

ERIN MENDENHALL
Mayor



DEPARTMENT of COMMUNITY
and NEIGHBORHOODS
Blake Thomas
Director

CITY COUNCIL TRANSMITTAL


Lisa Shaffer, Chief Administrative Officer

Lisa Shaffer, Chief Administrative Officer

Date Received: 05/30/2023

Date sent to Council: 05/30/2023

TO: Salt Lake City Council
Darin Mano, Chair

DATE: May 30, 2023

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



SUBJECT: PLNPCM2023-00054

STAFF CONTACT: Madison Blodgett, Associate Planner
madison.blodgett@slcgov.com or 801-535-7749

DOCUMENT TYPE: Ordinance

RECOMMENDATION: That the City Council adopt the changes to the zoning ordinance related to the sight distance triangle as recommended by the Planning Commission.

BUDGET IMPACT: None

BACKGROUND/DISCUSSION: Mayor Erin Mendenhall has initiated a petition to amend the zoning ordinance regulations regarding the sight distance triangle, which is the area providing visual clearance at street, alleys and driveways intersections where views of approaching traffic should not be obstructed. Under the current code, sight distance triangles are measured as a triangular area formed by a diagonal line connecting two points. Currently the definition in the code establishes a distance of 30' for corner lots and at the intersection of street and large truck driveways, and distance of 10' for passenger vehicle and light truck driveways crossing a sidewalk. The code is silent about intersections of alleys and sidewalks and alleys and streets. Alleys intersecting with sidewalks and streets operate in a similar manner as driveways, and therefore presents similar risks to oncoming pedestrian, vehicular, or bike traffic. The proposed amendment modifies the sight distance triangle to include alleys in the standards.

In addition to amending the definition, the proposed amendment will add standards to apply the sight distance triangle regulations to buildings and all other structures not included in fence regulations. In the current code, the sight distance triangle is only referenced in the regulations for fences, walls and hedges. Because no reference is made in other parts of the code, other structures, including buildings, are currently allowed to encroach on the sight distance triangle areas. This creates inconsistent application of the clear zone standards and open doors to hazardous conditions at intersections.

In addition to the changes mentioned above, the proposed ordinance will correct minor inconsistencies in the code and help achieve the purpose of the sight distance triangle. More specific information can be found in the Planning Commission Staff Report.

The Planning Commission considered the request at a May 10, 2023 public hearing and voted unanimously to send a positive recommendation to the City Council based on staff's proposed zoning ordinance text.

PUBLIC PROCESS:

Community Council Notice: A notice of application was sent to all recognized community organizations on February 15, 2023, per City Code Chapter 2.60 with a link to the online open house webpage. The recognized organizations were given 45 days to respond with any concerns or to request staff to meet with them and discuss the proposed zoning amendment. The proposal was presented at the March 20, 2023 Sugar House Community Council meeting and the overall response was support for the amendment. The 45-day public engagement period ended on April 1, 2023.

Public Open House: An online open house was held from February 15, 2023, to April 1, 2023. No public comment was received.

Planning Commission Meeting: The Planning Commission held a public hearing on May 10, 2023. The Planning Commission provided a positive recommendation to City Council on the proposed amendment.

PLANNING COMMISSION RECORDS of MAY 26, 2023:

[Planning Commission Agenda](#)

[Planning Commission Minutes](#)

[Planning Commission Staff report](#)

EXHIBITS:

1. Project Chronology
2. Notice of City Council Public Hearing
3. Petition to Initiate

LEGISLATIVE DRAFT

SALT LAKE CITY ORDINANCE

No. _____ of 2023

(An ordinance amending various sections of Title 21A of the Salt Lake City Code pertaining to the sight distance triangle.)

An ordinance amending various sections of Title 21A of the *Salt Lake City Code* pursuant to Petition No. PLNPCM2023-00054 pertaining to the sight distance triangle.

WHEREAS, the Salt Lake City Planning Commission (“Planning Commission”) held a public hearing on May 10, 2023 to consider a petition submitted by Mayor Erin Mendenhall (Petition No. PLNPCM2023-00054) to amend portions of Chapters 21A.36; 21A.40; 21A.44; and 21A.62 of the *Salt Lake City Code* to modify regulations pertaining to sight distance triangle; and

WHEREAS, at its May 10, 2023 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. Amending the text of *Salt Lake City Code* Section 21A.36.020. That Section 21A.36.020 of the *Salt Lake City Code* (Zoning: General Provisions: Conformance with Lot and Bulk Controls) shall be, and hereby is amended to include the following subpart D while retaining all other subparts, tables, and notes in said section:

D. Notwithstanding any other provision of this Code, all structures shall comply with the Sight Distance Triangle Requirements as defined and illustrated in Chapter 21A.62 of this title. The planning director, in consultation with the transportation director, may approve

alternative design solutions that result in similar visual clearance and effectively mitigate safety concerns.

SECTION 2. Amending the text of Salt Lake City Code Section 21A.40.050. That Section 21A.40.050 of the *Salt Lake City Code* (Zoning: Accessory Uses, Buildings and Structures: General Yard, Bulk and Height Limitations) shall be, and hereby is amended to include the following subpart D while retaining all other text and subparts in said section:

D. Notwithstanding any other provision of this Code, all structures shall comply with the Sight Distance Triangle Requirements as defined and illustrated in Chapter 21A.62 of this title. The planning director, in consultation with the transportation director, may approve alternative design solutions that result in similar visual clearance and effectively mitigate safety concerns.

SECTION 3. Amending the text of Salt Lake City Code Subsection 21A.40.120.E.1. That Subsection 21A.40.120.E.1 of the *Salt Lake City Code* (Zoning: Accessory Uses, Buildings and Structures: Regulation of Fences, Walls and Hedges: Height Restrictions and Gates) shall be, and hereby is amended to read as follows:

