

RMF-30 Zoning District Text Amendments



Purpose:

a) Remove zoning barriers to development of housing

- Growing SLC: A Five-Year Housing Plan 2018-2022

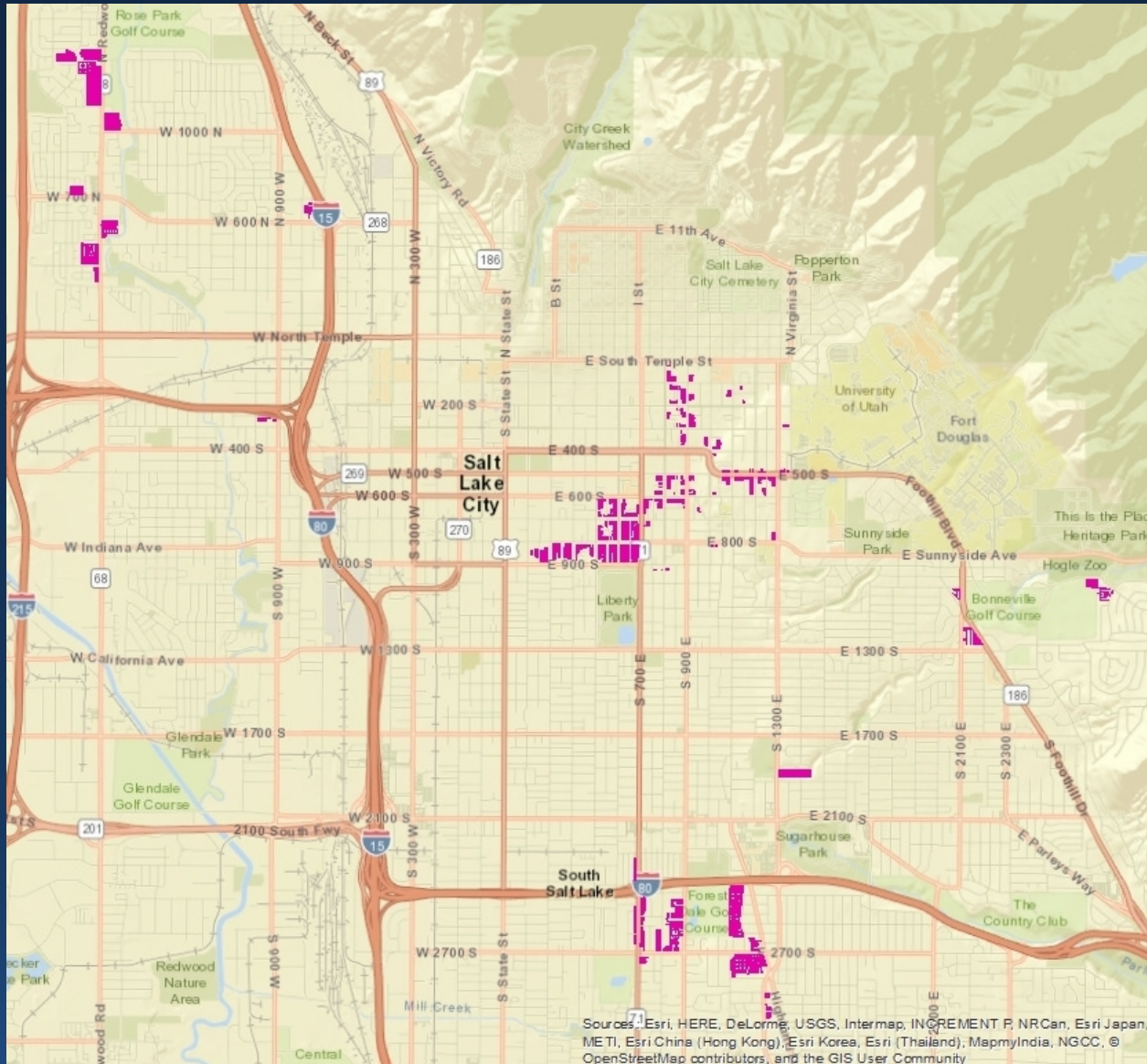
b) Promote compatible development

- Purpose of the zoning district
- Plan Salt Lake
- Neighborhood Master Plans (Central Community and Sugar House)

