

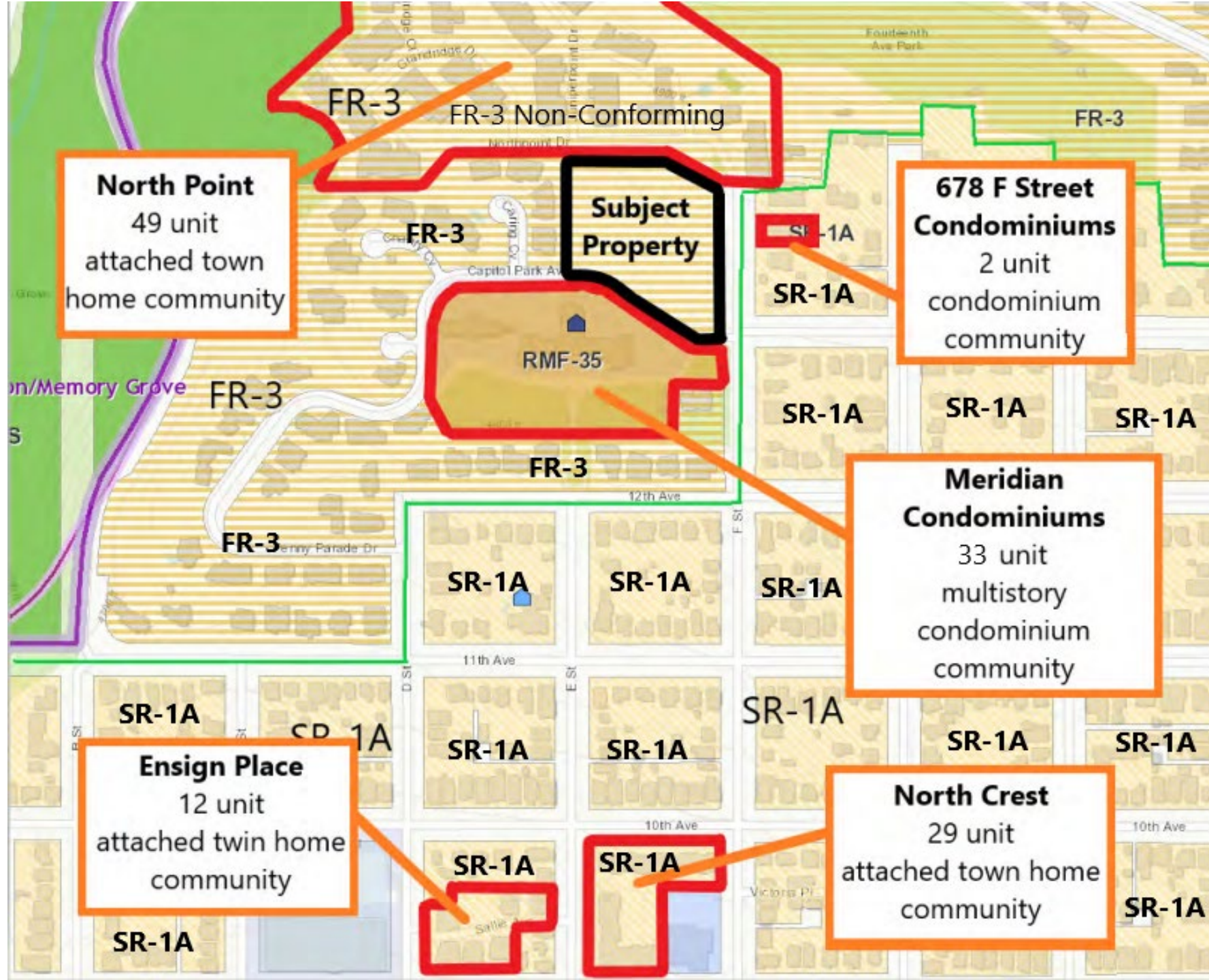
Capitol Park Avenue Rezone

675 North F Street



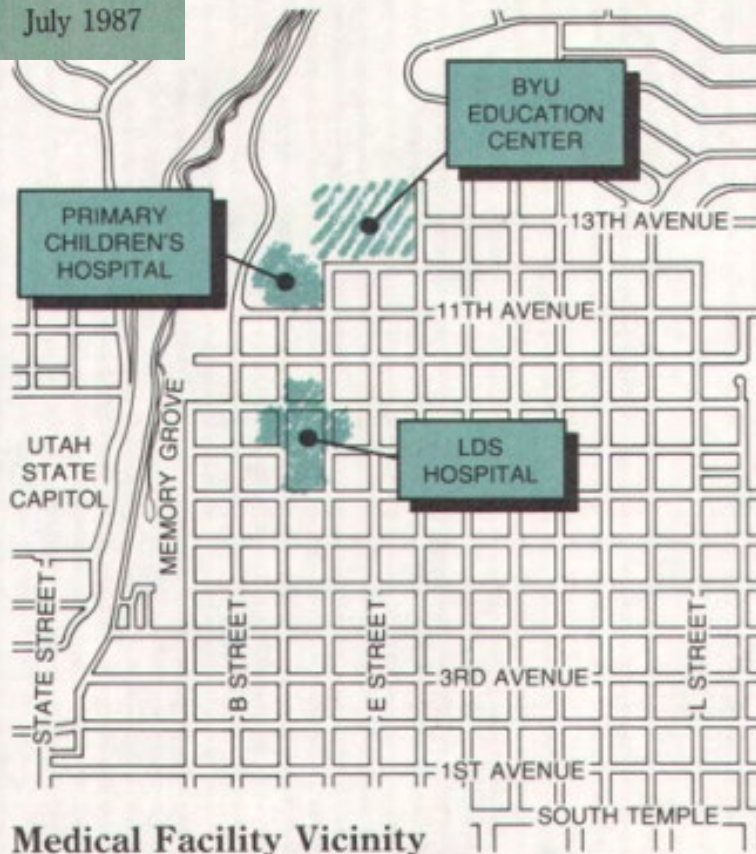
2021 NATIONAL
HOMEBUILDER
OF THE YEAR
PROBUILDER