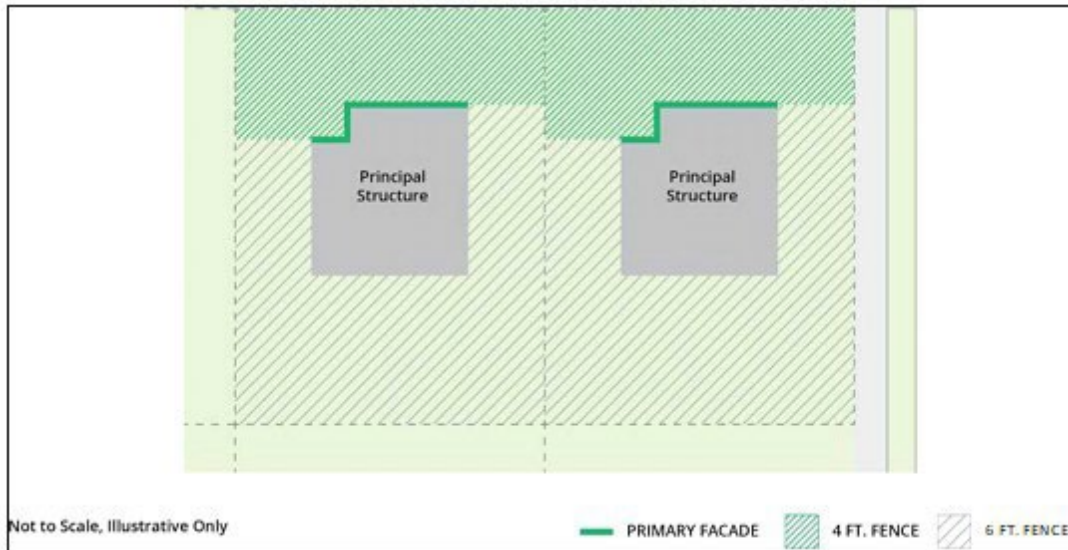
1. Fences, walls, and hedges shall comply with the following regulations based on the following zoning districts:

a. Residential Zoning Districts:

(1) Except as permitted in subsection 21A.24.010.P and ~~21A.12.E.4~~ 21A.40.120.E.4 of this code, a fence, wall or hedge located between the front property line and front building line of the facade of the principal structure that contains the primary entrance shall not exceed ~~four~~ (4) feet in height.

(2) A fence, wall, or hedge located at or behind the primary facade of the principal structure shall not exceed 6 feet in height.

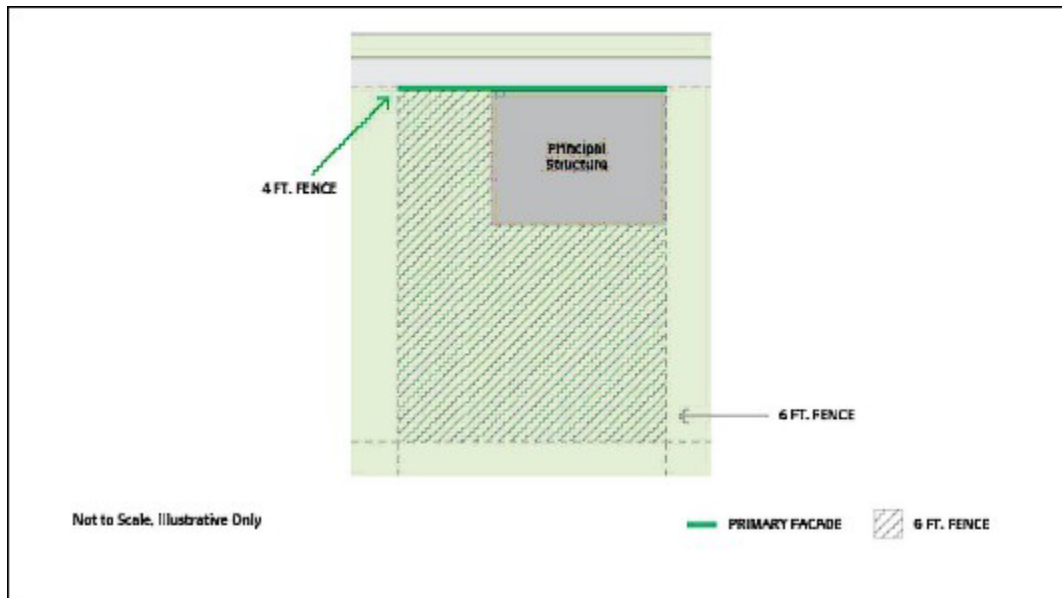
(3) On developed properties ~~Where~~ where there is no existing principal structure, the height of a fence, wall, or hedge shall not exceed ~~four~~ (4) feet in a front yard area or ~~six~~ (6) feet in the rear or side yard areas.



b. Nonresidential Zoning Districts:

(1) A fence, wall, or hedge located between the front property line and the primary facade of the principal structure shall not exceed ~~four~~(4) feet in height.

(2) A fence, wall or hedge located at or behind the primary facade of the principal structure shall not exceed ~~six~~(6) feet in height.



(3) On developed properties where there is no existing principal structure, the height of a fence, wall, or hedge shall not exceed 4 feet in a front yard area or 6 feet in the rear or side yard areas.

~~(3) Notwithstanding~~ (4) Notwithstanding Subsection ~~21A.40.120.1.b.(1)~~ 21A.40.120.E.1.b.(1), in the M-2 and EI zoning districts fences, walls, or hedges may be up to ~~six (6)~~ feet in height if when located between the front property line and the front yard setback line.

~~(4) (5)~~ If there is no minimum front yard setback in the underlying zoning district, a fence, wall, or hedge of a maximum ~~six (6)~~ feet in height may be placed no closer than ~~ten (10)~~ feet from the property line.

~~(5) (6)~~ Outdoor storage, when permitted in the zoning district, shall be located behind the primary facade of the principal structure and shall be screened with a solid wall or fence and shall comply with the requirements in Section 5.60.120. Outdoor storage in the M-1 and M-2 districts are also subject to the provisions of 21A.28.010.B.3.

SECTION 4. Amending the text of Salt Lake City Code Subsection 21A.40.120.E.3.

That Subsection 21A.40.120.E.3 of the *Salt Lake City Code* (Zoning: Accessory Uses, Buildings and Structures: Regulation of Fences, Walls and Hedges: Height Restrictions and Gates) shall be, and hereby is amended to read as follows:

3. Vacant Lots. Notwithstanding 21A.24.010.P.10.d, fencing to secure vacant or undeveloped lots may be up to ~~six (6)~~ feet in height, provided the fence is not closer than ~~five (5)~~ feet to a public sidewalk and is no less than ~~eighty percent (80%)~~ transparent. Once the property is developed, the fence will be required to comply with the height restrictions of this ~~T~~title.

SECTION 5. Amending the text of Salt Lake City Code Subsection 21A.40.120.E.5.

That Subsection 21A.40.120.E.5 of the *Salt Lake City Code* (Zoning: Accessory Uses, Buildings and Structures: Regulation of Fences, Walls and Hedges: Height Restrictions and Gates) shall be, and hereby is amended to read as follows:

5. Vision Clearance and Safety. Notwithstanding any other provision of this Code, a fence, wall, or hedge shall comply with the ~~S~~sight ~~D~~istance ~~T~~riangle ~~R~~requirements of this ~~S~~ection.

