

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
<u>Residential zone</u>	<u>RI</u>
Residential zone	R-2-8
Residential zone	R-2-10
Residential zone	R-M
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 single-family detached residential with the opportunity for denser, smaller housing styles (e.g. cottages/bungalows) as a transitional buffer between the lower-density R-1 zones and the higher-density R-2, R-M and non-residential zones.

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	5,000 sq. ft.	5,000 sq. ft.	6,250 sq. ft.	5,000 sq. ft.
Each unit in an attached two-family dwelling	n/a	4,000 sq. ft.	5,000 sq. ft.	4,000 sq. ft.
Each unit in a multi-family dwelling	n/a	n/a	n/a	2,722.5 sq. ft.
Minimum lot width:				
Each single-family detached dwelling	40 ft.	50 ft.	50 ft.	50 ft.
Each attached two-family dwelling unit	n/a	35 ft.	35 ft.	35 ft.
Each unit in a multi-family dwelling	n/a	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	75% of the minimum lot width	75% of the minimum lot width	75% of the minimum lot width	75% of the minimum lot width
The minimum frontage on a private street, common drive, or lane off for any lot at the right of way line in feet	75% of the minimum lot width	75% of the minimum lot width	75% of the minimum lot width	75% of the minimum lot width

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 structure shall have a total of~~ <u>be not less than 25 percent of the required lot property width, with no 4-side setback having less than 10 percent of the lot property width as a side setback</u>	<u>See note 3</u>	See note 1	See note 1	15
Other main buildings (not residential) shall have a minimum side setback in feet of	<u>See note 3</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>See note 3</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, and not less than 20 feet from a public right of way.
3. The side setback shall not be less than 5 feet, and not less than 20 feet from a public right of way.

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 structure shall be 30 feet.

b. In all R-2 and R-M zones, the maximum height of any main building/structure is as shown, shall be as listed 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 percentile <u>of/-</u> for any residential development <u>of a property</u> shall be	<u>80</u>	60	60	60
The maximum impervious coverage in percentile <u>of/-</u> for any nonresidential development <u>of a property</u> 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 in lieu of opaque fencing and is considered equivalent to the same for purposes of this Title (including regulation by code).

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, R-2-8/ R-2-10</u>	R-M	O-R-D	P	RO	NC	C-1	C-2	HV	R/M-U	LU
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13.04.040:

LOT, PARCEL, PLOT OR TRACT OF LAND: A segment of land established by plat, as a subdivision lot, or, via metes and bounds description, or other legal means and identified on a plat of record or in a deed of record of Salt Lake County te-which may be owned, used, developed /or-built upon or not as a unit.
 PROPERTY: Shall refer to any lot or parcel of land.

13.78.050:

A planned unit development proposed for any parcel or tract of land under single ownership or control in certain zoning districts shall have a minimum net lot area as set forth in table 13.78.050.1 of this section.

TABLE 13.78.050.1

Zone Type	Designation	Minimum Area
Forestry and recreation zone	FR-0.5	1.5 acres
Forestry and recreation zone	FR-1	3 acres
Forestry and recreation zone	FR-2.5	7.5 acres
Forestry and recreation zone	FR-5	15 acres
Forestry and recreation zone	FR-10	30 acres
Forestry and recreation zone	FR-20	60 acres
Single-family residential zone	R-1-4	12,000 sq. ft.
Single-family residential zone	R-1-8	24,000 sq. ft.
Single-family residential zone	R-1-10	30,000 sq. ft.
Single-family residential zone	R-1-15	45,000 sq. ft.
Single-family residential zone	R-1-21	1.5 acres
Single-family residential zone	R-1-43	3 acres
Single-family residential zone	R-1-87	6 acres
Single-family residential zone	RI	15,000 sq. ft.
Multi-family residential zone	R-2-8	24,000-15,000 sq. ft.
Multi-family residential zone	R-2-10	30,000-18,750 sq. ft.
Multi-family residential zone	R-M	12,000 sq. ft.
Commercial zone	C-1	No minimum
Commercial zone	C-2	No minimum

13.07.030.G:

2. In reviewing a text or map amendment, the following factors should be considered:

- a. Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;
- b. Whether the proposed amendment is harmonious with the overall character and density of existing development in the vicinity of the subject property;
- c. The extent to which the proposed amendment may adversely affect abutting properties; and
- d. The adequacy of facilities and services intended to serve the subject property, such as, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, environmental hazard mitigation measures, water supply, and wastewater and refuse collection.

3. A property may be rezoned to increase its allowable density in units per acre if the average actual and allowable density of the surrounding area, multiplied by the acreage of the subject property, yields a number of units that is greater than what the current zoning of the subject property would allow. The average density of the surrounding area is determined as follows:

a. Add up the number of dwelling units, both actual and potential, of all the surrounding properties within a 500-foot radius of the subject property.

- 1) A property which has fewer dwelling units than its zoning allows includes the additional potential dwelling units that could be built on it in the total number of units.
- 2) A legally non-conforming property which has more dwelling units than its zoning allows includes the additional actual dwelling units that have been "grandfathered" in the total number of units.
- 3) Any property within a non-residential commercial zone is deemed to have an allowable residential density of 24 units per acre, just for purposes of the calculation.
- 4) Any property on the other side of a major thoroughfare from the subject property is deemed to have an allowable density of at least 16 units per acre, just for purposes of the calculation.

b. Divide the total number of units thus obtained by the total acreage of the surrounding properties thus defined, to obtain the average density of the surrounding area in units per acre.