

PLNPCM2023-00894



# **TEXT AMENDMENT REQUEST //** **SINGLE-FAMILY ATTACHED IN** **COMMERCIAL DISTRICTS**

*City Council – July 9, 2024*

# APPLICANT'S REQUEST

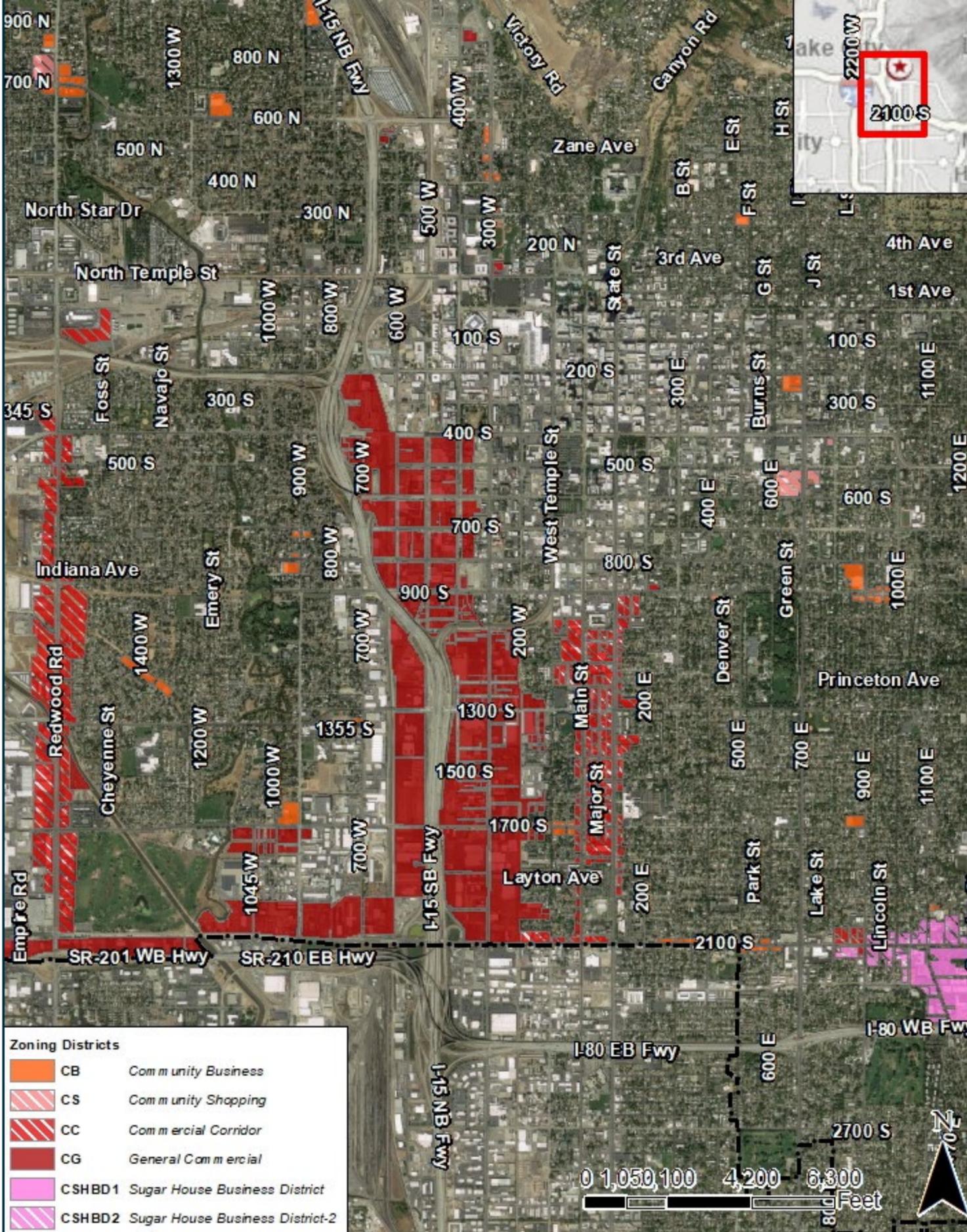


Allow Single-Family Attached where Multifamily is already permitted in the following zones:

- General Commercial (CG)
- Community Business (CB)
- Commercial Corridor (CC)
- Community Shopping (CS)
- Sugar House Business Districts (CSHBD 1 & 2)

