

Proposed Text Amendment to Create the Residential Infill (RI) Zone

13.11.020:

TABLE 13.11.020.1

Forestry and recreation zone	FR-0.5
Forestry and recreation zone	FR-1
Forestry and recreation zone	FR-2.5
Forestry and recreation zone	FR-5
Forestry and recreation zone	FR-10
Forestry and recreation zone	FR-20
Residential zone	R-1-4
Residential zone	R-1-8
Residential zone	R-1-10
Residential zone	R-1-15
Residential zone	R-1-21
Residential zone	R-1-43
Residential zone	R-1-87
Residential zone	R-2-8
Residential zone	R-2-10
Residential zone	R-M
<u>Residential zone</u>	<u>RI</u>
Office, research park and development zone	O-R-D
Public use zone	P
Residential office zone	RO
Neighborhood commercial zone	NC
Commercial zone	C-1
Commercial zone	C-2
Limited use zone	LU
Regional/mixed-use zone	R/M-U
Holladay Village zone	HV
Foothills and canyons overlay zone	FCOZ

Chapter 13.32

RI, R-2-8, R-2-10, R-M MULTIPLE-FAMILY RESIDENTIAL ZONES

13.32.015:

13.32.015: RESIDENTIAL INFILL ZONE, RI:

To provide areas for two-family attached residential and single-family detached residential with the opportunity for denser, smaller housing styles (e.g. cottages/bungalows) as a buffer between the lower-density R-1 zones and the higher-density R-2, R-M and non-residential zones. Each unit in a two-family attached structure must be substantially distinct in appearance, and may only share a garage wall between them.

13.32.050:

A. Primary Uses Allowed: The permitted and conditional uses allowed in the multiple-family residential (RI, R-2 and R-M) zones shall be as set forth in [chapter 13.100](#), "Appendix A - Allowed Uses", of this title. Any primary land use not shown as a permitted or conditional use in [chapter 13.100](#), "Appendix A - Allowed Uses", of this title shall be prohibited.

13.32.060:

C. Specific accessory uses allowed in the multiple-family residential (RI, R-2 and R-M) zones are as set forth in [chapter 13.100](#), "Appendix A - Allowed Uses", of this title.

13.32.070:

TABLE 13.32.071

	RI	R-2-8	R-2-10	R-M
Minimum lot area:				
Each single-family detached dwelling	<u>4,000 sq. ft.</u>	5,000 sq. ft.	6,250 sq. ft.	5,000 sq. ft.
Each unit in an attached two-family dwelling	<u>4,000 sq. ft.</u>	4,000 sq. ft.	5,000 sq. ft.	4,000 sq. ft.
Each unit in a multi-family dwelling	<u>n/a</u>	n/a	n/a	2,722.5 sq. ft.
Minimum lot width:				
Each single-family detached dwelling	<u>40 ft.</u>	50 ft.	50 ft.	50 ft.
Each attached two-family dwelling unit	<u>35 ft.</u>	35 ft.	35 ft.	35 ft.
Each unit in a multi-family dwelling	<u>n/a</u>	n/a	n/a	n/a
Frontage:				
The minimum frontage on a public street (cul-de-sac) for any lot at the street right of way line in feet	<u>75% of the minimum</u>	75% of the minimum	75% of the minimum	75% of the minimum
The minimum frontage on a private street of any lot at the right of way line in feet	<u>75% of the minimum</u>	75% of the minimum	75% of the minimum	75% of the minimum

13.32.080:

TABLE 13.32.081

	RI	R-2-8	R-2-10	R-M
Front setback:				
The minimum setback in feet from the front lot line for a main building	<u>See note 2</u>	25	25	25
No accessory structure or parking area may be constructed in the required front yard				
Rear setback:				
The minimum setback in feet from the rear property line	<u>See note 2</u>	20	20	20
Accessory buildings located entirely within the rear yard and a minimum of 6 feet from any other structure may have a minimum setback from any property line of	<u>3</u>	3	3	3
Side setback:				
The minimum side setback in feet for a dwelling shall have a total of 25 percent of the required lot width, with no 1 side setback less than 10 percent of the lot width	<u>5</u>	See note 1	See note 1	15
Other main buildings (not residential) shall have a minimum side setback in feet of	<u>5</u>	30	30	30
The minimum side setback in feet for an accessory building not located entirely within the rear yard shall be the same as for any dwelling or main building				
The minimum corner side setback in feet for any structure	<u>5</u>	20	20	20
Building separation:				
The minimum separation between structures containing more than 1 dwelling unit in feet shall be	<u>10</u>	16	16	16
The minimum separation for nonresidential buildings in feet shall be	<u>10</u>	10	10	10
The minimum separation for any accessory structure from another structure in feet shall be	<u>6</u>	6	6	6

Notes:

1. Residential dwellings shall have a total of 25 percent of the required lot width, with no 1 side setback less than 10 percent of the lot width. Except in no case shall any side setback be less than 6.5 feet or 13 feet combined.
2. The front and rear setbacks shall not be less than 5 feet each or 13 feet combined.

C. Front Setbacks On Private Rights Of Way: The minimum front setback for a main building fronting on a private right of way is shown on table [13.32.082](#) of this section-, but does not apply to the RI zone.

13.32.090.B.1:

a. In RI zones, only a loft that fits within a sloping roof line (including dormers) is allowed as a second story, and the maximum height of any main building/structure is 28 feet. In all R-2 and R-M zones, the maximum height of any main building/structure is as shown on table 13.32.091 of this section.

13.32.100:

TABLE 13.32.101

Coverage Regulations	RI	R-2-8	R-2-10	R-M
The maximum impervious coverage in percent for any residential development shall be	<u>80</u>	60	60	60
The maximum impervious coverage in percent for any nonresidential development shall be	<u>n/a</u>	n/a	n/a	70

13.32.110:

All uses in the RI, R-2-8, R-2-10 and R-M zones shall comply with the provisions governing landscaping and buffering in [chapter 13.77](#) of this title.

13.32.120:

B. Opaque fences shall be provided along all interior property lines unless the planning commission approves otherwise. In the RI zone a hedge or columnar foliage may be used.

13.100.010:

13.100.010:TABLE OF ALLOWED USES:

Use	All FR Zones	R-1-4, R-1-8, R-1-10, R-1-15	R-1-21, R-1-43, R-1-87	<u>RI</u> , R-2-8/ R-2-10	R-M	O-R-D	P	RO	NC	C-1	C-2	HV	R/M-U	LU
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