

ERIN MENDENHALL
Mayor



DEPARTMENT of COMMUNITY
and NEIGHBORHOODS

Blake Thomas
Director

CITY COUNCIL TRANSMITTAL


rachel.otto (Mar 19, 2024 11:35 MDT)

Rachel Otto, Chief of Staff

Date Received: 03/19/2024

Date sent to Council: 03/19/2024

TO: Salt Lake City Council
Victoria Petro, Chair

DATE: 3/19/2024

FROM: Blake Thomas, Director, Department of Community & Neighborhoods



SUBJECT: Petition PLNPCM2023-00952
Attached Garages Zoning Text Amendment

STAFF CONTACT: Grant Amann, Associate Planner
grant.amann@slcgov.com, 801-535-6171

DOCUMENT TYPE: Ordinance

RECOMMENDATION: Adopt the ordinance as recommended by Planning Commission

BUDGET IMPACT: None

BACKGROUND/DISCUSSION: In 2021, Utah State code was amended (HB 1003) which imposed limitations on what municipalities can require in terms of design elements.

The Salt Lake City Planning Division is proposing a text amendment to primarily update the standards and design elements for attached structures, which includes garages.

This proposed amendment removes language stipulating exterior building color, exterior building glass, and roof material/color. This is a direct response to the state code update of 2021. It also removes requirements for standardized entrance landings and residential building foundations which require poured concrete footings because this is already addressed in the building code. The proposal clarifies general yard, bulk, and height standards for accessory structures and their connection to primary structures. This improves administration of the regulations but more importantly helps the public understand the code.

All modifications proposed are in line with the State code requirements and seek to foster a beautiful city that is both adaptable and responsive to evolving needs and priorities.

SUMMARY OF PROPOSED CHANGES:

The proposed ordinance language is provided in Exhibit 1. The following changes are being proposed.

1. Amendments to 21A.24.010 – General Provisions
 - Removal of language dictating design features such as exterior building colors, residential building foundation standards and entrance landing requirements.
2. Amendments to 21A.24.020, 030, 040, 050, 060, 070, 080, 100, 110, and 120
 - Removal of language dictating the location of garages doors. This language is a design element that was made illegal to regulate by the updates to the Utah State Code.
 - Clarification on the location that replacement garages can be built. This language matches the historic interpretation at the city and increases readability and understanding of the code.
 - Clarification that in FP and FR districts, accessory buildings are not permitted in any *required* yard, but are permitted in non-required yards.
3. Amendments to 21A.36.190: Residential Building Standards For Legal Conforming Single-Family Detached Dwellings, Two-Family Dwellings And Twin Homes In Nonresidential Zoning Districts
 - Removal of language dictating foundation standards and entrance landings. This language is redundant and unenforceable in the zoning code because it is already addressed in building code.
4. Amendments to 21A.40.050: General Yard, Bulk, and Height Limitations:
 - Clarification and addition of language dictating the location of accessory buildings, especially those located in side yards. This language clarifies that accessory buildings are permitted in required interior side yards when located a minimum of 4 feet from any portion of the principal building.
 - Addition of an illustrative graphic which helps depict this regulation.
 - Clarification of language dictating the location of accessory buildings in rear yards, which is generally one foot from side and rear lot lines, and no closer than 4 feet to any portion of the principal building.
 - This clarification also helps distinguish pedestrian connections, such as breezeways, and helps distinguish ‘attached structures’ from structures that would not be considered attached.
5. Amendments to 21A.62.040 -Definitions of Terms
 - Clarification in the definitions that impact accessory and attached structures.

- Clarification in the definition of the “front line of buildings” and that uncovered porches aren’t considered when determining the front line. This is because the location of attached garages can hinge on the location of the porch.

PUBLIC PROCESS:

- Notice of the project and request for comments was sent to all Recognized Community Councils on November 21, 2023.
 - No letters or emails were received in opposition to the proposal.
- The Planning Commission public hearing was held on January 10th, 2024. The Planning Commission voted unanimously to forward a positive recommendation to the City Council for the proposal as requested by the applicant.