- a. Corner Lots; Sight Distance Triangle: No solid fence, wall or hedge shall be erected to a height in excess of ~~three (3)~~ feet if the fence, wall or hedge is located within the sight distance triangle extending ~~thirty (30)~~ feet either side of the intersection of the

respective street curb lines, or edge lines of roadway where curbing is not provided as noted in sSection 21A.62.050, illustration I of this title.

~~b. Corner Side, Side, Rear Yards; Sight Distance Triangle: Fences, walls or hedges may be erected in any required corner side yard (extending to a point in line with the front facade of the principal structure for residential zoning districts and up to any required front yard setback line for all other zoning districts), required side yard or required rear yard to a height not to exceed six (6) feet. The zoning administrator may require either increased fence setback or lower fence height along corner side yards to provide adequate line of sight for driveways and alleys.~~

~~e. b.~~ Intersection of Street and Driveway; Intersection of Alley or Driveway and Sidewalk; Sight Distance Triangle: Solid fences, walls and hedges shall not exceed ~~thirty (30)~~ inches in height within the sight distance triangle as defined in sSection 21A.62.050, illustration I of this title.

~~d. c.~~ Sight Distance Triangle ~~And~~ See Through Fences: Within the area defined as a sight distance triangle, see through fences that are at least ~~fifty percent (50%)~~ open shall be allowed to a height of ~~four (4)~~ feet.

~~e. d.~~ Alternative Design Solutions. To provide adequate line of sight for driveways and alleys, the zoning administrator, in consulting with the development review team, may require alternative design solutions, including, but not restricted to, requiring increased fence setback and/or lower fence height, to mitigate safety concerns created by the location of buildings, grade change or other preexisting conditions.

SECTION 6. Amending the text of Salt Lake City Code Subsection 21A.40.120.E.7.

That Subsection 21A.40.120.E.7 of the *Salt Lake City Code* (Zoning: Accessory Uses, Buildings and Structures: Regulation of Fences, Walls and Hedges) shall be, and hereby is amended to read as follows:

7. Gates. No gate, whether crossing a driveway, walkway, or part of a fence, shall be erected to a height in excess of the standards outlined in this subsection E. To regulate the location of gates and their impact on vehicular staging within the public right of way, passenger vehicles shall require a minimum ~~seventeen (17)~~ foot ~~six (6)~~ inch setback from back edge of sidewalk, or property line when a sidewalk is not provided, and large truck driveways shall require a ~~one hundred (100)~~ foot setback from back edge of sidewalk, or property line when a sidewalk is not provided. This requirement does not apply to gates abutting alleys. All gates are to swing inward to the property or be a roll gate that does not impact the staging area.

LEGISLATIVE DRAFT

SECTION 7. Amending the text of Salt Lake City Code Subsection 21A.44.060.A.6.c.

That Subsection 21A.44.060.A.6.c of the *Salt Lake City Code* (Zoning: Off Street Parking, Mobility and Loading: Parking Location and Design: Generally: Driveway and Access) shall be, and hereby is amended to read as follows:

c. Driveway Standards: All driveways shall comply with the following standards:

(1) ~~Driveway Location in Residential Zoning Districts: With the exception of legal shared driveways, driveways shall be at least twenty feet (20') from street corner property lines and~~ Driveways shall be at least five5 feet (5') from any public utility infrastructure such as power poles, fire hydrants, and water meters. Except for entrance and exit driveways leading to approved parking areas, no curb cuts or driveways are permitted.

(2) Distance from street corners: Driveways for Single and Two-Family Dwellings shall be located at least 20 feet from street corner property lines. Driveways for all other uses shall be at least 50 feet from street corner property lines. When the width of the lot is less than the required distance, the transportation director may approve modifications no greater than the minimum necessary to accommodate the driveway.

~~(2)(3)~~ Driveway Widths: All driveways serving residential uses shall be a minimum eight8 feet wide and shall comply with the standards for maximum driveway widths listed in Table 21A.44.060-C, "Minimum and Maximum Driveway Width".

TABLE 21A.44.060-C: MINIMUM AND MAXIMUM DRIVEWAY WIDTH:		
Zoning District	Minimum Driveway Width (in front and corner side yard)	Maximum Driveway Width* (in front and corner side yard)
SR-1, SR-2 and SR-3	8 ft.	22 ft.
MH	8 ft.	16 ft.
Other Residential Zoning Districts	8 ft.	30 ft.
M-1 and M-2	12 ft. single lane and 24 ft. for two-way	50 ft.
Other Non-Residential Zoning Districts	12 ft. single lane and 24 ft. for two-way	30 ft.
* Maximum width is for all driveways combined when more than one driveway is provided		

~~(3)(4)~~ Shared Driveways: Shared driveways, where two (2) or more properties share one (1) driveway access, may be permitted if the transportation director determines that the design and location of the shared driveway access will not create adverse impacts on traffic congestion or public safety.

(4)(5) Driveway Surface: All driveways providing access to parking facilities shall be improved and maintained pursuant to the standards in the Off Street Standards Manual.

SECTION 8. Amending the text of Salt Lake City Code Section 21A.62.040. That the definition of Sight Distance Triangle in Section 21A.62.040 of the *Salt Lake City Code* (Zoning: General Terms: Definitions) shall be, and hereby is amended to read as follows while retaining all other definitions in said section:

SIGHT DISTANCE TRIANGLE: A triangular area formed by a diagonal line connecting two (2) points when measured as follows:

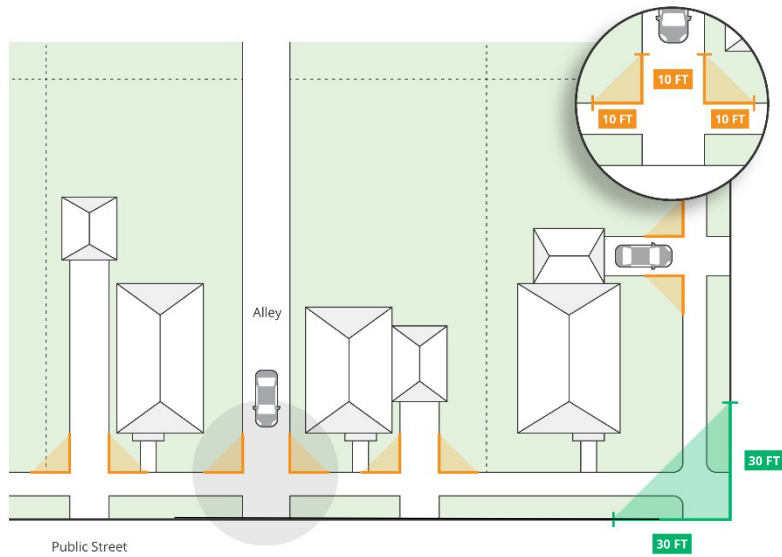
- A. For corner lots: Extending ~~thirty~~ 30 feet (~~30'~~) from the intersecting line of each street face of curb, or edge of roadway where curbing is not provided. ~~Proposals in commercial and industrial districts which have a minimum front or corner side yard setback requirement, that seem to allow encroachment into the sight distance triangle, shall be reviewed through the site plan review process by the city's development review team.~~
- B. For intersections of street or large truck and driveways or alleys: Extending ~~thirty feet (30')~~ 10 feet from each intersecting edge of the driveway or alley and street ~~face of curb line~~, or edge of roadway where curbing is not provided.
- C. For alleys or passenger vehicle and light truck driveways crossing a sidewalk: Extending ~~ten~~ 10 feet (~~10'~~) from each intersecting edge of the alley or driveway and back edge of the sidewalk.

