



ROSS C. "ROCKY" ANDERSON
MAYOR

SALT LAKE CITY CORPORATION

OFFICE OF THE MAYOR

APR 26 2006

April 25, 2006

TO: Salt Lake City Council

RE: Petition 400-06-08 Avenues and Capitol Hill
Compatible Residential Infill Ordinance

I am writing in regard to the proposed Compatible Residential Infill Regulations for City Council District 3, including the properties within the Avenues and Capitol Hill neighborhoods currently zoned Special Residential Pattern-1 (SR-1). After receiving a briefing by City staff and meeting with representatives of the Avenues and Capitol Hill Community Councils to discuss the regulations proposed by them, I have concluded that the regulations proposed by the community councils relating to accessory structures are appropriate and should be adopted in order to ensure compatible infill development in these unique historic neighborhoods of the City. These recommendations are workable and will better achieve the goals of the new ordinance.

The Planning Commission's recommendation relating to accessory structures differs from the original proposal from the Community Councils in the following respects:

Regulation	Planning Commission Recommendation	Community Councils' recommendation
Height of Accessory Structures with Pitched Roof	15 feet	14 feet
Height of Flat Roof Accessory Structures for over the counter permit	10 feet	9 feet
Wall Height of accessory Structure for over the counter permit	10 feet	9 feet
Maximum footprint of accessory structure for over the counter permit.	50% of the building footprint of the principal structure up to a maximum of 600 square feet	480 square feet for accessory structure plus an additional 120 square feet for a secondary accessory structure

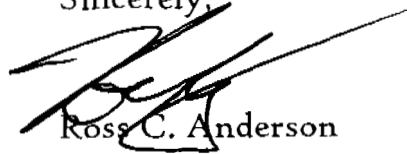
After consultation with Orion Goff, Building Official, it appears that, contrary to earlier information, the mechanics of the automatic door and required joists for a flat roof can be accommodated within the nine foot maximum wall height. I am also convinced that the other regulations proposed by the Community Councils relating to accessory structures are reasonable and should be adopted.

I appreciate the time and efforts of the Avenues and Capitol Hill Community Council members, who have carefully surveyed and analyzed the existing conditions of their neighborhoods and the options for improvements in our ordinances. The information they gathered has allowed them to develop reasonable standards that allow development accommodating the needs of property owners while ensuring compatibility with adjacent properties. In addition, the tiered

review process for approval of proposals that do not conform to these regulations will allow deviation from the standards, where appropriate, while ensuring compatible development.

I appreciate you considering my recommendations in your deliberations on this important matter. I will have forwarded to you a proposed ordinance that reflects my recommendations.

Sincerely,



Ross C. Anderson
Mayor

cc: Alex Ikafuna
Brent Wilde
Joel Patterson
Cheri Coffey
Jim Jenkins
Peter von Sievers
Shane Carlson

SALT LAKE CITY ORDINANCE
No. _____ of 2006
(Amending Sections 21A.24.080 and 21A.40.050 Relating to SR-1 Special Development Pattern
Residential District)

AN ORDINANCE AMENDING SECTION 21A.24.080, *SALT LAKE CITY CODE*,
PERTAINING TO SR-1 SPECIAL DEVELOPMENT PATTERN RESIDENTIAL DISTRICT,
AND SECTION 21A.40.050, *SALT LAKE CITY CODE*, PERTAINING TO GENERAL YARD,
BULK AND HEIGHT LIMITATIONS, PURSUANT TO PETITION NO. 400-06-08.

WHEREAS, the Planning Commission and the City Council of Salt Lake City, Utah,
have held public hearings and have taken into consideration citizen testimony, filing, and
demographic details of the area, the long range general plans of the City, and the local master
plan as part of their deliberation. Pursuant to these deliberations, the City Council has concluded
that the proposed amendments are in the best interest of the City.