c) Encourage a variety of housing types

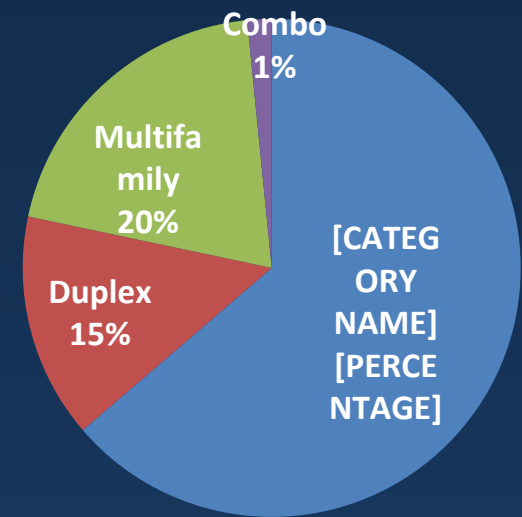
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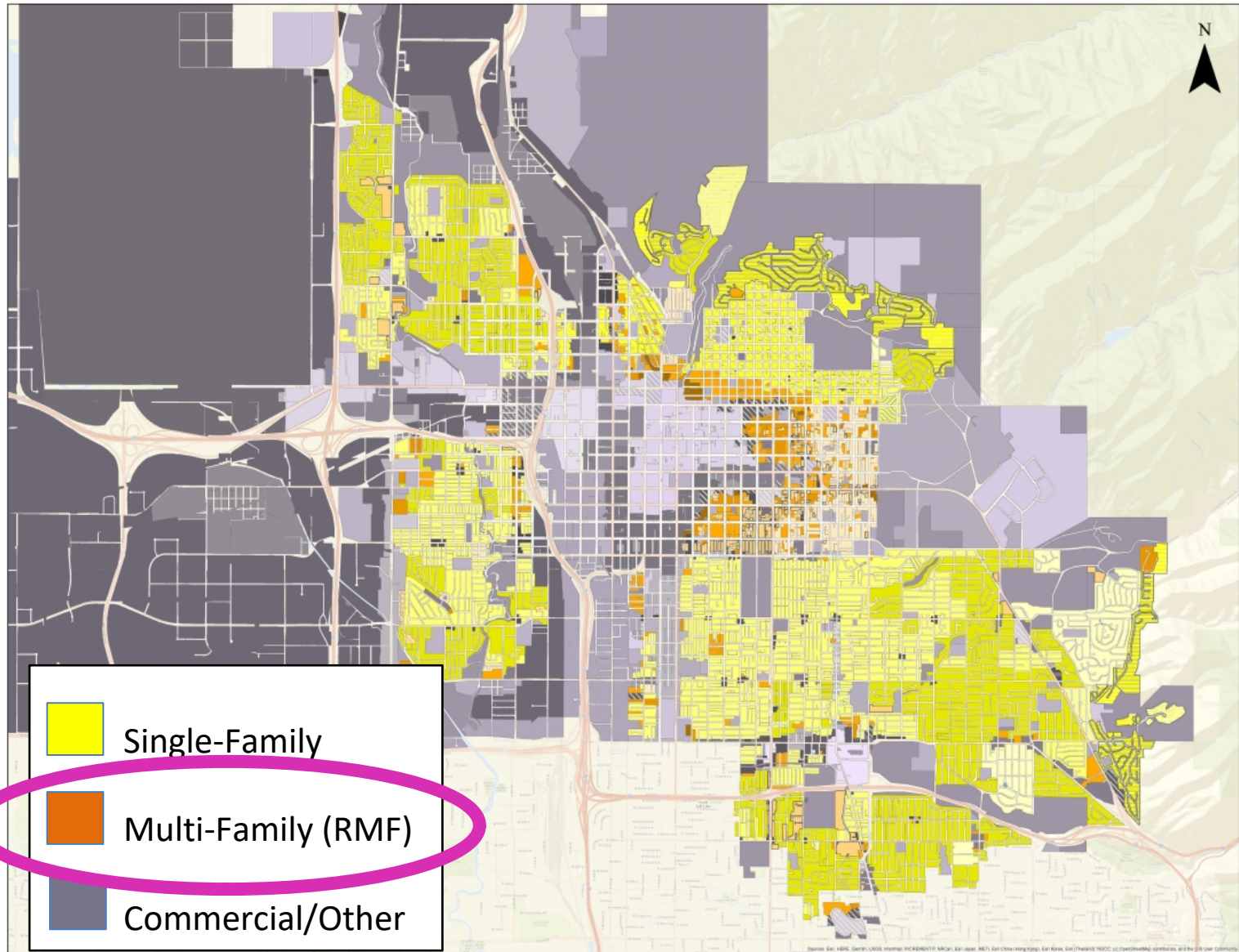


Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

1,030 parcels
890 residential



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1. Design Standards for New Buildings

Better design, compatibility, walkability

- Building Entrances
- Entry Features
- Durable Building Materials on street facing facades
- Minimum Glass on street facing facades
- Limiting Blank Walls
- Screening

2. New Building Forms

Compatibility, variety of size and type

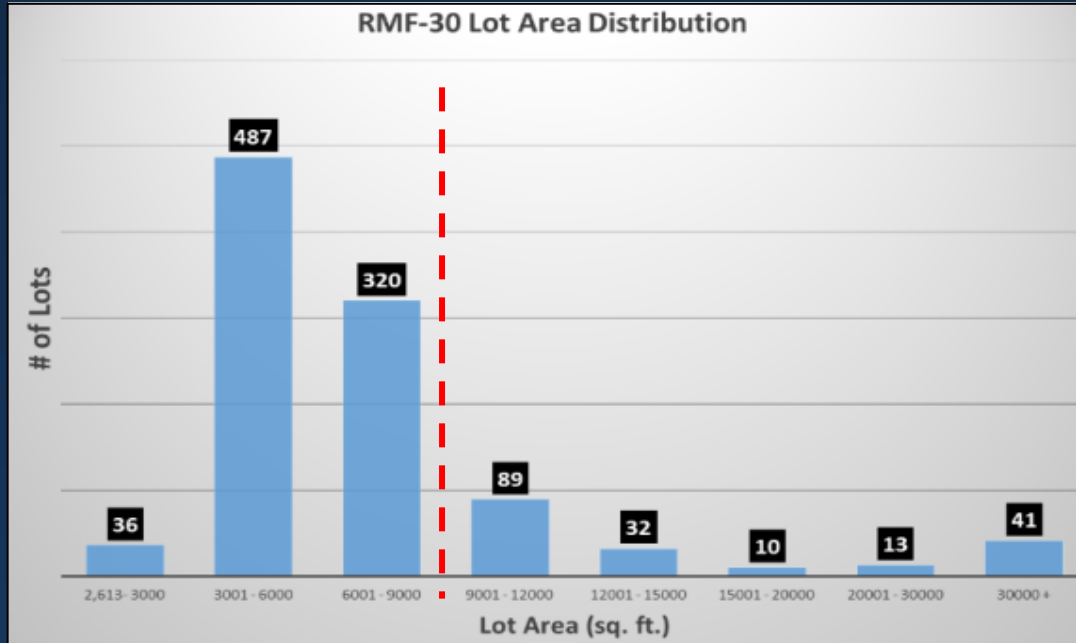


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3. Reduction of minimum lot area/unit