The purpose of the sight distance triangle is to define an area in which vision obstructions are prohibited. (See illustration in sSection 21A.62.050 of this chapter.)

SECTION 9. Replacing Illustration I of Salt Lake City Code Section 21A.62.050. That Illustration I, the Sight Distance Triangle, in Section 21A.62.050 of the *Salt Lake City Code* (Zoning: General Terms: Illustrations Of Selected Definitions) is hereby deleted in its entirety and replaced with the following:

Illustration I: Sight Distance Triangle

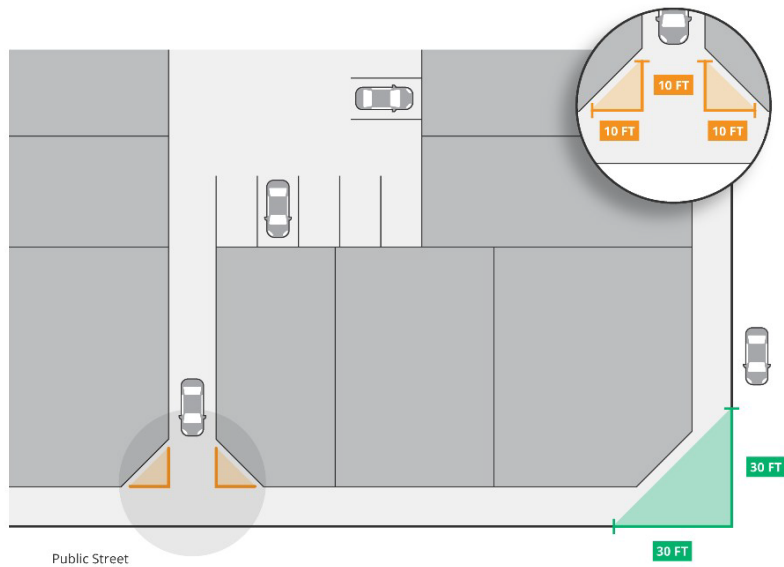
CLEAR ZONE AREAS | STREET WITH A SIDEWALK



○ Alley/Driveway Intersections (10 ft*) | ● Corner Lot/Street Intersection (30 ft**) |

*Structures in clear zone areas restricted to 30 inches in height.
**Structures in clear zone areas restricted to 3 ft in height.

CLEAR ZONE AREAS | EXAMPLE OF CITY BLOCK WITH BUILDINGS

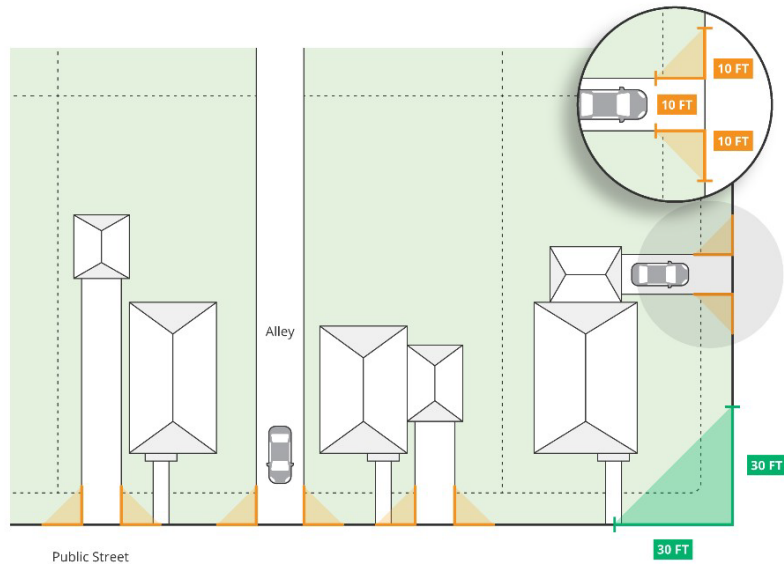


○ Alley/Driveway Intersections (10 ft*) | ● Corner Lot/Street Intersection (30 ft**) |

*Structures in clear zone areas restricted to 30 inches in height.
**Structures in clear zone areas restricted to 3 ft in height.

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CLEAR ZONE AREAS | STREET WITHOUT A SIDEWALK



○ Alley/Driveway Intersections (10 ft*) | ● Corner Lot/Street Intersection (30 ft**) |

*Structures in clear zone areas restricted to 30 inches in height.
**Structures in clear zone areas restricted to 3 ft in height.

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LEGISLATIVE DRAFT

SECTION 10. 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 _____, 2023.

ATTEST AND COUNTERSIGN: _____
CHAIRPERSON

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

CITY RECORDER
(SEAL)

MAYOR

Bill No. _____ of 2023.
Published: _____.
Ordinance regulating sight distance triangle

APPROVED AS TO FORM
Salt Lake City Attorney's Office

Date: _____

By: _____
Katherine D. Pasker, *Senior City Attorney*

SALT LAKE CITY ORDINANCE

No. _____ of 2023

(An ordinance amending various sections of Title 21A of the Salt Lake City Code pertaining to the sight distance triangle.)

An ordinance amending various sections of Title 21A of the *Salt Lake City Code* pursuant to Petition No. PLNPCM2023-00054 pertaining to the sight distance triangle.

