



Zoning Update – Multi-Family Residential (RMF-30) Zone

Frequently Asked Questions

What is the purpose of this project? The *Growing SLC: Five Year Housing Plan* (2018-2022) outlines solutions for reaching a point where **all residents of Salt Lake City, current and prospective, regardless of race, age, economic status, or physical ability can find a place to call home.** To achieve this goal, the Plan emphasizes the importance of removing local zoning barriers to housing development such as density limitations and ineffective lot dimensional requirements (lot area and width, oversized setbacks, etc.). Stricter zoning standards within the city's Multi-Family Residential (RMF) zoning districts in particular can impede well-designed housing development on adequately sized lots.



Growing SLC- Housing Plan: http://www.slcdocs.com/hand/Growing_SLC_Final_Attachments.pdf

What is being proposed? This project involves reviewing the existing zoning requirements in the city's four RMF zoning districts, starting with the RMF-30: Low-Density Multi-Family Residential District, and proposing updates to corresponding sections of Salt Lake City's Zoning Ordinance with the intent of implementing the recently adopted Growing SLC Housing Plan and facilitating new, compatible housing development. Each of the proposed updates to the RMF-30 District have been broken down below:

1. Introduction of Design Standards – Requiring certain design elements on new buildings is intended to encourage architecture that maintains the character of a neighborhood. Design standards are in place within many of the city's commercial and mixed-used zoning districts, but not in any of the RMF Districts. Per the proposed changes, newly constructed buildings zoned RMF-30 will now be required to have:

- **Entry Features** – Some form of an entry feature like a front porch or stoop to identify the front of the building and make for a more inviting streetscape.
- **Glass** – A minimum of 35% glass (windows, doors, etc.) on the front façade of the building to provide visual interest and break up front building walls.
- **Building Materials** – A minimum of 70% of any street facing building facade shall be clad in high quality, durable materials, such as stone, brick, wood lap siding, fiber cement board siding, etc. to encourage long-lasting buildings.
- **Building Fenestration** (arrangement of windows and doors) – No building wall that faces onto a street shall exceed more than 30 feet in length without being interrupted by windows, doors, or change of building wall plane to break up flat front buildings walls.

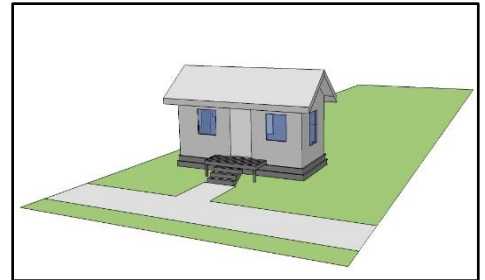
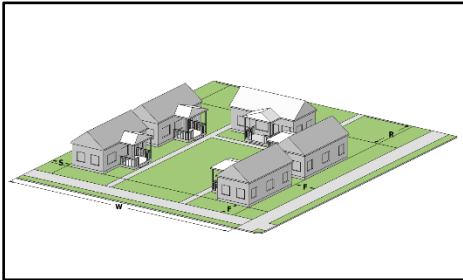


2. **New Building Forms** – Building form refers to the shape or configuration of a building(s) on a lot. With this project, the City would like to encourage the construction of certain building configurations that can accommodate more housing units, while remaining compatible with smaller-scale development. Per the proposed changes the following building forms would be permitted by right without any special approval, which they are currently required to obtain:

Cottage Development

Side Oriented Row House

Tiny House



- Cottage developments consist of two or more small-scale, single-family homes (cottages) uniformly arranged around open space on a single lot.
- Side oriented row houses share the same configuration as a row house where the units are attached side-by-side, but each units' entryway is oriented to the side or interior of the lot as opposed to all facing the street.
- Tiny homes, which much of the community has expressed interest in, are limited to 400 square feet in area excluding lofted space.

