

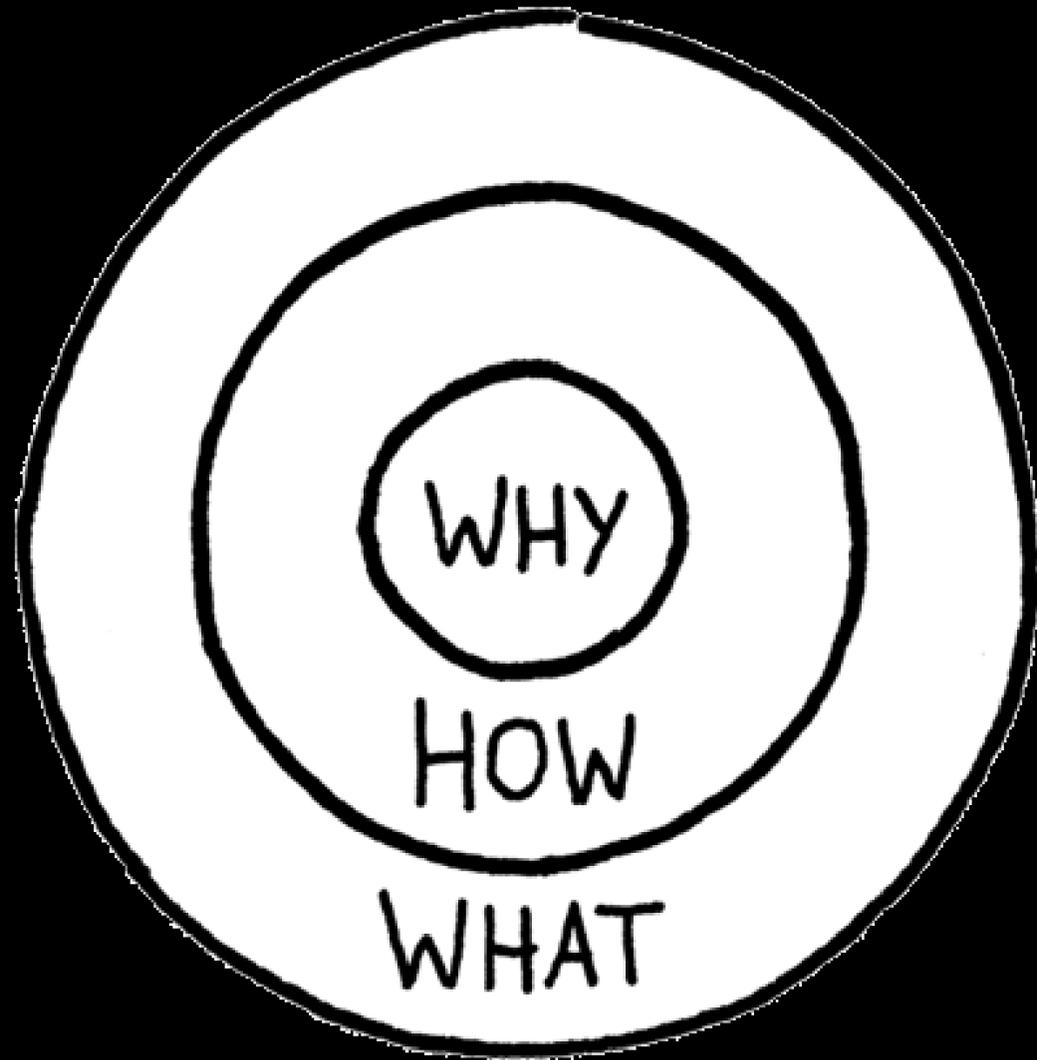
PLN2023-00155



TEXT AMENDMENT // **INCENTIVES FOR ADAPTIVE REUSE & PRESERVATION OF BUILDINGS**

City Council Briefing – May 30, 2024

PURPOSE & GOALS



- Remove Barriers
- Incentives
- Process

WHAT'S SO GREAT ABOUT EXISTING BUILDINGS ANYWAY?





Woodbine Food Hall



SLC Fire Department Training Center

“The greenest building is the one that is already standing.” -

AIA 2018 National President Carl Elfante





Former H&R Block is now the Maven District –
A curated block of locally owned businesses

PROPOSED CHANGES

CHAPTER 21A.52 – ZONING INCENTIVES

New Section: Building Preservation Incentives

New Subsections:

- A.** Adaptive Reuse for Additional Uses in Eligible Buildings (“A incentives”)
- B.** Preservation of a Principal Building (“B incentives”)

ADAPTIVE REUSE (“A INCENTIVES”)

Purpose – Primarily a use incentive for buildings with historic or cultural value and large under-utilized structures that are part of the neighborhood fabric



The “29th Ward Meetinghouse” in the Fairpark Neighborhood recently went through the existing process for adaptive reuse of a landmark site to reuse the building as a community center.

ADAPTIVE REUSE (“A INCENTIVES”)



Salt Lake City Acting Company located in former church building



Former Irving Junior High is now home to the Irving Schoolhouse Apartments

Expands on current process with the following changes:

- Eligibility
- Residential Uses
- Prohibit Certain Uses
- No Building SF Requirement
- Land Use Tables

PRESERVATION OF A PRINCIPAL BUILDING (“B INCENTIVES”)



Project at 10th & Elm – preservation of existing mansion.

