused on properties in the RMF-35 zoning district with a higher land use designation in an associated adopted neighborhood plan. Naming conventions for Future Land Use Maps can vary between plans; however, for the most part, staff identified properties with a designation of Medium/High Mixed Use or higher. Ultimately, staff identified 23 properties with land use designations that recommended increased zoning intensity. Maps identifying each property are located in Exhibit 4.

Other Changes to the Proposal

Splitting the proposal back into two districts required Planning staff to make additional adjustments. Since the original proposal only included the RMF-45 zoning district, references to the RMF-35 district were removed. Those have been reincorporated.

Planning staff also clarified the unit bonuses. The revised proposal clarifies that units used to qualify for the bonus do not all need to be located within the same building. Multiple units within multiple structures (i.e., three separate cottages in an existing cottage development) may be preserved to qualify for the unit density bonus.

Finally, based on direction from Legal staff, projects that qualify for unit bonuses must have a restrictive covenant recorded on the affected property by the Salt Lake County Recorder's Office. The proposal also includes the necessary terms for those restrictive covenants.

PUBLIC PROCESS

PUBLIC ENGAGEMENT EFFORTS

The Planning Division has prioritized equitable and accessible public participation throughout its efforts. To facilitate this, [an interactive website \(StoryMap\)](#) was created as a central hub to access information on the proposal. All public notice requirements in Utah Code and City Code were adhered to, with every affected property owner receiving a specific notice with the required information. All occupants were also notified, as were all occupants and owners within 300 feet of a property that was subject to the changes. The following is a schedule of City-wide early engagement efforts by Planning staff:

- December 11, 2024 – The project Storymap was launched
- December 11, 2024 – Recognized Organizations were sent the 45-day required notice for recognized community organizations
- December 12, 2024 – Focus group with small-scale and affordable housing developers
- December 23, 2024 – Property owners and residents within 300 feet of the affected properties were provided early notification of the proposal and the March 12, 2025, Planning Commission hearing date.
- January 8, 2025 – Public notice signs advertising the proposal and the March 12, 2025, public hearing were posted at all Salt Lake City Public Library branches
- January 22, 2025 – General Community Open House at City Hall

Additionally, to more efficiently and effectively engage with residents and property owners, Planning staff worked with Community Councils to connect with their established neighborhood networks. The following is a list of Community Council meetings and events where staff gave a presentation, held an open house, or provided both.

- January 6, 2025 – East Central Community Council Executive Board Presentation
- January 8, 2025 – Downtown Alliance Development Committee Presentation
- January 8, 2025 – Central City Community Council Open House and Presentation
- January 8, 2025 – Sugar House Community Council Open House and Presentation
- January 15, 2025 – Capitol Hill Community Council Open House and Presentation
- January 16, 2025 – Liberty Wells Community Council Open House and Presentation
- January 23, 2025 – East Liberty Park Community Organization Presentation
- February 13, 2025 – East Central Community Council Community Resource Fair Open House and Presentation
- March 5, 2025 – Greater Avenues Community Council Presentation

PUBLIC FEEDBACK

Through the numerous public engagement events and the initial briefings on the proposal to the Historic Landmark Commission (at the meeting on February 6, 2025) and the Planning

Commission (at their meeting on February 12, 2025), planning staff identified several key themes. They are discussed below

1. Demolition of Existing Housing

A common concern raised by the public was that increasing housing allowances could lead to the demolition of existing homes, especially those that may be older or more affordable, to make room for larger, more expensive developments. This is a valid issue and has shaped how staff approached the proposal.

While the current RMF zoning districts are intended to permit multifamily housing, in practice, very few lots meet the requirements for its construction. In RMF-35 and RMF-45 zones, most lots are too small to allow more than a duplex or triplex. Even in RMF-45, only about 53 properties can currently achieve a density of 30 units per acre, which is well below the intended goal of around 43 units per acre set by neighborhood plans.

While these changes would allow more units on some lots, many existing multifamily buildings already have more units than would be permitted under the new rules. This means there is less incentive to demolish these buildings, even if the land becomes more valuable.

The following were included in the proposal in an attempt to discourage demolition further and prevent displacement:

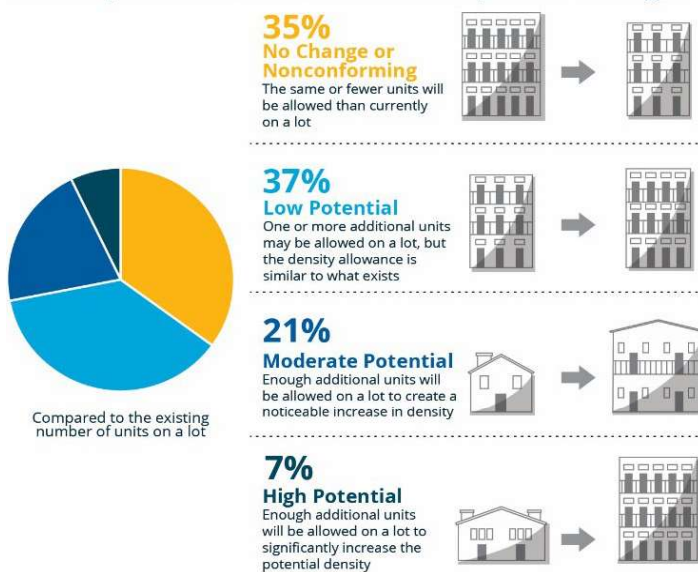
- A 110-foot maximum lot width would limit land assembly for large-scale developments.
- Unit bonuses are offered for projects that add housing without demolishing existing structures.
- The Building Preservation Incentives, adopted earlier, are also included. These offer benefits such as reduced parking requirements and waived density caps when older buildings are preserved and renovated.
- About 37% of all affected lots are in local historic districts, where demolition is more challenging and requires special approval. State and federal historic tax credits also encourage rehabilitation over replacement.

Still, staff recognizes that some demolition will happen, as that decision ultimately lies with property owners. The proposal aims to mitigate that impact while still accommodating additional housing.

2. Affordability and Attainability of New Housing

Another concern linked to demolition is that the housing replacing older buildings may be unaffordable to current residents. This is a common concern with zoning changes that allow for more development, especially when new buildings tend to be more expensive to rent or buy. It is important to note that housing prices are already rising due to demand outpacing supply. Without any change, this trend is expected to continue. The proposed updates to the RMF districts aim to

Development Potential from Proposed Changes



The chart above illustrates how much the proposed minimum lot area changes would impact the affected properties' development potential.

accommodate more housing, particularly smaller units, which are generally more affordable to construct and own.

While zoning changes alone cannot guarantee deeply affordable housing, increasing the overall number of units available helps reduce pressure on the market. With more units to choose from, competition for any single unit decreases. This helps stabilize prices over time and gives households at more income levels a better chance to find housing that fits their needs.

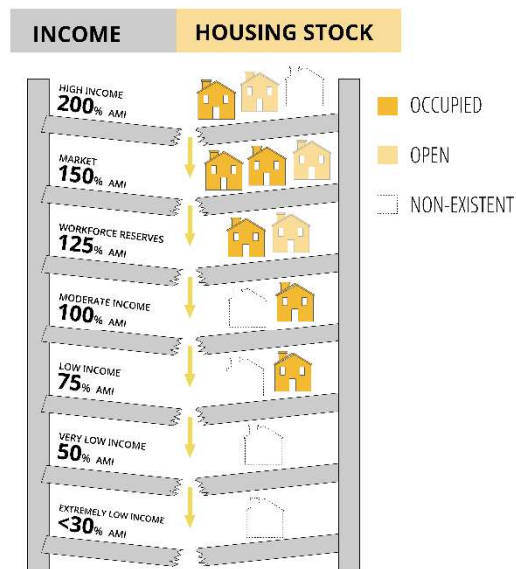
The proposal helps address affordability in three main ways:

- Makes it easier to build more housing across a range of lot sizes.
- Encourages the construction of smaller units, which typically cost less.
- Preserves existing buildings where possible, reducing displacement of current residents.

THE HOUSING LADDER

WHEN THERE AREN'T ENOUGH HOMES,

EVERYBODY COMPETES FOR WHAT IS AVAILABLE.



The illustration above shows how a limited the supply of housing for all incomes in a community makes it unattainable for lower-income residents. Even a shortage of market rate housing can place pressure on the price of depreciated housing stock

3. Scale of New Development

Some residents, especially in areas zoned RMF-35, raised concerns about the size of new buildings that could result from these changes. In response, several guardrails are built into the proposal to manage scale and preserve the feel of existing neighborhoods. Key limits include:

- 110-foot maximum lot width to prevent very large developments.
- Design standards to guide the look and form of new buildings.
- A cap of 20 units per building, which is roughly the size of a traditional four-story walk-up.
- Further, in response to scale concerns, the original proposal to allow 55-foot-tall buildings with affordable housing or preservation incentives was removed from the proposal.

To reach the 20-unit threshold, a developer would need a lot of space, at least 15,000 square feet. Only about 13.7% of affected properties (299 lots) are large enough to meet that size requirement, and that's before accounting for existing buildings or site constraints. This balanced approach allows for some growth while still keeping larger-scale buildings limited to specific sites that can support them.

COMMISSION BRIEFINGS AND HEARINGS

February 2025 Briefings

Planning Staff held briefings on the initial proposal with the Historic Landmark Commission (HLC) on February 6, 2025, and with the Planning Commission (PC) on February 12, 2025. Both commissions provided general feedback, with concerns that generally aligned with those of the community. The Historic Landmark Commission had particular concerns about new development within Local Historic Districts. Planning staff assured them that new development and any demolitions of contributing structures would require HLC review.

March 2025 Planning Commission Hearing

The Planning Commission held a public hearing for the proposal on March 12, 2025. The Commission's response to staff's updated proposal was mixed. Specifically, there were scale concerns about the proposed 45-foot height in neighborhoods zoned RMF-35, especially within neighborhoods with relatively larger lots that could see an increase in development pressure. Concerns were also raised regarding individual properties in either district located within neighborhoods that consist primarily of single-family zoning. Other Commission members were more supportive and suggested only minor tweaks, such as setback requirements for larger building forms, including multifamily and non-residential buildings. Some commissioners expressed full support for the original proposal.

In their motion, the Commission directed staff to maintain the two districts (RMF-35 and RMF-45) and identify properties that may be appropriate for an increase (from RMF-35 to RMF-45) or decrease (from RMF-35 to RMF-30) in zoning intensity. Planning Staff has incorporated the Commission's direction as much as possible. Specific changes are outlined in the "Updates to the Proposal" section of this report.

May 2025 Planning Commission Hearing

Between the March 12, 2025, Public Hearing and the continued public hearing on May 14, 2025, Planning staff updated the proposal to reflect the Planning Commission's direction. In particular, the revised proposal maintained the RMF-35 and RMF-45 zoning districts and their associated maximum height. Additionally, staff identified RMF-35 properties that are suitable for rezoning to RMF-45. Following staff's presentation and the public hearing, the Planning Commission voted unanimously to recommend that the City Council approve the proposal.

Public Hearing Comments

Public comments during the two public hearings were mixed, with opinions roughly evenly divided between support and opposition to the proposal ([minutes for the March 12, 2025, public hearing can be found here](#), and [minutes for the May 14, 2025, public hearing can be found here](#)). Those who opposed the proposal raised concerns about the potential changes to affected neighborhoods. Specific issues mentioned by the public included parking, loss of sunlight and solar access, alterations in neighborhood character, possible decreases in property values, and the need for appropriate setbacks between taller and shorter buildings.

Supporters of the proposal highlighted several reasons the changes were necessary. They echoed Planning staff's concerns about the ineffectiveness of current regulations. Many expressed worries about school closures, low-quality housing, and a competitive rental market due to documented shortages in housing, all of which have been exacerbated by existing policies and regulations. They also pointed out the proximity of affected neighborhoods to transit, jobs, and downtown, emphasizing the need to expand housing opportunities in these areas. Advocates countered the argument that new development would displace naturally occurring affordable housing. One commenter reiterated staff's earlier point that new housing development helps to alleviate demand for existing units, thereby supporting affordability. Additional public comments received after the public hearings are located in Exhibit 3.

Planning Commission Records

1. February 6, 2025 – Historic Landmark Commission Briefing
 - a. [Agenda](#)
 - b. [Minutes](#)

- c. [Staff Memo](#)
 - d. [Presentation Slides](#)
 - e. [Video Recording](#)
- 2. February 12, 2025 – Planning Commission Briefing
 - a. [Agenda](#)
 - b. [Minutes](#)
 - c. [Staff Memo](#)
 - d. [Presentation Slides](#)
 - e. [Video Recording](#)
- 3. March 12, 2025 – First Planning Commission Public Hearing
 - a. [Agenda](#)
 - b. [Minutes](#)
 - c. [Staff Report](#)
 - d. [Presentation Slides](#)
 - e. [Video Recording](#)
- 4. May 14, 2025 – Second Planning Commission Public Hearing
 - a. [Agenda](#)
 - b. [Minutes](#)
 - c. [Staff Report](#)
 - d. [Presentation Slides](#)
 - e. [Video Recording](#)

EXHIBITS:

- 1. Zoning Map Amendment Ordinance
- 2. Zoning Text Amendment Ordinances
- 3. Public Comments Received After Staff Reports Were Published
- 4. Maps identifying properties to be rezoned from RMF-35 to RMF-45

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SALT LAKE CITY ORDINANCE

No. _____ of 2025

(Amending the zoning map pertaining to multiple parcels of property from RMF-35 Moderate Density Multi-Family Residential District to RMF-45 Moderate Density Multi-Family Residential District in connection with revised regulations for such districts)

An ordinance amending the zoning map pertaining to multiple parcels Citywide as shown on Exhibit A, attached hereto, to rezone select properties from the RMF-35 (Moderate Density Multi-Family) district to the RMF-45 (Moderate Density Multi-Family) district, pursuant to Petition No. PLNPCM2024-01388.

WHEREAS, the Salt Lake City Planning Commission (“Planning Commission”) held a public hearing on May 14, 2025, on a petition initiated by Mayor Erin Mendenhall to amend various sections of Title 21A of the Salt Lake City Code related to the RMF-35 (Moderate Density Multi-Family) and RMF-45 (Moderate Density Multi-Family) zoning districts and establish new regulations pertaining to those districts; and

WHEREAS, in order to conform with the future land use maps of the neighborhood plans implicated by these zoning districts, the parcels identified in this ordinance needed to be rezoned;

WHEREAS, at its May 14, 2025, meeting the Planning Commission voted in favor of forwarding a position recommendation to the Salt Lake City Council (“City Council”) on said petition; and

WHEREAS, after a public hearing on this matter, the City Council has determined that adopting this ordinance is in the city’s best interests.

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. Amending the Zoning Map. The Salt Lake City zoning map, as adopted by the *Salt Lake City Code*, relating to the fixing of boundaries and zoning districts, shall be and hereby is amended to reflect that the property depicted in Exhibit A and listed by Tax ID number

in Exhibit B shall be rezoned from the RMF-35 (Moderate Density Multi-Family) district to the RMF-45 (Moderate Density Multi-Family) district. In the event that a conflict arises between Exhibit A and Exhibit B, Exhibit A shall control. It is not the intent of this Section 1 to modify existing district boundaries (i.e. the physical location between or on parcels where a district boundary lies), only to change the assigned zoning district of the properties subject to this Section 1.

SECTION 2. Effective Date. This ordinance shall become effective on the date of its first publication.

Passed by the City Council of Salt Lake City, Utah, this _____ day of _____, 2025.

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER

(SEAL)

Bill No. _____ of 2025.

Published: _____.

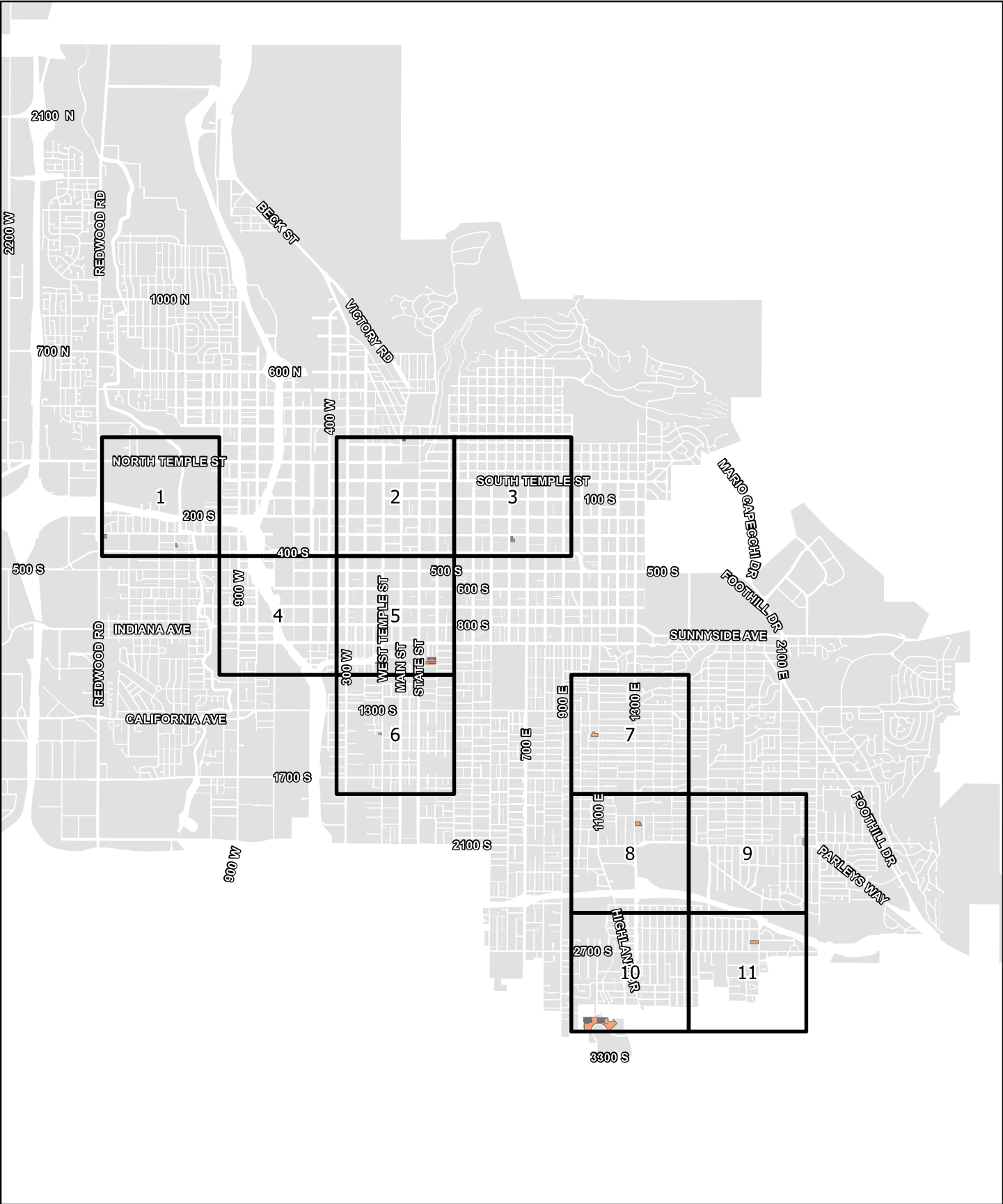
Ordinance Rezoning Properties for RMF35/45 Amendments_v1