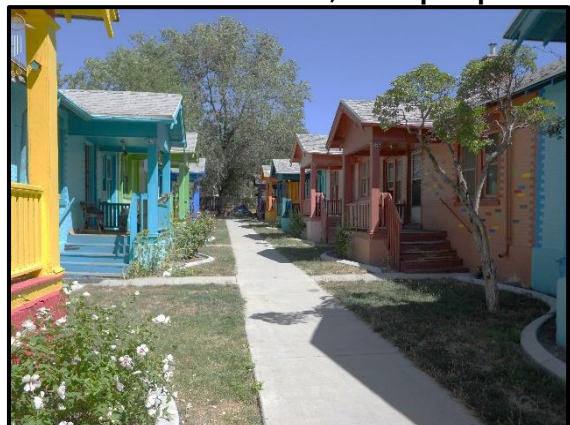
3. **Reducing Lot Size Requirements** – In the city's RMF zones, the Zoning Ordinance requires that a lot be a certain size to accommodate a certain number of dwelling units. For example, in the RMF-30 Zone, this requirement is 3,000 square feet of land for every 1 multi-family dwelling unit (must have at least 3 units or 9,000 square feet to start). This equates to 14 dwelling units per acre. Additionally:

- This city's future land use maps used as a guide for future development call for up to 20 units per acre or 2,178 square feet per unit within the RMF-30 Zone.
- About half of the existing lots in the RMF-30 Zone are between 3,000 and 6,000 square feet – meaning they could not accommodate more than 1 dwelling unit per current area standards.
- As illustrated below, much of the compatible development that exists in the RMF-30 Zone today, would not meet current area requirements.

668 E. 700 South – 527 sq. ft. per unit



661 S. Green Street – 2,700 sq. ft. per unit



Therefore, a reduction in minimum area requirements is being proposed to better align with the city's master plans, historic development patterns in SLC and accommodate housing with smaller footprints. Lot area requirements have been further reduced for row houses, cottage developments and tiny houses to encourage these compatible building forms that tend to allow for home ownership.

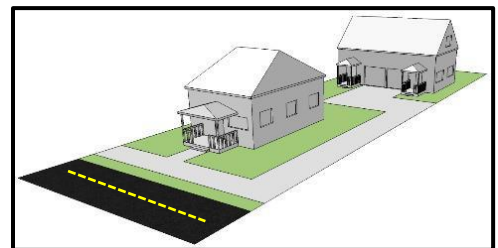
LAND USE	CURRENT AREA REQUIREMENT	PROPOSED AREA REQUIRED
Single-Family	5,000	2,500
Two-Family	8,000	5,000
Multi-Family (Must have at least 3 units)	3,000 (9,000 for first 3)	2,500 (7,500 for first 3)
Single-Family Attached/Row House (Must have at least 3 units)	3,000 (9,000 for first 3)	1,500 (4,500 for first 3)
Cottage Development (New Form)	n/a	1,500
Tiny House (New Form)	n/a	1,500

4. **Removal of Required Lot Width** – Currently, lots are required to be at least 80 - 100 feet wide in the city's RMF zoning districts to accommodate a new multi-family use. As the majority of lots zoned RMF-30 are between 31-50 feet wide, this current requirement is very limiting. For example, the 63-foot wide, 10,300 square foot lot to the right could not accommodate anything more than a single-family home due to its lot width.



Many other standards are in place that encourage adequate lot widths and spacing between buildings including required side yard setbacks, driveway widths and building code standards. Therefore, per the proposed updates, minimum lot width requirements would be removed.