Purpose:

Eligibility & Requirements

- Building age (50 years old)
- 25% of development site
- Retention of primary structures
- Retention of % of existing commercial
- Modifications to existing building
- Design Standards
- Use has to be allowed in the zone

PRESERVATION OF A PRINCIPAL BUILDING (“B INCENTIVES”)

Incentives:

- Lot area & lot width
- Reduced parking
- Setbacks
- PD – waived or admin
- Height – admin DR



Pickle & Hide adaptive reuse development



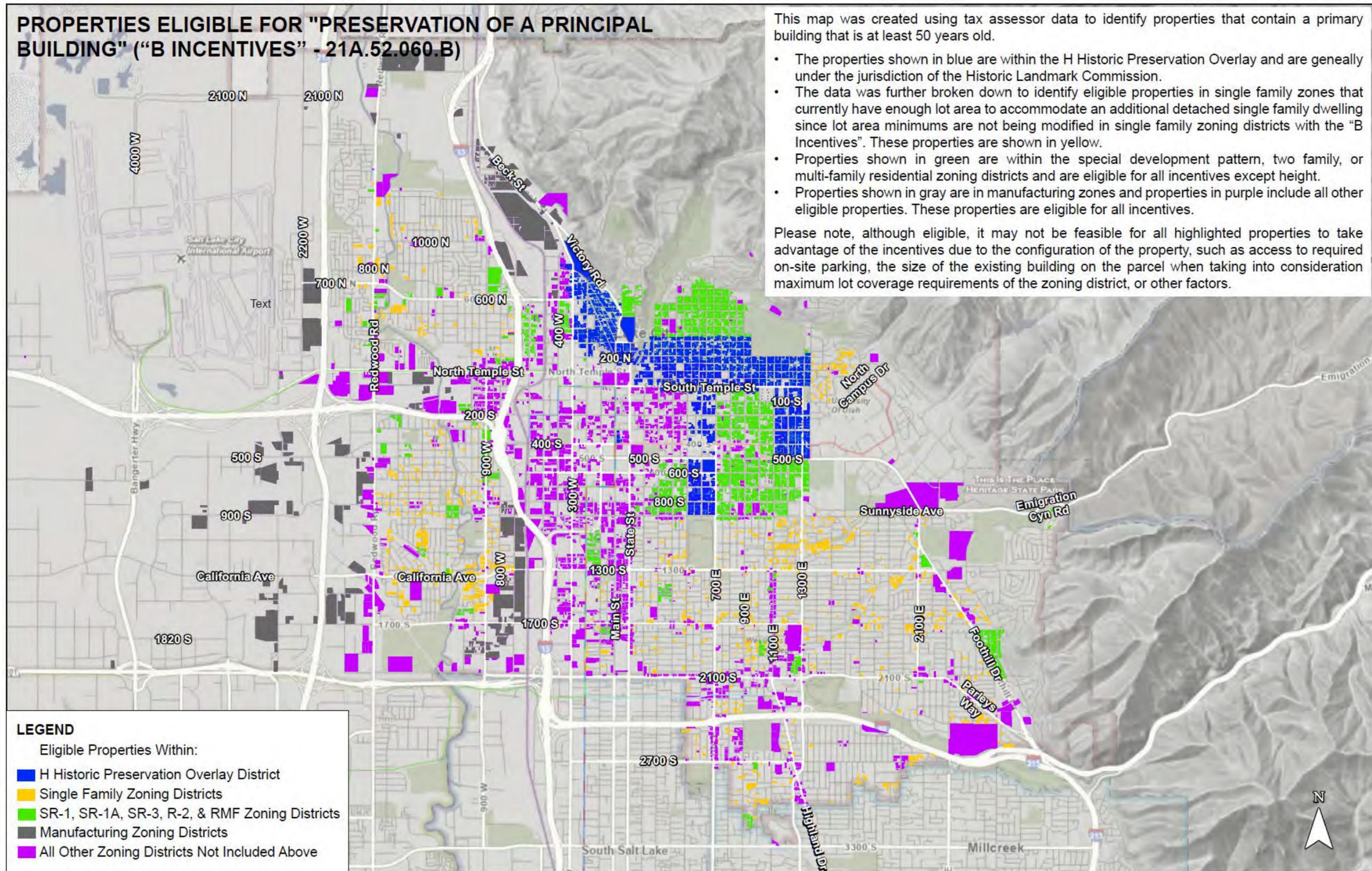
Central Warehouse adaptive reuse development

PROPERTIES ELIGIBLE FOR "PRESERVATION OF A PRINCIPAL BUILDING" ("B INCENTIVES" - 21A.52.060.B)

This map was created using tax assessor data to identify properties that contain a primary building that is at least 50 years old.