APPROVED AS TO FORM Salt Lake City Attorney's Office Date: <u>July 22, 2025</u> By: <u>Katherine D. Pasker</u> Katherine D. Pasker, Senior City Attorney

Exhibit “A”

Zoning Map Amendment - Depiction

Zoning Map Amendment - Map Index

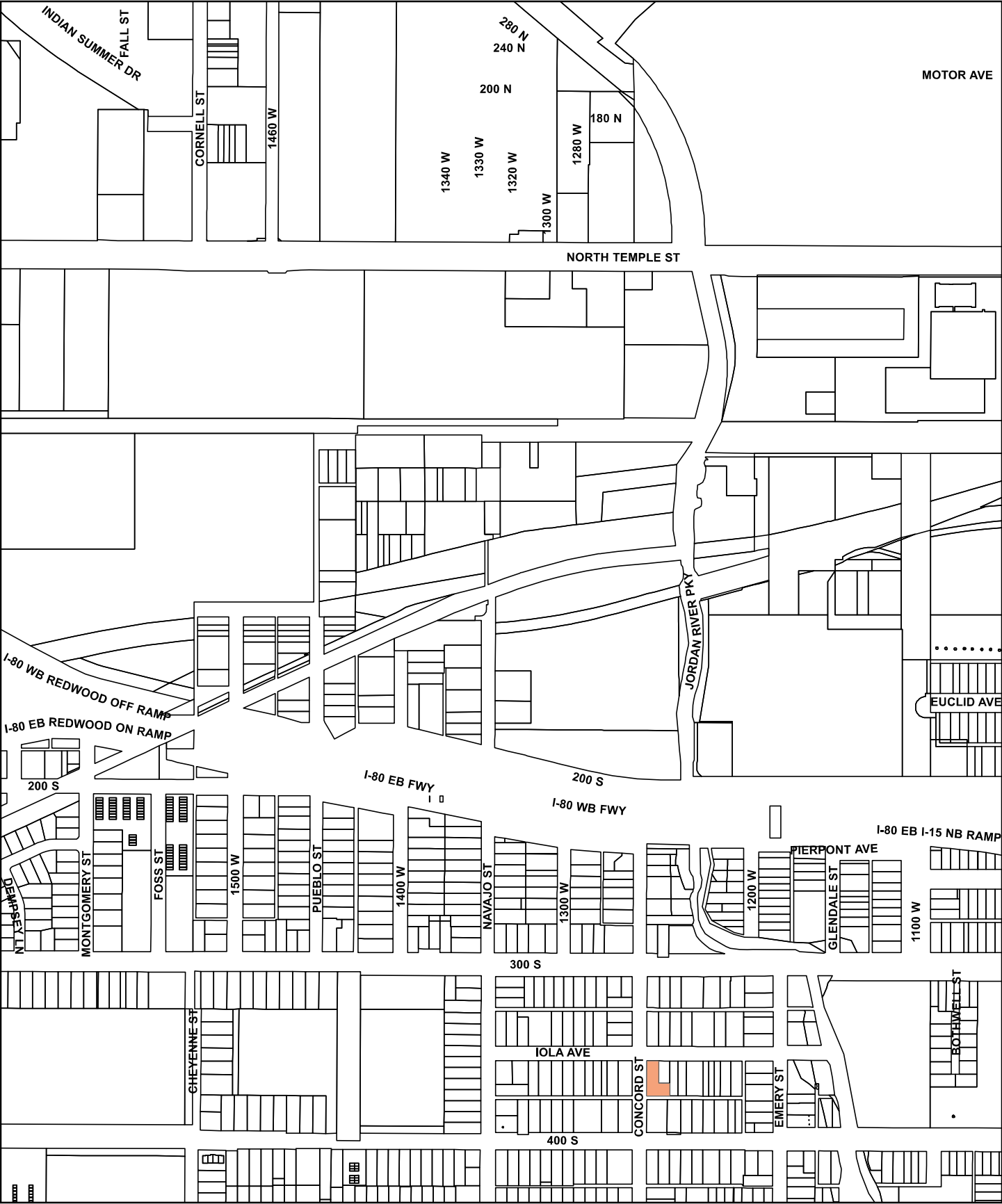


Map Number
RMF-35 to RMF-45

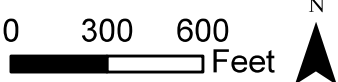
0 3000 6000 Feet

7/22/2025

Zoning Map Amendment: Map 1



RMF-35 to RMF-45

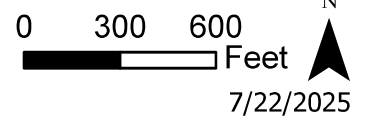


7/22/2025

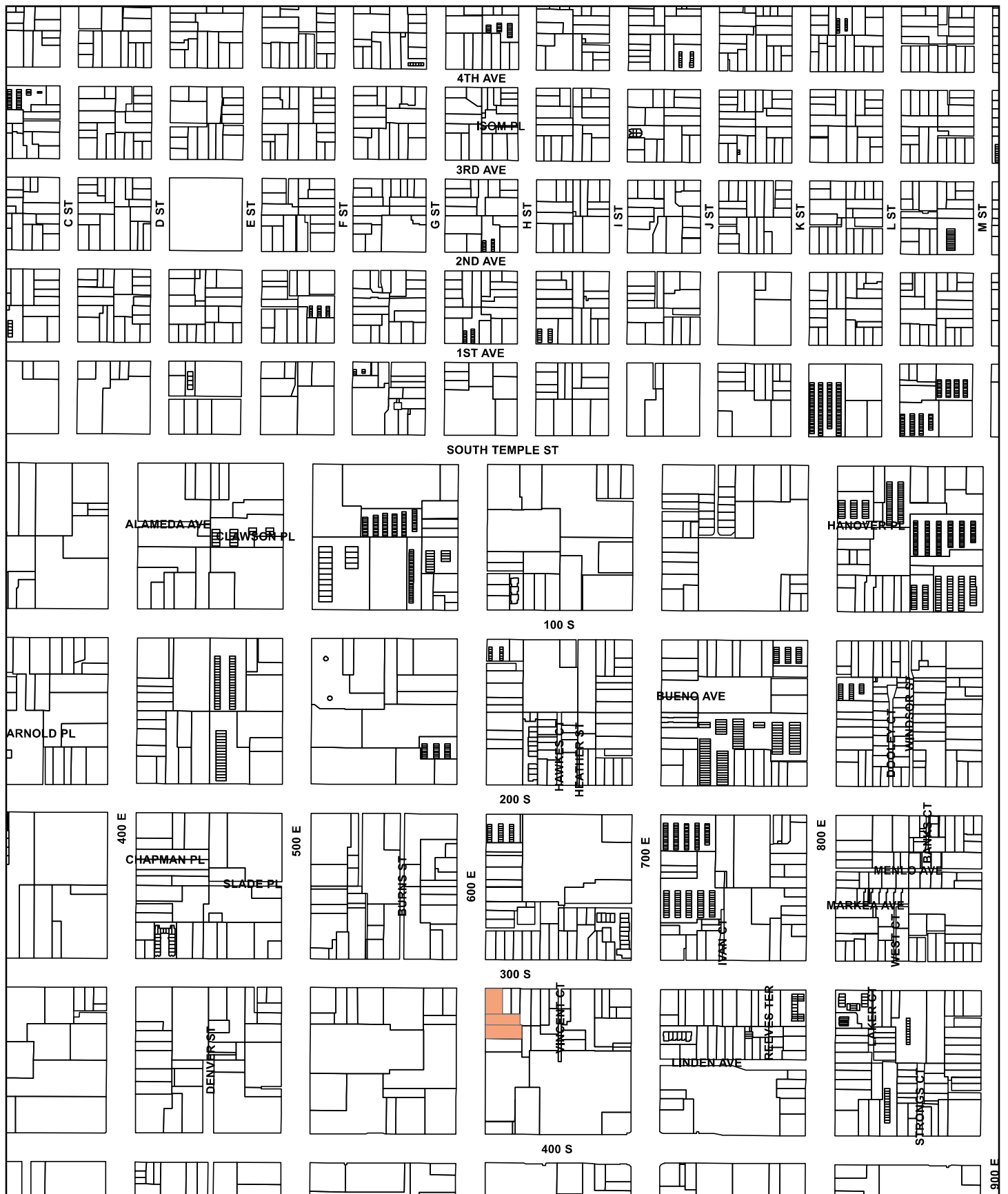
Zoning Map Amendment: Map 2



RMF-35 to RMF-45



Zoning Map Amendment: Map 3



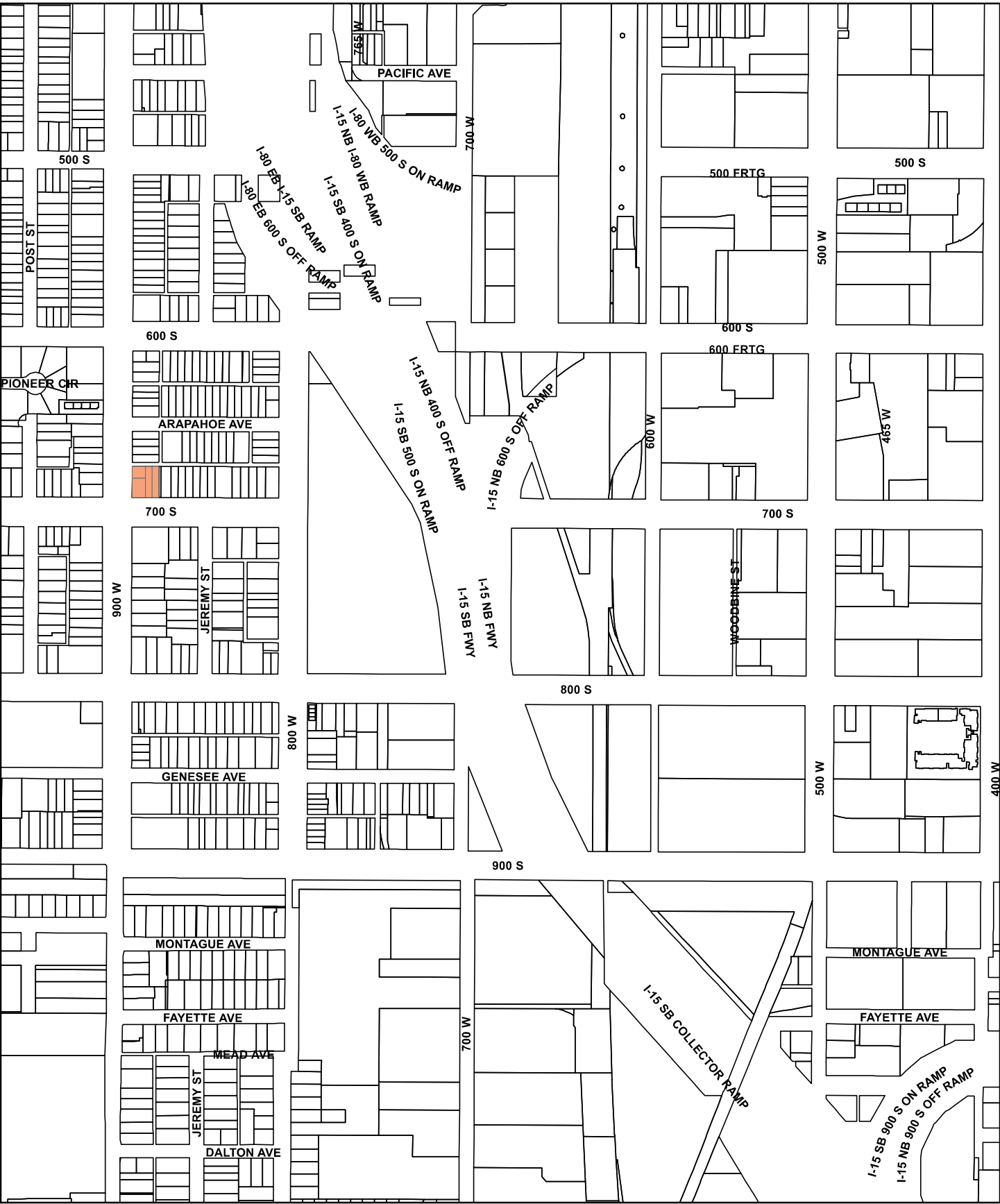
RMF-35 to RMF-45

0 300 600 Feet

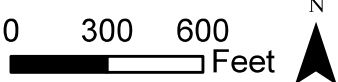


7/22/2025

Zoning Map Amendment: Map 4



RMF-35 to RMF-45

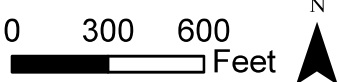


7/22/2025

Zoning Map Amendment: Map 5



RMF-35 to RMF-45

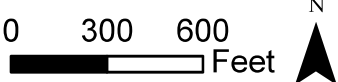


7/22/2025

Zoning Map Amendment: Map 6



RMF-35 to RMF-45

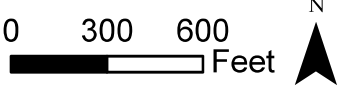


7/22/2025

Zoning Map Amendment: Map 7

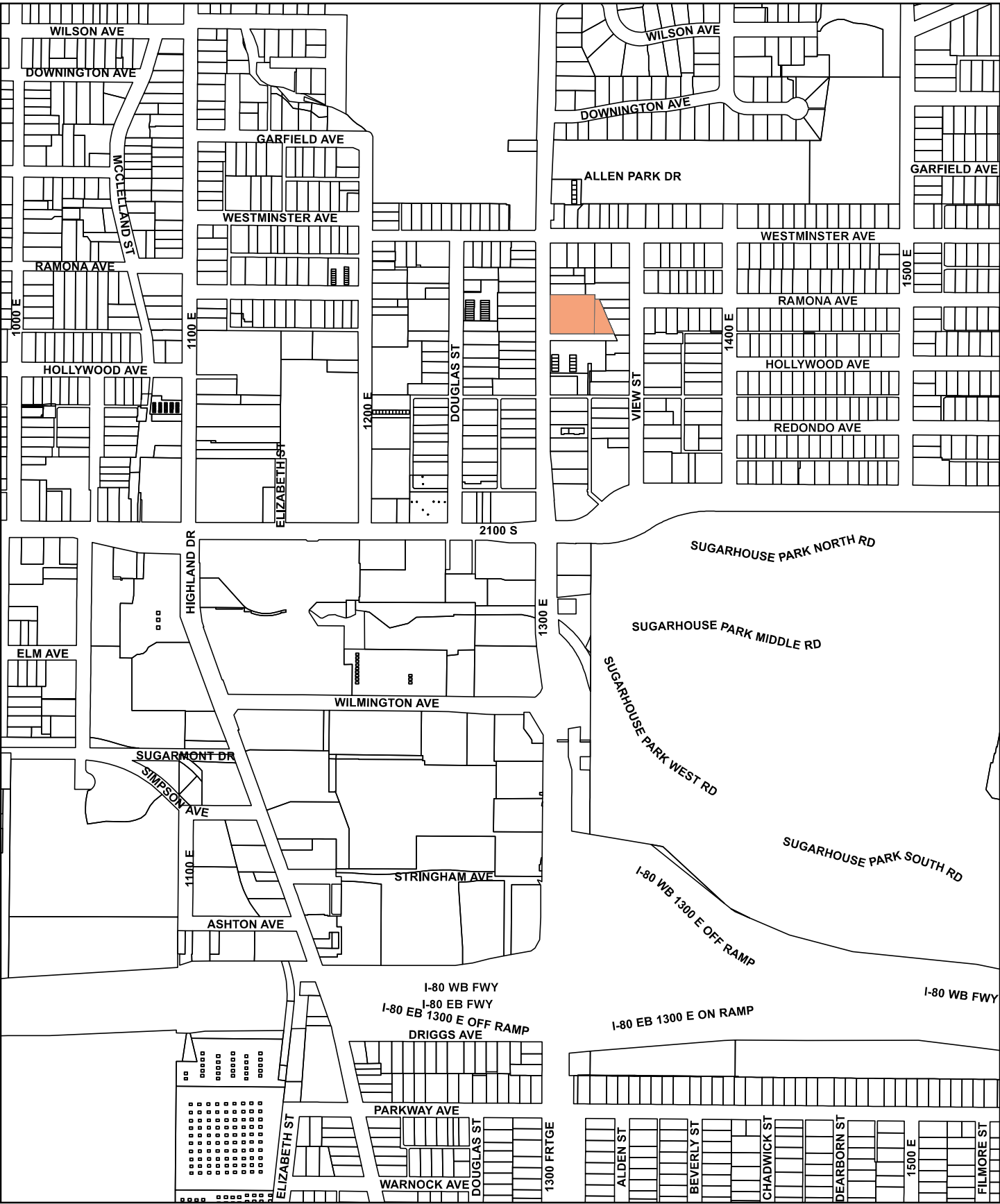


RMF-35 to RMF-45

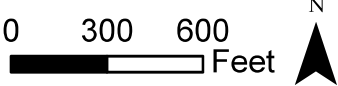


7/22/2025

Zoning Map Amendment: Map 8



RMF-35 to RMF-45



7/22/2025

Zoning Map Amendment: Map 9

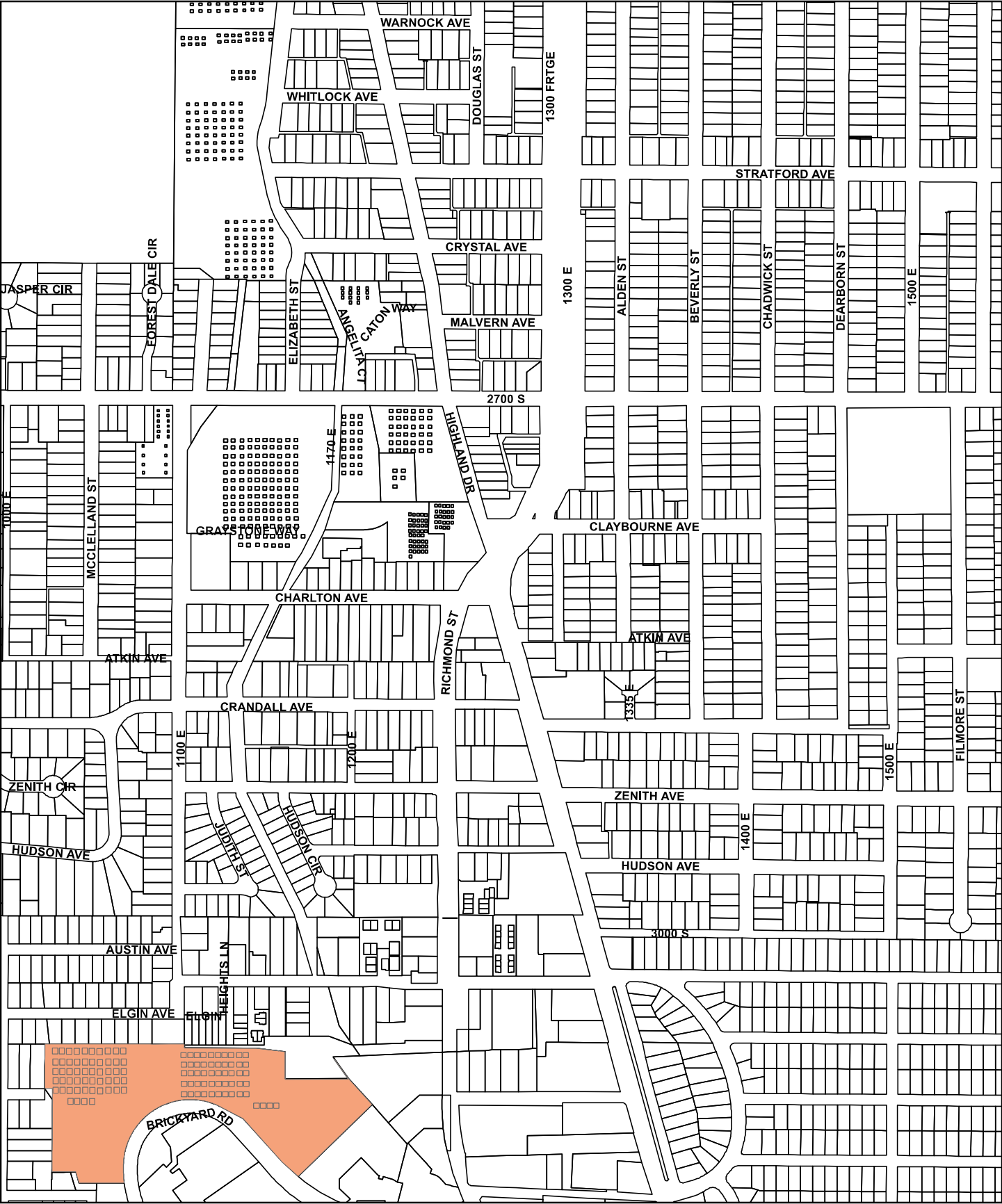


RMF-35 to RMF-45

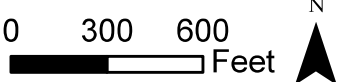
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7/22/2025

Zoning Map Amendment: Map 10



RMF-35 to RMF-45

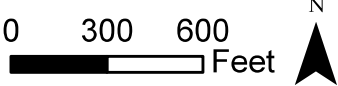


7/22/2025

Zoning Map Amendment: Map 11



RMF-35 to RMF-45



7/22/2025

Exhibit “B”

Zoning Map Amendment - Identification by Tax ID Number

TAX ID NUMBER	ADDRESS	CURRENT ZONE	NEW ZONE
09-31-307-001-0000	8 E HILLSIDE AVE	RMF-35	RMF-45
09-31-307-002-0000	8 E HILLSIDE AVE # 101	RMF-35	RMF-45
09-31-307-003-0000	8 E HILLSIDE AVE # 102	RMF-35	RMF-45
09-31-307-004-0000	8 E HILLSIDE AVE # 103	RMF-35	RMF-45
09-31-307-005-0000	8 E HILLSIDE AVE # 104	RMF-35	RMF-45
09-31-307-006-0000	8 E HILLSIDE AVE # 105	RMF-35	RMF-45
09-31-307-007-0000	8 E HILLSIDE AVE # 201	RMF-35	RMF-45
09-31-307-008-0000	8 E HILLSIDE AVE # 202	RMF-35	RMF-45
09-31-307-009-0000	8 E HILLSIDE AVE # 203	RMF-35	RMF-45
09-31-307-010-0000	8 E HILLSIDE AVE # 204	RMF-35	RMF-45
09-31-307-011-0000	8 E HILLSIDE AVE # 205	RMF-35	RMF-45
09-31-307-012-0000	8 E HILLSIDE AVE # 206	RMF-35	RMF-45
09-31-307-013-0000	8 E HILLSIDE AVE # 207	RMF-35	RMF-45
09-31-307-014-0000	8 E HILLSIDE AVE # 208	RMF-35	RMF-45
09-31-307-015-0000	8 E HILLSIDE AVE # 301	RMF-35	RMF-45
09-31-307-016-0000	8 E HILLSIDE AVE # 302	RMF-35	RMF-45
09-31-307-017-0000	8 E HILLSIDE AVE # 303	RMF-35	RMF-45
09-31-307-018-0000	8 E HILLSIDE AVE # 304	RMF-35	RMF-45
09-31-307-019-0000	8 E HILLSIDE AVE # 305	RMF-35	RMF-45
09-31-307-020-0000	8 E HILLSIDE AVE # 306	RMF-35	RMF-45
09-31-307-021-0000	8 E HILLSIDE AVE # 307	RMF-35	RMF-45
09-31-307-022-0000	8 E HILLSIDE AVE # 308	RMF-35	RMF-45
09-31-307-023-0000	8 E HILLSIDE AVE # 401	RMF-35	RMF-45
09-31-307-024-0000	8 E HILLSIDE AVE # 402	RMF-35	RMF-45
09-31-307-025-0000	8 E HILLSIDE AVE # 403	RMF-35	RMF-45
09-31-307-026-0000	8 E HILLSIDE AVE # 404	RMF-35	RMF-45
09-31-307-027-0000	8 E HILLSIDE AVE # 405	RMF-35	RMF-45
09-31-307-028-0000	8 E HILLSIDE AVE # 406	RMF-35	RMF-45
09-31-307-029-0000	8 E HILLSIDE AVE # 407	RMF-35	RMF-45
09-31-307-030-0000	8 E HILLSIDE AVE # 408	RMF-35	RMF-45
09-31-307-031-0000	8 E HILLSIDE AVE # 501	RMF-35	RMF-45

TAX ID NUMBER	ADDRESS	CURRENT ZONE	NEW ZONE
09-31-307-032-0000	8 E HILLSIDE AVE # 502	RMF-35	RMF-45
09-31-307-033-0000	8 E HILLSIDE AVE # 503	RMF-35	RMF-45
09-31-307-034-0000	8 E HILLSIDE AVE # 504	RMF-35	RMF-45
09-31-307-035-0000	8 E HILLSIDE AVE # 505	RMF-35	RMF-45
09-31-307-036-0000	8 E HILLSIDE AVE # 506	RMF-35	RMF-45
09-31-307-037-0000	8 E HILLSIDE AVE # 507	RMF-35	RMF-45
09-31-307-038-0000	8 E HILLSIDE AVE # 508	RMF-35	RMF-45
09-31-307-039-0000	8 E HILLSIDE AVE # 601	RMF-35	RMF-45
09-31-307-040-0000	8 E HILLSIDE AVE # 602	RMF-35	RMF-45
09-31-307-041-0000	8 E HILLSIDE AVE # 603	RMF-35	RMF-45
09-31-307-042-0000	8 E HILLSIDE AVE # 604	RMF-35	RMF-45
09-31-307-043-0000	8 E HILLSIDE AVE # 605	RMF-35	RMF-45
09-31-307-044-0000	8 E HILLSIDE AVE # 701	RMF-35	RMF-45
09-31-307-045-0000	8 E HILLSIDE AVE # 702	RMF-35	RMF-45
09-31-307-046-0000	8 E HILLSIDE AVE # 703	RMF-35	RMF-45
09-31-307-047-0000	8 E HILLSIDE AVE # 704	RMF-35	RMF-45
09-31-307-049-0000	8 E HILLSIDE AVE # PENH	RMF-35	RMF-45
09-31-307-050-0000	8 E HILLSIDE AVE # P6	RMF-35	RMF-45
09-31-307-052-0000	8 E HILLSIDE AVE # P10	RMF-35	RMF-45
09-31-307-053-0000	8 E HILLSIDE AVE # P53	RMF-35	RMF-45
09-31-307-054-0000	8 E HILLSIDE AVE # P12	RMF-35	RMF-45
09-31-307-055-0000	8 E HILLSIDE AVE # P13	RMF-35	RMF-45
09-31-307-056-0000	8 E HILLSIDE AVE # P15	RMF-35	RMF-45
09-31-307-057-0000	8 E HILLSIDE AVE # P17	RMF-35	RMF-45
09-31-307-058-0000	8 E HILLSIDE AVE # P22	RMF-35	RMF-45
09-31-307-059-0000	8 E HILLSIDE AVE # P24	RMF-35	RMF-45
09-31-307-060-0000	8 E HILLSIDE AVE # P25	RMF-35	RMF-45
09-31-307-061-0000	8 E HILLSIDE AVE # P35	RMF-35	RMF-45
09-31-307-062-0000	8 E HILLSIDE AVE # P40	RMF-35	RMF-45
09-31-307-063-0000	8 E HILLSIDE AVE # P47	RMF-35	RMF-45
09-31-307-064-0000	8 E HILLSIDE AVE # P49	RMF-35	RMF-45

TAX ID NUMBER	ADDRESS	CURRENT ZONE	NEW ZONE