Planning Commission (PC) Records

- a) [PC Agenda of January 10, 2024](#) (Click to Access)
- b) [PC Minutes of January 10, 2024](#) (Click to Access)
- c) [Planning Commission Staff Report of January 10, 2024](#) (Click to Access Report)

EXHIBITS:

1. Ordinance: Final and Legislative Versions
2. Project Chronology
3. Notice of City Council Hearing
4. Petition Initiation Request

ERIN MENDENHALL
Mayor



**DEPARTMENT of COMMUNITY
and NEIGHBORHOODS**
Blake Thomas
Director

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**1. ORDINANCE: FINAL AND LEGISLATIVE
VERSIONS**

SALT LAKE CITY ORDINANCE
No. _____ of 2024

(An ordinance amending various sections of Title 21A of the *Salt Lake City Code* pertaining to attached and detached accessory structures.)

An ordinance amending various sections of Title 21A of the *Salt Lake City Code* pursuant to Petition No. PLNPCM2023-00952 pertaining to regulation regarding attached garage design standards.

WHEREAS, on January 10, 2024, the Salt Lake City Planning Commission (“Planning Commission”) held a public hearing to consider a petition by Mayor Erin Mendenhall to amend various sections of Title 21A of the *Salt Lake City Code* pertaining to standards regulating accessory structures pursuant to Petition No. PLNPCM2023-00952; and

WHEREAS, on January 10, 2024 the Planning Commission held a public hearing on said petition; and

WHEREAS, at its January 10, 2024, meeting the Planning Commission voted in favor of transmitting a positive 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. Repealing the text of Subsection 21A.24.010.H. That Subsection 21A.24.010.H of the *Salt Lake City Code* (Zoning: Residential Districts: General Provisions: Side Entry Buildings) shall be, and hereby is repealed as follows:

H. Repealed.

SECTION 2. Amending the text of Subsection 21A.24.010.P.3. That Subsection 21A.24.010.P.3 of the *Salt Lake City Code* (Zoning: Residential Districts: General Provisions: Special Foothills Regulations: Design Regulations) shall be, and hereby is amended to read as follows:

3. Mechanical Equipment: Mechanical equipment including, without limitation, swamp coolers, air conditioning equipment, heat pumps, vents, blowers and fans shall be screened from view or painted to match the building color adjacent to the equipment. Roof mounted mechanical equipment, excluding solar panels which are subject to Section 21A.40.190 of this title, shall not extend above the highest roof ridgeline.

SECTION 3. Repealing the text of Subsection 21A.24.010.P.13. That Subsection 21A.24.010.P.13 of the *Salt Lake City Code* (Zoning: Residential Districts: General Provisions: Special Foothills Regulations: Applicability to Existing Buildings and Structures) shall be, and hereby is repealed as follows:

~~13. Applicability To Existing Buildings And Structures: Colors and building materials on existing structures may be maintained and/or repaired with materials and colors similar to those existing before the enactment of this title. Such colors and materials may only be modified to bring them into closer compliance with subsection P3 of this section. The provisions of this subsection shall apply to additions to existing buildings and structures within the FR 1/43,560, FR 2/21,780, FR 3/12,000 and FP Districts. Additions after April 12, 1995, to buildings and structures existing prior to April 12, 1995, shall conform to all provisions of this subsection, except that building colors and materials may match the original building or structure~~

SECTION 4. Repealing the text of Subsection 21A.24.010.U. That Subsection 21A.24.010.U of the *Salt Lake City Code* (Zoning: Residential Districts: General Provisions: Special Foothills Regulations: Residential Building Foundation Standard) shall be, and hereby is repealed as follows:

U. Repealed.

SECTION 5. Repealing the text of Subsection 21A.24.010.V. That Subsection 21A.24.010.V of the *Salt Lake City Code* (Zoning: Residential Districts: General Provisions: Special Foothills Regulations: Entrance Landing) shall be, and hereby is repealed as follows:
V. Repealed.