- The properties shown in blue are within the H Historic Preservation Overlay and are generally under the jurisdiction of the Historic Landmark Commission.
- The data was further broken down to identify eligible properties in single family zones that currently have enough lot area to accommodate an additional detached single family dwelling since lot area minimums are not being modified in single family zoning districts with the "B Incentives". These properties are shown in yellow.
- Properties shown in green are within the special development pattern, two family, or multi-family residential zoning districts and are eligible for all incentives except height.
- Properties shown in gray are in manufacturing zones and properties in purple include all other eligible properties. These properties are eligible for all incentives.

Please note, although eligible, it may not be feasible for all highlighted properties to take advantage of the incentives due to the configuration of the property, such as access to required on-site parking, the size of the existing building on the parcel when taking into consideration maximum lot coverage requirements of the zoning district, or other factors.



LEGEND

Eligible Properties Within:

- Blue square: H Historic Preservation Overlay District
- Yellow square: Single Family Zoning Districts
- Green square: SR-1, SR-1A, SR-3, R-2, & RMF Zoning Districts
- Gray square: Manufacturing Zoning Districts
- Purple square: All Other Zoning Districts Not Included Above

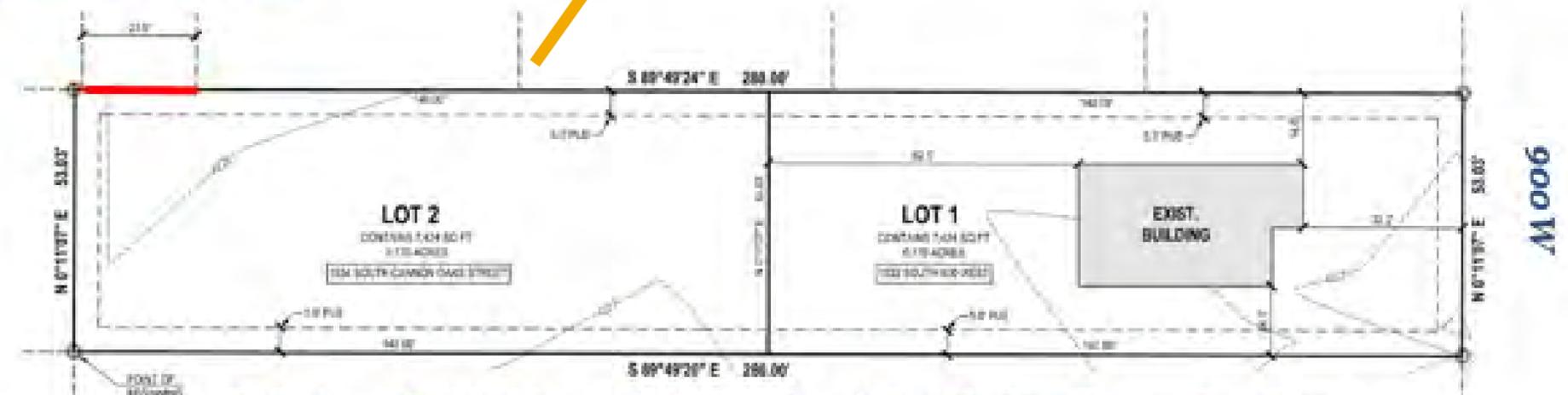


SINGLE FAMILY ZONE EXAMPLE

- **Waived PD for Reduced lot width/frontage** on a public street from 50 FT to 23 FT.
- **Lot size – 14,550 SF** (*lot area requirements still apply for SF zones*)