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09-31-307-067-0000	8 E HILLSIDE AVE # 705	RMF-35	RMF-45
09-31-307-068-0000	8 E HILLSIDE AVE # P9	RMF-35	RMF-45
15-02-306-001-0000	351-363 S CONCORD ST	RMF-35	RMF-45
15-03-262-001-0000	1677 W 300 S	RMF-35	RMF-45
15-03-262-002-0000	1671 W 300 S	RMF-35	RMF-45
15-03-262-003-0000	1659 W 300 S	RMF-35	RMF-45
15-11-203-015-0000	665-667 S 900 W	RMF-35	RMF-45
15-11-203-016-0000	876 W 700 S	RMF-35	RMF-45
15-11-203-017-0000	876 W 700 S	RMF-35	RMF-45
15-11-203-018-0000	876 W 700 S	RMF-35	RMF-45
15-12-426-004-0000	126 W MEAD AVE	RMF-35	RMF-45
15-12-426-005-0000	120 W MEAD AVE	RMF-35	RMF-45
15-12-426-006-0000	134 W MEAD AVE	RMF-35	RMF-45
15-13-229-005-0000	1416 S WESTTEMPLE ST	RMF-35	RMF-45
16-06-284-001-0000	602 E 300 S	RMF-35	RMF-45
16-06-428-001-0000	321 S 600 E	RMF-35	RMF-45
16-06-428-002-0000	323 S 600 E	RMF-35	RMF-45
16-07-156-001-0000	150 E BELMONT AVE # 1	RMF-35	RMF-45
16-07-156-002-0000	150 E BELMONT AVE # 2	RMF-35	RMF-45
16-07-156-003-0000	150 E BELMONT AVE # 3	RMF-35	RMF-45
16-07-156-004-0000	150 E BELMONT AVE # 4	RMF-35	RMF-45
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16-07-156-008-0000	150 E BELMONT AVE # 8	RMF-35	RMF-45
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16-07-156-010-0000	150 E BELMONT AVE # 10	RMF-35	RMF-45
16-07-156-011-0000	150 E BELMONT AVE # 11	RMF-35	RMF-45
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16-07-156-013-0000	170 E BELMONT AVE # 1	RMF-35	RMF-45

TAX ID NUMBER	ADDRESS	CURRENT ZONE	NEW ZONE
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16-07-156-016-0000	170 E BELMONT AVE # 4	RMF-35	RMF-45
16-07-156-017-0000	170 E BELMONT AVE # 5	RMF-35	RMF-45
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16-07-156-031-0000	170 E BELMONT AVE # 19	RMF-35	RMF-45
16-07-156-032-0000	170 E BELMONT AVE # 20	RMF-35	RMF-45
16-07-156-033-0000	170 E BELMONT AVE # 21	RMF-35	RMF-45
16-07-156-034-0000	170 E BELMONT AVE # 22	RMF-35	RMF-45
16-07-156-035-0000	170 E BELMONT AVE # 23	RMF-35	RMF-45
16-07-156-036-0000	170 E BELMONT AVE # 24	RMF-35	RMF-45
16-07-156-037-0000	190 E BELMONT AVE # 1	RMF-35	RMF-45
16-07-156-038-0000	190 E BELMONT AVE # 2	RMF-35	RMF-45
16-07-156-039-0000	190 E BELMONT AVE # 3	RMF-35	RMF-45
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16-07-156-041-0000	190 E BELMONT AVE # 5	RMF-35	RMF-45
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16-07-156-044-0000	190 E BELMONT AVE # 8	RMF-35	RMF-45
16-07-156-045-0000	190 E BELMONT AVE # 9	RMF-35	RMF-45

TAX ID NUMBER	ADDRESS	CURRENT ZONE	NEW ZONE
16-07-156-046-0000	190 E BELMONT AVE # 10	RMF-35	RMF-45
16-07-156-047-0000	190 E BELMONT AVE # 11	RMF-35	RMF-45
16-07-156-048-0000	190 E BELMONT AVE # 12	RMF-35	RMF-45
16-07-156-050-0000	170 E BELMONT AVE # 2	RMF-35	RMF-45
16-07-156-051-0000	976 S 200 E	RMF-35	RMF-45
16-07-307-018-0000	992 S 200 E	RMF-35	RMF-45
16-07-314-001-0000	996 S 200 E # 101	RMF-35	RMF-45
16-07-314-002-0000	996 S 200 E # 102	RMF-35	RMF-45
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16-07-314-005-0000	996 S 200 E # 105	RMF-35	RMF-45
16-07-314-006-0000	996 S 200 E # 106	RMF-35	RMF-45
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16-07-314-008-0000	996 S 200 E # 108	RMF-35	RMF-45
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16-07-314-012-0000	996 S 200 E # 202	RMF-35	RMF-45
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16-07-314-021-0000	996 S 200 E # 301	RMF-35	RMF-45
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16-07-314-025-0000	996 S 200 E # 305	RMF-35	RMF-45

TAX ID NUMBER	ADDRESS	CURRENT ZONE	NEW ZONE
16-07-314-026-0000	996 S 200 E # 306	RMF-35	RMF-45
16-07-314-027-0000	996 S 200 E # 307	RMF-35	RMF-45
16-07-314-028-0000	996 S 200 E # 308	RMF-35	RMF-45
16-07-314-029-0000	996 S 200 E # 309	RMF-35	RMF-45
16-07-314-030-0000	996 S 200 E	RMF-35	RMF-45
16-07-314-031-0000	996 S 200 E # 310	RMF-35	RMF-45
16-15-380-022-0000	2243 E 2100 S	RMF-35	RMF-45
16-16-352-006-0000	1951 S 1300 E	RMF-35	RMF-45
16-17-204-032-0000	1418-1426 S 1100 E	RMF-35	RMF-45
16-17-481-008-0000	1945 S 1300 E	RMF-35	RMF-45
16-21-479-020-0000	2673 S PRESTON ST	RMF-35	RMF-45
16-29-255-002-0000	1151 E BRICKYARD RD #1001	RMF-35	RMF-45
16-29-255-003-0000	1151 E BRICKYARD RD #1002	RMF-35	RMF-45
16-29-255-004-0000	1151 E BRICKYARD RD #1003	RMF-35	RMF-45
16-29-255-005-0000	1151 E BRICKYARD RD #1004	RMF-35	RMF-45
16-29-255-006-0000	1151 E BRICKYARD RD #1005	RMF-35	RMF-45
16-29-255-007-0000	1151 E BRICKYARD RD #1006	RMF-35	RMF-45
16-29-255-008-0000	1149 E BRICKYARD RD #1101	RMF-35	RMF-45
16-29-255-009-0000	1149 E BRICKYARD RD #1102	RMF-35	RMF-45
16-29-255-010-0000	1149 E BRICKYARD RD #1103	RMF-35	RMF-45
16-29-255-011-0000	1149 E BRICKYARD RD #1104	RMF-35	RMF-45
16-29-255-012-0000	1149 E BRICKYARD RD #1105	RMF-35	RMF-45
16-29-255-013-0000	1149 E BRICKYARD RD #1106	RMF-35	RMF-45
16-29-255-014-0000	1145 E BRICKYARD RD #1201	RMF-35	RMF-45
16-29-255-015-0000	1145 E BRICKYARD RD #1202	RMF-35	RMF-45
16-29-255-016-0000	1145 E BRICKYARD RD #1203	RMF-35	RMF-45
16-29-255-017-0000	1145 E BRICKYARD RD #1204	RMF-35	RMF-45
16-29-255-018-0000	1145 E BRICKYARD RD #1205	RMF-35	RMF-45
16-29-255-019-0000		RMF-35	RMF-45
16-29-255-020-0000	1141 E BRICKYARD RD #1301	RMF-35	RMF-45
16-29-255-021-0000	1141 E BRICKYARD RD #1302	RMF-35	RMF-45