SECTION 6. Amending the text of Subsection 21A.24.020.K. That Subsection 21A.24.020.K of the *Salt Lake City Code* (Zoning: Residential Districts: FR-1/43,560 Foothills Estate Residential District: Standards for Attached Garages) shall be, and hereby is amended to read as follows:

K. Standards for Attached Garages:

1. Width of an Attached Garage: The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front facade of the house. 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.
2. Located Behind or In Line with the Front Line of the Building: No attached garage shall be constructed forward of the "front line of the building" (as defined in section 21A.62.040 of this title), unless:
 - a. A new garage is constructed to replace an existing garage that is forward of the "front line of the building". In this case, the new garage shall be constructed in a similar location as the garage being replaced with dimensions that do not increase the degree of noncompliance; or
 - b. At least 50% of the existing garages on the block face are located forward of the "front line of the building".

SECTION 7. Amending the text of Subsection 21A.24.030.K. That Subsection 21A.24.030.K of the *Salt Lake City Code* (Zoning: Residential Districts: FR-2/21,780 Foothills Residential District: Standards for Attached Garages) shall be, and hereby is amended to read as follows:

K. Standards for Attached Garages:

1. Width of an Attached Garage: The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front facade of the house. 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

2. Located Behind or In Line with the Front Line of the Building: No attached garage shall be constructed forward of the "front line of the building" (as defined in section 21A.62.040 of this title), unless:

a. A new garage is constructed to replace an existing garage that is forward of the "front line of the building". In this case, the new garage shall be constructed in a similar location as the garage being replaced with dimensions that do not increase the degree of noncompliance; or

b. At least 50% of the existing garages on the block face are located forward of the "front line of the building".

SECTION 8. Amending the text of Subsection 21A.24.040.K. That Subsection

21A.24.040.K of the *Salt Lake City Code* (Zoning: Residential Districts: FR-3/12,000 Foothills

Residential District: Standards for Attached Garages) shall be, and hereby is amended to read as

follows:

K. Standards for Attached Garages:

1. Width of an Attached Garage: The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front facade of the house. 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

2. Located Behind or In Line with the Front Line of the Building: No attached garage shall be constructed forward of the "front line of the building" (as defined in section 21A.62.040 of this title), unless:

a. A new garage is constructed to replace an existing garage that is forward of the "front line of the building". In this case, the new garage shall be constructed in a similar location as the garage being replaced with dimensions that do not increase the degree of noncompliance; or

b. At least (50%) of the existing garages on the block face are located forward of the "front line of the building".

SECTION 9. Amending the text of Subsection 21A.24.050.H. That Subsection

21A.24.050.H of the *Salt Lake City Code* (Zoning: Residential Districts: R-1/12,000 Single-

Family Residential District: Standards for Attached Garages) shall be, and hereby is amended to read as follows:

H. Standards for Attached Garages:

1. Width of an Attached Garage: The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front facade of the house. 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
2. Located Behind or In Line with the Front Line of the Building: No attached garage shall be constructed forward of the "front line of the building" (as defined in section 21A.62.040 of this title), unless:
 - a. A new garage is constructed to replace an existing garage that is forward of the "front line of the building". In this case, the new garage shall be constructed in a similar location as the garage being replaced with dimensions that do not increase the degree of noncompliance; or
 - b. At least 50% of the existing garages on the block face are located forward of the "front line of the building".

SECTION 10. Amending the text of Subsection 21A.24.060.H. That Subsection 21A.24.060.H of the *Salt Lake City Code* (Zoning: Residential Districts: R-1/7,000 Single-Family Residential District: Standards for Attached Garages) shall be, and hereby is amended to read as follows:

H. Standards for Attached Garages:

1. Width of an Attached Garage: The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front facade of the house. 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
2. Located Behind or In Line with the Front Line of the Building: No attached garage shall be constructed forward of the "front line of the building" (as defined in section 21A.62.040 of this title), unless:
 - a. A new garage is constructed to replace an existing garage that is forward of the "front line of the building". In this case, the new garage shall be constructed in a similar location as the garage being replaced with dimensions that do not increase the degree of noncompliance; or

b. At least 50% of the existing garages on the block face are located forward of the "front line of the building".