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. That Section 21A.24.080 of the Salt Lake City Code, pertaining to SR-1
Special Development Pattern Residential District be, and hereby is, amended to read as follows:

21A.24.080 SR-1 and SR-1A Special Development Pattern Residential District:

**In this chapter and the associated Zoning Map, the SR-1 District is divided into two sub-
areas for the purpose of defining design criteria. In other portions of this text, the SR-1
and SR-1A are jointly referred to as the SR-1 District because all other standards in the
Zoning Ordinance are the same.**

A. **Purpose Statement:** The purpose of the SR-1 special development pattern residential
district is to maintain the unique character of older predominantly low density neighborhoods
that display a variety of yards, lot sizes and bulk characteristics.

B. **Uses:** Uses in the SR-1 special development pattern residential district, as specified in section 21A.24.190, "Table Of Permitted And Conditional Uses For Residential Districts", of this chapter, are permitted subject to the general provisions set forth in section 21A.24.010 of this chapter and this section.

C. **Minimum Lot Area And Lot Width:** The minimum lot areas and lot widths required in this district are as follows:

Land Use		Minimum Lot Area	Minimum Lot Width
1	Single-family detached dwellings	5,000 sq. ft.	50 ft.
2	Two-family dwellings	8,000 sq. ft.	50 ft.
3	Twin home dwellings	4,000 sq. ft. per dwelling unit	25 ft.
4	Natural open space and conservation areas, minimum public and private	No minimum	No minimum
5	Public pedestrian pathways, trails and minimum greenways	No minimum	No minimum
6	Utility substations and buildings	5,000 sq. ft.	50 ft.
7	Municipal service uses, including city utility uses and police and fire stations	No minimum	No minimum
8	Places of worship less than 4 acres in size	12,000 sq. ft.	80 ft.
9	Public/private utility transmission wires, minimum lines, pipes and poles	No minimum	No minimum
10	Other permitted or conditional uses as listed in section 21A.24.190 of this chapter	5,000 sq. ft.	50 ft.

D. **Maximum Building Height:** Maximum building height limits vary, depending upon the location. The following regulations apply for each area with the SR-1 District:

1. The maximum height of buildings with pitched roofs shall be:

a. SR-1: Twenty-eight feet (28') measured to the ridge of the roof, or the average height of other principal buildings on the block face.

b. ~~the average height of other principal buildings on the block face.~~ SR-1A: Twenty three feet (23') measured to the ridge of the roof, or the average height of other principal buildings on the block face.

2. The maximum height of a flat roof building shall be ~~twenty feet (20')~~:

a. SR-1: twenty feet (20').

b. SR-1A: sixteen feet (16').

3. Maximum Exterior Wall Height Adjacent to Interior Side Yards:

a. SR-1: Twenty feet (20') for exterior walls placed at the building setback established by the minimum required yard.

b. SR-1A: sixteen feet (16') for exterior walls placed at the building setback established by the minimum required yard.

c. In both the SR-1 and SR-1A Districts, the e-Exterior wall height may increase one (1) foot (1') (or fraction thereof) in height for each foot (or fraction thereof) of increased setback beyond the minimum required interior side yard. If an exterior wall is approved with a reduced setback through a special exception, variance or other process, the maximum allowable exterior wall height decreases by one (1) foot (1') (or fraction thereof) for each foot (or fraction thereof) that the wall is located closer to the property line than the required side yard setback.

i. For

a. ~~_____~~ Lots with cross-slopes where the topography slopes, the downhill exterior wall height may be increased by one-half foot (0.5') for each one foot (1') difference between the elevation of the average grades on the uphill and downhill faces of the building.

~~_____ ii.b.~~ Exceptions:

~~_____ (a).i.~~ Gable walls: Walls at the end of a pitched roof may extend to a height necessary to support the roof structure except that the height of the top of the widest portion of the gable wall must conform to the maximum wall height limitation described in this section.

~~_____ (b).ii.~~ Dormer walls: Dormer walls are exempt from the maximum exterior wall height if:

~~_____ (1)~~ The width of a dormer is ten feet (10') or less; and

~~_____ (2)~~ The total combined width of dormers is less than or equal to fifty percent (50%) of the length of the building façade facing the interior side yard; and

~~_____ (3)~~ Dormers are spaced at least eighteen inches (18") apart.