TAX ID NUMBER	ADDRESS	CURRENT ZONE	NEW ZONE
16-29-255-022-0000	1141 E BRICKYARD RD #1303	RMF-35	RMF-45
16-29-255-023-0000	1141 E BRICKYARD RD #1304	RMF-35	RMF-45
16-29-255-024-0000	1141 E BRICKYARD RD #1305	RMF-35	RMF-45
16-29-255-025-0000	1141 E BRICKYARD RD #1306	RMF-35	RMF-45
16-29-255-026-0000	1139 E BRICKYARD RD #1401	RMF-35	RMF-45
16-29-255-027-0000	1139 E BRICKYARD RD #1402	RMF-35	RMF-45
16-29-255-028-0000	1139 E BRICKYARD RD #1403	RMF-35	RMF-45
16-29-255-029-0000	1139 E BRICKYARD RD #1404	RMF-35	RMF-45
16-29-255-030-0000	1139 E BRICKYARD RD #1405	RMF-35	RMF-45
16-29-255-031-0000	1139 E BRICKYARD RD #1406	RMF-35	RMF-45
16-29-255-032-0000	1133 E BRICKYARD RD #1501	RMF-35	RMF-45
16-29-255-033-0000	1133 E BRICKYARD RD #1502	RMF-35	RMF-45
16-29-255-034-0000	1133 E BRICKYARD RD #1503	RMF-35	RMF-45
16-29-255-035-0000	1133 E BRICKYARD RD #1504	RMF-35	RMF-45
16-29-255-036-0000	1133 E BRICKYARD RD #1505	RMF-35	RMF-45
16-29-255-037-0000	1133 E BRICKYARD RD #1506	RMF-35	RMF-45
16-29-255-038-0000	1125 E BRICKYARD RD #1601	RMF-35	RMF-45
16-29-255-039-0000	1125 E BRICKYARD RD #1602	RMF-35	RMF-45
16-29-255-040-0000	1125 E BRICKYARD RD #1603	RMF-35	RMF-45
16-29-255-041-0000	1125 E BRICKYARD RD #1604	RMF-35	RMF-45
16-29-255-042-0000	1125 E BRICKYARD RD #1605	RMF-35	RMF-45
16-29-255-043-0000	1125 E BRICKYARD RD #1606	RMF-35	RMF-45
16-29-255-044-0000	1129 E BRICKYARD RD #1701	RMF-35	RMF-45
16-29-255-045-0000	1129 E BRICKYARD RD #1702	RMF-35	RMF-45
16-29-255-046-0000	1129 E BRICKYARD RD #1703	RMF-35	RMF-45
16-29-255-047-0000	1129 E BRICKYARD RD #1704	RMF-35	RMF-45
16-29-255-048-0000	1129 E BRICKYARD RD #1705	RMF-35	RMF-45
16-29-255-049-0000	1129 E BRICKYARD RD #1706	RMF-35	RMF-45
16-29-255-050-0000	1121 E BRICKYARD RD #1801	RMF-35	RMF-45
16-29-255-051-0000	1121 E BRICKYARD RD #1802	RMF-35	RMF-45
16-29-255-052-0000	1121 E BRICKYARD RD #1803	RMF-35	RMF-45

TAX ID NUMBER	ADDRESS	CURRENT ZONE	NEW ZONE
16-29-255-053-0000	1121 E BRICKYARD RD #1804	RMF-35	RMF-45
16-29-255-054-0000	1121 E BRICKYARD RD #1805	RMF-35	RMF-45
16-29-255-055-0000	1121 E BRICKYARD RD #1806	RMF-35	RMF-45
16-29-255-056-0000	1157 E BRICKYARD RD	RMF-35	RMF-45
16-29-258-002-0000	1217 E BRICKYARD RD # 101	RMF-35	RMF-45
16-29-258-003-0000	1217 E BRICKYARD RD # 102	RMF-35	RMF-45
16-29-258-004-0000	1217 E BRICKYARD RD # 103	RMF-35	RMF-45
16-29-258-005-0000	1217 E BRICKYARD RD # 104	RMF-35	RMF-45
16-29-258-006-0000	1217 E BRICKYARD RD # 105	RMF-35	RMF-45
16-29-258-007-0000	1217 E BRICKYARD RD # 106	RMF-35	RMF-45
16-29-258-008-0000	1227 E BRICKYARD RD # 201	RMF-35	RMF-45
16-29-258-009-0000	1227 E BRICKYARD RD # 202	RMF-35	RMF-45
16-29-258-010-0000	1227 E BRICKYARD RD # 203	RMF-35	RMF-45
16-29-258-011-0000	1227 E BRICKYARD RD # 204	RMF-35	RMF-45
16-29-258-012-0000	1227 E BRICKYARD RD # 205	RMF-35	RMF-45
16-29-258-013-0000	1227 E BRICKYARD RD # 206	RMF-35	RMF-45
16-29-258-014-0000	1237 E BRICKYARD RD # 301	RMF-35	RMF-45
16-29-258-015-0000	1237 E BRICKYARD RD # 302	RMF-35	RMF-45
16-29-258-016-0000	1237 E BRICKYARD RD # 303	RMF-35	RMF-45
16-29-258-017-0000	1237 E BRICKYARD RD # 304	RMF-35	RMF-45
16-29-258-018-0000	1237 E BRICKYARD RD # 305	RMF-35	RMF-45
16-29-258-019-0000	1237 E BRICKYARD RD # 306	RMF-35	RMF-45
16-29-258-020-0000	1241 E BRICKYARD RD # 403	RMF-35	RMF-45
16-29-258-021-0000	1241 E BRICKYARD RD # 401	RMF-35	RMF-45
16-29-258-022-0000	1241 E BRICKYARD RD # 402	RMF-35	RMF-45
16-29-258-023-0000	1241 E BRICKYARD RD # 404	RMF-35	RMF-45
16-29-258-024-0000	1241 E BRICKYARD RD # 405	RMF-35	RMF-45
16-29-258-025-0000	1241 E BRICKYARD RD # 406	RMF-35	RMF-45
16-29-258-026-0000	1231 E BRICKYARD RD # 501	RMF-35	RMF-45
16-29-258-027-0000	1231 E BRICKYARD RD # 502	RMF-35	RMF-45
16-29-258-028-0000	1231 E BRICKYARD RD # 503	RMF-35	RMF-45

TAX ID NUMBER	ADDRESS	CURRENT ZONE	NEW ZONE
16-29-258-029-0000	1231 E BRICKYARD RD # 504	RMF-35	RMF-45
16-29-258-030-0000	1231 E BRICKYARD RD # 505	RMF-35	RMF-45
16-29-258-031-0000	1231 E BRICKYARD RD # 506	RMF-35	RMF-45
16-29-258-032-0000	1221 E BRICKYARD RD # 601	RMF-35	RMF-45
16-29-258-033-0000	1221 E BRICKYARD RD # 602	RMF-35	RMF-45
16-29-258-034-0000	1221 E BRICKYARD RD # 603	RMF-35	RMF-45
16-29-258-035-0000	1221 E BRICKYARD RD # 604	RMF-35	RMF-45
16-29-258-036-0000	1221 E BRICKYARD RD # 605	RMF-35	RMF-45
16-29-258-037-0000	1221 E BRICKYARD RD # 606	RMF-35	RMF-45
16-29-258-038-0000	1181 E BRICKYARD RD # 701	RMF-35	RMF-45
16-29-258-039-0000	1181 E BRICKYARD RD # 702	RMF-35	RMF-45
16-29-258-040-0000	1181 E BRICKYARD RD # 703	RMF-35	RMF-45
16-29-258-041-0000	1181 E BRICKYARD RD # 704	RMF-35	RMF-45
16-29-258-042-0000	1181 E BRICKYARD RD # 705	RMF-35	RMF-45
16-29-258-043-0000	1181 E BRICKYARD RD # 706	RMF-35	RMF-45
16-29-258-044-0000	1167 E BRICKYARD RD # 801	RMF-35	RMF-45
16-29-258-045-0000	1167 E BRICKYARD RD # 802	RMF-35	RMF-45
16-29-258-046-0000	1167 E BRICKYARD RD # 803	RMF-35	RMF-45
16-29-258-047-0000	1167 E BRICKYARD RD # 804	RMF-35	RMF-45
16-29-258-048-0000	1167 E BRICKYARD RD # 805	RMF-35	RMF-45
16-29-258-049-0000	1167 E BRICKYARD RD # 806	RMF-35	RMF-45
16-29-258-050-0000	1155 E BRICKYARD RD # 901	RMF-35	RMF-45
16-29-258-051-0000	1155 E BRICKYARD RD # 902	RMF-35	RMF-45
16-29-258-052-0000	1155 E BRICKYARD RD # 903	RMF-35	RMF-45
16-29-258-053-0000	1155 E BRICKYARD RD # 904	RMF-35	RMF-45
16-29-258-054-0000	1155 E BRICKYARD RD # 905	RMF-35	RMF-45
16-29-258-055-0000	1155 E BRICKYARD RD # 906	RMF-35	RMF-45
16-29-278-021-0000	3025 S 1100 E	RMF-35	RMF-45
16-29-401-003-0000	1006 E WELBY AVE	RMF-35	RMF-45
16-29-401-004-0000	3103 S 1000 E	RMF-35	RMF-45
16-29-401-005-0000	3111 S 1000 E	RMF-35	RMF-45

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Project Title: RMF 35 and RMF 45 Consolidation: Chapter 21A.24.130 Moderate Density Multi-Family Residential 45 Districts

Petition No.: PLNPC2024-01388

Version: 1

Date Prepared: July 16, 2025

Planning Commission Action: Recommended May 14, 2025

APPROVED AS TO FORM
Salt Lake City Attorney's Office

Date: 7/16/25

By: Courtney Lords
Courtney Lords, Senior City Attorney

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

- Amends Chapter 21A.24.130 to remove RMF-35 language
- Amends Chapter 21A.24.130 to replace RMF-35 with new RMF-35 & RMF-45 Ordinance
- Amends 21A.24.140 to remove RMF-45 language

Underlined text is new; text with strikethrough is proposed to be deleted. All other text is existing with no proposed change.

1. Amends Chapter 21A.24.130 as follows:

21A.24.130: RMF-35 and RMF-45 MODERATE DENSITY MULTI-FAMILY RESIDENTIAL DISTRICTS

A. Purpose Statement: The RMF-35 and RMF-45 Moderate Density Multi-Family Residential Districts are intended to provide an environment in the city suitable for a variety of residential building forms that are moderate in scale, up to a height of 35 feet in the RMF-35 district and 45 feet in the RMF-45 district, with a density based on the land use policies identified in the general plan. The districts serve as a transition between low-density neighborhoods and areas with greater land-use intensity. The primary intent of both districts is to enable infill development, encourage incremental construction of affordable and attainable housing, and support the character of established residential neighborhoods. The form-based standards for the districts are intended to promote a variety of housing options. These districts are meant to facilitate an engaging pedestrian experience, support nearby commercial uses, and encourage sustainable modes of transportation.

B. Allowed Uses: Land uses shall be allowed as a permitted or conditional use based on the land use tables for each listed district in Chapter 21A.33. Any permitted or conditional use shall also be limited by any specific provision in this chapter or as determined by the building type definitions found in 21A.62.060.

1. Accessory Uses and Structures: Accessory uses and structures shall be allowed subject to the requirements of 21A.36.020, 21A.36.030, and 21A.40 of this title and any other provisions that specifically apply to accessory uses and structures that may be found in this title.

C. General Provisions:

1. Building Height:

a. Maximum: Building height maximums are based on building forms listed in Section 21A.24.130.I.

b. Measurement: Building height in this chapter shall be measured from finished grade.

2. Yard and Setback:

- a. **General Yard Applicability:** When a development includes multiple lots, the minimum required yards may apply to the perimeter of the development rather than to individual lots.
- b. **Front and Corner Side Yard Exceptions:**
- (1) **Adjacent Building Exception:** A required minimum front or corner side yard may be reduced to equal an abutting lot's front or corner side yard if the yard area is located along the same block face.
- (2) **Curb Distance Exception:** No minimum setback is required for the front or corner side yard if the respective lot line is more than 20 feet from the street curb face.
- c. **Side or Rear Yard Abutting an Alley:** Half the width of an abutting alley may be counted toward a required side or rear yard.
3. **Lot Size Provisions:**
- a. **Lot Width Maximum:** The width of a new lot shall not exceed 110 feet. Where more than one lot is created, the combined lot width of abutting lots within a new subdivision, including area between lots, shall not exceed 110 feet.
- b. **Lot Area Requirement Exception:** No minimum lot area is required for utility buildings and structures or for allowed uses that do not involve the construction of a principal building, such as parks and open space.
4. **Open Space Area Requirements:** Open space areas may include landscaped yards, patios, dining areas, common balconies, rooftop gardens, and other similar outdoor living spaces. Private balconies, required parking lot landscaping, or required perimeter parking lot landscaping shall not be counted toward the minimum open space area requirement. When required by the building form standards in this chapter, the following open space standards shall apply:
- a. **Common Open Space Areas:** A common open space area is an outdoor space shared by all dwelling units within a development that meets the minimum size requirement specified in an applicable building form table. For developments that involve subdividing a site into multiple lots, common open space areas may use the entire development area, provided each dwelling unit has legally established access to the common open space area. At least 50% of the required common open space shall be contiguous and include the following:
- (1) **A minimum of 33% live vegetation;**
- (2) **A minimum width of 6 feet;**
- (3) **and at least two of the following:**
- (A) **A bench for every 250 square feet of common open space area;**
- (B) **An outdoor amenity intended to provide outdoor recreation and leisure opportunities, which may include playgrounds, seating areas, gardens, sports courts, or similar amenities intended to promote outdoor activity; or**
- (C) **A shade structure or tree with a minimum spread of 20 feet at mature height for every 250 square feet of common open space area. If a tree is provided, the tree canopy at maturity may count toward the required minimum area of vegetation.**
- b. **Personal Open Space Areas:** A personal open space area is a private area that is accessible only to its respective dwelling unit. Each personal open space area shall be separated from other areas by a fence, hedge, or other physical barrier to distinguish it as private. When required, the minimum personal open space area shall apply to each dwelling unit in a development. Each personal open space area shall:
- (1) **Contain at least one shade area. Shade may include a tree, pergola, gazebo, or other similar structure designed to provide shade to the area. Shade structures may encroach into a required yard provided they are located at least one foot from all lot lines;**

- (2) Have no more than 50% coverage of impervious surfaces;
(3) Not be located within a required front yard; and
(4) Have a minimum width of 6 feet.
- c. **Proximity to Public Parks:** The open space required by a building form standard does not apply when the subject property is within 800 feet of a public park or open space, as measured along the closest reasonable walking path.
5. **Public Street Frontage:**
- a. **Buildings Without Frontage:** A lot may contain principal buildings without public street frontage provided that:
- (1) At least one principal building on the lot has public street frontage and meets the minimum front yard setback,
(2) Each building has legally established access to a public street, and
(3) Each ground-floor dwelling unit of the Row House, Urban House, Two-Family, and Cottage Development forms shall include an entry feature allowed by 21A.37.050, regardless of street frontage.
- b. **Lots without Frontage:** For the purpose of this provision, individual dwellings may be on their own lot, including within a condominium development. Lots without public street frontage, used for individual dwelling units or buildings, are allowed subject to a preliminary subdivision plat process and recording a final subdivision plat that:
- (1) Documents that new lots have adequate access to a public street by way of easements or a shared driveway and
(2) Includes a disclosure of private infrastructure costs for any shared infrastructure associated with the new lot(s) per Section 21A.55.110 of this title and all other requirements therein.
6. **Midblock Walkways:** When identified in the general plan, midblock walkways are subject to the following requirements:
- a. **Width:** The midblock walkway shall meet the minimum width requirements established in the applicable plan. If no minimum width is provided, it shall be 6 feet.
- b. **Encroachments:** The following building encroachments are permitted in an outdoor midblock walkway:
- (1) Balconies: All balconies must be located at the third story or above;
(2) Building overhangs and associated cantilever: These coverings shall be located no lower than 9 feet above the level of the sidewalk and may project up to 6 feet;
(3) Other architectural element(s) not listed above that offer refuge from weather and/or provide publicly accessible usable space, projecting up to 1 foot into the midblock walkway.
- D. **Unit Density Bonus:** Bonus dwelling units may be granted when an existing principal building is retained as part of a development that adds at least one additional dwelling unit pursuant to the following:
1. Two bonus dwelling units of any building type may be granted for retaining an existing structure that contains one or two dwelling units, or retaining two dwelling units within separate buildings on a site.
2. Four bonus dwelling units of any type may be granted for retaining an existing building containing three or more dwelling units or retaining three or more dwelling units within multiple buildings on a site.
3. A bonus dwelling unit may be added within or attached to an existing principal building or as a separate building, provided that all other applicable zoning requirements are met. Bonus units are not subject to minimum lot area requirements.

4. The addition of a bonus dwelling unit to an existing principal building does not change the building type of the existing building.
5. Bonus dwelling units are exempt from minimum off-street parking requirements.
6. Bonus dwelling units are exempt from open space area requirements.
7. The exterior building walls and roofline of the existing principal building must be retained to obtain a bonus dwelling unit. Additional stories are permitted and existing architectural elements may be modified provided they meet applicable zoning or historic preservation standards.
8. A density bonus may only be requested with a building permit application for development that meets the minimum lot area requirements.
9. Any density bonus granted shall be documented through a restrictive covenant, the form of which shall be approved by the city attorney. The restrictive covenant shall be recorded on the property with the Salt Lake County Recorder prior to final inspection of the bonus units. The restrictive covenant shall run with the land and shall provide for the following, without limitation:
 - a. Indicate that bonus dwelling units were established by retaining existing structures on a site.
 - b. Guarantee that the building(s) containing the unit(s) used to qualify for the bonus units shall not be demolished unless the associated bonus units are also demolished; and
 - c. Establish that the terms of the restrictive covenant are enforceable by the city or, pursuant to Utah Code Section 10-9a-802 (or its successor), any adversely affected party, and that in any such enforcement action the court shall award the prevailing party its attorneys' fees.

E. Other Applicable Regulations: The following additional regulations apply to properties within this district:

1. 21A.33 Land Use Tables
2. 21A.24.010 General Provisions for Residential Districts
3. 21A.36 General Provisions
4. 21A.37 Design Standards
5. 21A.38 Nonconforming Uses and Noncomplying Structures
6. 21A.40 Accessory Uses, Buildings, and Structures
7. 21A.42 Temporary Uses
8. 21A.44 Off Street Parking, Mobility, and Loading
9. 21A.46 Signs
10. 21A.48 Landscaping and Buffers

F. Building Types, Forms and Standards: Allowed building forms shall be determined based on the definitions in 21A.62.060. Standards for each allowed building form are listed in the Building Form Standards tables below.