WHEREAS, the Salt Lake City Planning Commission (“Planning Commission”) held a public hearing on May 10, 2023 to consider a petition submitted by Mayor Erin Mendenhall (Petition No. PLNPCM2023-00054) to amend portions of Chapters 21A.36; 21A.40; 21A.44; and 21A.62 of the *Salt Lake City Code* to modify regulations pertaining to sight distance triangle; and

WHEREAS, at its May 10, 2023 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. Amending the text of *Salt Lake City Code* Section 21A.36.020. That Section 21A.36.020 of the *Salt Lake City Code* (Zoning: General Provisions: Conformance with Lot and Bulk Controls) shall be, and hereby is amended to include the following subpart D while retaining all other subparts, tables, and notes in said section:

D. Notwithstanding any other provision of this Code, all structures shall comply with the Sight Distance Triangle Requirements as defined and illustrated in Chapter 21A.62 of this title. The planning director, in consultation with the transportation director, may approve

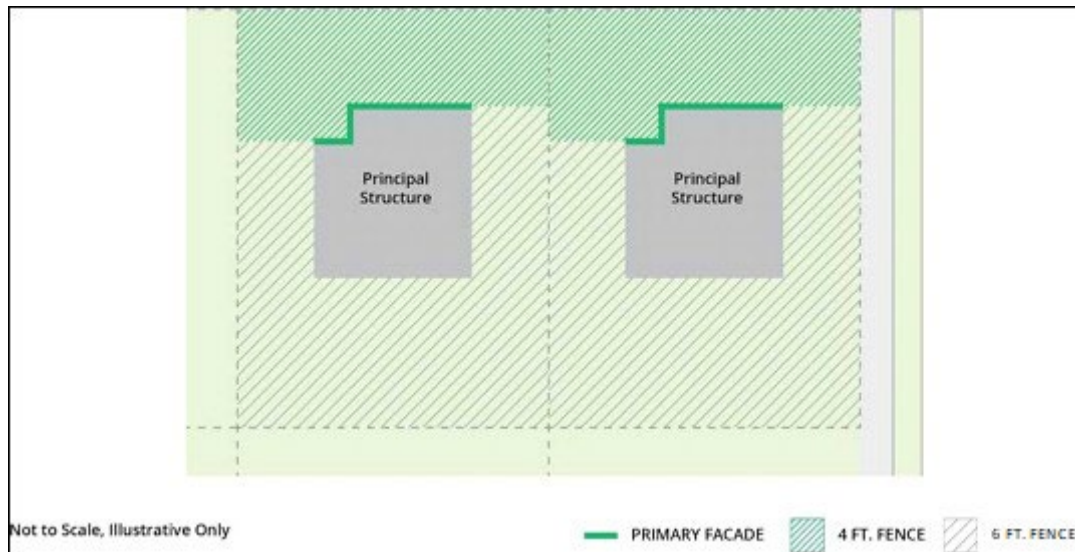
alternative design solutions that result in similar visual clearance and effectively mitigate safety concerns.

SECTION 2. Amending the text of Salt Lake City Code Section 21A.40.050. That Section 21A.40.050 of the *Salt Lake City Code* (Zoning: Accessory Uses, Buildings and Structures: General Yard, Bulk and Height Limitations) shall be, and hereby is amended to include the following subpart D while retaining all other text and subparts in said section:

D. Notwithstanding any other provision of this Code, all structures shall comply with the Sight Distance Triangle Requirements as defined and illustrated in Chapter 21A.62 of this title. The planning director, in consultation with the transportation director, may approve alternative design solutions that result in similar visual clearance and effectively mitigate safety concerns.

SECTION 3. Amending the text of Salt Lake City Code Subsection 21A.40.120.E.1. That Subsection 21A.40.120.E.1 of the *Salt Lake City Code* (Zoning: Accessory Uses, Buildings and Structures: Regulation of Fences, Walls and Hedges: Height Restrictions and Gates) shall be, and hereby is amended to read as follows:

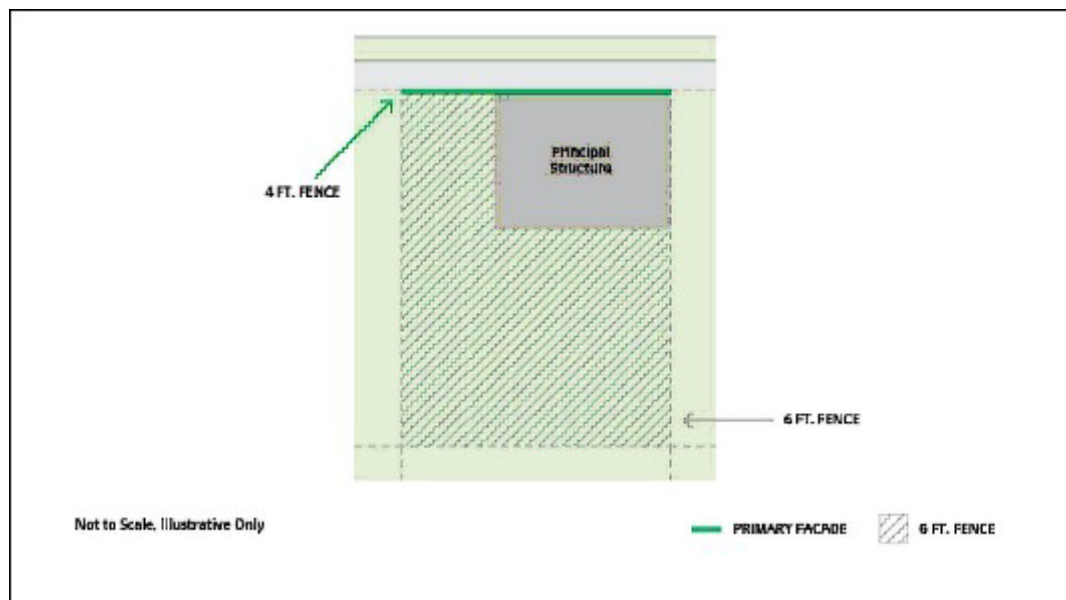
1. Fences, walls, and hedges shall comply with the following regulations based on the following zoning districts:
 - a. Residential Zoning Districts:
 - (1) Except as permitted in subsection 21A.24.010.P and 21A.40.120.E.4 of this code, a fence, wall or hedge located between the front property line and front building line of the facade of the principal structure that contains the primary entrance shall not exceed 4 feet in height.
 - (2) A fence, wall, or hedge located at or behind the primary facade of the principal structure shall not exceed 6 feet in height.
 - (3) On developed properties where there is no existing principal structure, the height of a fence, wall, or hedge shall not exceed 4 feet in a front yard area or 6 feet in the rear or side yard areas.



b. Nonresidential Zoning Districts:

(1) A fence, wall, or hedge located between the front property line and the primary facade of the principal structure shall not exceed 4 feet in height.

(2) A fence, wall or hedge located at or behind the primary facade of the principal structure shall not exceed 6 feet in height.