4. Building height for initial construction of a building shall be measured as the vertical distance between the top of the roof and the established grade at any given point of building coverage. Building height for any subsequent structural modification or addition to a building shall be measured from finished grade existing at the time a building permit is requested.

Building height for the R-1 districts, R-2 district and SR districts is defined and illustrated in part VI, chapter 21A.62 of this title.

5. Where buildings are stepped to accommodate the slope of terrain, each step shall have a horizontal dimension of at least twelve feet (12').

6. Additional Building Height:

_____a. For properties outside of the H Historic Preservation Overlay District, additional building height may be granted as a special exception by an Administrative Hearing Officer subject to the special exception standards in 21A.52 and if the proposed building height is in keeping with the development pattern on the block face. The Administrative Hearing Officer will approve, approve with conditions, deny or refer the application to the Board of Adjustment to be considered as a special exception pursuant to Chapter 21A.52 of this Title. Any person adversely affected by a decision of the Administrative Hearing Officer may appeal the decision to the Board of Adjustment.

_____b. Requests for additional building height for properties located in a H Historic Preservation Overlay District shall be reviewed by the Historic Landmarks Commission which may grant such requests subject to the provisions of chapter 21A.34.020.

E. Minimum Yard Requirements:

1. Front Yard:-;

_____a. SR-1: The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail. For buildings legally existing on April 12, 1995, the required front yard shall be no greater than the established setback line of the existing building.

_____b. SR-1A: The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards existing buildings within the block face. Where there are four or more SR-1 principal buildings with front yards on a block face, the average shall be

calculated excluding one property with the smallest front yard setback and excluding the one property with the largest front yard setback. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front yard depth is specified in the recorded subdivision plat, the requirement specified therein shall prevail. For buildings legally existing on April 12, 1995, the required front yard depth shall be no greater than established setback line of the existing building.

2. Corner Side Yard:

_____ a. SR-1: Ten feet (10'). For buildings legally existing on April 12, 1995, the required corner side yard shall be no greater than the established setback line of the existing building.

_____ b. SR-1A: Ten feet (10').

3. Interior Side Yard:

a. **Twin Home Dwellings:** No side yard is required along one side lot line while a ten foot (10') yard is required on the other.

b. Other Uses:

i. Corner Lots: Four feet (4').

ii. Interior Lots:

_____ (a) SR-1: Four feet (4') on one side and ten feet (10') on the other.

_____ (b) SR-1A: Four feet (4') on one side and ten feet (10') on the other.

_____ (1) Where the width of a lot is forty-seven feet (47') or narrower, the total minimum side yard setbacks shall be equal to thirty percent (30%) of the lot width with one side being four feet (4') and the other side being thirty percent (30%) of the lot width minus four feet (4') rounded to the nearest whole number.

(2) Where a lot is twenty-seven feet (27') or narrower, required side yard setbacks shall be a minimum of four feet (4') and four feet (4').

(3) Where required side yard setbacks are less than four feet (4') and ten feet (10') an addition, remodel or new construction shall be no closer than ten (10') to a primary structure on an adjacent property. The ten foot (10') separation standard applies only to the interior side yard that has been reduced from the base standard of ten feet (10').

4. Rear Yard: Twenty five percent (25%) of the lot depth, but not less than fifteen feet (15') and need not exceed thirty feet (30').

5. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to table 21A.36.020B, "Obstructions In Yards", and 21A.40.050 of this title.

a. SR-1A:

i. Maximum building coverage of all accessory buildings shall not exceed six hundred (600) square feet.

ii. Primary Accessory Building -- One Accessory building may have up to the following dimensions:

(a) A footprint of up to four hundred and eighty (480) square feet, subject to compliance with section 21A.40.050.B.1 of this chapter.

(b) Roof peak/ridge height of up to fourteen feet (14') above the existing grade.

(c) A flat roof height limit of nine feet (9') above the existing grade.

(d) An exterior wall height of nine feet (9') above the existing grade.