1. Urban House and Two-Family Building Form Standards:

TABLE 21A.24.130.F.1

<u>Building Regulation</u>	<u>Regulation for Building Forms: Urban House and Two-Family Dwelling</u>
<u>Height</u> (RMF-35 & RMF-45)	<u>Maximum: 35 feet</u>
<u>Front Yard</u>	<u>Minimum: 10 feet</u>
<u>Corner Side Yard</u>	<u>Minimum: 4 feet</u>
<u>Interior Side Yard</u>	<u>Minimum: 4 feet</u>
<u>Rear Yard</u>	<u>Minimum: 10 feet</u>
<u>Lot Area</u>	<u>Minimum: 1,500 square feet</u>
<u>Dwelling units per Building Form</u>	<u>Maximum: 2</u>

<u>Building Coverage</u>	Maximum: 60%. When a development includes multiple lots, the building coverage limit shall apply to the development site as a whole.
<u>Landscape Buffer</u>	No landscape buffer shall be required when abutting R-1, R-2, FR, SR or FB-UN1 zoning districts. This standard supersedes any buffer requirements listed in Section 21A.48.060.D of this Title.
<u>Attached Garage</u>	<p>The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front facade of the building.</p> <p>The width of the garage is equal to the width of the garage door, or in the case of multiple garage doors, the sum of the widths of each garage door plus the width of any intervening wall elements between garage doors.</p> <p>No attached garage shall be constructed forward of the "front line of the building" (as defined in section 21A.62.040 of this title).</p> <p>Garage doors facing the side or rear lot line are not subject to these standards.</p>

2. Cottage Development Building Form Standards:

TABLE 21A.24.130.F.2

<u>Building Regulation</u>	<u>Regulation for Building Form: Cottage Development</u>
<u>Height</u> (RMF-35 & RMF-45)	Maximum: 23 feet
<u>Front Yard</u>	Minimum: 10 feet
<u>Corner Side Yard</u>	Minimum: 4 feet
<u>Interior Side Yard</u>	Minimum: 4 feet
<u>Rear Yard</u>	Minimum: 10 feet
<u>Lot Area</u>	Minimum: 500 square feet per dwelling
<u>Dwellings per Cottage</u>	Maximum: 1
<u>Building Size</u>	Maximum: 850 square feet of gross floor area per Cottage
<u>Open Space Area</u>	Minimum: 150 square feet of personal open space area per dwelling unit or 100 square feet of common open space area per dwelling unit.
<u>Landscape Buffers</u>	No landscape buffer shall be required when abutting R-1, R-2, FR, SR or FB-UN1 zoning districts. This standard supersedes any buffer requirements listed in Section 21A.48.060.D of this Title.
<u>Attached Garage</u>	Attached garages are not permitted with Cottage Developments.

3. Row House Building Form Standards:

TABLE 21A.24.130.F.3

<u>Building Regulation</u>	<u>Regulation for Building Form: Row House</u>
<u>Height</u> (RMF-35 & RMF-45)	Maximum: 35 feet
<u>Front Yard</u>	Minimum: 10 feet
<u>Corner Side Yard</u>	Minimum: 4 feet
<u>Interior Side Yard</u>	Minimum: 4 feet When the interior side yard abuts an R-1, R-2, FR, or SR zoning district along the side lot line, the minimum is 10 feet unless a street or alley separates the

	<u>properties.</u>
<u>Rear Yard</u>	<u>Minimum: 10 feet</u> <u>When the rear yard abuts an R-1, R-2, FR, or SR zoning district along the rear lot line, the minimum is 15 feet unless a street or alley separates the properties.</u>
<u>Lot Area</u>	<u>Minimum: 750 square feet per unit</u>
<u>Dwelling units per Building Form</u>	<u>Maximum: 6</u>
<u>Open Space Area</u>	<u>Minimum: 200 square feet of personal open space area per dwelling unit or 150 square feet of common open space area per dwelling unit.</u>
<u>Landscape Buffers</u>	<u>Landscape buffers shall be provided in accordance with chapter 21A.48 of this title.</u>
<u>Attached Garages</u>	<u>Attached garages for Row House units are not permitted to face a public street.</u>

4. Multi-Family Residential Building Form Standards:

TABLE 21A.24.130.F.4

<u>Building Regulation</u>	<u>Regulation for Building Form: Multi-Family Residential</u>
<u>Height (RMF-35)</u>	<u>Maximum: 35 feet</u>
<u>Height (RMF-45)</u>	<u>Maximum: 45 feet</u>
<u>Front Yard</u>	<u>Minimum: 10 feet</u>
<u>Corner Side Yard</u>	<u>Minimum: 10 feet</u>
<u>Interior Side Yard</u>	<u>Minimum: 4 feet</u> <u>When the interior side yard abuts an R-1, R-2, FR, or SR zoning district along the side lot line, the minimum is 10 feet unless a street or alley separates the properties.</u>
<u>Rear Yard</u>	<u>Minimum: 10 feet</u> <u>When the rear yard abuts an R-1, R-2, FR, or SR zoning district along the rear lot line, the minimum is 15 feet unless a street or alley separates the properties.</u>
<u>Lot Area</u>	<u>Minimum: 750 square feet per unit</u>
<u>Dwelling units per Building Form</u>	<u>Maximum: 20</u>
<u>Open Space Area</u>	<u>Minimum: 50 square feet of common open space area per dwelling unit. For developments with 3 dwelling units, a minimum of 200 square feet of common open space area is required.</u>
<u>Landscape Buffers</u>	<u>Landscape buffers shall be provided in accordance with chapter 21A.48 of this title.</u>

5. Non-residential Building Form Standards:

TABLE 21A.24.130.F.4

<u>Building Regulation</u>	<u>Regulation for Building Form: Non-Residential</u>
<u>Height (RMF-35)</u>	<u>Maximum: 35 feet</u>
<u>Height (RMF-45)</u>	<u>Maximum: 45 feet</u>
<u>Front Yard</u>	<u>Minimum: 10 feet</u>
<u>Corner Side Yard</u>	<u>Minimum: 10 feet</u>

<u>Interior Side Yard</u>	Minimum: 4 feet When the interior side yard abuts an R-1, R-2, FR, or SR zoning district along the side lot line, the minimum is 10 feet unless a street or alley separates the properties.
<u>Rear Yard</u>	Minimum: 10 feet When the rear yard abuts an R-1, R-2, FR, or SR zoning district along the rear lot line, the minimum is 15 feet unless a street or alley separates the properties.
<u>Lot Area</u>	Minimum: 5,000 square feet
<u>Open Space Area</u>	Minimum: 15% of the lot area shall be common or private open space
<u>Landscape Buffers</u>	Landscape buffers shall be provided in accordance with chapter 21A.48 of this title.

A. Purpose Statement: The purpose of the RMF-35 Moderate Density Multi-Family Residential District is to provide an environment suitable for a variety of moderate density housing types, including single-family, two-family, and multi-family dwellings with a maximum height of thirty-five feet (35'). This district is appropriate in areas where the applicable Master Plan policies recommend a density of less than thirty (30) dwelling units per acre. This district includes other uses that are typically found in a multi-family residential neighborhood of this density for the purpose of serving the neighborhood. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

B. Uses: Uses in the RMF-35 Moderate Density Multi-Family Residential District, as specified in section [21A.33.020](#), "Table Of Permitted And Conditional Uses For Residential Districts", of this title, are permitted subject to the general provisions set forth in section [21A.24.010](#) of this chapter and this section.

C. Minimum Lot Area And Lot Width: The minimum lot areas and lot widths required in this district are as follows:

Land Use	Minimum Lot Area	Minimum Lot Width
Multi-family dwellings (3 through 11 units)	9,000-square-foot [†]	80 feet
Multi-family dwellings (12 or more units)	26,000-square-foot [†]	80 feet
Municipal service uses, including City utility uses and police and fire stations	No minimum	No minimum
Natural open space and conservation areas, public and private	No minimum	No minimum
Places of worship less than 4 acres in size	12,000-square feet	140 feet
Public pedestrian pathways, trails and greenways	No minimum	No minimum
Public/private utility transmission wires, lines, pipes and poles	No minimum	No minimum
Single-family attached dwellings (3 or more)	3,000-square feet per unit	Interior: 22 feet Corner: 32 feet
Single-family detached dwellings	5,000-square feet	50 feet

Twin home dwellings	4,000 square feet per unit	25 feet
Two family dwellings	8,000 square feet	50 feet
Utility substations and buildings	5,000 square feet	50 feet
Other permitted or conditional uses as listed in section 21A.33.020 of this title	5,000 square feet	50 feet

Qualifying provisions:

1. 9,000 square feet for 3 units, plus 2,000 square feet for each additional dwelling unit up to and including 11 units. 26,000 square feet for 12 units, plus 1,000 square feet for each additional dwelling unit up to 1 acre. For developments greater than 1 acre, 1,500 square feet for each dwelling unit is required.

—D. Maximum Building Height: The maximum building height permitted in this district is thirty five feet (35').

—E. Minimum Yard Requirements:

—1. Front Yard: Twenty feet (20').

—2. Corner Side Yard: Ten feet (10').

—3. Interior Side Yard:

—a. Single family detached and two family dwellings:

—(1) Interior lots: Four feet (4') on one side and ten feet (10') on the other.

—(2) Corner lots: Four feet (4').

—b. Single family attached: No yard is required, however, if one is provided it shall not be less than four feet (4').

—c. Twin home dwelling: No yard is required along one side lot line while a ten foot (10') yard is required on the other.

—d. Multi family dwellings:

—(1) Interior lots: Side yard shall be at least ten feet (10').

—e. All other permitted and conditional uses: Ten feet (10') on each side.

—4. Rear Yard: Twenty five percent (25%) of the lot depth, but not less than twenty feet (20') and need not exceed twenty five feet (25').

—5. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to section [21A.36.020](#), table 21A.36.020B, "Obstructions In Required Yards", of this title.

—6. Existing Yards: For buildings legally existing on April 12, 1995, the required yard shall be no greater than the established setback line of the existing building.

—F. Required Landscape Yards: The front yard, corner side and, for interior multi family lots, one of the interior side yards shall be maintained as landscape yards.

—G. Maximum Building Coverage:

—1. Single Family Detached: The surface coverage of all principal and accessory buildings shall not exceed forty five percent (45%) of the lot area.

—2. Single Family Attached Dwellings: The surface coverage of all principal and accessory buildings shall not exceed sixty percent (60%) of the lot area.

—3. Two Family And Twin Home Dwellings: The surface coverage of all principal and accessory buildings shall not exceed fifty percent (50%) of the lot area.

—4. Multi Family Dwellings: The surface coverage of all principal and accessory buildings shall not exceed sixty percent (60%) of the lot area.

—5. Existing Dwellings: For dwellings existing on April 12, 1995, the coverage of such existing buildings shall be considered legally conforming.

—6. Nonresidential Land Uses: The surface coverage of all principal and accessory buildings shall not exceed sixty percent (60%) of the lot area.

—H. Landscape Buffers: Where a lot abuts a lot in a single family or two family residential district, a landscape buffer shall be provided in accordance with [chapter 21A.48](#) of this title. (Ord. 56-24, 2024; Ord. 46-17, 2017; Ord. 66-13, 2013; Ord. 12-11, 2011; Ord. 62-09 §§ 6, 9, 2009; Ord. 61-09 § 7, 2009; Ord. 35-99 §§ 18, 19, 1999; Ord. 26-95 § 2(12-12), 1995)

2. Amends Chapter 21A.24.140 as follows:

21A.24.140: Reserved RMF-45 MODERATE/HIGH DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT

A. Purpose Statement: The purpose of the RMF-45 Moderate/High Density Multi Family Residential District is to provide an environment suitable for multi-family dwellings of a moderate/high density with a maximum building height of forty five feet (45'). This district is appropriate in areas where the applicable Master Plan policies recommend a density of less than forty three (43) dwelling units per acre. This district includes other uses that are typically found in a multi-family residential neighborhood of this density for the purpose of serving the neighborhood. Such uses are designed to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

—B. Uses: Uses in the RMF-45 Moderate/High Density Multi Family Residential District, as specified in section [21A.33.020](#), "Table Of Permitted And Conditional Uses For Residential Districts", of this title, are permitted subject to the general provisions set forth in section [21A.24.010](#) of this chapter and this section.

—C. Minimum Lot Area And Lot Width: The minimum lot areas and lot widths required in this district are as follows:

Land Use	Minimum Lot Area	Minimum Lot Width
Land Use	Minimum Lot Area	Minimum Lot Width
Multi-family dwellings (3 to 14 units)	9,000 square feet [†]	80 feet
Multi-family dwellings (15 or more)	21,000 square feet [†]	80 feet
Municipal service uses, including City utility uses and police and fire stations	No minimum	No minimum
Natural open space and conservation areas, public and private	No minimum	No minimum
Places of worship less than 4 acres in size	12,000 square feet	140 feet
Public pedestrian pathways, trails and greenways	No minimum	No minimum
Public/private utility transmission wires, lines, pipes and poles	No minimum	No minimum

Single family attached dwellings	3,000-square feet per unit	Interior: 22 feet Corner: 32 feet
Single family detached dwellings	5,000-square feet	50 feet
Utility substations and buildings	5,000-square feet	50 feet
Other permitted or conditional uses as listed in section 21A.33.020 of this title	10,000-square feet	80 feet

Qualifying provisions:

1. 9,000 square feet for 3 units, plus 1,000 square feet for each additional dwelling unit up to and including 14 units. 21,000 square feet for 15 units, plus 800 square feet for each additional dwelling unit up to 1 acre. For developments greater than 1 acre, 1,000 square feet for each dwelling unit is required.

~~D. Maximum Building Height: The maximum building height permitted in this district is forty five feet (45').~~

~~E. Minimum Yard Requirements:~~

~~1. Front Yard: Twenty percent (20%) of lot depth, but need not exceed twenty five feet (25'). For buildings legally existing on April 12, 1995, the required front yard shall be no greater than the existing yard.~~

~~2. Corner Side Yard:~~

~~a. Single family attached dwellings: Ten feet (10').~~

~~b. Multi family dwellings: Twenty feet (20').~~

~~c. All other permitted and conditional uses: Twenty feet (20').~~

~~3. Interior Side Yard:~~

~~a. Single family attached dwelling: No yard is required, however if one is provided it shall not be less than four feet (4').~~

~~b. Multi family dwellings: The minimum yard shall be eight feet (8'); provided, that no principal building is erected within ten feet (10') of a building on an abutting lot.~~

~~c. All other permitted and conditional uses: Ten feet (10') on each side.~~

~~4. Rear Yard: The rear yard shall be twenty five percent (25%) of the lot depth, but need not exceed thirty feet (30').~~

~~5. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to section [21A.36.020](#), table 21A.36.020B, "Obstructions In Required Yards", of this title.~~

~~F. Required Landscape Yards: The front yard, corner side and, for interior lots, one of the interior side yards shall be maintained as a landscape yard except that single family attached dwellings, no interior side yard shall be required.~~

~~G. Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall not exceed sixty percent (60%) of the lot area.~~

~~H. Landscape Buffers: Where a lot abuts a lot in a single family or two family residential district, a landscape buffer shall be provided in accordance with [chapter 21A.48](#), "Landscaping And Buffers", of this title.~~

Project Title: RMF 35 and RMF 45 Consolidation: Chapter 21A.24.130 Moderate Density Multi-Family Residential 45 Districts

Petition No.: PLNPC2024-01388

Version: 1

Date Prepared: July 16, 2025

Planning Commission Action: Recommended May 14, 2025

APPROVED AS TO FORM
Salt Lake City Attorney's Office

Date: 7/16/25

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

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

- Amends 21A.37.060 so that design standard requirements in residential districts are separated by building type.
- Amends 21A.37.060 to update design standards for the RMF-35 and RMF-45 districts.

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. Amends Chapter 21A.37.060 as follows:

21A.37.060: DESIGN STANDARDS REQUIRED IN EACH ZONING DISTRICT:

This section identifies each design standard and to which zoning districts the standard applies. If a box is checked (X) or noted with a dimension, that standard is required. If a box is blank, it is not required. If a specific dimension or detail of a design standard differs among zoning districts or differs from the definition, it will be indicated within the box. In cases when a dimension in this table conflicts with a dimension in the definition, the dimensions listed in the table shall take precedence.