Primary barrier, compatibility, variety



82% can't accommodate multifamily

76% can't accommodate duplex

2,500 sq ft / unit

1,500 sq ft / unit for cottage and tiny houses

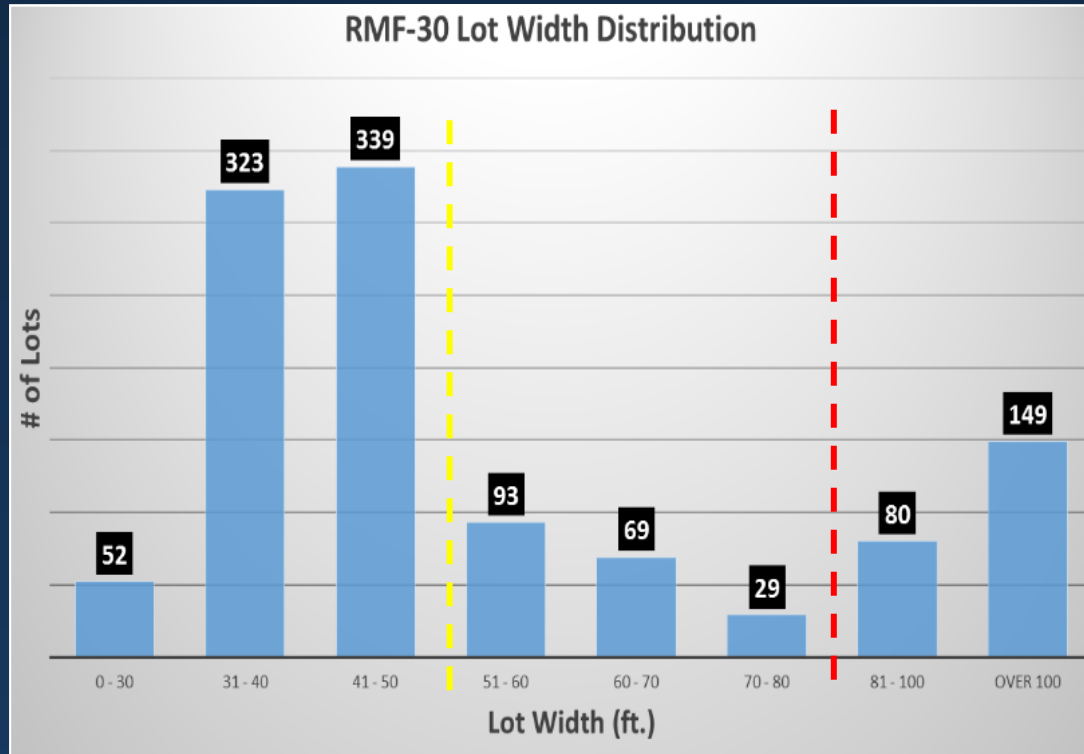
➤ 8 units max. per multifamily bldg / 6 per rowhouse

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4. Remove minimum lot width

Secondary barrier, compatibility



50' for single family and duplex

80' for multifamily

5. Multiple structures on a lot

Efficiency, compatibility

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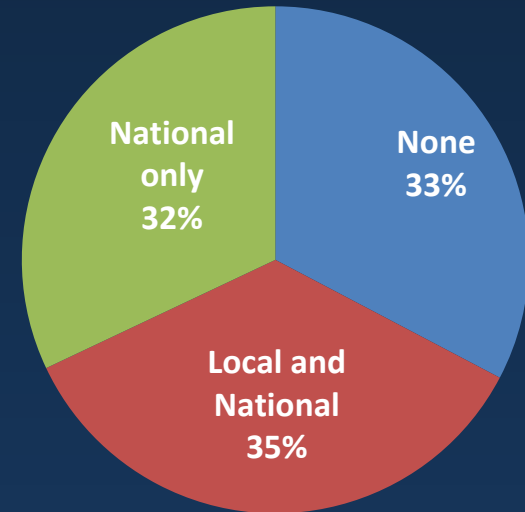


6. Unit bonus

Preservation of existing structures

1 bonus unit per single family or duplex

2 bonus units per multifamily



7. Lot width maximum

Minimize land banking

Overall development no greater than 110'



Community Concerns and Comments

1. Lack of Affordable Housing as a Component of this Amendment

- The goal for the RMF-30 amendment was to remove zoning barriers for the development of ALL types of housing.

2. Displacement of Existing Units and Existing Affordable Units

- Displacement of existing housing units should be addressed and discussed at a policy level.

3. Potential Demolition of Historic Structures

- Staff is introducing a unit bonus for the preservation of an existing residential structure.
- Introduction of lot width maximum to discourage land banking.