(1) Lots with cross slopes where the topography slopes, the downhill exterior wall height may increase by one half foot (.5') for each one foot (1') difference between the elevation of the average grades on the uphill and downhill faces of the building.

iii. Secondary Accessory Buildings – All other accessory buildings shall have the following dimensions:

(a) Roof peak/ridge height of up to ten feet (10') above the existing grade.

(b) Flat roof height limit of eight feet (8') above the existing grade.

(c) An exterior wall height of eight feet (8') above the existing grade.

(d) Secondary accessory buildings may be attached to the primary accessory buildings so long as all buildings conform to the required wall and roof ridge height restrictions.

F. **Maximum Building Coverage:** The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of the lot area. For lots with buildings legally existing on April 12, 1995, the coverage of existing buildings shall be considered legal conforming.

G. **Maximum Lot Size:** With the exception of lots created by a subdivision plat, notice of minor subdivision or minor subdivision amendments recorded in the Office of the Salt Lake County Recorder, the maximum size of a new lot shall not exceed 150% of the minimum lot size allowed by the base zoning district. Lots in excess of the maximum lot size may be created through the subdivision process subject to the following standards:

1. The size of the new lot is compatible with other lots on the same block face;
2. The configuration of the lot is compatible with other lots on the same block face; and

3. The relationship of the lot width to the lot depth is compatible with other lots on the same block face.

H. **Standards for Attached Garages:** Width of an Attached Garage: The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front façade of the house. The width of the garage is equal to the width of the garage door, or in the case of multiple garage doors, the sum of the widths of each garage door plus the width of any intervening wall elements between garage doors.

SECTION 2. That Section 21A.40.050B of the Salt Lake City Code, pertaining to general yard, bulk and height limitations be, and hereby is, amended, in part, to read as follows:

B. **Maximum Coverage:**

2. **Building Coverage:** In the FR, R-1, R-2 and SR residential districts the maximum building coverage of all accessory buildings shall not exceed fifty percent (50%) of the building footprint of the principal structure up to a maximum of 720 square feet for a single family dwelling and 1,000 square feet for a two-family dwelling. The maximum footprint for a primary accessory structure within the SR-1A is limited to four hundred and eighty (480) square feet with an additional one hundred and twenty (120) square feet allowed for a secondary accessory structure. Notwithstanding the size of the footprint of the principal building, at least 480 square feet of accessory building coverage shall be allowed subject to the compliance with subsection 21A.40.050.B.1 of this section.

SECTION 3. That Section 21A.40.050C of the Salt Lake City Code, pertaining to general yard, bulk and height limitations be, and hereby is, amended, in part, to read as follows:

C. **Maximum Height Of Accessory Buildings/Structures:**

2. **Accessory To Residential Uses in the FR, R-1 districts, R-2 district and SR districts:**

The height of accessory buildings/structures in the FR districts, R-1 district, R-2 district and SR districts shall conform to the following:

_____ a. The height of accessory buildings with flat roofs shall not exceed twelve feet (12'); nine feet (9') in the SR-1A.

_____ b. The height of accessory buildings with pitched roofs shall not exceed seventeen feet (17') measured as the vertical distance between the top of the roof and the finished grade at any given point of building coverage; In the SR-1A the height of accessory buildings with pitched roofs shall not exceed fourteen feet (14'); and

_____ c. Accessory buildings with greater building height may be approved as a special exception, pursuant to part V, chapter 21A.52 of this title if the proposed accessory building is in keeping with other accessory buildings on the block face.

SECTION 4. 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 _____, 2006.

CHAIRPERSON

ATTEST:

CHIEF DEPUTY CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CHIEF DEPUTY CITY RECORDER

(SEAL)

Bill No. _____ of 2006.

Published: _____.

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SALT LAKE CITY ORDINANCE

No. _____ of 2006

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AN ORDINANCE AMENDING SECTION 21A.24.080, *SALT LAKE CITY CODE*, PERTAINING TO SR-1 SPECIAL DEVELOPMENT PATTERN RESIDENTIAL DISTRICT, AND SECTION 21A.40.050, *SALT LAKE CITY CODE*, PERTAINING TO GENERAL YARD, BULK AND HEIGHT LIMITATIONS, PURSUANT TO PETITION NO. 400-06-08.