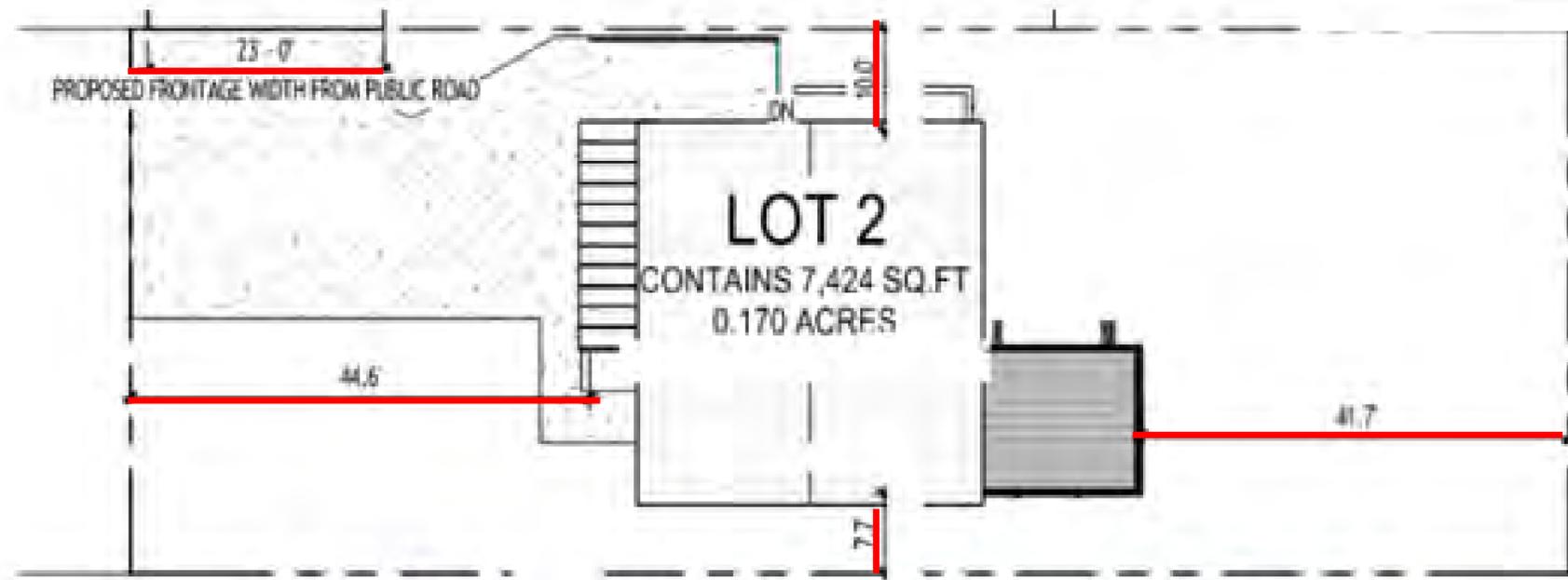
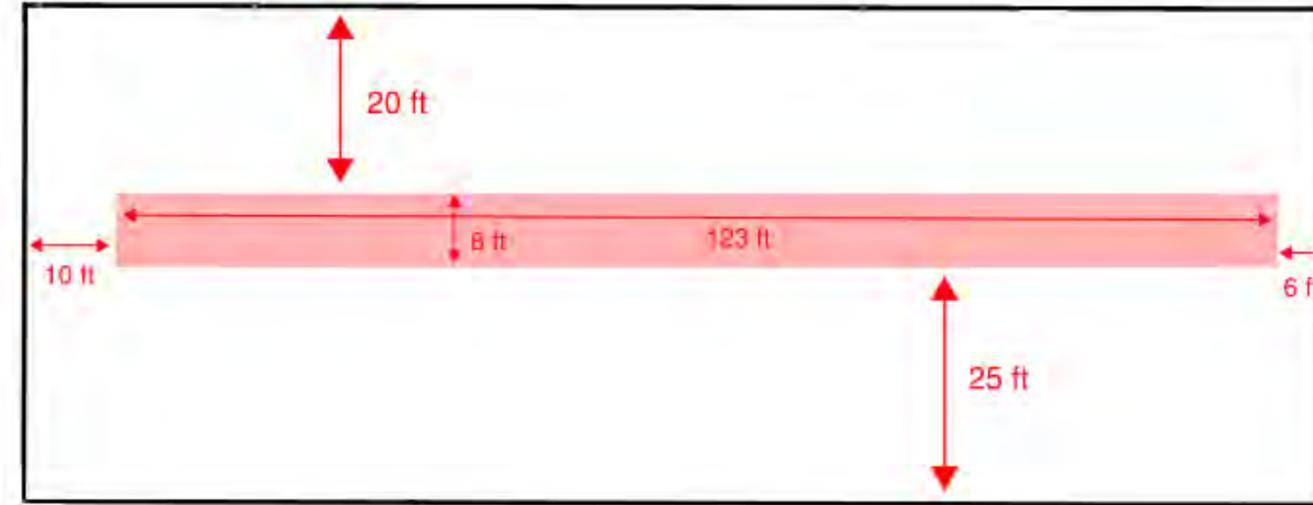
Cannon Oaks Place



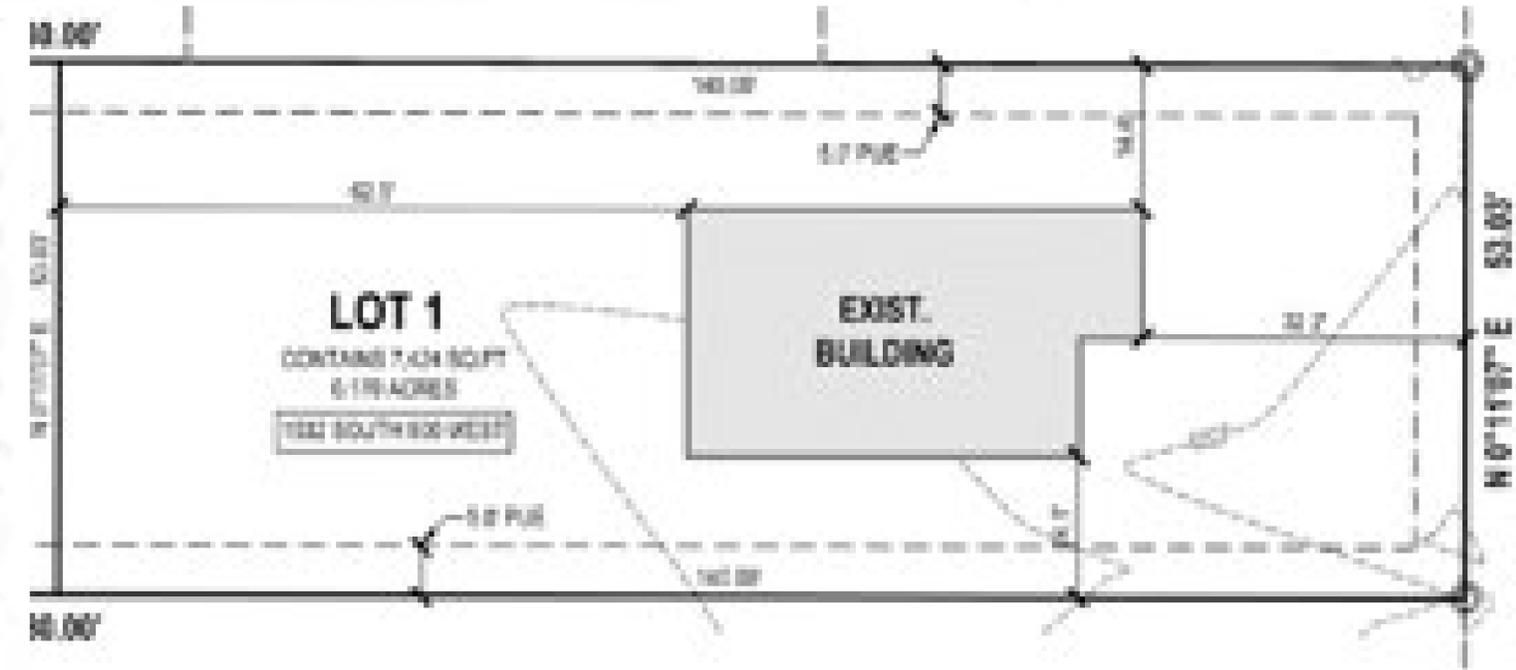
Preliminary Plat (red line indicating frontage/lot width along Cannon Oaks Place)

