



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 (2017-2021)* 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 width, oversized setbacks, etc.). Current zoning standards within the city's Multi-Family Residential (RMF) zoning districts in particular can be very restrictive and impede well-designed housing development on adequately sized lots.



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 compatible housing development. The proposed updates to the RMF-30 District include:

- Introducing design standards for all new development (requiring windows, entrance features, durable building materials, etc.)
- Allowing the construction of new building forms including "cottage developments" and "side oriented row houses" without special approval (see images below)
- Reducing lot width requirements to align with existing development in the city
- Reducing lot size requirements for single-family homes, duplexes and row houses
- Allowing more than one building on a lot without special approval
- Allowing the creation of lots without street frontage per administrative review
- Granting a unit bonus for the retention of an existing structure on a lot

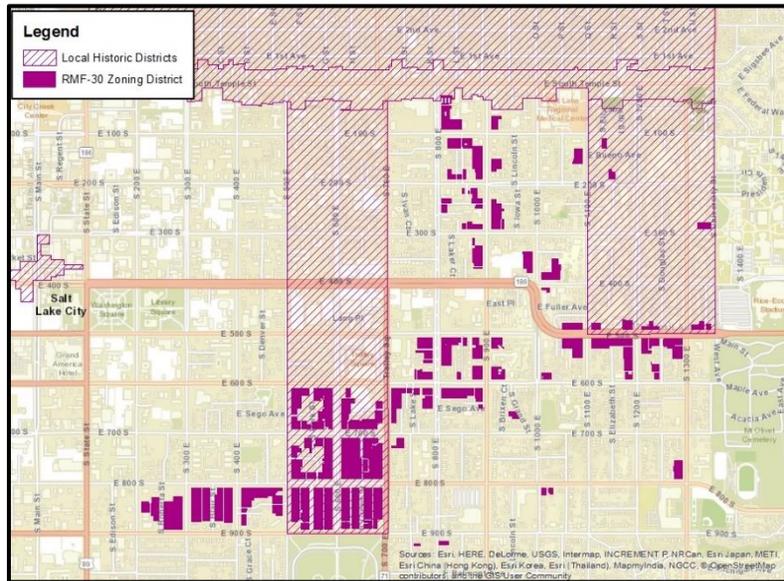
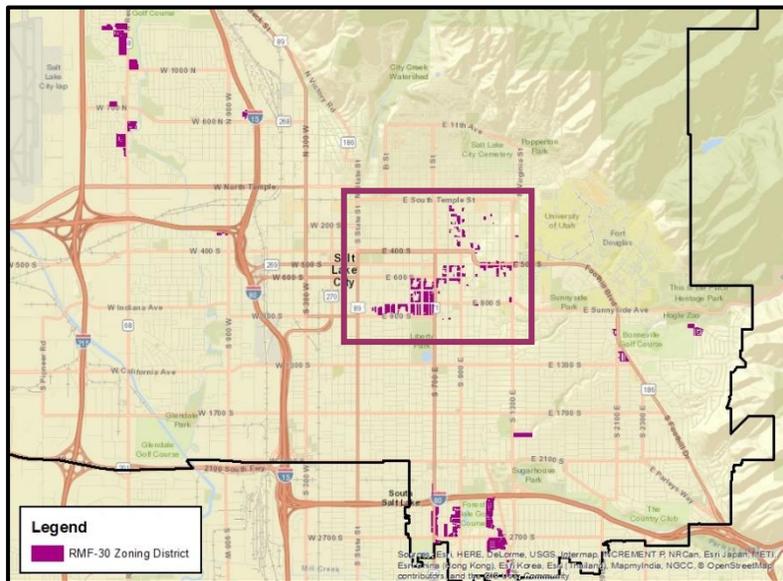
New Building Forms in the RMF-30 District –



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 unit's entryway is oriented to the side or interior of the lot as opposed to all facing the street.

What does the existing RMF-30 District Look Like? The RMF-30 zoning district is in place to accommodate lower density multi-family housing such as duplexes, triplexes, 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) and the rest may be commercial, vacant, or planned developments.
- Of the residential properties not a part of planned developments, 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, 26% or 227 of these residential properties would become eligible to add at least one more unit *in addition* to the existing unit(s) on the property – a modest, yet critical gain to the city's residential housing stock.
- The unit bonus being proposed is intended to reduce the risk of demolition of existing historic and affordable housing units located *outside of the city's local historic districts* by allowing “bonus” units when existing structures are retained.

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? An Open House will be held on February 26th, 2019 from 6:00 to 8:00 p.m. in Conference Room C of the Salt Lake City Public Library at 210 E. 400 South.** 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.parsi@slcgov.com or **801-535-7226**.