

PLNPCM2024-00231



OBSTRUCTIONS IN REQUIRED YARDS AND HEIGHT EXCEPTIONS TABLES // ZONING TEXT AMENDMENT

City Council Briefing – October 15, 2024

PROJECT REQUEST

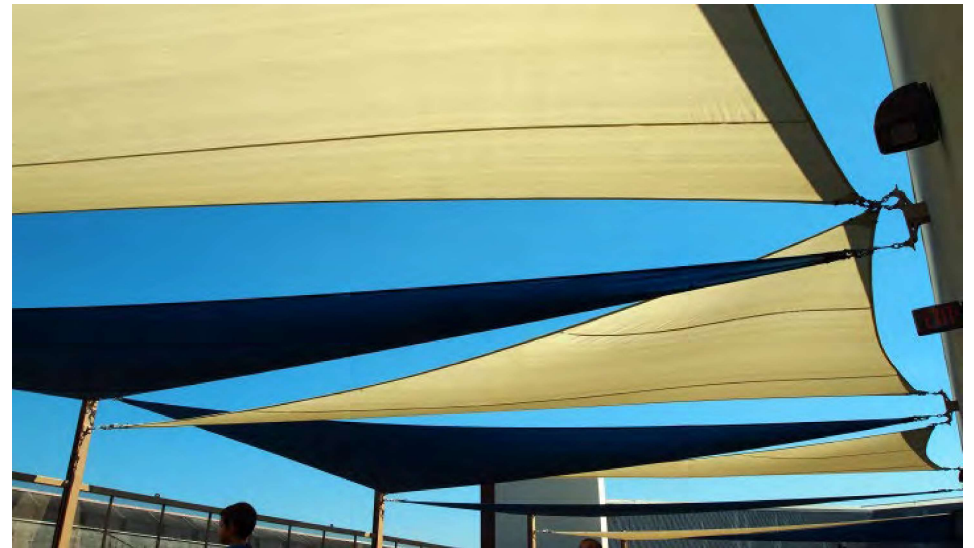
- City considers rooftop patios to be occupiable space and therefore must be within permitted building height
- Planning Commission initiated this text amendment on February 14, 2024
 - Initiated after hearing a Planned Development request for five additional feet of height for rooftop amenities
- State Legislature has authorized some encroachments
- No major modifications since adoption in 1995
 - Some regulations are from the 1960s
- Planning Commission forwarded a positive recommendation on June 26, 2024

YARD OBSTRUCTIONS

- Removal of obstructions
 - Outdated obstructions like fallout shelter
 - Duplicate obstructions like window mounted air conditioners
- Clarification of obstructions
 - Central air conditioning systems → mechanical equipment
 - Grade changes including the clean up of 21A.24.010.P.6
- Addition of obstructions
 - Arbors and trellis → other accessory structures not regulated elsewhere
- Some obstructions are state mandated
 - Decks, window wells

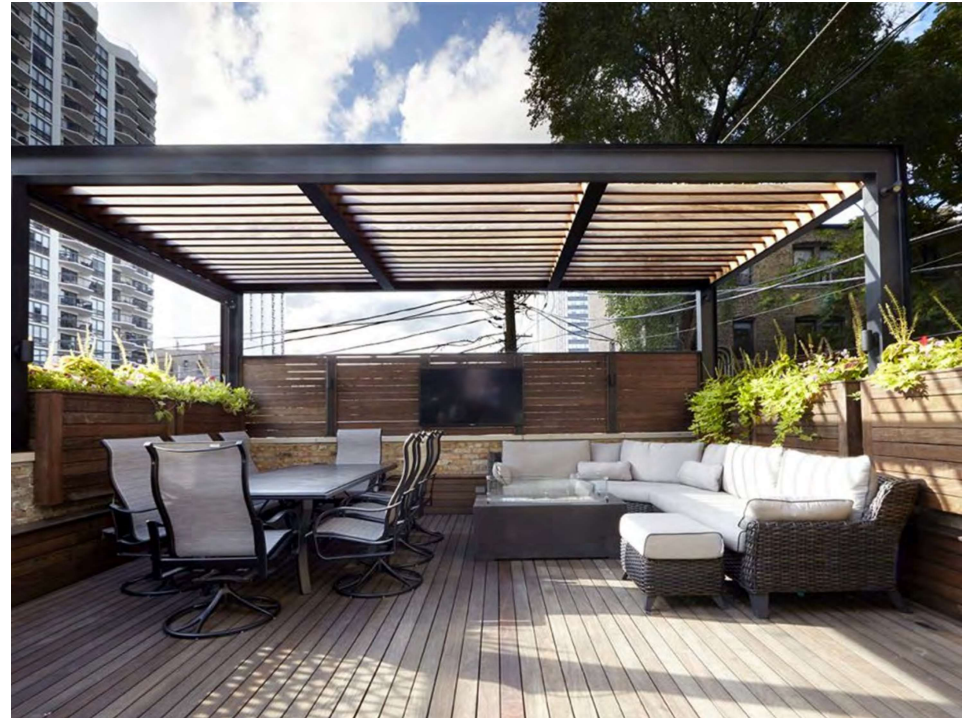
HEIGHT EXCEPTIONS

- Modification of exceptions
 - Parapet walls
 - Light poles
- Additions of exceptions
 - Rooftop amenities and associated unenclosed shade structures



ROOFTOP AMENITIES AND UNENCLOSED SHADE STRUCTURES

- Allowed to exceed max building height by 10ft
 - Important to note that if the amenity space/shade structure falls within the permitted building height, they are permitted and do not have to comply with the standards below
- Allowed in all zoning districts except those listed in 21A.24 (residential zoning districts)
- Additional standards
 - Shade structures
 - Setback 10ft from all edges
 - 40% total coverage
 - No walls greater than 5ft in height (added by Commission)
 - If abutting a 21A.24 district, then...
 - Amenity shall be setback 10ft from the shared property line
 - Physical separation shall be provided to delineate amenity area



Ben Buckley // Principal Planner

benjamin.buckley@slc.gov

801-535-7142