SINGLE FAMILY ZONE EXAMPLE

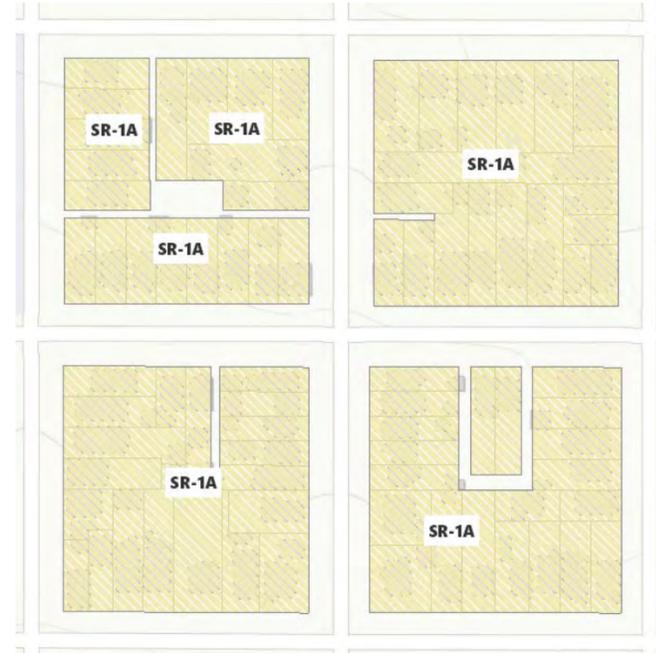
- Admin PD for modified front and rear setbacks for the new lot



Site Plan for Lot 2 showing proposed setbacks (provided by applicant)



SR-1, SR-1A & R-2 EXAMPLE



Interior streets are common in these zones



EXISTING LOT DETAILS	
Existing Lot Size	7,301 SF (Width 49', Depth 149')
# of Units	1 Unit (1 Single-family Detached Dwelling Unit)
Building Coverage	1,321 SF (18%)
Building Age	99 years old (1925 construction)

SR-1, SR-1A & R-2 EXAMPLE



BUILDING/LOT #1 EXISTING DWELLING

Lot Size	3,773 SF (Width 49', Depth 77')
Building Height	27 FT to Roof Ridge
Building Coverage	1,321 SF (35%)
Front Yard Setback	14 FT (existing)
Side Yard Setbacks	11 FT, 12 FT (existing)
Rear Yard Setback	19.25 FT
Parking	2 Surface Parking Stalls (only 1 stall required)



BUILDING/LOT #2 (NEW DEVELOPMENT)