(3) On developed properties where there is no existing principal structure, the height of a fence, wall, or hedge shall not exceed 4 feet in a front yard area or 6 feet in the rear or side yard areas.

(4) Notwithstanding Subsection 21A.40.120.E.1.b.(1), in the M-2 and EI zoning districts fences, walls, or hedges may be up to 6 feet in height when located between the front property line and the front yard setback line.

(5) If there is no minimum front yard setback in the underlying zoning district, a fence, wall, or hedge of a maximum 6 feet in height may be placed no closer than 10 feet from the property line.

(6) Outdoor storage, when permitted in the zoning district, shall be located behind the primary facade of the principal structure and shall be screened with a solid wall or fence and shall comply with the requirements in Section 5.60.120. Outdoor storage in the M-1 and M-2 districts are also subject to the provisions of 21A.28.010.B.3.

SECTION 4. Amending the text of *Salt Lake City Code* Subsection 21A.40.120.E.3.

That Subsection 21A.40.120.E.3 of the *Salt Lake City Code* (Zoning: Accessory Uses, Buildings and Structures: Regulation of Fences, Walls and Hedges: Height Restrictions and Gates) shall be, and hereby is amended to read as follows:

3. Vacant Lots. Notwithstanding 21A.24.010.P.10.d, fencing to secure vacant or undeveloped lots may be up to 6 feet in height, provided the fence is not closer than 5 feet to a public sidewalk and is no less than 80% transparent. Once the property is developed, the fence will be required to comply with the height restrictions of this title.

SECTION 5. Amending the text of *Salt Lake City Code* Subsection 21A.40.120.E.5.

That Subsection 21A.40.120.E.5 of the *Salt Lake City Code* (Zoning: Accessory Uses, Buildings and Structures: Regulation of Fences, Walls and Hedges: Height Restrictions and Gates) shall be, and hereby is amended to read as follows:

5. Vision Clearance and Safety. Notwithstanding any other provision of this Code, a fence, wall, or hedge shall comply with the sight distance triangle requirements of this section.

- a. Corner Lots; Sight Distance Triangle: No solid fence, wall or hedge shall be erected to a height in excess of 3 feet if the fence, wall or hedge is located within the sight distance triangle extending 30 feet either side of the intersection of the respective street curb lines, or edge lines of roadway where curbing is not provided as noted in Section 21A.62.050, illustration I of this title.

b. Intersection of Street and Driveway; Intersection of Alley or Driveway and Sidewalk; Sight Distance Triangle: Solid fences, walls and hedges shall not exceed 30 inches in height within the sight distance triangle as defined in Section 21A.62.050, illustration I of this title.

c. Sight Distance Triangle and See Through Fences: Within the area defined as a sight distance triangle, see through fences that are at least 50% open shall be allowed to a height of 4 feet.

d. Alternative Design Solutions. To provide adequate line of sight for driveways and alleys, the zoning administrator, in consulting with the development review team, may require alternative design solutions, including, but not restricted to, requiring increased fence setback and/or lower fence height, to mitigate safety concerns created by the location of buildings, grade change or other preexisting conditions.

SECTION 6. Amending the text of *Salt Lake City Code* Subsection 21A.40.120.E.7.

That Subsection 21A.40.120.E.7 of the *Salt Lake City Code* (Zoning: Accessory Uses, Buildings and Structures: Regulation of Fences, Walls and Hedges) shall be, and hereby is amended to read as follows:

7. Gates. No gate, whether crossing a driveway, walkway, or part of a fence, shall be erected to a height in excess of the standards outlined in this subsection E. To regulate the location of gates and their impact on vehicular staging within the public right of way, passenger vehicles shall require a minimum 17 foot 6 inch setback from back edge of sidewalk, or property line when a sidewalk is not provided, and large truck driveways shall require a 100 foot setback from back edge of sidewalk, or property line when a sidewalk is not provided. This requirement does not apply to gates abutting alleys. All gates are to swing inward to the property or be a roll gate that does not impact the staging area.

SECTION 7. Amending the text of *Salt Lake City Code* Subsection 21A.44.060.A.6.c.

That Subsection 21A.44.060.A.6.c of the *Salt Lake City Code* (Zoning: Off Street Parking, Mobility and Loading: Parking Location and Design: Generally: Driveway and Access) shall be, and hereby is amended to read as follows:

- c. Driveway Standards: All driveways shall comply with the following standards:

(1) Driveway Location: Driveways shall be at least 5 feet from any public utility infrastructure such as power poles, fire hydrants, and water meters. Except for entrance and exit driveways leading to approved parking areas, no curb cuts or driveways are permitted.

(2) Distance from street corners: Driveways for Single and Two-Family Dwellings shall be located at least 20 feet from street corner property lines. Driveways for all other uses shall be at least 50 feet from street corner property lines. When the width of the lot is less than the required distance, the transportation director may approve modifications no greater than the minimum necessary to accommodate the driveway.

(3) Driveway Widths: All driveways serving residential uses shall be a minimum 8 feet wide and shall comply with the standards for maximum driveway widths listed in Table 21A.44.060-C, “Minimum and Maximum Driveway Width”.

TABLE 21A.44.060-C: MINIMUM AND MAXIMUM DRIVEWAY WIDTH:		
Zoning District	Minimum Driveway Width (in front and corner side yard)	Maximum Driveway Width* (in front and corner side yard)
SR-1, SR-2 and SR-3	8 ft.	22 ft.
MH	8 ft.	16 ft.
Other Residential Zoning Districts	8 ft.	30 ft.
M-1 and M-2	12 ft. single lane and 24 ft. for two-way	50 ft.
Other Non-Residential Zoning Districts	12 ft. single lane and 24 ft. for two-way	30 ft.
* Maximum width is for all driveways combined when more than one driveway is provided		

(4) Shared Driveways: Shared driveways, where two (2) or more properties share one (1) driveway access, may be permitted if the transportation director determines that the design and location of the shared driveway access will not create adverse impacts on traffic congestion or public safety.

(5) Driveway Surface: All driveways providing access to parking facilities shall be improved and maintained pursuant to the standards in the Off Street Standards Manual.