 **IVORYHOMES**
Utah's Number One Homebuilder®

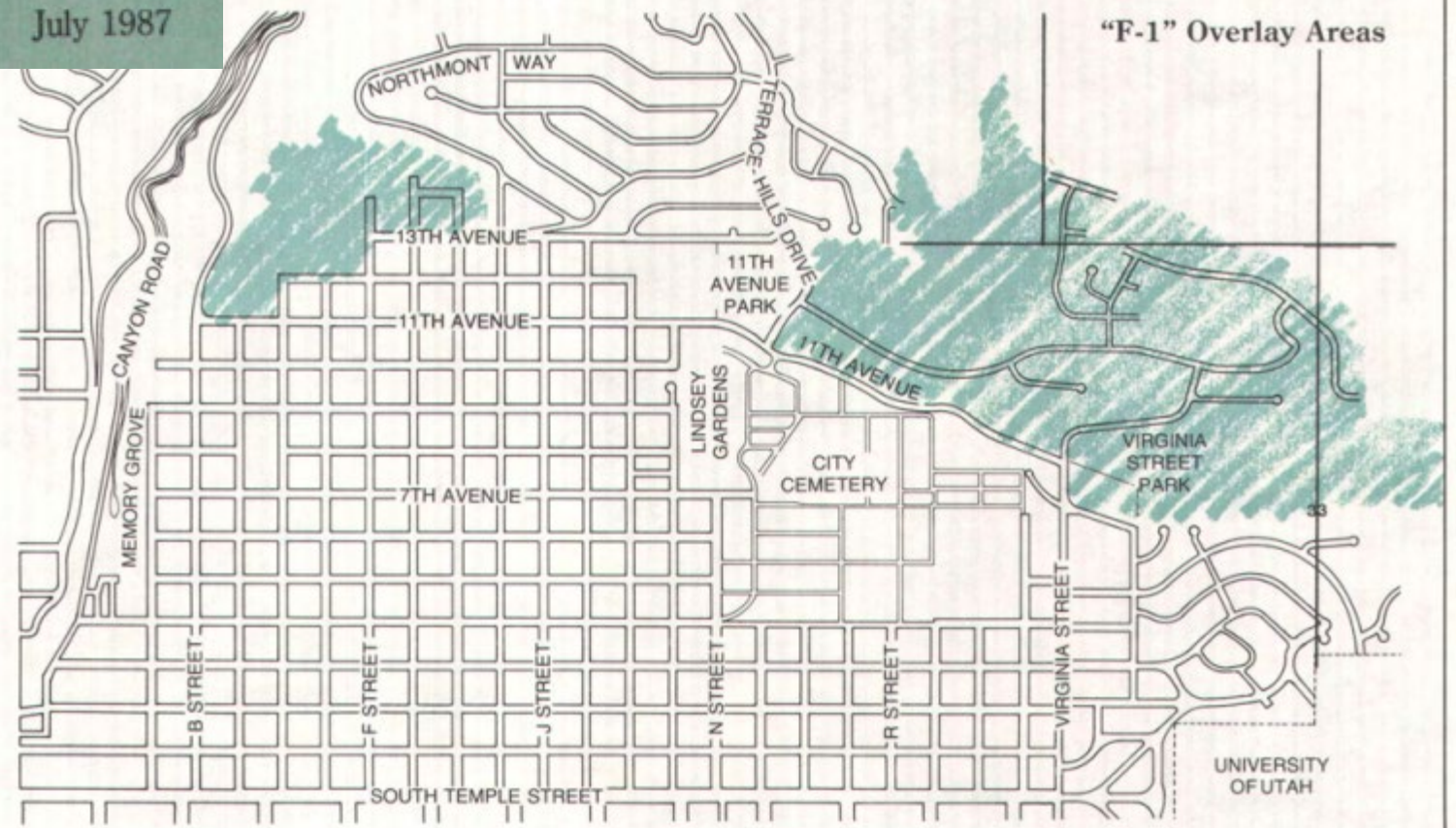




July 1987



July 1987



Foothill protection zoning districts ("P-1" and the "F-1" Overlay Zones) have been adopted to regulate development in the foothills.

"F-1" Overlay are limited to foothill subdivisions along the urban fringe.

1977



Current



The current zone is outdated and no longer reflects the current site conditions or values of Salt Lake City

AVENUES



the lower Avenues is changing from a low cost student rental neighborhood to a desirable area to purchase and live in a single-family home.

As a general policy, additional zoning changes to accommodate higher density multiple-family dwellings in the Avenues are not desirable.

The foothills above the Avenues have become one of the most desirable and prestigious areas in the Salt Lake Valley for single-family home development. Homes have become increasingly large, and foothill subdivisions increasingly exclusive in the last few years.

Accomplishments Since the Mid-1970s

S

INCE the adoption of the *Avenues Community Master Plan* a number of community goals have been achieved.

- Downzoning in much of the lower Avenues has been accomplished. High-density “R-5” and “R-6” Zones have been replaced by more restrictive “R-3A,” “R-2H” and “R-2” Zones in most areas.
- Foothill protection zoning districts (“P-1” and the “F-1” Overlay Zones) have been adopted to regulate development in the foothills.
- The Avenues and South Temple Historic Districts have been created.
- “H” and “R-H” Zones have been adopted to regulate the location of hospitals and other medical facilities.
- A view protection requirement has been added to the “F-1” Foothill Development Overlay Zone.

At Current Zone, the physical constraints of the property would likely limit development to nine 1/3 acre lots.





GROWING SLC: A FIVE YEAR PLAN 2018-2022



PLAN SALT LAKE NEIGHBORHOODS GROWTH HOUSING

“**In-fill ordinances** provide both property owners and developers with options to **increase the number of units** on particular parcels **through out the city...**”