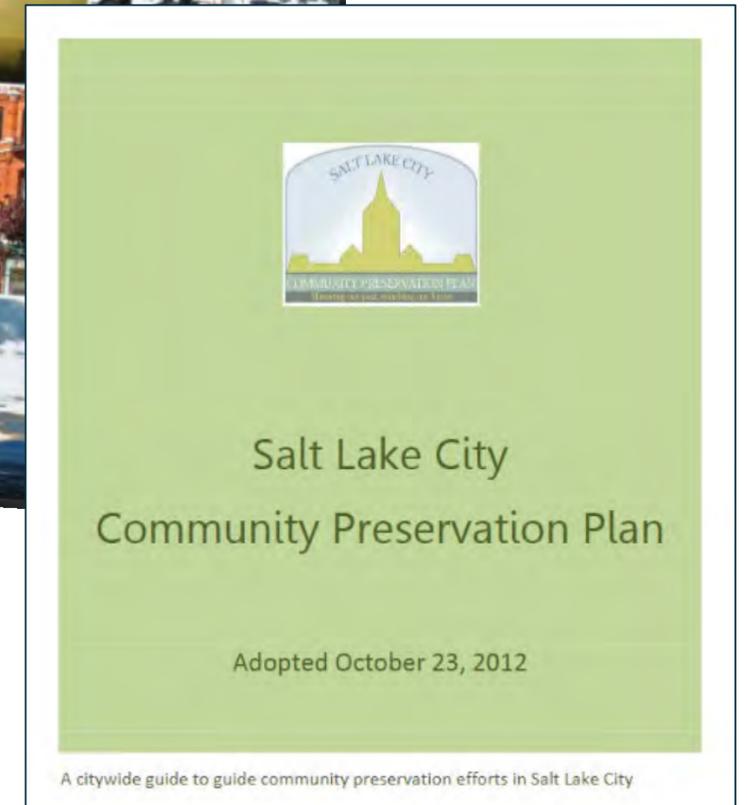
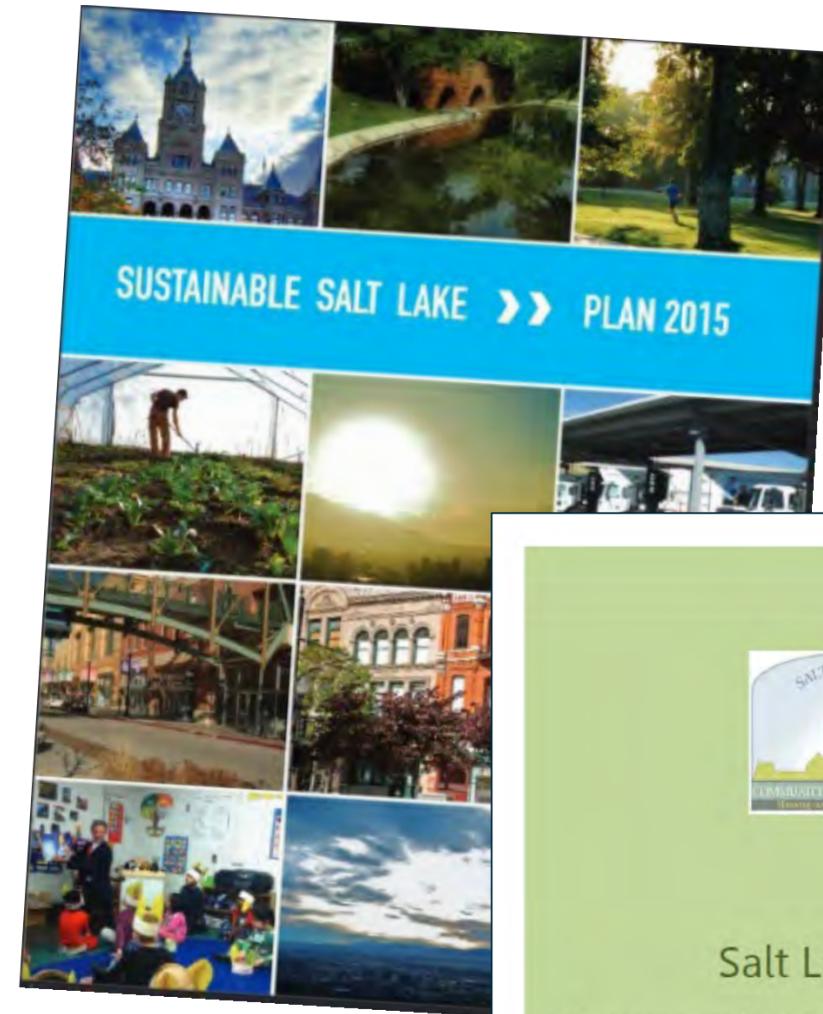
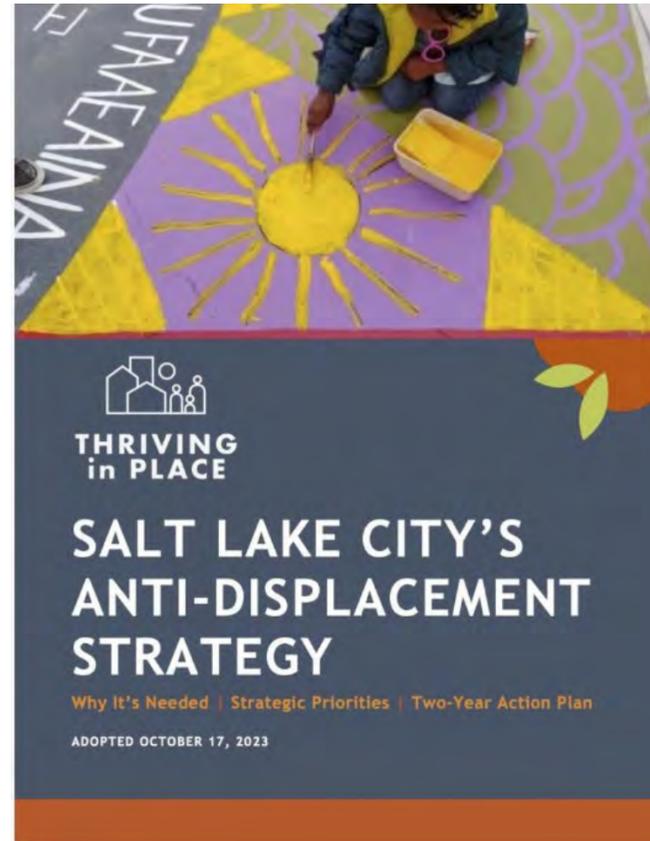