Table 21A.37.060

A. Residential Districts

1. Standards for Single-family, Urban House, Two-family, and Cottage Development Building Forms:

Standard (Code Section)	District				
	RMF-30	RMF-35	RMF-45	RMF-75	FB-UN1
Ground floor use: active use (%) (21A.37.050A1)					
Building materials: ground floor (%) (21A.37.050B3)	<u>50</u>	<u>50</u>	<u>50</u>		<u>70</u>
Building materials: upper floors (%) (21A.37.050B4)	<u>50</u>	<u>50</u>	<u>50</u>		<u>70</u>
Glass: ground floor (%) (21A.37.050C1)	<u>20</u>	<u>20</u>	<u>20</u>		<u>15</u>
Glass: upper floors (%) (21A.37.050C2)	<u>15</u>	<u>15</u>	<u>15</u>		<u>15</u>
Reflective glass (21A.37.050C3)					
Building entrances (21A.37.050D1)					
Ground Floor Residential Entrances (21A.37.050D2)	<u>X</u>	<u>X</u>	<u>X</u>		<u>X</u>
Building entrance feature (21A.37.050D3)	<u>X</u>	<u>X</u>	<u>X</u>		<u>X</u>
Blank wall: maximum length (feet) (21A.37.050E)	<u>15</u>	<u>15</u>	<u>15</u>		<u>15</u>

Street facing facade: maximum length (feet) (21A.37.050F)					<u>200</u>
Lighting: exterior (21A.37.050H)	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Lighting: parking lot (21A.37.050I)	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Screening of mechanical equipment (21A.37.050J)	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Screening of service areas (21A.37.050K)	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	
Parking garages or structures (21A.37.050L)	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Public Improvements (21A.37.050M)	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>

2. Standards for Row House Building Form

Standard (Code Section)	District				
	RMF-30	RMF-35	RMF-45	RMF-75	FB-UN1
Ground floor use: active use (%) (21A.37.050A1)					
Building materials: ground floor (%) (21A.37.050B3)	<u>50</u>	<u>50</u>	<u>50</u>		<u>70</u>
Building materials: upper floors (%) (21A.37.050B4)	<u>50</u>	<u>50</u>	<u>50</u>		<u>70</u>
Glass: ground floor (%) (21A.37.050C1)	<u>20</u>	<u>20</u>	<u>20</u>		<u>15</u>
Glass: upper floors (%) (21A.37.050C2)	<u>15</u>	<u>15</u>	<u>15</u>		<u>15</u>
Reflective glass (21A.37.050C3)					
Building entrances (21A.37.050D1)					
Ground Floor Residential Entrances (21A.37.050D2)	<u>X</u>	<u>X</u>	<u>X</u>		<u>X</u>
Building entrance feature (21A.37.050D2)	<u>X</u>	<u>X</u>	<u>X</u>		<u>X</u>
Blank wall: maximum length (feet) (21A.37.050E)	<u>15</u>	<u>15</u>	<u>15</u>		<u>15</u>
Street facing facade: maximum length (feet) (21A.37.050F)		<u>100</u>	<u>100</u>		<u>200</u>
Upper floor step back: landmark (21A.37.050G2)		<u>X</u>	<u>X</u>		
Lighting: exterior (21A.37.050H)	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Lighting: parking lot (21A.37.050I)	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Screening of mechanical equipment (21A.37.050J)	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Screening of service areas (21A.37.050K)	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Parking garages or structures (21A.37.050L)	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Public Improvements (21A.37.050M)	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>

3. Standards for Multi-Family Building Form

Standard (Code Section)	District				
	RMF-30	RMF-35	RMF-45	RMF-75	FB-UN1
Ground floor use: active use (%) (21A.37.050A1)		<u>50</u>	<u>50</u>		
Building materials: ground floor (%) (21A.37.050B3)	<u>50</u>	<u>50</u>	<u>50</u>		<u>70</u>
Building materials: upper floors (%) (21A.37.050B4)	<u>50</u>	<u>50</u>	<u>50</u>		<u>70</u>
Glass: ground floor (%) (21A.37.050C1)	<u>20</u>	<u>20</u>	<u>20</u>		<u>15</u>
Glass: upper floors (%) (21A.37.050C2)	<u>15</u>	<u>20</u>	<u>20</u>		<u>15</u>
Reflective glass (21A.37.050C3)					

Building entrances (21A.37.050D1)	<u>X</u>	<u>X</u>	<u>X</u>		<u>X</u>
Ground Floor Residential Entrances (21A.37.050D2)	<u>X</u>	<u>X</u>	<u>X</u>		<u>X</u>
Building entrance feature (21A.37.050D3)	<u>X</u>	<u>X</u>	<u>X</u>		<u>X</u>
Blank wall: maximum length (feet) (21A.37.050E)	<u>15</u>	<u>15</u>	<u>15</u>		<u>15</u>
Street facing facade: maximum length (feet) (21A.37.050F)		<u>100</u>	<u>100</u>		<u>200</u>
Upper floor step back: landmark (21A.37.050G2)		<u>X</u>	<u>X</u>		
Lighting: exterior (21A.37.050H)	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Lighting: parking lot (21A.37.050I)	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Screening of mechanical equipment (21A.37.050J)	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Screening of service areas (21A.37.050K)	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Parking garages or structures (21A.37.050L)	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Public Improvements (21A.37.050M)	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>

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17 **4. Standards for all Other Building Forms**

Standard (Code Section)	District				
	RMF-30	RMF-35	RMF-45	RMF-75	FB-UN1
Ground floor use: active use (%) (21A.37.050A1)		<u>50</u>	<u>50</u>		
Building materials: ground floor (%) (21A.37.050B3)	<u>50</u>	<u>50</u>	<u>50</u>		<u>70</u>
Building materials: upper floors (%) (21A.37.050B4)	<u>50</u>	<u>50</u>	<u>50</u>		<u>70</u>
Glass: ground floor (%) (21A.37.050C1)	<u>20</u>	<u>40</u>	<u>40</u>		<u>15</u>
Glass: upper floors (%) (21A.37.050C2)	<u>15</u>	<u>20</u>	<u>20</u>		<u>15</u>
Reflective glass (21A.37.050C3)					
Building entrances (feet) (21A.37.050D1)	<u>X</u>	<u>X</u>	<u>X</u>		<u>X</u>
Ground Floor Residential Entrances (21A.37.050D2)	<u>X</u>	<u>X</u>	<u>X</u>		<u>X</u>
Building entrance feature (21A.37.050D3)	<u>X</u>	<u>X</u>	<u>X</u>		<u>X</u>
Blank wall: maximum length (feet) (21A.37.050E)	<u>15</u>	<u>15</u>	<u>15</u>		<u>15</u>
Street facing facade: maximum length (feet) (21A.37.050F)		<u>100</u>	<u>100</u>		<u>200</u>
Upper floor step back: landmark (21A.37.050G2)		<u>X</u>	<u>X</u>		
Lighting: exterior (21A.37.050H)	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Lighting: parking lot (21A.37.050I)	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Screening of mechanical equipment (21A.37.050J)	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Screening of service areas (21A.37.050K)	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Parking garages or structures (21A.37.050L)	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Public Improvements (21A.37.050M)	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>

18 **A. Residential Districts:**

Standard	District
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(Code Section)	RMF- 30	RMF- 35	RMF- 45	RMF- 75	FB-UN1
Ground floor use (%) (21A.37.050 A1)					
Building materials: ground floor (%) (21A.37.050 B3)	50				70-
Building materials: upper floors (%) (21A.37.050 B4)	50				70-
Glass: ground floor (%) (21A.37.050 C1)	20				15-
Glass: upper floors (%) (21A.37.050 C2)	15				15-
Building entrances (feet) (21A.37.050 D)	X				X-
Blank wall: maximum length (feet) (21A.37.050 E)	15				15-
Street facing facade: maximum length (feet) (21A.37.050 F)					200-
Upper floor step back (feet) (21A.37.050)					
Lighting: exterior (21A.37.050 H)					X-
Lighting: parking lot (21A.37.050 I)					X-
Screening of mechanical equipment (21A.37.050 J)	X				X-
Screening of service areas (21A.37.050 K)	X				X-
Parking garages or structures (21A.37.050 M)					X-

Project Title: RMF 35 and RMF 45 Consolidation: Chapter 21A Assorted References

Petition No.: PLNPCM2024-01388

Version: 1

Date Prepared: July 16, 2025

Planning Commission Action: Recommended May 14, 2025

APPROVED AS TO FORM

Salt Lake City Attorney's Office

Date: 7/16/25

By: Courtney Lords
Courtney Lords, Senior City Attorney

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

1. Amends the titles found in the table of contents of 21A.24 to reflect the change moving the RMF-35 and RMF-45 zoning districts in a single chapter.
2. Amends Chapter 21A.22.010 to reflect the change moving the RMF-35 and RMF-45 zoning districts in a single chapter.
3. Amends Chapter 21A.33.020 to update permitted and conditional land uses in both the RMF-35 and RMF-45 zoning districts.
4. Amends Chapter 21A.34.020.M.2 to update section references.
5. Amends Table 21A.40.090 to update section references.
6. Amends Chapter 21A.44.060.A to update section references.
7. Amends Chapter 21A.44.080.B to update section references.
8. Amends Chapter 21A.52.050.G.2 to update section references.
9. Amends Chapter 21A.52.050.H.2 to update section references.
10. Amends Chapter 21A.52.060.A.4.c to update section references.
11. Amends Chapter 21A.52.060.B.4.c to update section references.
12. Amends 21A.55.020.B.4.a to eliminate the lot area limits for waiving density requirements to converting nonconforming commercial properties in RMF districts through a Planned Development.
13. Amends Chapter 21A.55.060 to update section references to only include RMF-45 and reduce the minimum required area for Planned Development.

Underlined text is new; text with strikethrough is proposed to be deleted. All other text is existing with no proposed change.

1. *Amends the titles found in the table of contents of 21A.24 as follows:*

21A.24.130: RMF-35 and RMF-45 Moderate Density Multi-Family Residential Districts

~~21A.24.140: RMF-45 Moderate/High Density Multi-Family Residential District~~

2. *Amends Chapter 21A.22.010 as follows:*

21A.22.010: Zoning Districts

In order to carry out the purposes of this title, Salt Lake City is divided into the following zoning districts:

Section Reference	District Name
21A.24.130	RMF-35 and RMF-45 Moderate Density Multi-Family Residential Districts

21A.24.140	RMF-45 Moderate/High Density Multi-Family Residential District
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3. Amends Chapter 21A.33.020, modifying only the RMF-35 and RMF-45 columns, as follows:

21A.33.020: TABLE OF PERMITTED AND CONDITIONAL USES FOR RESIDENTIAL DISTRICTS:

Use	Permitted And Conditional Uses By District	
	RMF-35	RMF-45
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	P	P
Adaptive reuse for additional uses in eligible buildings	C ³	C ³
Affordable housing incentives development	P	P
Bed and breakfast		
Community garden	P	P
Community recreation center	C	<u>C</u>
Daycare center, adult	<u>P</u>	<u>CP</u>
Daycare center, child	P	P
Dwelling, accessory unit (ADU)	P	P
Dwelling, assisted living facility (large)	<u>CP</u>	P
Dwelling, assisted living facility (limited capacity)	P	P
Dwelling, assisted living facility (small)	P	P
Dwelling, congregate care facility (large)	<u>CP</u>	<u>CP</u>
Dwelling, congregate care facility (small)	P	P
Dwelling; dormitory, fraternity, sorority		
Dwelling, group home (large)	<u>CP</u>	<u>CP</u>
Dwelling, group home (small)	P	P
Dwelling, manufactured home	P	P
Dwelling, multi- family	P	P
Dwelling, residential support (large)	<u>P</u>	<u>CP</u>
Dwelling, residential support (small)	<u>CP</u>	<u>CP</u>

Dwelling, rooming (boarding) house	<u>P</u>	C <u>P</u>
Dwelling, single- family (attached)	P	P
Dwelling, single- family (detached)	P	P
Dwelling, twin home	P	<u>P</u>
Dwelling, two- family	P	<u>P</u>
Governmental facility	C	C
Home occupation	P ¹	P ¹
Municipal service use, including City utility use and police and fire station	C	C
Nursing care facility	<u>P</u>	P
Office, excluding medical and dental clinic and office		
Open space on lots less than 4 acres in size	P	P
Park	P	P
Parking, off site		
Parking, park and ride lot shared with existing use	P ⁶	P ⁶
Place of worship on lots less than 4 acres in size	C	C
Plazas	P	P
School, seminary and religious institute	C	C
Urban farm	P	P
Utility, building or structure	P ⁵	P ⁵

Qualifying provisions:

1. Subject to section 21A.36.030 of this title.
2. Provided that no more than 2 two-family buildings are located adjacent to one another and no more than 3 such dwellings are located along the same block face (within subdivisions approved after April 12, 1995).
3. Subject to conformance with the provisions of subsection 21A.52.060.A.
4. Subject to conformance with the provisions of section 21A.36.150 of this title.
5. See subsection 21A.02.050B of this title for utility regulations.
6. Prohibited when it includes the demolition of a dwelling unit.

4. *Amends Chapter 21A.34.020.M.2.a as follows:*

21A.34.020: H HISTORIC PRESERVATION OVERLAY DISTRICT:

M. Reconstruction

2. Modifications authorized: The following modifications are authorized for reconstruction in accordance with this Subsection:
 - a. Density: The qualifying provisions for density found in the minimum lot area and lot width tables of the zoning district do not apply to the proposed reconstruction, and in

the RMF-30, RMF-35, and RMF-45 zoning districts, the minimum lot size per dwelling unit does not apply.

5. Amends Table 21A.40.090, modifying only the RMF-35 and RMF-45 rows, as follows:

TABLE 21A.40.090
WIRELESS TELECOMMUNICATIONS FACILITIES

	Wall Mount ³	Roof Mount ³	Monopole With Antennas And Antenna Support Structure Less Than 2' Wide ³		Monopole With Antennas And Antenna Support Structure Greater Than 2' Wide ³		Lattice Tower	Stealth
			District Height Limit But Not To Exceed 60' (Whichever Is Less)	60' Or Exceeding The Maximum Height Limit Of The Zone Up To 30 Additional feet	District Height Limit But Not To Exceed 60' (Whichever Is Less)	60' Or Exceeding The Maximum Height Limit Of The Zone Up To 30 Additional feet		
Residential districts:								
RMF-35	P ⁺	C						P
RMF-45	P	C						P

Notes:

P = Permitted use C = Conditional use

1. Allowed as a permitted use on a residential building consisting of 4 or more attached dwelling units and on nonresidential buildings. Zoning Administrator approval is required to assure compliance to subsection EC2a of this section.

6. Amends the headings in Table 21A.44.040 -A. Other than identified below, there are no other changes to the table.

TABLE 21A.44.040-A: MINIMUM AND MAXIMUM OFF STREET PARKING:

DU= dwelling unit sq. ft.= square feet					
Land Use	Minimum Parking Requirement				Maximum Parking Allowed
	General Context	Neighborhood Center Context	Urban Center Context	Transit Context	
	MU-5, MU-6, MU-8, and MU-11 located more than ¾ mile to fixed- rail transit; All zoning districts not listed in another context area	MU-5, MU-6, MU-8, and MU-11 located between ½ mile and ¾ mile from fixed- rail transit; SR-3, FB-UN1, MU-2, MU-3, RMF-35, RMF-45	MU-5, MU-6, MU-8, and MU-11 located between ½ mile and ¼ mile from fixed-rail transit; D-2	MU-5, MU-6, MU-8, and MU-11 located within ¼ mile of fixed-rail transit; D-1, D-3, D-4, G-MU, UI	

	Distance to fixed-rail transit shall be measured radially in a straight line from the closest point of the subject property line to the closest point of a fixed-rail transit station platform	
--	---	--

7. *Amends headings in Table 21A.44.040-C. Other than identified below, there are no other changes to the table.*

TABLE 21A.44.040-C: MINIMUM BICYCLE PARKING REQUIREMENTS*: (Calculation of Bicycle Parking Spaces to be Provided per Residential Unit or Based on Usable Floor Area)				
USE	General Context	Neighborhood Center Context	Urban Center Context	Transit Context
	MU-5, MU-6, MU-8, and MU-11 located more than ¾ mile to fixed-rail transit; All zoning districts not listed in another context area	MU-5, MU-6, MU-8, and MU-11 located between ½ mile and ¾ mile from fixed-rail transit; SR-3, FB-UN1, MU-2, MU-3, <u>RMF-35, RMF-45</u>	MU-5, MU-6, MU-8, and MU-11 located between ½ mile and ¼ mile from fixed-rail transit; D-2	MU-5, MU-6, MU-8, and MU-11 located within ¼ mile of fixed-rail transit; D-1, D-3, D-4, G-MU, UI
	Distance to fixed-rail transit shall be measured radially in a straight line from the closest point of the subject property line to the closest point of a fixed-rail transit station platform			

8. *Amends Chapter 21A.52.050.G.2 as follows:*

~~2. RMF-30, RMF-35, RMF-45 and RMF-75 zoning districts: The qualifying provisions for density found in the minimum lot area and lot width tables for the RMF-30, RMF-35, and RMF-45, and RMF-75 zoning districts do not apply and in the RMF-30 zoning district, the minimum lot size per dwelling unit does not apply, provided the affordability requirements for Type B in Table 21A.52.050.G are met.~~

2. RMF-30, RMF-35, RMF-45 and RMF-75 zoning districts: In the RMF-30, RMF-35, and RMF-45 zoning districts, the minimum lot size per dwelling unit does not apply, and in the RMF-75 zoning district, the qualifying provisions for density found in the minimum lot area and lot width table do not apply, provided the affordability requirements for Type B in Table 21A.52.050.G are met.

9. *Amends Chapter 21A.52.050.H.2 as follows:*

2. Within the RMF-30, RMF-35, RMF-45, and RMF-75 zoning districts the following provisions shall apply:
- a. Unit Mix: No more than 25% of the units in the development shall be less than 500 square feet to promote a mix of unit sizes.
 - b. Parking: Unless there is a lesser parking requirement in Chapter 21A.44, only one half (0.5) ~~of an~~ off-street parking space per unit is required ~~in multifamily developments with less than 10 units.~~
 - c. Yards: The minimum required yards shall apply to the perimeter of the development and not to the individual principal buildings within the development.
 - d. Lot width: Minimum lot width requirements do not apply.

10. *Amends Subsection 21A.52.060.A.4.c as follows:*

- c. Minimum Lot Area and Lot Width: Minimum lot area and lot width requirements of the zoning district do not apply for the adaptive reuse in all zoning districts. In the RMF-30, RMF-35, and RMF-45 zoning districts, the minimum lot size per dwelling unit does not apply.

11. Amends Chapter 21A.52.060.B.4.c as follows:

- c. Minimum Lot Area, Width, and Coverage:
- (1) The minimum lot width for the land use found in the minimum lot area and lot width tables of the zoning district does not apply.
 - (2) The minimum lot area for the land use found in the minimum lot area and lot width tables of the zoning district only applies for the following zoning districts: FR-1, FR-2, FR-3, R -1/12,000, R-1/7,000 and R-1/5,000.
 - (3) RMF-30, RMF-35, and RMF-45 zoning districts: The minimum lot size per dwelling unit does not apply.
 - (4) Lot coverage may be calculated for the overall development area not the individual lot or parcel within the development area.

12. Amends 21A.55.020.B.4.a as follows:

- a. Developments approved as a Planned Development in ~~in~~ the RMF zoning districts ~~and on lots 0.20 acres or more in size, developments~~ that change a nonconforming commercial use to a residential use that is allowed in the zoning district are exempt from the density limitations of ~~the that~~ zoning district ~~when approved as a planned development~~.

13. Amends Chapter 21A.55.060 as follows:

Table 21A.55.060 PLANNED DEVELOPMENTS

District	Minimum Planned Development Size
RMF-35 and RMF-45 Moderate Density Multi-Family Residential Districts	9,000 square feet <u>5,000 square feet</u>
RMF-45 Moderate/High Density Multi-Family Residential District	9,000 square feet

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Barlow, Aaron

From: Esther Hunter [REDACTED]
Sent: Wednesday, May 14, 2025 11:17 PM
To: Barlow, Aaron
Subject: (EXTERNAL) Wow

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Aaron, I guess I really missed something here. Are we saying that now we are just moving ahead with such a very few possible RMF 45's? This is really a small amount to even what I thought was possible. How did this become such a small number?

Can't wait to talk more. We were so busy doing our inventory that we missed what was happening. Shame on us. Or am I missing something here not understanding? Will you please call me? Thank you. e 801.209.3455.

--

Esther Hunter

"Too many projects, never enough trees!"

For East Central Community Council related topics please email eastcentralcommunity@gmail.com to ensure a timely response.

Barlow, Aaron

From: Warren Crummett [REDACTED]
Sent: Monday, May 19, 2025 3:33 PM
To: Barlow, Aaron
Subject: Re: (EXTERNAL) Re: RMF-35 Zoning Changes

Follow Up Flag: Follow up
Flag Status: Completed

Hey Aaron. Congrats on getting a positive recommendation from planning and sending that to city hall!

