

# Rezone at 1224 S 400 E

## Zoning Map Amendment Review



### Frequently Asked Questions

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#### What is the project?

Stephen Regan, the property owner, has initiated a Zoning Map Amendment for the property listed above. The proposal is to amend the Zoning Map from R-1/5,000 (Single Family Residential) zoning district to SR-3 (Special Development Pattern) zoning district. The property is currently occupied by a non-conforming commercial structure. The applicant has expressed that they wish to construct 3 single family homes on the site.

#### What is the Zoning Map Amendment review process?

A Zoning Map Amendment is the process to adjust zoning designations in light of changed conditions or changes in public policy. It is not intended to relieve particular hardships nor to confer special privileges or rights upon any person, but to reflect city goals, objectives and policies.

A Zoning Map Amendment is a public hearing process involving the requested input from the community, recommendation from the Planning Commission and decision from Salt Lake City Council.

#### What is the role of the Planning Staff in this process?

Planning Staff processes the application, communicates with the applicant to understand the project, and seeks input from the community. Staff also reviews the project based on zoning standards and makes a recommendation to the Planning Commission.

#### What are the next steps?

- Notices have been sent to the Central City and Liberty Wells Community Councils, and property owners and residents within 300 feet of the project to obtain public input and comments on the proposal.
- During and following this comment period, the Planning Division will evaluate the proposal against the applicable zoning standards, taking into consideration public comments as they relate to the standards, and develop a recommendation for the Planning Commission.
- The Planning Commission will hold a public hearing and, after reviewing the proposal against the applicable zoning standards, will make a recommendation to City Council.
- City Council will then hold another public hearing and make a decision regarding the proposal.

#### Where can I get more information?

The application packet is a public record and available for download. To access this information:

1. Go to the [SLC Citizen Access Portal](#)
2. Click “Planning Check or Research Petitions”
3. Type the petition numbers **PLNPCM2019-01201**
4. Click on “Record Info”
5. Select “Attachments” from the drop-down menu to see the submitted plans.

If you have any questions or comments regarding this proposal, please contact:

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## What is the difference between the R-1/5,000 and the SR-3 zoning districts?

	Current Zone: R-1/5,000 – Single Family Residential	Requested Zone: SR-3 – Special Development Pattern
<b>Purpose Statement</b>	The purpose of the R-1/5,000 Single-Family Residential District is to provide for conventional single-family residential neighborhoods on lots not less than five thousand (5,000) square feet in size. This district is appropriate in areas of the City as identified in the applicable community Master Plan. Uses are intended to be compatible with the existing scale and intensity of the neighborhood.	The purpose of the SR-3 special development pattern residential district is to provide lot, bulk and use regulations, including a variety of housing types, in scale with the character of development located within the interior portions of city blocks. Uses are intended to be compatible with the existing scale, density and intensity of the neighborhood.
<b>Minimum Lot Area</b>	Single Family Detached Dwellings: 5,000 Square Feet	Single Family Detached Dwellings: 2,000 Square Feet Two-Family Dwelling: 3,000 Square Feet Single Family Attached (not more than 6 dwellings may be attached): 1,500 square feet per dwelling unit
<b>Maximum Building Height</b>	The maximum building height permitted in this district is twenty-eight feet (28') for pitched roofs and twenty (20') for flat roofs.	The maximum building height permitted in this district is twenty-eight (28') for pitched roofs and twenty (20') for flat roofs.
<b>General Yard Requirements</b>	<p><b>Front Yard:</b> 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.</p> <p><b>Corner Side Yard:</b> Ten feet (10').</p> <p><b>Interior Side Yard:</b></p> <ol style="list-style-type: none"> <li>Corner lots: Four feet (4').</li> <li>Interior lots: Four feet (4') on one side and ten feet (10') on the other.</li> </ol> <p><b>Rear Yard:</b> Twenty five percent (25%) of the lot depth, or twenty feet (20'), whichever is less.</p>	<p><b>Front Yard:</b> 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 ten feet (10'). Where the minimum front yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail.</p> <p><b>Corner Side Yard:</b> Ten feet (10').</p> <p><b>Interior Side Yard:</b> Four feet (4').</p> <p><b>Rear Yard:</b> Twenty percent (20%) of the lot depth but not less than fifteen feet (15') and need not exceed thirty feet (30').</p>
<b>Maximum Building Coverage</b>	The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of the lot.	The surface coverage of all principal and accessory buildings shall not exceed sixty percent (60%) of the lot area for detached dwellings and seventy percent (70%) for attached dwellings.
<b>Parking – Number of Spaces</b>	Single Family Residential: 2 spaces per dwelling unit	Single Family Residential: 1 space per dwelling unit