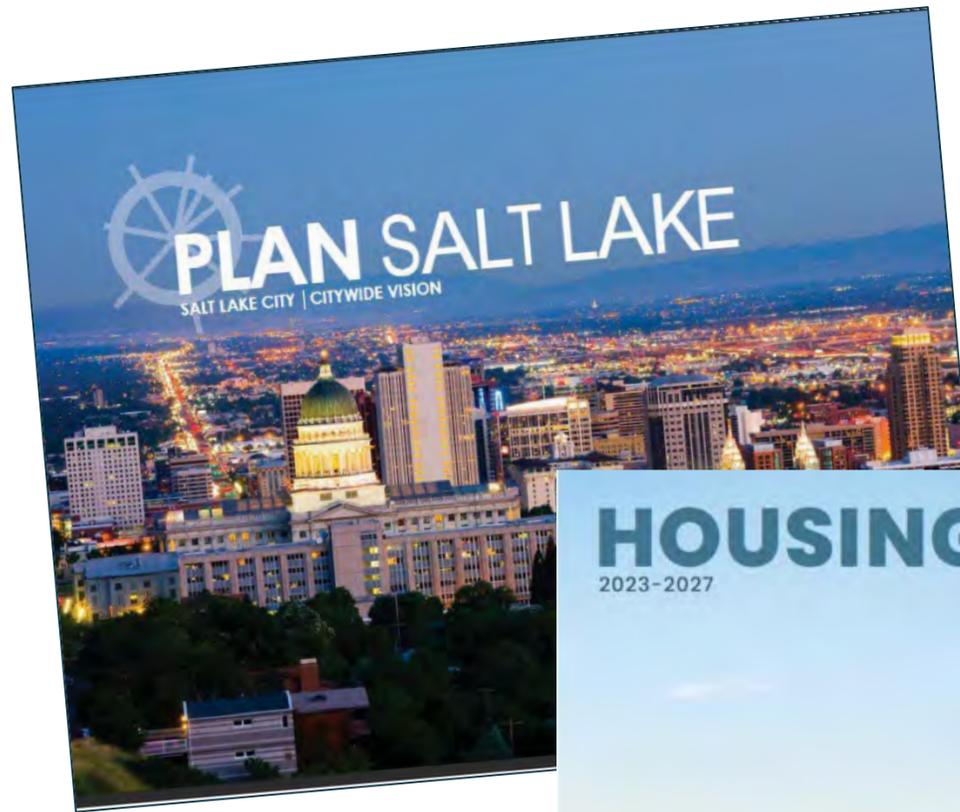
Building#1 facing public street, Building#2 behind Building#1