Has much changed with timing of a July acceptance from city council?
Then when would I be able to apply for an application under the new zone?

On Tue, Apr 22, 2025 at 3:52 PM Warren Crummett [REDACTED] wrote:
Hello Aaron,

Hope you are doing well and the RMF project is going as smoothly as possible.

I have a property that I am planning to buy, and the lender wanted to get confirmation on the unit count that will be allowed under the new zoning.

Basically they wanted to get a letter from the city saying 10 units are possible on the property. The property is .32 acres so it is well within the new guidelines.

My closing is at the end of July.

Do you think it would be out of the question to ask for an informal letter from you so I can make the lender comfortable?

On Mon, Mar 31, 2025 at 12:58 PM Warren Crummett [REDACTED] wrote:
Hi Aaron,

Hope you had a great weekend.

Just wanted to include some food for thought as I am working on the design of 2 different RMF-35/45 properties

1. Max Height: I would love to be able to build a 4 story townhome, or at least one with a room upstairs and rooftop deck. Not having a height difference for multifamily vs row houses would be great. In my eyes, changing the use of the building will not impact how well the massing fits into the neighborhood. I understand RMF-35 would still not allow this, but for RMF-45 that could be a great addition.

2. Building Form Unit Limits: I don't think limiting a row house based on units really accomplishes anything. Right now there are limitations on the street facing facade which helps limit the size and massing of the building already.

If a developer wants to create smaller units and try to hit a more affordable segment of the market, I feel they should be allowed to do so.

For instance, if I have a building form that is 150' wide and 40' deep, I can split the 150' into 6 units which is 25' wide for each unit.

But if I was able, I would split the units into 20' wide or less unit sizes so I could get roughly 8 units. Both buildings are the same size, could include the same parking, etc but now I have bigger units that I have to sell for a higher price.

Feel free to use this as you wish.

Also I would love to see the Lake St area be included with your proposal to be RMF-45!

On Wed, Mar 26, 2025 at 5:14 PM Warren Crummett [REDACTED] wrote:
Right on! Thanks

On Wed, Mar 26, 2025, 4:56 PM Barlow, Aaron [REDACTED] wrote:
No that will change to 15 feet

Sincerely,
Aaron Barlow

Sent via phone, so please excuse any typos

From: Warren Crummett <warren@gowestinvestments.com>
Sent: Wednesday, March 26, 2025 4:54:06 PM
To: Barlow, Aaron <aaron.barlow@slc.gov>
Subject: Re: (EXTERNAL) Re: RMF-35 Zoning Changes

Is the 20' rear yard for an R-1 adjacent property staying?

On Wed, Mar 26, 2025 at 3:49 PM Barlow, Aaron <aaron.barlow@slc.gov> wrote:

https://www.slcdocs.com/Planning/Projects/Multifamily%20Merger/RMF_Ordinaces/Multifamily_Merger_Ordinance_Drafts_Combined.pdf

From: Warren Crummett [REDACTED]
Sent: Monday, March 24, 2025 11:36 AM
To: Barlow, Aaron <aaron.barlow@slc.gov>
Subject: Re: (EXTERNAL) Re: RMF-35 Zoning Changes

Hi Aaron,

Hope you had a great weekend!

Barlow, Aaron

From: Mick Swenson [REDACTED]
Sent: Tuesday, May 20, 2025 10:47 AM
To: Barlow, Aaron
Subject: (EXTERNAL) RMF-35 & RMF-45 Rezoning

Follow Up Flag: Follow up
Flag Status: Completed

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Hey Aaron,

Who is responsible for the content and information on the [ArcGIS story map page](#)? And, short of showing up to the in-person planning meetings, is there a forum or discussion board where folks affected by these zoning changes can share their thoughts and ideas with each other? I can see the ability to submit direct comments & questions, but I can't seem to find any sort of discussion board. Does that exist?

Thanks!
-Mick-

Mick Swenson
Enterprise Account Executive
[REDACTED]



Barlow, Aaron

From: Barlow, Aaron
Sent: Wednesday, June 4, 2025 12:59 PM
To: Troy Rawlings
Subject: RE: (EXTERNAL) Fwd: 2172 S 800 E - RMF-35

I've answered your question in **green** below.

From: Troy Rawlings [REDACTED]
Sent: Wednesday, June 4, 2025 10:42 AM
To: Barlow, Aaron <Aaron.Barlow@slc.gov>
Subject: Re: (EXTERNAL) Fwd: 2172 S 800 E - RMF-35

Hello Aaron,

A follow up to the set-back rules. The address of the subject property is 2172 S 800 E.

- The neighboring property directly to the east is Single Family. So are you saying that the setback is 10ft, minimum for cottage homes, row houses and apartment buildings?
 - I'm looking at the zoning map and your property does not abut a single-family zoning district on any side. The single-family houses next to your property are all in the RMF-35 district and the additional setback is not required. When it is required, that additional setback is only for larger building forms: Row Houses, Apartments, and non-residential buildings—not cottages.
- Behind the property to the west is an alleyway, and across the alleyway to the west the property is zoned Single Family, what would be the setback for cottage type homes, row houses and apartments?
 - Since it is zoned RMF-35 not additional setback is required.
- For parking, what is a standard parking space size? What if the property is located within 1/4 mile to 1/2 mile within public transportation? Can I have fewer parking spaces?
 - Parking dimension requirements are listed in the Salty Lake City Off-street Parking Manual (found here: <https://www.slcdocs.com/Planning/Guides/off-street-parking-manual.pdf>). It varies based on a number of factors.
 - There are parking reductions available to projects within ½ mile of fixed rail in [Chapter 21A.44 of the zoning regulations](#).

Thank you,
Troy

On Wed, Jun 4, 2025 at 12:14 PM Barlow, Aaron <Aaron.Barlow@slc.gov> wrote:

Hi Troy,

Thanks for reaching out! I have tried to answer your questions as best I can below:

- From what I understand the number of units is dictated by lot frontage width and the total acreage (square feet). However, the frontage width will no longer apply potentially if the rules change, Is this correct?
 - That is correct. Current regulations have a *minimum lot width* requirement. These are being eliminated, and only the *minimum lot size* will determine the number of units.
- If the rule changes then the lot at 2182 S 800 E of .22 acres or 9,583 sq feet would equate to a maximum of 19 units?
 - For cottage developments, the minimum lot area (density limit) is 500 square feet per unit, so the maximum number of cottages you could build on the lot would be 19. Every other building type in the RMF proposal (Duplexes, Rowhouses, and Apartments) has a minimum lot area of 750 square feet per unit, which would allow for 12 units. Units within cottage developments are typically smaller than other unit types. They cannot have more than 850 square feet of gross floor area (That's the sq. ft. number usually provided in real estate listings—the floor area of the living space) and must be shorter than 23 feet in height (flat or pitched roof).
- Could I build a smaller apartment-style complex or condos?
 - Yes! Apartments are allowed in the proposal, up to 35 feet in height in the RMF-35 district (where your property is located). With a minimum lot area of 750 square feet per unit, your property could have up to 12 units. They can be rented or sold as condos (the proposal does not require one or the other). While it wouldn't apply in your case, there is a limit of 20 units per apartment building. A project may have more, but individual buildings are limited to 20.
- What does a cottage court building style look like?
 - Cottage developments can come in many forms. Individual units can be standalone, detached buildings, or they can be attached in rows. They can face an internal courtyard or sit in a line, facing the street. Each building can sit on its own lot, or the buildings can all be on one parcel (similar to rowhouses). If a cottage development project includes garages, they cannot be attached to the individual units. Here are some photo examples:

649 E 700 S





- What will the setback rules be?
 - Setbacks would apply to the entire development site and not between individual units (you are only limited by building and fire codes in that regard). Setbacks vary based on the type of building. Smaller buildings, such as cottage developments, single-family houses, and twin homes, have a 4-foot side yard setback and a 10-foot rear yard setback. Larger building types, like apartments and rowhouses, are required to have additional setbacks when a project directly abuts a single-family zoning district (10-foot side yard and 15-foot rear-yard setbacks). Otherwise, they're the same as the other building types (the tables on pages 5 and 6 in the draft ordinance lay out the requirements for each building type).
 - Since the setbacks only apply to the perimeter, cottage development units are permitted to be attached like a rowhouse or twin-home (they would still need to be under 23 feet and less than 850 feet of internal floor area).
- What parking requirements will there be?
 - The proposal would require **one space per dwelling unit**, no matter the unit type, size, or bedroom count.
- When will the meeting take place when this decision will be final?

- I am currently working on the document that we will send to the City Council (I am waiting for a few things from our Attorney's office) and should have something sent to them by the end of this month. Hopefully, the City Council will review the proposal sometime in July. They would then need to hold a public hearing and make an official decision. I have been saying mid to late fall (October-ish) if things go well (based on how long similar proposals have taken in the past).
- How long after the decision is made, will the changes take effect?
 - That will be up to the City Council, but it is typically immediate with a small grace period, where the old regulations are also available if a property owner or developer so chooses. The only delay would be the time it takes for the new regulations to be published—typical 1-2 weeks.

Please let me know if you have any follow-up questions or concerns. I am also happy to discuss the project over the phone if that is easier for you (I know it helps me when I want to talk through a scenario). Thank you!

Sincerely,



AARON BARLOW, AICP | (he/him)
Senior Planner
PLANNING DIVISION | SALT LAKE CITY CORPORATION
Office: 801.535.6182 | Cell: 801.872.8389
Email: aaron.barlow@slc.gov
WWW.SLC.GOV SLC.GOV/PLANNING

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From: Troy Rawlings [REDACTED]
Sent: Tuesday, June 3, 2025 9:51 PM
To: Barlow, Aaron <Aaron.Barlow@slc.gov>
Subject: Fwd: (EXTERNAL) Fwd: 2172 S 800 E - RMF-35

Hello Aaron,

I am inquiring about the potential changes to rules around density for RMF-35 and RMF-45 plats. From what I understand the number of units is dictated by lot frontage width and the total acreage (square feet). However, the frontage width will no longer apply potentially if the rules change, Is this correct?

Could you confirm a few things for me:

-If the rule changes then the lot at 2182 S 800 E of .22 acres or 9,583 sq feet would equate to a maximum of 19 units? Could I build a smaller apartment style complex or condos? What does cottage court building style look like?

-What will the setback rules be?

-What parking requirements will there be?

-When will the meeting take place when this decision will be final?

-How long after the decision is made, will the changes take effect?

Thank you,

Troy Rawlings

----- Forwarded message -----

From: **Gilmore, Kristina** <kristina.gilmore@slc.gov>

Date: Wed, May 28, 2025 at 3:10 PM

Subject: RE: (EXTERNAL) Fwd: 2172 S 800 E - RMF-35

To: Troy Rawlings [REDACTED]

Hi Troy,

I've attached a draft of the [RMF-35/45](#) changes. Under the proposed changes, if you were to build a multifamily building or a rowhouse, you could get a density of approximately 12 units (they require 750 SF of lot area per unit). A cottage court building form could get a density of approximately 19 units (500 SF of lot area required per unit).

The proposal was voted on by the Planning Commission at their last meeting and is being sent to the City Council for their consideration. They will likely schedule a meeting on this at the end of July. You are welcome to either track their [agendas](#) or you can reach back out at the end of June and we can let you know if they have scheduled a date yet.

Thank you,



KRISSY GILMORE
Planning Manager
PLANNING DIVISION | SALT LAKE CITY CORPORATION
Office: 801-535-7780
Email: Kristina.Gilmore@slcgov.com
WWW.SLC.GOV

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From: Troy Rawlings [REDACTED]
Sent: Wednesday, May 28, 2025 2:59 PM
To: Gilmore, Kristina <kristina.gilmore@slc.gov>
Subject: (EXTERNAL) Fwd: 2172 S 800 E - RMF-35

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

----- Forwarded message -----

From: **Troy Rawlings** [REDACTED]
Date: Thu, May 22, 2025 at 1:00 PM
Subject: 2172 S 800 E - RMF-35
To: Elmore, Noah <Noah.Elmore@slc.gov>

Hello Noah,

Quick question. For the subject address 2172 S 800 E, the property is approximately 60 feet wide and is .22 acres or just over 9,583 sq ft. According to the table of SLC, for me to have up to 11 units the property must be 80 feet wide, or could I get up to 11 units at 60 feet wide?

C. Minimum Lot Area And Lot Width: The minimum lot areas and lot widths required in this district are as follows:

Land Use	Minimum Lot Area	Minimum Lot Width
Multi-family dwellings (3 through 11 units)	9,000 square feet ¹	80 feet
Multi-family dwellings (12 or more units)	26,000 square feet ¹	80 feet
Municipal service uses, including City utility uses and police and fire stations	No minimum	No minimum
Natural open space and conservation areas, public and private	No minimum	No minimum
Places of worship less than 4 acres in size	12,000 square feet	140 feet
Public pedestrian pathways, trails and greenways	No minimum	No minimum
Public/private utility transmission wires, lines, pipes and poles	No minimum	No minimum
Single-family attached dwellings (3 or more)	3,000 square feet per unit	Interior: 22 feet Exterior: 20 feet

Or simply ask, how many total units could I build on this lot? I know that there was a rule change recently that consolidated RMF-35 and RMF-40, so is there more flexibility to add more units than existing 4 on the property. I want to tear it down and build more missing middle.

Thank you,

Troy

--



TROY RAWLINGS | Realtor®

[Redacted text]

Realty ONE Group | Rawlings Real Estate

[Redacted text]
[Redacted text]
[Redacted text]
[Redacted text]



Barlow, Aaron

From: L Seq [REDACTED]
Sent: Wednesday, July 9, 2025 2:54 PM
To: Barlow, Aaron
Subject: (EXTERNAL) RMF 35-45 merger latest info

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Hello Aaron,

My property at 909 S 1000 E is in the RMF 35 zone, and so I am interested in how this proposal shakes out.

Would you be able to tell me what the latest is on this proposal and send me the latest iteration of the combined zone?

Thank you!
Larsen Sequist
[REDACTED]

Barlow, Aaron

From: Warren Crummett [REDACTED]
Sent: Wednesday, July 9, 2025 11:44 AM
To: Barlow, Aaron
Subject: Re: (EXTERNAL) Re: RMF-35 Zoning Changes

Follow Up Flag: Follow up
Flag Status: Completed

Hi Aaron,

Hope you're enjoying summer.

I was wondering if any of the code has changed from the March 5th edition of the code that you sent to me?

If it has changed, could you please send?

Also, how's the timeline for the next meeting looking? I believe they passed the budget

Thanks for all your help!

On Fri, Jun 6, 2025 at 9:38 AM Warren Crummett [REDACTED] wrote:
Hi Aaron,

What would be the best way to get a confirmation from planning that X amount of units could be built on a property?

If I wanted to do that for RMF-35, would it be after the decision date I could apply for a zoning certification letter that states this?

Thanks for helping me work through this

On Wed, May 28, 2025 at 2:28 PM Barlow, Aaron <Aaron.Barlow@slc.gov> wrote:

The hearing might be in August, but yeah, that's essentially the timeline we expect (if thing don't get slowed down).

From: Warren Crummett [REDACTED]
Sent: Friday, May 23, 2025 1:23 PM
To: Barlow, Aaron <Aaron.Barlow@slc.gov>
Subject: Re: (EXTERNAL) Re: RMF-35 Zoning Changes

Gotcha. And that is a July public hearing and a September decision date unless there is opposition?

On Fri, May 23, 2025 at 12:45 PM Barlow, Aaron <Aaron.Barlow@slc.gov> wrote:

Hi Warren,

The timing is still the same. I would wait to submit an application until after the City Council has held a public hearing and has a scheduled decision date. At this point, it still looks like the fall, but that is dependent on the amount of public support/opposition. Have a great weekend!

Sincerely,



AARON BARLOW, AICP | (he/him)
Senior Planner
PLANNING DIVISION | SALT LAKE CITY CORPORATION
Office: 801.535.6182 | Cell: 801.872.8389
Email: aaron.barlow@slc.gov
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From: Warren Crummett [REDACTED]
Sent: Monday, May 19, 2025 3:33 PM
To: Barlow, Aaron <Aaron.Barlow@slc.gov>
Subject: Re: (EXTERNAL) Re: RMF-35 Zoning Changes

Hey Aaron. Congrats on getting a positive recommendation from planning and sending that to city hall!

Has much changed with timing of a July acceptance from city council?

Then when would I be able to apply for an application under the new zone?

On Tue, Apr 22, 2025 at 3:52 PM Warren Crummett [REDACTED] wrote:

Hello Aaron,

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I have a property that I am planning to buy, and the lender wanted to get confirmation on the unit count that will be allowed under the new zoning.

Basically they wanted to get a letter from the city saying 10 units are possible on the property. The property is .32 acres so it is well within the new guidelines.

My closing is at the end of July.

Do you think it would be out of the question to ask for an informal letter from you so I can make the lender comfortable?

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1. Max Height: I would love to be able to build a 4 story townhome, or at least one with a room upstairs and rooftop deck. Not having a height difference for multifamily vs row houses would be great. In my eyes, changing the use of the building will not impact how well the massing fits into the neighborhood. I understand RMF-35 would still not allow this, but for RMF-45 that could be a great addition.

2. Building Form Unit Limits: I don't think limiting a row house based on units really accomplishes anything. Right now there are limitations on the street facing facade which helps limit the size and massing of the building already.

If a developer wants to create smaller units and try to hit a more affordable segment of the market, I feel they should be allowed to do so.

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But if I was able, I would split the units into 20' wide or less unit sizes so I could get roughly 8 units.

Both buildings are the same size, could include the same parking, etc but now I have bigger units that I have to sell for a higher price.

Feel free to use this as you wish.

Also I would love to see the Lake St area be included with your proposal to be RMF-45!

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Right on! Thanks

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No that will change to 15 feet

Sincerely,

Aaron Barlow

Sent via phone, so please excuse any typos

From: Warren Crummett [REDACTED]

Sent: Wednesday, March 26, 2025 4:54:06 PM

To: Barlow, Aaron <aaron.barlow@slc.gov>
Subject: Re: (EXTERNAL) Re: RMF-35 Zoning Changes

Is the 20' rear yard for an R-1 adjacent property staying?

On Wed, Mar 26, 2025 at 3:49 PM Barlow, Aaron <aaron.barlow@slc.gov> wrote:

https://www.slcdocs.com/Planning/Projects/Multifamily%20Merger/RMF_Ordinances/Multifamily_Merger_Ordinance_Drafts_Combined.pdf

From: Warren Crummett [REDACTED]
Sent: Monday, March 24, 2025 11:36 AM
To: Barlow, Aaron <aaron.barlow@slc.gov>
Subject: Re: (EXTERNAL) Re: RMF-35 Zoning Changes

Hi Aaron,

Hope you had a great weekend!

