

Proposed Amended Text for the 21A24.080 SR-1 Special Development Pattern Residential District

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 per dwelling unit	4,000 sq. ft.	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 height limits vary, depending upon the location. The following regulations apply for each area within the SR-1 District:

1. The maximum height of buildings with pitched roofs shall be ~~Twenty eight feet (28')~~ measured to the ridge of the roof, or:

- 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~~
 - 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 flat roofed buildings shall be ~~twenty feet (20')~~:
 - a. SR-1: twenty feet (20')
 - b. SR-1A: sixteen feet (16')**
 3. The 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 (1) foot (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.
 - a.i.** Lots with cross slopes where the topography slopes, the downhill exterior wall height may increase by one half foot (0.5') for each one foot (1') difference between the elevation of the average grades on the uphill and the downhill faces of the building.
 - b.ii.** Exceptions:
 - i(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.
 - ii(b)** Dormer walls. Dormer walls are exempt from the maximum exterior wall height if:
 - (a1)** The width of the dormer is ten feet (10') or less, and
 - (b2)** 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
 - (e3)** Dormers are spaced at least eighteen inches (18") apart.
- 45.** 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 the finished grade existing at the time a building permit is requested. Building height for the SR districts is defined and illustrated in part VI, chapter 21A.62 of this Title.
- 56.** Where buildings are stepped to accommodate the slope of terrain, each step shall have a horizontal dimension of at least twelve feet (12').
- 67.** Additional Building height:

- a. For properties outside of the 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 an 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 of 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 the one property with the smallest front setback and excluding the one property with the largest front yard setbacks. 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.**

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'). ~~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.~~**

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, total minimum side setbacks shall be equal to 30% of the lot width with one side being four feet (4') and the other side being 30% of the lot width minus four feet (rounded to the nearest whole number).**
 - (2) Where a lot is twenty-seven feet (27') or narrower, required side setbacks shall be a minimum of four feet (4') and four feet (4').**
 - (3) Where required side setbacks are less than four feet (4') and ten feet (10') an addition, remodel or new construction shall be no closer than ten feet (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", of this Title (see below).
- 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 foot print of up to fifty percent (50%) of the building footprint of the principal structure up to a maximum of six hundred square feet (600 s.f.). Notwithstanding the size of the footprint of the principal building, an accessory structure shall be allowed a footprint of 480 square feet, subject to compliance with 21A.40.050.B.1 of the Salt Lake City Zoning Ordinance.**
 - (b) Roof Peak/ridge Height of up to 14 feet (14') fifteen feet (15') above the existing grade.**
 - (c) A flat roofed height limit of nine feet (9') ten feet (10') above the existing grade.**
 - (d) An exterior wall height of nine feet (9') ten feet (10') above the existing grade.**
 - (1) Lots with cross slopes where the topography slopes, the downhill exterior wall height may increase by one half foot (0.5') for each one foot (1') difference between the elevation of the average grades on the uphill and the 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 10 feet (10') above the existing grade.**
 - (b) Flat roofed 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 building so long as all buildings conform to the required wall and roof ridge height restrictions.**

21A.40.050

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 within the SR-1A is limited to 600 square feet.** 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.

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'); **ten feet (10') 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 fifteen feet (15');** 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.