# LOCATION OF COMMERCIAL ZONES

Map illustrates the location of the affected zones proposed by the applicant



# MULTI-FAMILY



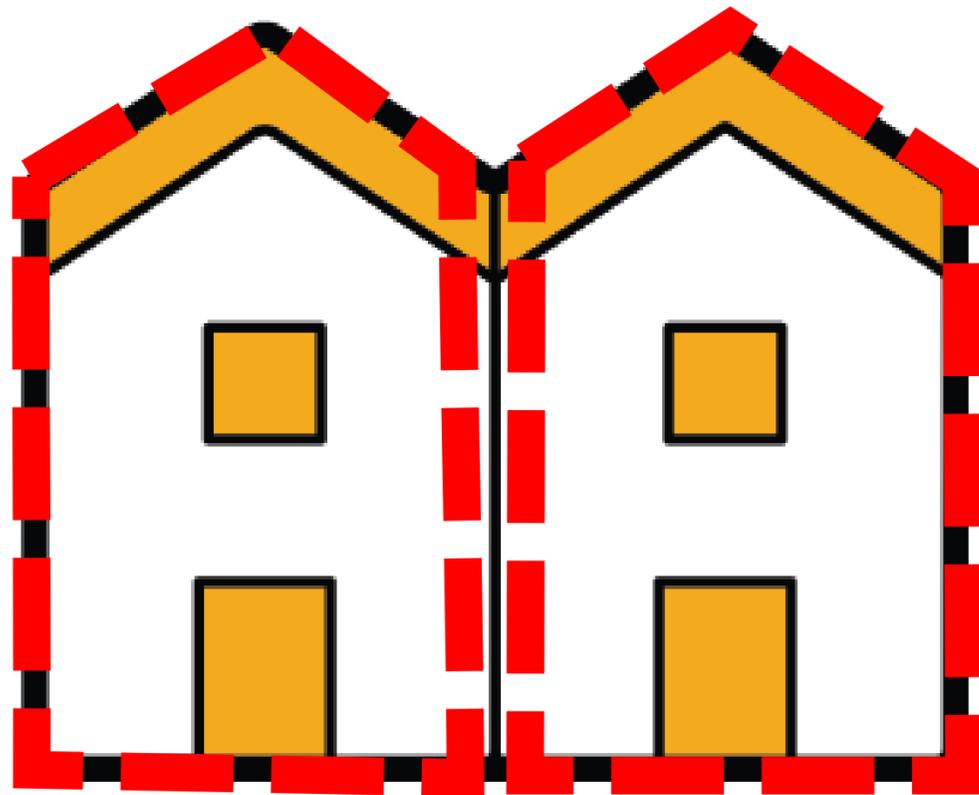
- Apartments
- Shared open space, parking
  - Land centrally owned

