



Building Services Housing & Zoning Enforcement

Salt Lake City is a thriving, dynamic urban environment that builds on its historic role as a regional center of culture, community, and commerce. The City welcomes residents, visitors, and workers into a community that supports diversity, is accessible, has a broad mix of uses, and ultimately sustains a healthy, vital lifestyle.

Our mission is to work with the community to resolve issues which impact the quality of life and the wellbeing of the citizens living and working in Salt Lake City.

Our goal is to enforce policies and regulations that promote strong, vibrant neighborhoods and communities and to encourage the positive and orderly growth and development of the City.

Zoning is the regulation of land use that identifies what land can be used for and where on the property buildings and accessory uses can be located.



Common Zoning Violations

Outside storage: Yards are not to be used as storage areas for unlicensed vehicles, building materials, tires, indoor furniture, appliances, or other items commonly known as junk. Excessive storage is unsightly, attracts mice, rats and other vermin, and may become a health problem.



Weeds and Landscaping: City ordinance states that **weeds** and grass shall be kept at a height of six inches. After clearing weeds or trimming the lawn, immediately dispose of all clippings in order to prevent the spread of noxious weeds and avoid attracting mice, rats, and other vermin. The property owner is also responsible for maintaining the land between the property line and the street (park strip). **Landscaping**



shall be maintained free of overgrown, dead, diseased, or other hazardous trees and vegetation, and shall be maintained in an aesthetically pleasing fashion. Salt Lake City encourages landscaping with plants which require less watering.

Occupancy: It is unlawful to occupy a single family home or individual dwelling unit, by more than one family; a single family means:

1. One or more persons related by blood, marriage, adoption, or legal guardianship, including foster children;

2. A group of not more than three persons not related by blood, marriage, adoption or legal guardianship; or
3. Two unrelated persons and their children living together as a single housekeeping unit.

Fences must be kept upright and in good condition. The maximum height of a fence in a front



yard is 4 feet. The maximum height for a fence in a rear yard is 6 feet. For driver visibility purposes, fences, shrubs, or other obstructions shall not be taller than 30 inches

within 10 feet of a driveway or 30 feet of an intersection. Barbed or razor wire is not allowed in residential districts.

Parking is not permitted on the front lawn, front yard, or corner-side yard. Parking spaces for automobiles may not be used for Recreational Vehicle (RV) parking. It is unlawful to have any portion of the front, side, or corner yard graveled or paved to accommodate parking vehicles. Parking is not allowed on the strip between the sidewalk and street, on the sidewalk, or over hanging the sidewalk. Parking must be on a hard surface.



Vacant & Boarded Buildings: Vacant buildings must be secured against entry and the yard areas kept free from weeds, litter, and debris. Owners of boarded buildings are required to obtain a Permit to Board from



the City in Room 406 of the City & County Building. The initial permit fee is \$700.00, and yearly renewal fees of \$1,200.00 are due each year the property remains boarded.

Housing Violations

The purpose of the **Residential Housing Code** is to provide for the health, safety, comfort, convenience, and aesthetics of Salt Lake City and its inhabitants by:

1. Establishing minimum housing standards for all buildings or portions thereof used for habitation;
2. Establishing minimum standards for safety from fire and other hazards;
3. Promoting maintenance and improvement of structures by applying standards for renovations; and
4. Avoiding the closure or abandonment of housing and the displacement of occupants where possible without sacrificing public health, safety, and welfare.

Common Housing Violations include: missing or defective smoke detectors, loose or missing handrails and/or guardrails, cracked or missing electrical cover plates, clear access for escape in case of fire, dripping or leaking faucets, lack of paint, loose or missing floor coverings, and inadequate cooking and/or bathroom facilities. Hazardous or imminent dangers require immediate attention by the property owner.

Complaints: Complaints may be submitted by phone, email, in writing, or referred from other agencies. Complainants remain anonymous throughout the enforcement process. Once an enforcement officer receives a complaint, a site inspection is conducted as soon as possible to verify the existence of violations. If violations are discovered, the enforcement officer will knock on the door to explain the violations and the actions that need to be taken to comply with the ordinance.

Contact Information:

Housing & Zoning Enforcement
451 South State Street, Room 406
PO Box 145481
Salt Lake City, UT 84114
801-535-7225

email: CEDCitizensRequests@slcgov.com
www.slcgov.com/ced/buildzone/haze