WHEREAS, the Planning Commission and the City Council of Salt Lake City, Utah, have held public hearings and have taken into consideration citizen testimony, filing, and demographic details of the area, the long range general plans of the City, and the local master plan as part of their deliberation. Pursuant to these deliberations, the City Council has concluded that the proposed amendments are in the best interest of the City.

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. That Section 21A.24.080 of the Salt Lake City Code, pertaining to SR-1 Special Development Pattern Residential District be, and hereby is, amended to read as follows:

21A.24.080 SR-1 and SR-1A Special Development Pattern Residential District:

In this chapter and the associated Zoning Map, the SR-1 District is divided into two sub-areas for the purpose of defining design criteria. In other portions of this text, the SR-1 and SR-1A are jointly referred to as the SR-1 District because all other standards in the Zoning Ordinance are the same.

A. **Purpose Statement:** The purpose of the SR-1 special development pattern residential district is to maintain the unique character of older predominantly low density neighborhoods that display a variety of yards, lot sizes and bulk characteristics.

B. **Uses:** Uses in the SR-1 special development pattern residential district, as specified in section 21A.24.190, "Table Of Permitted And Conditional Uses For Residential Districts", of this chapter, are permitted subject to the general provisions set forth in section 21A.24.010 of this chapter and this section.

C. **Minimum Lot Area And Lot Width:** The minimum lot areas and lot widths required in this district are as follows:

Land Use		Minimum Lot Area	Minimum Lot Width
1	Single-family detached dwellings	5,000 sq. ft.	50 ft.
2	Two-family dwellings	8,000 sq. ft.	50 ft.
3	Twin home dwellings	4,000 sq. ft. per dwelling unit	25 ft.
4	Natural open space and conservation areas, minimum public and private	No minimum	No minimum
5	Public pedestrian pathways, trails and minimum greenways	No minimum	No minimum
6	Utility substations and buildings	5,000 sq. ft.	50 ft.
7	Municipal service uses, including city utility uses and police and fire stations	No minimum	No minimum
8	Places of worship less than 4 acres in size	12,000 sq. ft.	80 ft.
9	Public/private utility transmission wires, minimum lines, pipes and poles	No minimum	No minimum
10	Other permitted or conditional uses as listed in section 21A.24.190 of this chapter	5,000 sq. ft.	50 ft.

D. **Maximum Building Height:** Maximum building height limits vary, depending upon the location. The following regulations apply for each area with the SR-1 District:

1. The maximum height of buildings with pitched roofs shall be:

a. SR-1: Twenty-eight feet (28') measured to the ridge of the roof, or the average height of other principal buildings on the block face.

b. SR-1A: Twenty three feet (23') measured to the ridge of the roof, or the average height of other principal buildings on the block face.

2. The maximum height of a flat roof building shall be:

a. SR-1: twenty feet (20').

b. SR-1A: sixteen feet (16').

3. Maximum Exterior Wall Height Adjacent to Interior Side Yards:

a. SR-1: twenty feet (20') for exterior walls placed at the building setback established by the minimum required yard.

b. SR-1A: sixteen feet (16') for exterior walls placed at the building setback established by the minimum required yard.

c. In both the SR-1 and SR-1A Districts, the exterior wall height may increase one foot (1') (or fraction thereof) in height for each foot (or fraction thereof) of increased setback beyond the minimum required interior side yard. If an exterior wall is approved with a reduced setback through a special exception, variance or other process, the maximum allowable exterior wall height decreases by one foot (1') (or fraction thereof) for each foot (or fraction thereof) that the wall is located closer to the property line than the required side yard setback..

i. For lots with cross-slopes where the topography slopes, the downhill exterior wall height may be increased by one-half foot (0.5') for each one foot (1') difference between the elevation of the average grades on the uphill and downhill faces of the building.

ii. Exceptions:

(a) Gable walls: Walls at the end of a pitched roof may extend to a height necessary to support the roof structure except that the height of the top of the widest portion of the gable wall must conform to the maximum wall height limitation described in this section.