SECTION 8. Amending the text of Salt Lake City Code Section 21A.62.040. That the definition of Sight Distance Triangle in Section 21A.62.040 of the *Salt Lake City Code* (Zoning: General Terms: Definitions) shall be, and hereby is amended to read as follows while retaining all other definitions in said section:

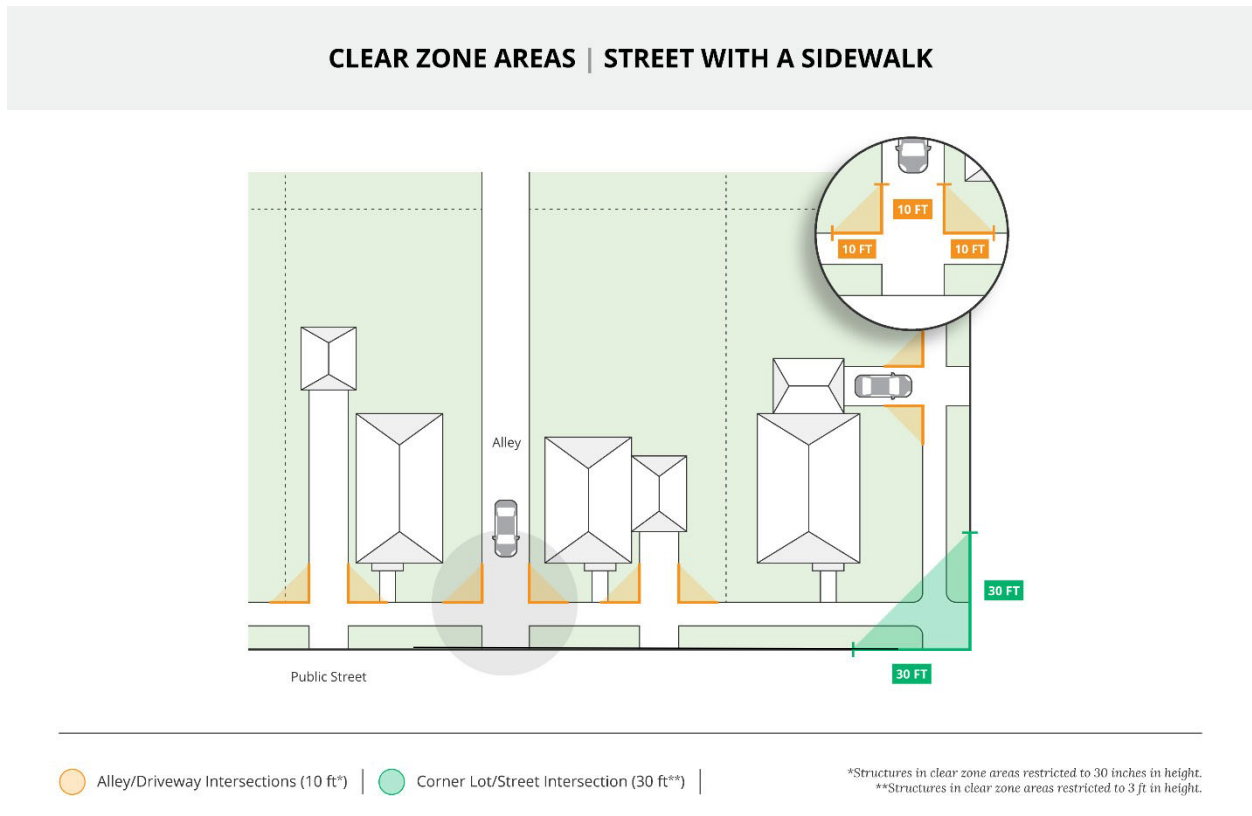
SIGHT DISTANCE TRIANGLE: A triangular area formed by a diagonal line connecting two (2) points when measured as follows:

- A. For corner lots: Extending 30 feet from the intersecting line of each street face of curb, or edge of roadway where curbing is not provided.
- B. For intersections of street and driveways or alleys: Extending 10 feet from each intersecting edge of the driveway or alley and street curb line, or edge of roadway where curbing is not provided.
- C. For alleys or driveways crossing a sidewalk: Extending 10 feet from each intersecting edge of the alley or driveway and back edge of the sidewalk.

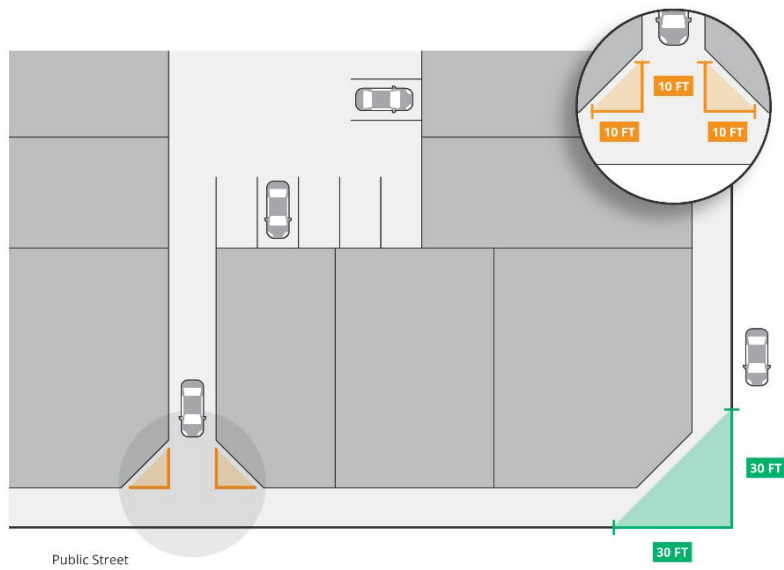
The purpose of the sight distance triangle is to define an area in which vision obstructions are prohibited. (See illustration in Section 21A.62.050 of this chapter.)

SECTION 9. Replacing Illustration I of Salt Lake City Code Section 21A.62.050. That Illustration I, the Sight Distance Triangle, in Section 21A.62.050 of the *Salt Lake City Code* (Zoning: General Terms: Illustrations Of Selected Definitions) is hereby deleted in its entirety and replaced with the following:

Illustration I: Sight Distance Triangle



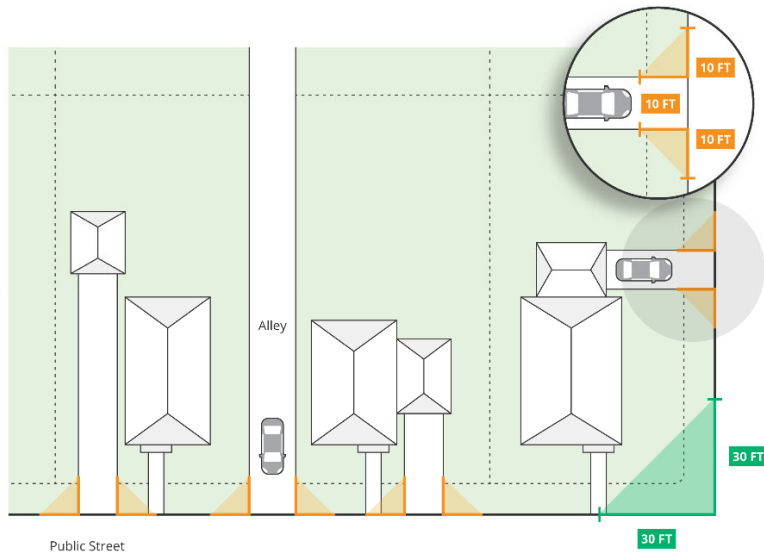
CLEAR ZONE AREAS | EXAMPLE OF CITY BLOCK WITH BUILDINGS



○ Alley/Driveway Intersections (10 ft*) | ● Corner Lot/Street Intersection (30 ft**) |

*Structures in clear zone areas restricted to 30 inches in height.
**Structures in clear zone areas restricted to 3 ft in height.