# SINGLE-FAMILY ATTACHED



- Townhouses
- Separate yards, parking
- Land Individually owned

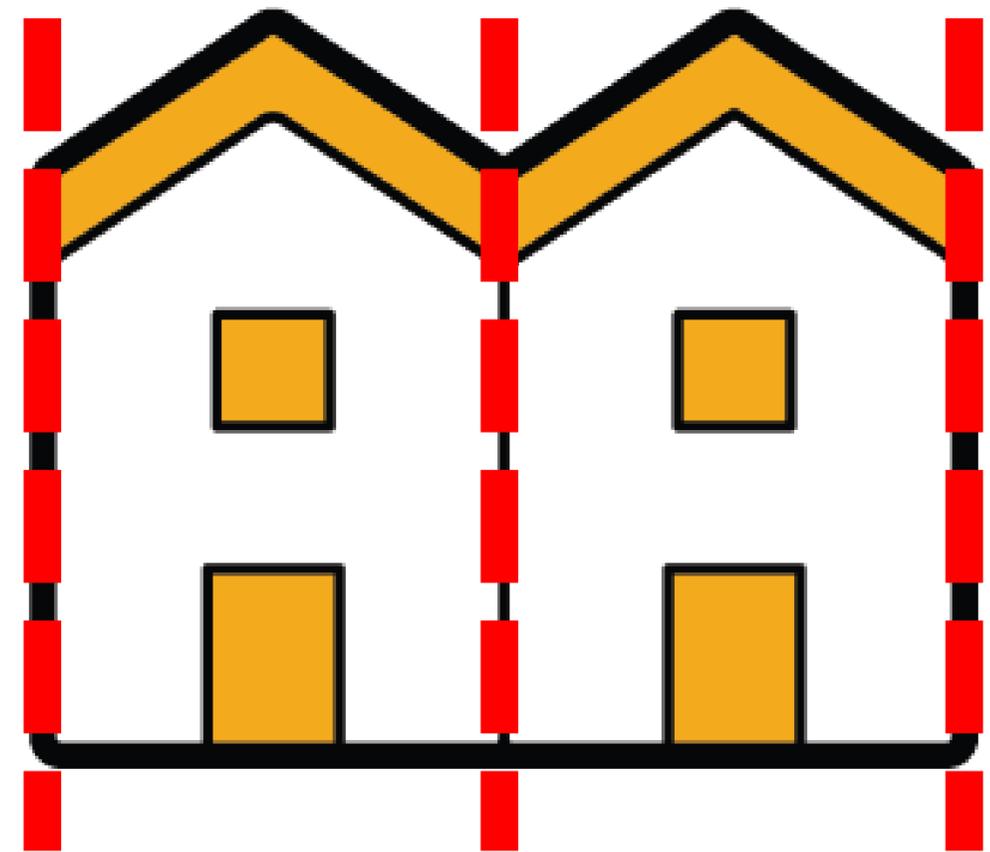
# TOWNHOUSE CONDOS



Central ownership of land

Individual ownership of units only

# SINGLE-FAMILY ATTACHED



Individual lots

Ownership includes yards and land

# STAFF RECOMMENDATIONS

## ADD SINGLE-FAMILY ATTACHED

- General Commercial (CG)
- Commercial Corridor (CC)
- Community Shopping (CS)
  
- Add design standards for single-family attached

## KEEP AS IS (MULTIFAMILY ONLY)

- Community Business (CB)
- Sugar House Business District (CSHBD 1 & 2)

# COMMUNITY BUSINESS DISTRICT

- Neighborhood-level commercial hubs
- Encroachment from residential development
- Usually includes more-affordable commercial spaces



# SUGAR HOUSE BUSINESS DISTRICT

- Regional Node
- Higher density and mix of use encouraged
- SFA dwellings usually less dense with lighter mix of uses (if at all)



# OTHER DISTRICTS (CC, CG, CS)

- All permit broad variety of uses
- CC & CG cover greater land area
- CS has stricter review process



# STAFF RECOMMENDATION: DESIGN STANDARDS

## GROUND FLOOR ENTRY

- Applies to all ground-floor units adjacent to public street
- Must have primary entry facing street

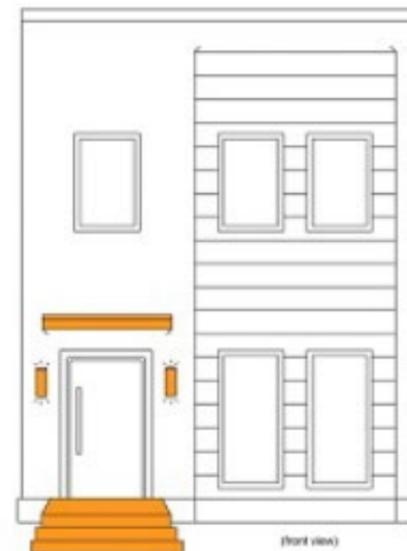
## ENTRY FEATURES

- Required entries must have porch
- Permitted design only
- Walkway connected to public sidewalk
- Exterior lighting highlighting entries

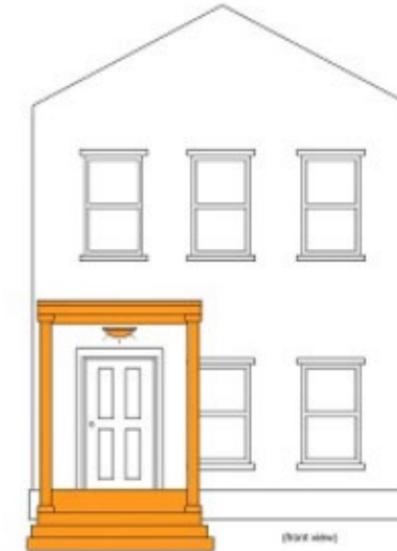
Entry Feature // Covered Porch



Entry Feature // Awning or Canopy



Entry Feature // Portico



Entry Feature // Emphasized Doorway



# RECOMMENDATION



The Planning Commission forwarded a **positive recommendation** with the recommended modifications on February 14, 2024.

Cassie Younger

Aaron Barlow