...**Missing Middle Housing** types are those that **current zoning practices** have either **dramatically reduced or eliminated altogether**: **accessory dwelling units**, duplexes...

Finding a place for these housing types **throughout the city** means **more housing options** in Salt Lake City, restoring **choices for a wider variety of household sizes**, from seniors to young families” pg. 19

“**Support policies that provide** people a **choice to stay in their own home** and neighborhood **as they grow older** and household demographics change” pg. 17

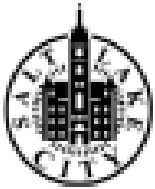
“**Promote infill** and redevelopment of **underutilized land**” pg. 19

“**Increase** the number of **medium density housing types** and options” pg. 21

“**Enable moderate density increases** within existing neighborhoods where appropriate” pg. 21

“It will be critical for us to encourage and support a diversity of new housing options and types with a range of densities throughout the City to best meet the changing population”

pg. 21



SALT LAKE CITY
PLANNING

ACCESSORY DWELLING UNITS



Increase Your Property Value



House Friends & Family



Generate Rental Income



Add Housing Stock to the City

Growing SLC, Goal 1.1.3

Revise the Accessory Dwelling Unit Ordinance to **expand** its application and develop measures to **promote** its use.

“ADUs will contribute to creating a range of housing options”

“This model also allows for households to accommodate their changing family needs, perhaps housing a student or aging parent”

Senate Bill 34 2019 **Moderate Income Housing Strategies**

SB 34 requires that cities plan for moderate income housing (MIH) growth by using a Moderate-Income Housing Plan. Among other strategies to address moderate income housing Salt Lake City committed to:

Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones





The current zone is
outdated and no
longer reflects the site
conditions or values of
Salt Lake City

The requested rezone is
modest while creating
an opportunity to
remove density barriers
and promote a more
diverse housing stock