(b) Dormer walls: Dormer walls are exempt from the maximum exterior wall height if:

(1) The width of a dormer is ten feet (10') or less; and

(2) The total combined width of dormers is less than or equal to fifty percent (50%) of the length of the building façade facing the interior side yard; and

(3) Dormers are spaced at least eighteen inches (18") apart.

4. Building height for initial construction of a building shall be measured as the vertical distance between the top of the roof and the established grade at any given point of building coverage. Building height for any subsequent structural modification or addition to a building shall be measured from finished grade existing at the time a building permit is requested.

Building height for the R-1 districts, R-2 district and SR districts is defined and illustrated in part VI, chapter 21A.62 of this title.

5. Where buildings are stepped to accommodate the slope of terrain, each step shall have a horizontal dimension of at least twelve feet (12').

6. Additional Building Height:

a. For properties outside of the H Historic Preservation Overlay District, additional building height may be granted as a special exception by an Administrative Hearing Officer subject to the special exception standards in 21A.52 and if the proposed building height is in keeping with the development pattern on the block face. The Administrative Hearing Officer

will approve, approve with conditions, deny or refer the application to the Board of Adjustment to be considered as a special exception pursuant to Chapter 21A.52 of this Title. Any person adversely affected by a decision of the Administrative Hearing Officer may appeal the decision to the Board of Adjustment.

b. Requests for additional building height for properties located in a H Historic Preservation Overlay District shall be reviewed by the Historic Landmarks Commission which may grant such requests subject to the provisions of chapter 21A.34.020.

E. Minimum Yard Requirements:

1. Front Yard:

a. SR-1: The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail. For buildings legally existing on April 12, 1995, the required front yard shall be no greater than the established setback line of the existing building.

b. SR-1A: The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards existing buildings within the block face. Where there are four or more SR-1 principal buildings with front yards on a block face, the average shall be calculated excluding one property with the smallest front yard setback and excluding the one property with the largest front yard setback. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front yard depth is specified in the recorded subdivision plat, the requirement specified therein shall prevail. For

buildings legally existing on April 12, 1995, the required front yard depth shall be no greater than established setback line of the existing building.

2. Corner Side Yard:

a. SR-1: Ten feet (10'). For buildings legally existing on April 12, 1995, the required corner side yard shall be no greater than the established setback line of the existing building.

b. SR-1A: Ten feet (10').

3. Interior Side Yard:

a. **Twin Home Dwellings:** No side yard is required along one side lot line while a ten foot (10') yard is required on the other.

b. Other Uses:

i. Corner Lots: Four feet (4').

ii. Interior Lots:

(a) SR-1: Four feet (4') on one side and ten feet (10') on the other.

(b) SR-1A: Four feet (4') on one side and ten feet (10') on the other.

(1) Where the width of a lot is forty-seven feet (47') or narrower, the total minimum side yard setbacks shall be equal to thirty percent (30%) of the lot width with one side being four feet (4') and the other side being thirty percent (30%) of the lot width minus four feet (4') rounded to the nearest whole number.

(2) Where a lot is twenty-seven feet (27') or narrower, required side yard setbacks shall be a minimum of four feet (4') and four feet (4').

(3) Where required side yard setbacks are less than four feet (4') and ten feet (10') an addition, remodel or new construction shall be no closer than ten (10') to a primary structure on

an adjacent property. The ten foot (10') separation standard applies only to the interior side yard that has been reduced from the base standard of ten feet (10').

4. **Rear Yard:** Twenty five percent (25%) of the lot depth, but not less than fifteen feet (15') and need not exceed thirty feet (30').

5. **Accessory Buildings And Structures In Yards:** Accessory buildings and structures may be located in a required yard subject to table 21A.36.020B, "Obstructions In Yards", and 21A.40.050 of this title.

a. SR-1A:

i. Maximum building coverage of all accessory buildings shall not exceed six hundred (600) square feet.

ii. Primary Accessory Building -- One Accessory building may have up to the following dimensions:

(a) A footprint of up to four hundred and eighty (480) square feet, subject to compliance with section 21A.40.050.B.1 of this chapter.