Are you available early this week to talk about submitting an application and the timeline for this zoning change?

On Fri, Feb 28, 2025 at 8:14 AM Warren Crummett [REDACTED] wrote:

Good morning Aaron,

Checking in on the rmf changes, are you guys still set for the March 12th date or have things shifted?

Let me know about that site you want looked into as well, thanks!

On Mon, Feb 24, 2025, 8:22 AM Warren Crummett [REDACTED] wrote:

Sounds good. I don't have the info organized, so if there's anything in particular could you please let me know?

On the proforma, yes I would be happy to help. Townhomes or apartments?

On Sun, Feb 23, 2025 at 1:16 PM Barlow, Aaron <aaron.barlow@slc.gov> wrote:

Hi Warren,

That would be great! I'm happy to take a look at anything you have put together. If I gave you an address, would you be able to do help me with a baseline proforma calculation for the property's development potential? Thank you!

Sincerely,



AARON BARLOW, AICP | (he/him)
Senior Planner
PLANNING DIVISION | SALT LAKE CITY CORPORATION
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Email: aaron.barlow@slc.gov
WWW.SLC.GOV SLC.GOV/PLANNING

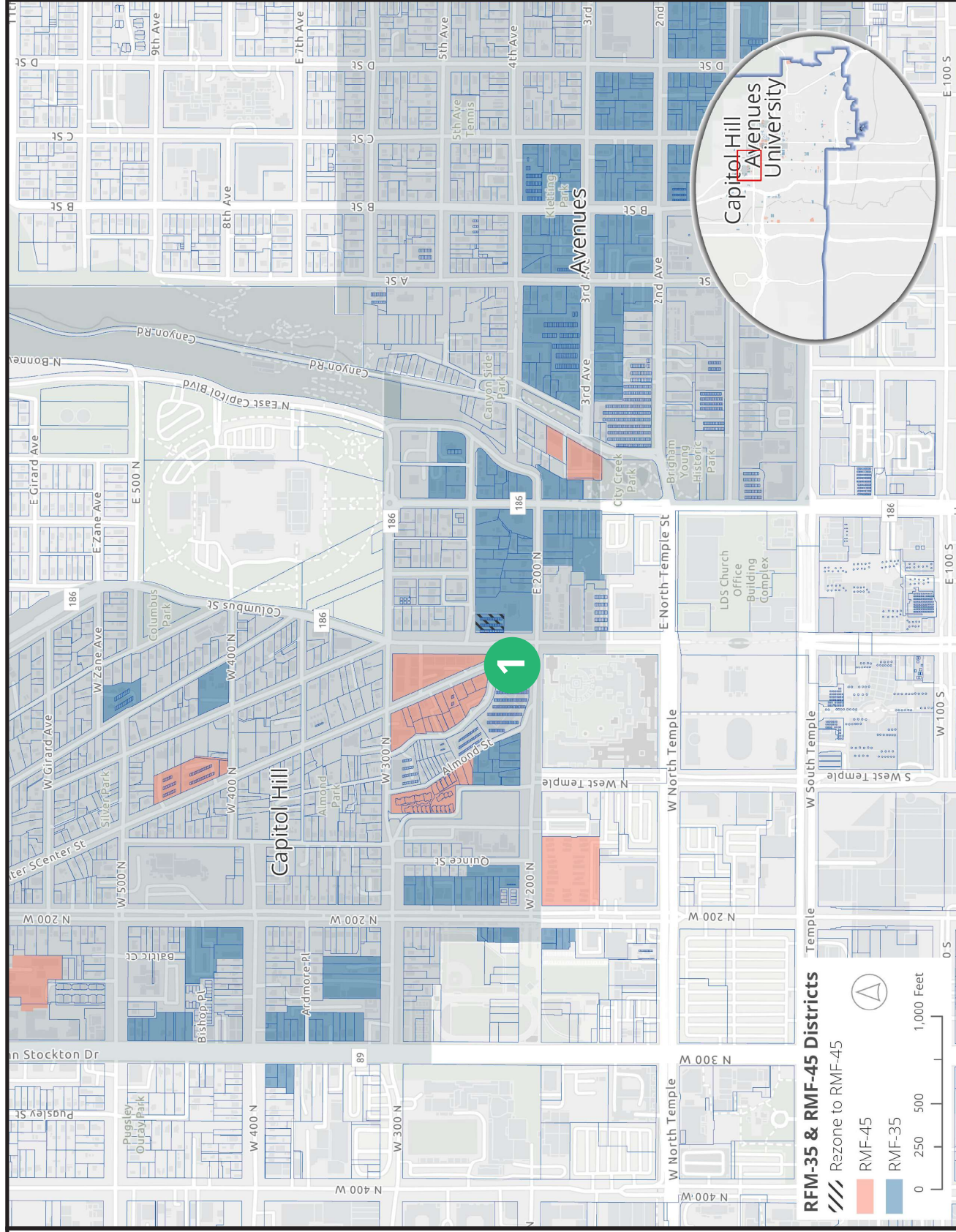
Disclaimer: The Planning Division strives to give the best customer service possible and to respond to questions as accurately as possible based upon the information provided. However, answers given at the counter and/or prior to application are not binding and they are not a substitute for formal Final Action, which may only occur in response to a complete application to the Planning Division. Those relying on verbal input or preliminary written feedback do so at their own risk and do not vest any property with development rights.

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Properties

1. 8 E Hillside Ave

- Capitol Hill Neighborhood Plan
- High Density Residential



- Central Community Plan
- Medium Residential / Mixed Use



1. 120, 126, & 130 W Mead Ave

- 1. 120, 126, & 130 W Mead Ave**
 - Ballpark Station Area Plan
 - Central 9th Corridor Area
- 2. 1414 S West Temple**
 - Ballpark Station Area Plan
 - Medium Density Transition Area
- 3. 976 & 996 S 200 E**
 - Central Community Plan
 - Medium High Density

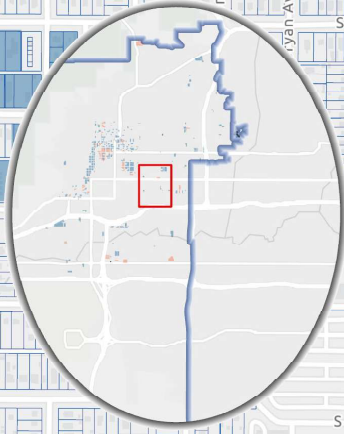


Rezone to RMF-45

RMF-45

RMF-35

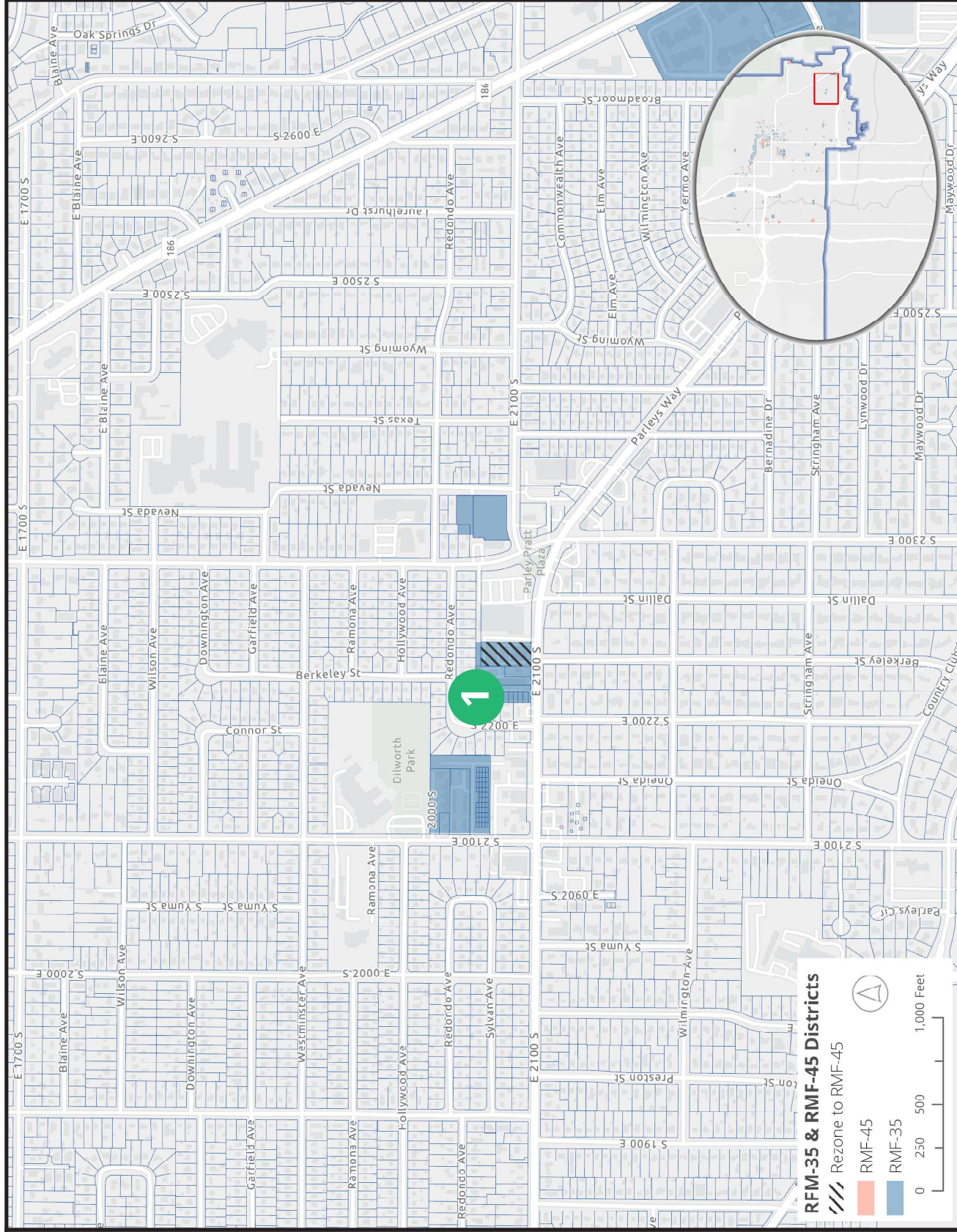
250 500 1,000 Feet



Properties

1. 2321 E 2100 S

- Sugar House Neighborhood Plan
- Medium High Density Residential



- Sugar House Neighborhood Plan
- Medium High Density Residential



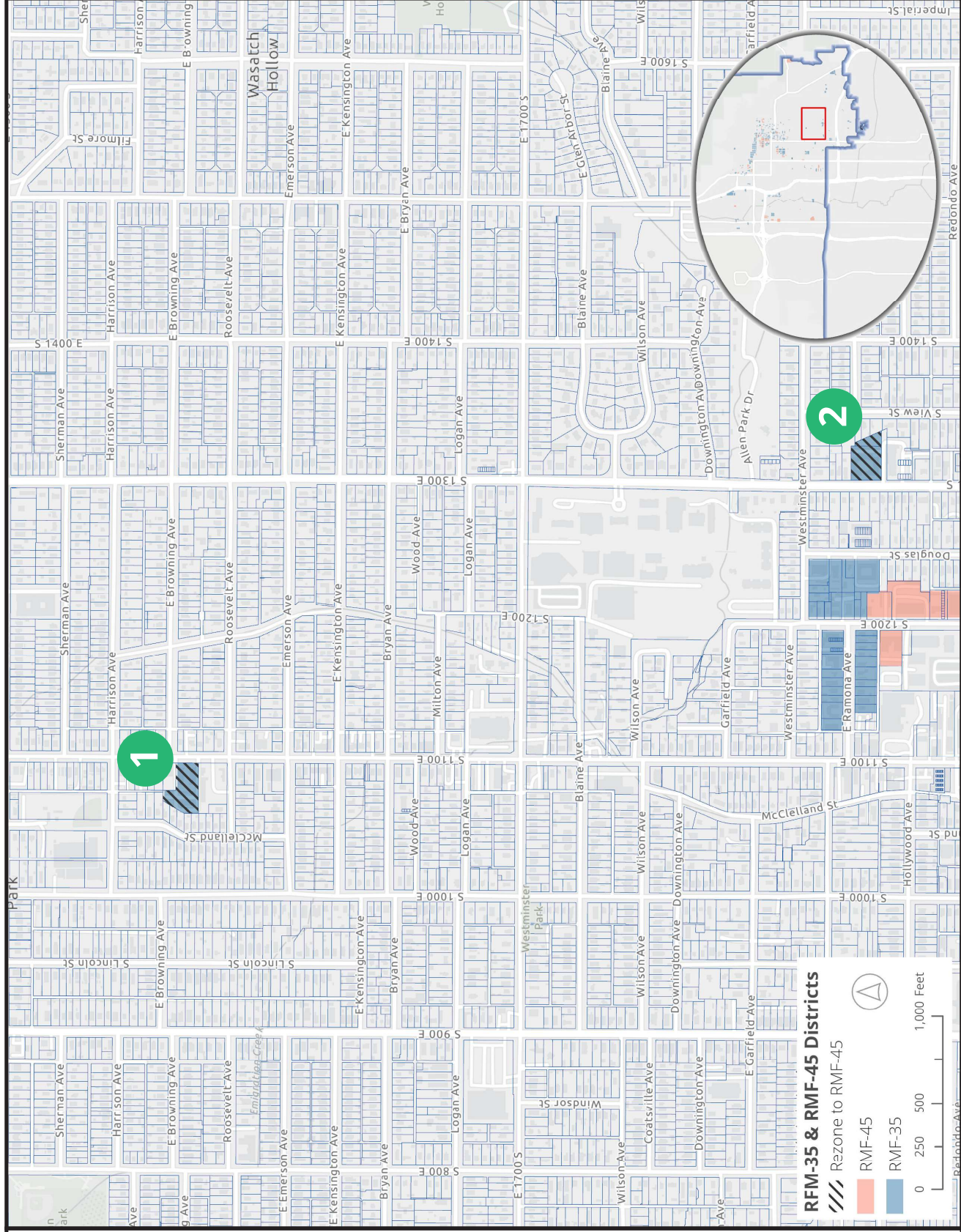
Properties

1. 1418 S 1100 E

- Central Community Plan
- Low Residential / Mixed Use

2. 1945 & 1949 S 1300 E

- Sugar House Neighborhood Plan



- Nonresidential Use



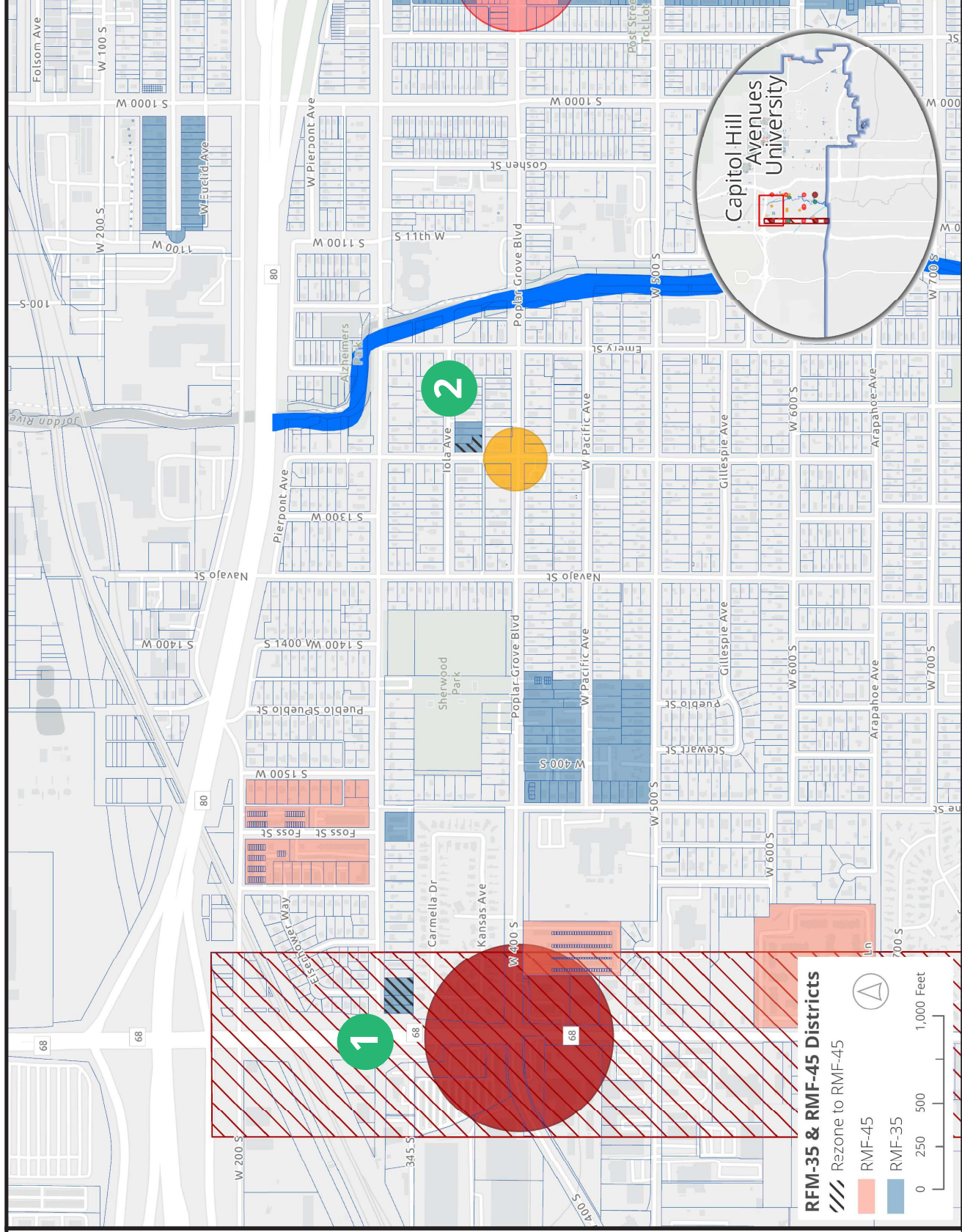
Properties

1. 1659, 1671, & 1677 W 300 S

- Westside Master Plan
- Located at Regional Node and Redwood Rd Corridor

2. 351 S Concord St

- Westside Master Plan
- Located at Neighborhood Node



1. 1121 E Brickyard Rd

- Sugar House Neighborhood Plan
- Medium High Density Residential



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