SECTION 11. Amending the text of Subsection 21A.24.070.H. That Subsection 21A.24.070.H of the *Salt Lake City Code* (Zoning: Residential Districts: R-1/5,000 Single-Family Residential District: Standards for Attached Garages) shall be, and hereby is amended to read as follows:

H. Standards for Attached Garages:

1. Width of an Attached Garage: The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front facade of the house. 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
2. Located Behind or In Line with the Front Line of the Building: No attached garage shall be constructed forward of the "front line of the building" (as defined in section 21A.62.040 of this title), unless:
 - a. A new garage is constructed to replace an existing garage that is forward of the "front line of the building". In this case, the new garage shall be constructed in a similar location as the garage being replaced with dimensions that do not increase the degree of noncompliance; or
 - b. At least 50% of the existing garages on the block face are located forward of the "front line of the building".

SECTION 12. Amending the text of Subsection 21A.24.080.H. That Subsection 21A.24.080.H of the *Salt Lake City Code* (Zoning: Residential Districts: SR-1 and SR-1A Special Development Pattern: Standards for Attached Garages) shall be, and hereby is amended to read as follows:

H. Standards for Attached Garages:

1. Width of an Attached Garage: The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front facade of the house. 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

2. Located Behind or In Line with the Front Line of the Building: No attached garage shall be constructed forward of the "front line of the building" (as defined in section 21A.62.040 of this title), unless:

- a. A new garage is constructed to replace an existing garage that is forward of the "front line of the building". In this case, the new garage shall be constructed in a similar location as the garage being replaced with dimensions that do not increase the degree of noncompliance; or
- b. At least 50% of the existing garages on the block face are located forward of the "front line of the building".

SECTION 13. Amending the text of Subsection 21A.24.100.H. That Subsection 21A.24.100.H of the *Salt Lake City Code* (Zoning: Residential Districts: SR-3 Special Development Residential District: Standards for Attached Garages) shall be, and hereby is amended to read as follows:

H. Standards for Attached Garages:

- 1. Width of an Attached Garage: The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front facade of the house. 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
- 2. Located Behind or In Line with the Front Line of the Building: No attached garage shall be constructed forward of the "front line of the building" (as defined in section 21A.62.040 of this title), unless:
 - a. A new garage is constructed to replace an existing garage that is forward of the "front line of the building". In this case, the new garage shall be constructed in a similar location as the garage being replaced with dimensions that do not increase the degree of noncompliance; or
 - b. At least 50% of the existing garages on the block face are located forward of the "front line of the building".

SECTION 14. Amending the text of Subsection 21A.24.110.H. That Subsection 21A.24.110.H of the *Salt Lake City Code* (Zoning: Residential Districts: R-2 Single- and Two-

Family Residential District: Standards for Attached Garages) shall be, and hereby is amended to read as follows:

H. Standards for Attached Garages:

1. Width of an Attached Garage: The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front facade of the house. 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
2. Located Behind or In Line with the Front Line of the Building: No attached garage shall be constructed forward of the "front line of the building" (as defined in section 21A.62.040 of this title), unless:
 - a. A new garage is constructed to replace an existing garage that is forward of the "front line of the building". In this case, the new garage shall be constructed in a similar location as the garage being replaced with dimensions that do not increase the degree of noncompliance; or
 - b. At least 50% of the existing garages on the block face are located forward of the "front line of the building".