Lot Size	3,773 SF (Width 49', Depth 72')
Building Height	23 FT to Roof Ridge
Building Coverage	1,308 SF (37%)
Front Yard Setback	20 FT
Side Yard Setbacks	5 FT, 16 FT
Rear Yard Setback	18 FT
Parking	2 Surface Parking Stalls (only 1 stall required)

ZONING INCENTIVES

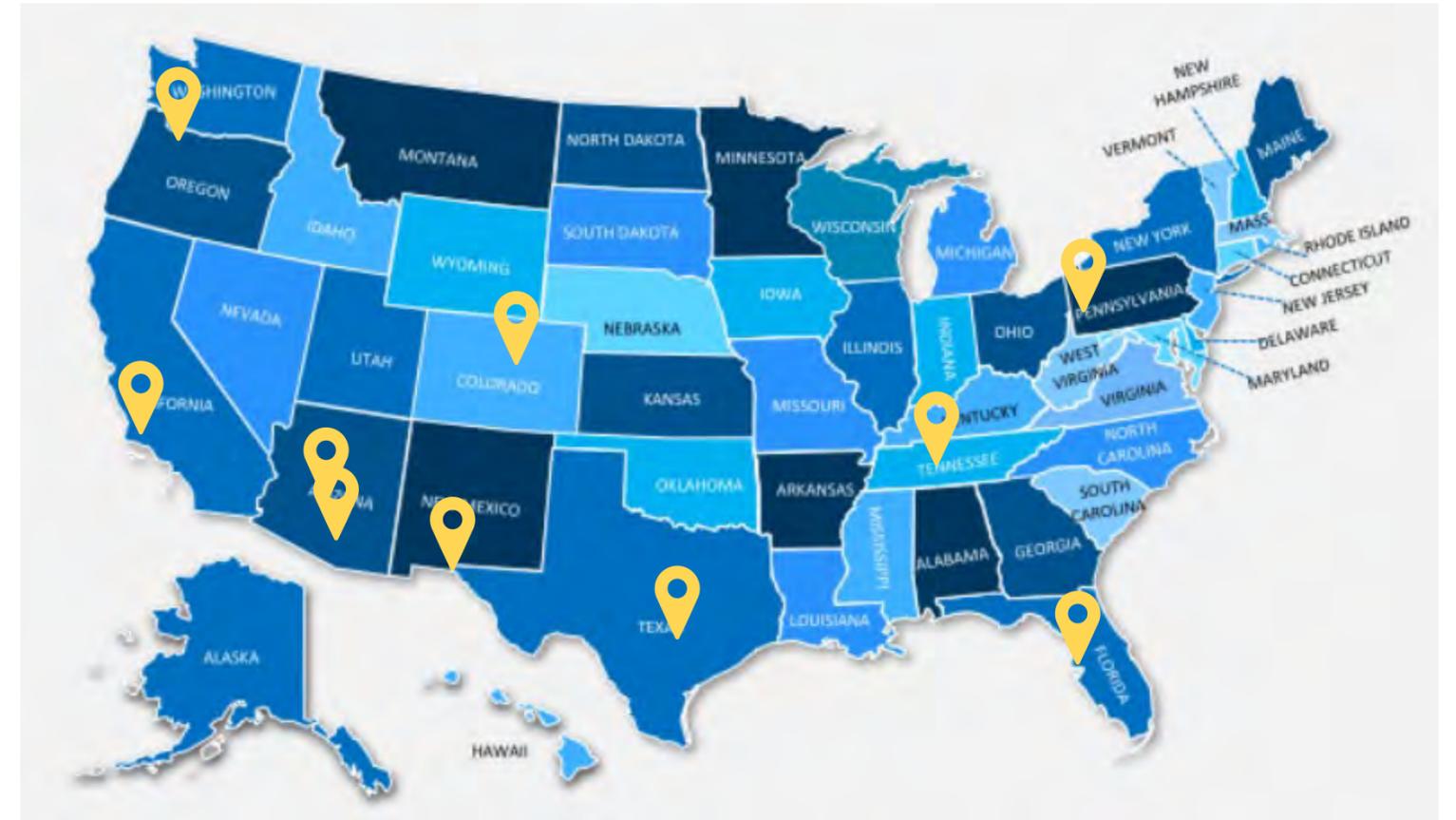
- **Waived PD for lot without frontage and lot width**
- **Lot area waived**
- **Parking**

TEXT AMENDMENT CONSIDERATIONS



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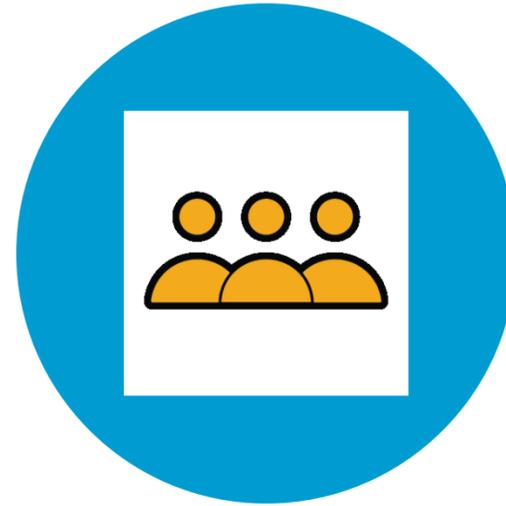
- Zoning ordinance purpose
- Overlays
- Best practices



PUBLIC PROCESS



Public Notices & Open House



Briefings & Public Hearing with HLC & PC



Public Comments

CONSIDERATIONS FOR CITY COUNCIL

“B INCENTIVES”

- **Building Age**
- **Design Standards**
 - *Upper Level Glass %*
 - *Building Entrances*
- *These changes are reflected in Ordinance Version 2*



Upper level glass on this project above ranges per floor from approximately 25-30%.

Amy Thompson



INCENTIVE	BUILDING PRESERVATION	AFFORDABLE HOUSING
Additional Housing Types in Single & Two-Family Zoning Districts: Twin home/two-family, three-family dwellings, four-family dwellings, row houses, sideways row houses, and cottage developments.		X
Additional Housing Types in Community Business, Commercial Corridor, General Commercial and Institutional Zoning Districts: Row houses, sideways row houses, and cottage developments.		X
Additional Uses	X (Additional uses limited to "A Incentives")	X (Allows for additional housing types not normally permitted only as indicated above)
Additional Height: Between 1-3 stories, depending on the zone, in the following zoning districts: Mixed Use Residential, Commercial, Form Based Downtown, Gateway Mixed Use, Mixed Use, and some of the Special Purpose Districts.	X (All additional height requires administrative Design Review)	X (Some zones permit additional height, and zones where Design Review was required for additional height require administrative Design Review)
Waived Planned Development: Multiple buildings on a single parcel or a lot or parcel without public street frontage.	X	X
Administrative Planned Development authorized for some modifications subject to meeting the planned development standards.	X	
Parking Reductions	X	X
No Minimum Lot Area and Lot Width	X (Single family zoning districts are not exempt from lot area with the "B Incentives")	X
Minimum Required Yards: May apply to the perimeter of the development and not to the individual lots or parcels within the development.	X	X

AHI & BPI EXAMPLE (INSTITUTIONAL ZONING DISTRICT)