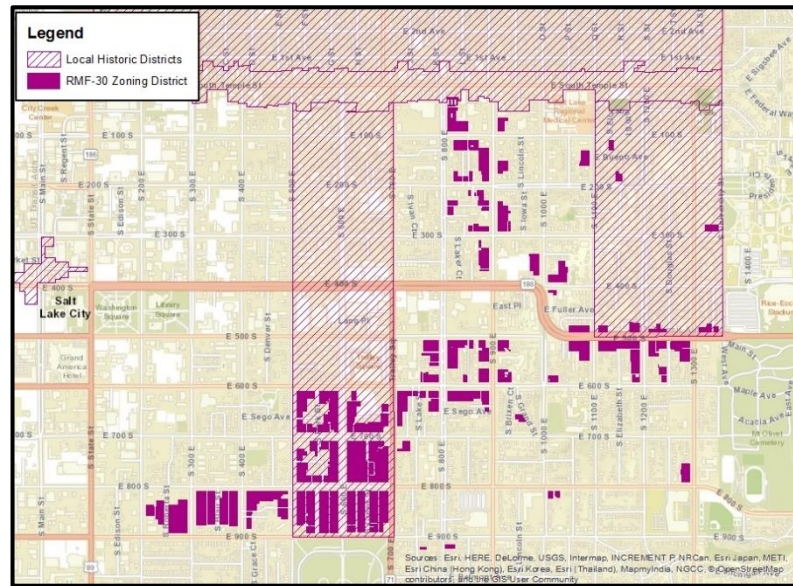
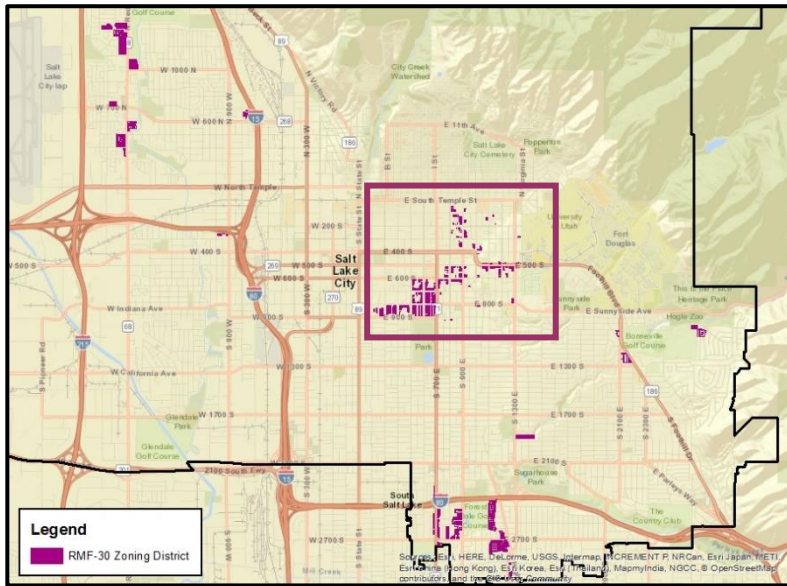
5. **Allowing Multiple Buildings on a Lot/New Lots Not Adjacent to a Street** – Historically in SLC, multiple buildings were able to be constructed on a single lot; however, this is not permitted by the current zoning ordinance. This prohibition aims to discourage new structures with poor access and visibility for general safety purposes. However, with careful consideration, more than one structure can be sited on a lot and maintain adequate access and visibility. Long, narrow lots within the city also tend to have a significant amount of underutilized land to the rear where another structure could be built. With that, it is being proposed to allow more than one building on a lot and the creation of lots around these new buildings that are not directly adjacent to the street (through an administrative review process).



6. **Unit Bonus and Lot Width Maximum** – By allowing more dwelling units on less land, Planning Staff does acknowledge some additional development pressure may be placed on lots with established single-family homes in particular. In order to encourage additional units being added to these homes as opposed to their demolition, a unit bonus is being proposed. This bonus may apply when a building permit is pulled to add an additional unit that meets lot area requirements and the existing structure on the lot is retained.

Additionally, in order to discourage the collection or “banking” of multiple parcels of land to accommodate large developments, a lot width maximum has been proposed that would limit the width of new lots to 100 feet wide or less. Based on average lots widths in the RMF-30 district, this would typically prevent the consolidation of more than 2 or 3 parcels.

What does the existing RMF-30 District Look Like? The RMF-30 Zone is intended to accommodate lower density multi-family housing such as duplexes, fourplexes, apartment/condo buildings, row houses, etc.



- There are approximately 1,027 properties located in the RMF-30 zoning district that are greater than 2,600 square feet (adequately sized to build upon). 565 are single-family homes, 130 are duplexes, 178 are multi-family buildings (3+ units), 14 are a combination of residential uses and the rest vary in use (vacant, commercial, planned development, etc.).
- Of these 887 residential properties, 35% or 313 are located in a local historic district where the demolition of historic structures must be reviewed and approved by the City’s Historic Landmark Commission.
- With the proposed updates, 39% or 345 of these residential properties would become eligible to add at least one more unit *in addition* to the existing unit(s) on the property (excluding the addition of tiny houses).

Missing Middle Housing in SLC – By making these updates, the City hopes to encourage the development of “missing middle” housing in particular or a range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for walkable urban living. These types provide diverse housing options along a spectrum of affordability, including duplexes, fourplexes, cottage courts, row houses, etc.



Diagram of Missing Middle Housing Types. **Source:** [Opticos Design, Inc.](http://OpticosDesign.com)

*****How do I get involved?** This project will also be reviewed by the Planning Commission and City Council in the future. If you have any questions/comments regarding this proposal or you would like to be notified of any future public meetings, please contact **Lauren Parisi** at lauren.parisi@slcgov.com or **801-535-7226**.