SECTION 15. Amending the text of Subsection 21A.34.120.F. That Subsection

21A.34.120.F of the *Salt Lake City Code* (Zoning: Overlay Districts: YCI Yalecrest Compatible Infill Overlay District: Standards for Attached Garages) shall be, and hereby is amended to read as follows:

F. Standards for Attached Garages:

1. Located Behind or In Line with the Front Line of the Building: No attached garage shall be constructed forward of the "front line of the building" (as defined in section 21A.62.040 of this title), unless a new garage is constructed to replace an existing garage. In this case, the new garage shall be constructed in a similar location as the garage being replaced with dimensions that do not increase the degree of noncompliance.
2. Width of an Attached Garage: The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front facade of the house. 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 up to a maximum of three feet (3').

SECTION 16. Amending the text of Table 21A.36.020.B. That Table 21A.36.020.B of the *Salt Lake City Code* (Zoning: General Provisions: Conformance with Lot and Bulk Controls: Obstructions in Required Yards) shall be, and hereby is amended to change the second row and Note 3 only, with no other changes to the table, as follows:

**TABLE 21A.36.020B
OBSTRUCTIONS IN REQUIRED YARDS¹**

Type Of Structure Or Use Obstruction	Front And Corner Side Yards	Side Yard	Rear Yard
Accessory buildings subject to the provisions of Chapter 21A.40, and located at least 1 foot from all property lines except for the FP and FR Districts where no accessory building is permitted in any required yard. Accessory buildings shall be at least 10 feet from a principal residential building on an adjacent lot		X ³	X

Notes:

1. "X" denotes where obstructions are allowed.
2. Reserved.
3. The accessory structure shall be located in accordance with Section 21A.40.050.A.3.

SECTION 17. Repealing the text of Subsection 21A.36.190.C. That Subsection 21A.36.190.C of the *Salt Lake City Code* (Zoning: General Provisions: Residential Building Standards For Legal Conforming Single-Family Detached Dwellings, Two-Family Dwellings And Twin Homes In Nonresidential Zoning Districts: Residential Building Foundation Standard) shall be, and hereby is repealed as follows:

C. Repealed.

SECTION 18. Repealing the text of Subsection 21A.36.190.D. That Subsection 21A.36.190.D of the *Salt Lake City Code* (Zoning: General Provisions: Residential Building

Standards For Legal Conforming Single-Family Detached Dwellings, Two-Family Dwellings And Twin Homes In Nonresidential Zoning Districts: Entrance Landing) shall be, and hereby is repealed as follows:

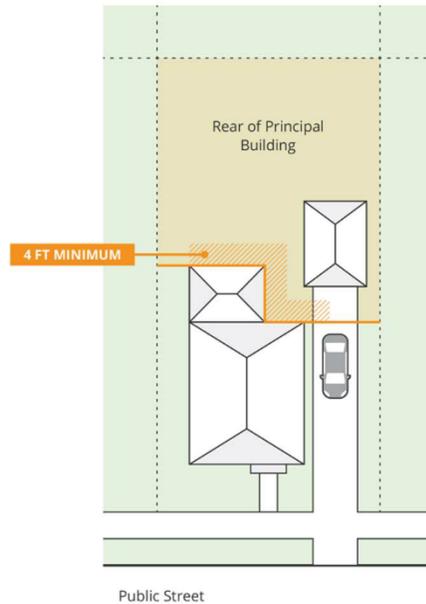
D. Repealed.

SECTION 19. Amending the text of Subsection 21A.40.050.A. That Subsection 21A.40.050.A of the *Salt Lake City Code* (Zoning: Accessory Uses, Buildings and Structures: General Yard, Bulk and Height Limitations: Location of Accessory Buildings in Required Yards) shall be, and hereby is amended to read as follows:

