

REZONE

SOUTHEAST MARKET PROPERTY

A petition by the property owner to change the zoning at 402 and 416 East 900 South from **RB (Residential Business)** and **CN (Commercial Neighborhood)** to **CB (Community Business)** for consistency purposes. Currently, this parcel falls within two different zoning districts.

CURRENT ZONES

RB RESIDENTIAL
BUSINESS

CN COMMERCIAL
NEIGHBORHOOD



EXAMPLE USES
Clinic, daycare, financial institution,
office space, restaurant, retail

FRONT SETBACK*
20% of lot depth (approx. 20 feet)

CORNER YARD SETBACK
10 feet

REAR YARD SETBACK
25% of lot depth (approx. 25 feet)

BUILDING HEIGHT
30 feet

PARKING REQUIREMENT
Required dependent on use

EXAMPLE USES
Clinic, daycare, office space,
restaurant, retail

FRONT SETBACK*
15 feet

CORNER YARD SETBACK
15 feet

REAR YARD SETBACK
10 feet

BUILDING HEIGHT
25 feet

PARKING REQUIREMENT
Required dependent on use

PROPOSED REZONE

CB COMMUNITY
BUSINESS



EXAMPLE USES
Clinic, daycare, financial institution,
office space, restaurant, retail

FRONT SETBACK*
None required

CORNER YARD SETBACK
None required

REAR YARD SETBACK
10 feet

BUILDING HEIGHT
30 feet

PARKING REQUIREMENT
Required dependent on use

*A **setback** is the minimum distance between a building and a property line to prevent buildings being too close to one another



NEXT STEPS

The Council will hold a public hearing (date TBD) before voting on the proposal. Visit [SLCDistrict5.com](https://slcdistrict5.com) for updates.



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