CLEAR ZONE AREAS | STREET WITHOUT A SIDEWALK



○ Alley/Driveway Intersections (10 ft*) | ● Corner Lot/Street Intersection (30 ft**) |

*Structures in clear zone areas restricted to 30 inches in height.
**Structures in clear zone areas restricted to 3 ft in height.

SECTION 10. 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 _____, 2023.

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER
(SEAL)

Bill No. _____ of 2023.
Published: _____.
Ordinance regulating sight distance triangle

APPROVED AS TO FORM
Salt Lake City Attorney's Office

Date: May 22, 2023

By: Katherine D. Pasker
Katherine D. Pasker, *Senior City Attorney*

Project Chronology

Petition: PLNPCM2023-00054

January 27, 2023	Application accepted.
January 30, 2023	Petition assigned to Madison Blodgett, Associate Planner.
October 2022 – February 2023	Petition reviewed internally, and staff drafted language to support goals of the petition.
February 15, 2023	Notice mailed to all Community Councils
February 15, 2023	Application posted for the online open house.
March 20, 2023	Presented proposal at Sugar House Community Council meeting.
April 27, 2023	Planning Commission agenda posted to the website and emailed to the listserv.
May 4, 2023	Staff report posted to Planning’s webpage.
May 10, 2023	Planning Commission meeting and public hearing. A positive recommendation was forwarded to the City Council.
May 23, 2023	Signed ordinance received from City Attorney’s Office.

NOTICE OF CITY COUNCIL HEARING

The Salt Lake City Council is considering Petition **PLNPCM2023-00054** – Mayor Erin Mendenhall has initiated a petition to amend the zoning ordinance regulations regarding the sight distance triangle, which is the area providing visual clearance at street, alleys and driveways intersections. The proposed changes will affect sections 21A.40.120, regulations for fences, walls and hedges, 21A.36.020 and 21A.40.050 to apply visual clearance to buildings, and 21A.62.040 to update the definition of sight distance triangle. Related provisions of Title 21A, Zoning may also be amended as part of this petition. (Staff contact: Madison Blodgett at madison.blodgett@slcgov.com or 801-535-7749)

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

DATE: TBD
TIME: 7:00 pm
PLACE: Electronic and in-person options.
451 South State Street, Room 326, Salt Lake City, Utah

**** This meeting will be held via electronic means, while also providing for an in-person opportunity 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, including WebEx connection information, please visit www.slc.gov/council/virtual-meetings. 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 Madison Blodgett at 801-535-7749 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, or via e-mail at madison.blodgett@slcgov.com. The application details can be accessed at <https://citizenportal.slcgov.com/>, by selecting the “planning” tab and entering the petition number PLNPCM2023-00054.

People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. 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.



MEMORANDUM

PLANNING DIVISION
DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

To: Mayor Erin Mendenhall

Cc: Lisa Shaffer, Chief Administrative Officer; Blake Thomas, Department of Community and Neighborhoods Director; Michaela Oktay, Deputy Planning Director

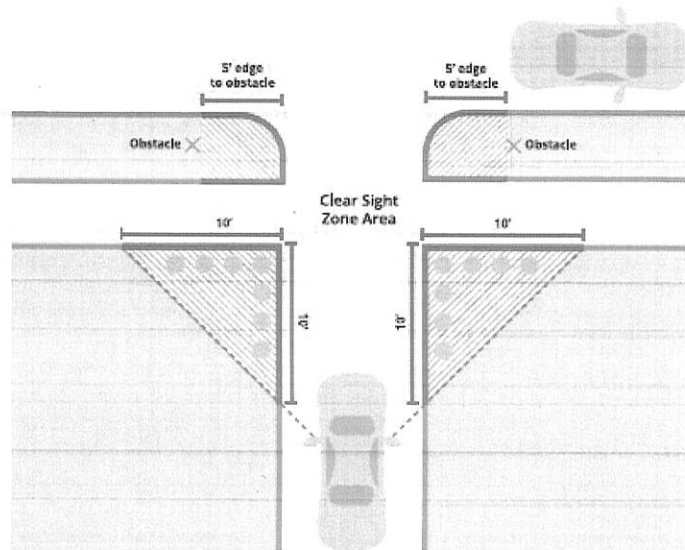
From: Nick Norris, Planning Director

Date: January 25, 2023

Re: Amendments related to fences and visual clearance next to alleys in Chapter 21A.40.120 of the Zoning Ordinance

The Planning Division is requesting that you initiate a zoning text amendment to clarify the regulation of fences, walls and hedges when these structures are adjoining alleyways. The zoning ordinance currently requires that fences, walls and hedges be of limited height when located along the intersection of streets, the intersection of driveways and streets, and the intersection of driveways and sidewalks. However, recent enforcement cases have exposed a lack of standards to apply the same regulations at the intersection of alleys and sidewalks. In addition, the zoning code is silent about other structures, including buildings, that may encroach into sight distance triangles. The site distance triangle is intended to improve the safety of those who are using sidewalks and bike lanes by increasing the visibility at intersections.

The regulation of fences, walls and hedges and the use of clear vision zone areas defined by sight distance triangles are intended to increase vehicular and pedestrian safety. Alleys that intersect sidewalks operate in a similar manner as driveways, typically involving light passenger vehicular



traffic in residential areas. The diagram below shows the clear sight zone areas currently applied to the intersection of driveways and sidewalks. The Planning Division believes these zones should also be applied in the intersection of alleys and sidewalks and apply to other structures, including buildings.

This zoning amendment would focus on adding clarifying language to the current fence, wall and hedge regulations and include alleys and other structures in the definition of sight distance triangle. 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 to not 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 to not initiate the petition.

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

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


Erin Mendenhall, Mayor

1-25-23
Date