A. Location of Accessory Buildings:

1. Front Yards: Accessory buildings are prohibited in any required front yard and shall be set back at least as far as the principal building when the principal building exceeds the required front yard setback. Notwithstanding the foregoing, hoop houses and cold frame structures up to twenty four inches (24") in height may be placed in a front yard.
2. Corner Lots: No accessory building on a corner lot shall be closer to the street than the distance required for corner side yards. At no time, however, shall an accessory building be closer than twenty feet (20') to a public sidewalk or public pedestrian way and the accessory building shall be set back at least as far as the principal building. Notwithstanding the foregoing, hoop houses and cold frame structures up to twenty four inches (24") in height may be placed in a corner side yard.
3. Side Yards: Hoop houses, greenhouses, and cold frame structures associated solely with growing food and/or plants are allowed in any interior side yard. Other accessory buildings are permitted in a required interior side yard when located a minimum of 4 feet from any portion of the principal building and behind the rear wall of the principal building as shown in the illustration below:

ACCESSORY BUILDING STRUCTURES IN SIDE YARDS



○ Rear of Principal Building | ○ Minimum of 4 ft from any portion of the Principal Building

4. Rear Yards: Accessory buildings shall be built a minimum of 4 feet from any portion of the principal building; however, pedestrian connections, such as breezeways, that do not exceed 5' in width may be allowed. The minimum distance requirement does not apply to cold frames associated solely with growing food and/or plants.
5. Distance from lot lines: In residential districts, accessory buildings shall be built at least one foot from sides and rear lot lines except when sharing a common wall with an accessory building on an adjacent lot.
6. Distance from residential buildings: Accessory buildings shall be a minimum of 10' from any portion of a principal residential building on an adjacent lot when that adjacent lot is in a residential zoning district; excluding hoop houses, greenhouses, and cold frames associated solely with growing food and/or plants. This provision shall not be construed to limit the construction or expansion of a principal building.
7. Double Frontage Lots: On properties where two opposite ends of the lot have frontage on a street, accessory structures and buildings may be located in a front yard provided the accessory building or structure:
 - a. Is located in a provided yard that is directly opposite to the front yard where the primary entrance to the principal building is located;
 - b. Is in a location that is consistent with other accessory building locations on the block;

- c. Complies with any sight distance triangle requirements of this title; and
- d. Complies with all other accessory building and structure requirements of this title.

SECTION 20. Amending the text of Section 21A.62.040. That only the definitions of “ACCESSORY BUILDING OR STRUCTURE”, “BUILDING CONNECTION”, “BUILDING, FRONT LINE OF” and “GARAGE, ATTACHED” in Section 21A.62.040 of the *Salt Lake City Code* (Zoning: Definitions: Definitions of Terms) shall be, and hereby are amended as follows:

- a. ACCESSORY BUILDING OR STRUCTURE: A subordinate building or structure, located on the same lot as the principal building, occupied by or devoted to an accessory use. When an accessory building or structure is attached to the principal building by a common wall or is connected to the principal building by a roof that has a width of 5 feet or more, such accessory building shall be considered part of the principal building.
- b. ~~BUILDING CONNECTION: Two (2) or more buildings which are connected in a substantial manner or by common interior space including internal pedestrian circulation. Where two (2) buildings are attached in this manner, they shall be considered a single building and shall be subject to all yard requirements of a single building. Determination of building connection shall be through the site plan review process.~~
- c. BUILDING, FRONT LINE OF: "Front line of building" means the line of that face of the building nearest the front or corner side lot line of the lot. This face includes sun parlors, bay windows, and covered porches, whether enclosed or unenclosed, but does not include uncovered steps less than four feet (4') above grade.
- d. GARAGE, ATTACHED: A garage that is attached to the principal building by a common wall or is connected to the principal building by a roof that has a width of 5 feet or more. An attached garage shall be considered part of the principal building.

SECTION 21. 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 _____, 2024.

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

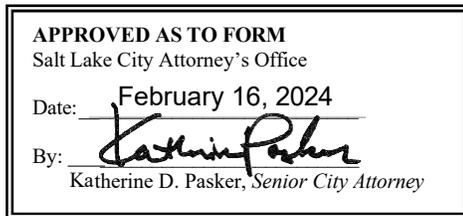
MAYOR

CITY RECORDER
(SEAL)

Bill No. _____ of 2024.

Published: _____.