(b) Roof peak/ridge height of up to fourteen feet (14') above the existing grade.

(c) A flat roof height limit of nine feet (9') above the existing grade.

(d) An exterior wall height of nine feet (9') above the existing grade.

(1) Lots with cross slopes where the topography slopes, the downhill exterior wall height may increase by one half foot (.5') for each one foot (1') difference between the elevation of the average grades on the uphill and downhill faces of the building.

iii. Secondary Accessory Buildings -- All other accessory buildings shall have the following dimensions:

- (a) Roof peak/ridge height of up to ten feet (10') above the existing grade.
- (b) Flat roof height limit of eight feet (8') above the existing grade.
- (c) An exterior wall height of eight feet (8') above the existing grade.
- (d) Secondary accessory buildings may be attached to the primary accessory buildings

so long as all buildings conform to the required wall and roof ridge height restrictions.

F. **Maximum Building Coverage:** The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of the lot area. For lots with buildings legally existing on April 12, 1995, the coverage of existing buildings shall be considered legal conforming.

G. **Maximum Lot Size:** With the exception of lots created by a subdivision plat, notice of minor subdivision or minor subdivision amendments recorded in the Office of the Salt Lake County Recorder, the maximum size of a new lot shall not exceed 150% of the minimum lot size allowed by the base zoning district. Lots in excess of the maximum lot size may be created through the subdivision process subject to the following standards:

1. The size of the new lot is compatible with other lots on the same block face;
2. The configuration of the lot is compatible with other lots on the same block face; and
3. The relationship of the lot width to the lot depth is compatible with other lots on the same block face.

H. **Standards for Attached Garages:** Width of an Attached Garage: The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front façade of the house. The width of the garage is equal to the width of the garage door, or in the

case of multiple garage doors, the sum of the widths of each garage door plus the width of any intervening wall elements between garage doors.

SECTION 2. That Section 21A.40.050B of the Salt Lake City Code, pertaining to general yard, bulk and height limitations be, and hereby is, amended, in part, to read as follows:

B. Maximum Coverage:

2. **Building Coverage:** In the FR, R-1, R-2 and SR residential districts the maximum building coverage of all accessory buildings shall not exceed fifty percent (50%) of the building footprint of the principal structure up to a maximum of 720 square feet for a single family dwelling and 1,000 square feet for a two-family dwelling. The maximum footprint for a primary accessory structure within the SR-1A is limited to four hundred and eighty (480) square feet with an additional one hundred and twenty (120) square feet allowed for a secondary accessory structure. Notwithstanding the size of the footprint of the principal building, at least 480 square feet of accessory building coverage shall be allowed subject to the compliance with subsection 21A.40.050.B.1 of this section.

SECTION 3. That Section 21A.40.050C of the Salt Lake City Code, pertaining to general yard, bulk and height limitations be, and hereby is, amended, in part, to read as follows:

C. Maximum Height Of Accessory Buildings/Structures:

2. **Accessory To Residential Uses in the FR, R-1 districts, R-2 district and SR districts:**

The height of accessory buildings/structures in the FR districts, R-1 district, R-2 district and SR districts shall conform to the following:

a. The height of accessory buildings with flat roofs shall not exceed twelve feet (12'); nine feet (9') in the SR-1A.

b. The height of accessory buildings with pitched roofs shall not exceed seventeen feet (17') measured as the vertical distance between the top of the roof and the finished grade at any given point of building coverage. In the SR-1A the height of accessory buildings with pitched roofs shall not exceed fourteen feet (14'); and

c. Accessory buildings with greater building height may be approved as a special exception, pursuant to part V, chapter 21A.52 of this title if the proposed accessory building is in keeping with other accessory buildings on the block face.

SECTION 4. 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 _____, 2006.

CHAIRPERSON

ATTEST:

CHIEF DEPUTY CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

APPROVED AS TO FORM
Salt Lake City Attorney's Office
Date Apr. 26, 2006
By Melanie Heif
Plus OK 4/26/06

CHIEF DEPUTY CITY RECORDER

(SEAL)

Bill No. _____ of 2006.

Published: _____.

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