Ordinance Changing Standards for Attached Garagesv1



2. PROJECT CHRONOLOGY

PROJECT CHRONOLOGY

Petition: **PLNPCM2023-00952 –
Attached Garages Zoning Text Amendment**

- | | |
|--------------------------|--|
| November 17, 2023 | The petition for the amendment was initiated by the Salt Lake City Planning Division |
| November 17, 2023 | Petition PLNPCM2023-00952 was assigned to Grant Amann, Principal Planner, for staff analysis and processing. |
| November 21, 2023 | Early notification announcement of the project to all recognized community councils, providing information about the proposal and how to give public input on the project. Beginning of 45-day input and comment period. |
| December 28, 2023 | Public hearing notice sign with project information and notice of the Planning Commission public hearing physically posted at various library public noticing points city wide. |
| January 10, 2024 | End of 45-day Recognized Community Organization notice period. |
| January 10, 2024 | Planning Commission holds a public hearing and makes a positive recommendation to approve the proposed text amendment. |

3. NOTICE OF CITY COUNCIL HEARING

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is considering Petitions **PLNPCM2023-00952**- The Salt Lake City Planning Division is proposing a text amendment to update the standards related to attached structures, which includes garages, entrance landings, and building foundations. In 2021, Utah State code was amended, changing standards required of these structures. The changes to the state code imposed limitations on what municipalities can require in terms of design elements. As a result, City code needs to be updated to match these regulations. The amendment focuses on aligning the standards with city goals and addressing state law. The text amendments apply citywide.

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

DATE:

TIME:

PLACE: **Room 326, 451 South State Street Salt Lake City, Utah**

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

If you have any questions relating to this proposal or would like to review the file, please call Grant Amann at 801-535-6171 or via e-mail at grant.amann@slcgov.com. The application details can be accessed at <https://citizenportal.slcgov.com/>, by selecting the “planning” tab and entering the petition number **PLNPCM2023-00952**

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

4. PETITION INITIATION REQUEST



MEMORANDUM

PLANNING DIVISION
DEPARTMENT OF COMMUNITY AND NEIGHBORHOODS

To: Mayor Erin Mendenhall

Cc: Rachel Otto, Assistant Staff; Blaine Thorws, Director of Community and Neighborhoods
Michaela Oktay, Deputy Planning Director

From: Lindsay Nonis, Planning Director

Date: October 3, 2023

Re: Amendment to Chapter 21A.24 and 21A.30 of the Zoning Ordinance to address regulations
governed by state law and to amend building code related standards.

The Planning Division is requesting that you initiate a zoning text amendment to Chapter 21A.24 Residential Districts and 21A.36 General Provisions to:

A. Remove building design standards that conflict with state legislation:
In 2021, Utah State adopted legislation limiting municipalities' authority to regulate building design, including exterior color and placement of garages. As a result, some zoning standards pertaining to attached garages in single and two-family districts and design standards in the foothill districts need to be removed or modified.

B. Revisit provisions for attached garages:
While addressing the imposed restrictions in building design standards, staff will verify if current standards for attached garages (in particular, snout garages) align with city goals and urban design best practices, and whether it has achieved the outcomes expected since its adoption in 2016.

C. Remove building code related standards:
The zoning ordinance contains standards related to foundation, landing, and side entry for residential buildings. These items are generally outside of zoning purview and are addressed in the adopted building code. As such, we would like to remove them from the zoning ordinance.

A public process will be conducted to gauge public input on the proposed changes and the proposal will follow the same required steps of any other text amendment, including notification to recognized community organizations, a public hearing with the Planning Commission and a decision from City Council.

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

Please contact me at ext. 6173 or nick.norris@slc.gov if you have any questions. Thank you.

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



Erin Mendenhall (Nov 3, 2023 13:44 MDT)

ElinMendenhall, Mayor

11/3/2023

Date

Zoning Text Amendment - Attached Garages_Petition Initiation

Final Audit Report

2023-11-03

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