

Purpose Statements

21A.24 Residential Districts

Intent Statement: The residential districts are intended to provide a range of housing choices to meet the needs of Salt Lake City's citizens, to offer a balance of housing types and densities, to preserve and maintain the city's neighborhoods as safe and convenient places to live, to promote the harmonious development of residential communities, to ensure compatible infill development, and to help implement adopted plans.

21A.24.020 FR-1/43,560 Foothills Estate Residential District:

The purpose of the FR-1/43,560 foothills estate residential district is to promote environmentally sensitive and visually compatible development of lots not less than forty three thousand five hundred sixty (43,560) square feet in size, suitable for foothills locations as indicated in the applicable Community Master Plan. The district is intended to minimize flooding, erosion, and other environmental hazards; to protect the natural scenic character of foothill areas ~~not suitable for~~ by limiting development; to promote the safety and well being of present and future residents of foothill areas; to protect wildlife habitat; and to ensure the efficient expenditure of public funds.

21A.24.030 FR-2/21,780 Foothills Residential District:

The purpose of the FR-2/21,780 foothills residential district is to promote environmentally sensitive and visually compatible development of lots not less than twenty one thousand seven hundred eighty (21,780) square feet in size, suitable for foothills locations as indicated in the applicable Community Master Plan. The district is intended to minimize flooding, erosion, and other environmental hazards; to protect the natural scenic character of foothill areas ~~not suitable for~~ by limiting development; to promote the safety and well being of present and future residents of foothill areas; to protect wildlife habitat; and to ensure the efficient expenditure of public funds.

21A.24.040 FR-3/12,000 Foothills Residential District

The purpose of the FR-3/12,000 foothills residential district is to promote environmentally sensitive and visually compatible development of lots not less than twelve thousand (12,000) square feet in size, suitable for foothills locations as indicated in the applicable Community Master Plan. The district is intended to minimize flooding, erosion, and other environmental hazards; to protect the natural scenic character of foothill areas ~~not suitable for~~ by limiting development; to promote the safety and well being of present and future residents of foothill areas; to protect wildlife habitat; and to ensure the efficient expenditure of public funds. The FR-3/12,000 foothills residential district is intended for application in most areas of foothills development existing as of April 12, 1995.

21A.24.050 R-1/12,000 Single-Family Residential District:

The purpose of the R-1/12,000 single-family residential district is to provide for conventional single-family residential neighborhoods with lots twelve thousand (12,000)

square feet in size or larger. 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 standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

21A.24.060 R-1/7,000 Single-Family Residential District:

The purpose of the R-1/7,000 single-family residential district is to provide for conventional single-family residential neighborhoods with lots not less than seven thousand (7,000) 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 standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

21A.24.070 R-1/5,000 Single-Family Residential District:

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 standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

21A.24.080 SR-1 and SR-1A Special Development Pattern Residential District:

The purpose of the SR-1 special development pattern residential district is to maintain the unique character of older predominantly single-family and two-family dwelling neighborhoods that display a variety of yards, lot sizes and bulk characteristics. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

21A.24.100 SR-3 Special Development Pattern Residential District:

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. The

standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood. This is a medium density zoning district. Off site parking facilities in this district to supply required parking for new development may be approved as part of the conditional use process.

21A.24.110 R-2 Single and Two-Family Residential District:

The purpose of the R-2 single- and two-family residential district is to preserve and protect for single-family dwellings the character of existing neighborhoods which exhibit a mix of single- and two-family dwellings by controlling the concentration of two-family dwelling units. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play and to promote sustainable and compatible development patterns.

21A.24.120 RMF-30 Low Density Multi-Family Residential District:

The purpose of the RMF-30 low density multi-family residential district is to provide an environment suitable for a variety of housing types of a low density nature, including single family, two family, and multi-family dwellings, with a maximum height of 30 feet. This district is appropriate in areas where the applicable master plan policies recommend multi-family housing with a density of less than 15 dwelling units per acre. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

21A.24.130 RMF-35 Moderate Density Multi-Family Residential District:

The purpose of the RMF-35 Moderate Density Multi-Family Residential District is to provide an environment suitable for a variety of moderate density housing types, including single family, two family, and multi-family dwellings with a maximum height of 35 feet. This district is appropriate in areas where the applicable master plan policies recommend a density of less than 30 dwelling units per acre. This district includes other uses that are typically found in a multi-family residential neighborhood of this density for the purpose of serving the neighborhood. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

21A.24.140 RMF-45 Moderate/High Density Multi-Family Residential District:

The purpose of the RMF-45 Moderate/High Density Multi-Family Residential District is to provide an environment suitable for multi-family dwellings of a moderate/high density with a maximum building height of 45 feet. This district is appropriate in areas where the applicable master plan policies recommend a density of less than 43 dwelling units per acre. This district includes other uses that are typically found in a multi-family

residential neighborhood of this density for the purpose of serving the neighborhood. Such uses are designed to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

21A.24.150 RMF-75 High Density Multi-Family Residential District:

The purpose of the RMF-75 high density multi-family residential district is to provide an environment suitable for high density multi-family dwellings. This district is appropriate in areas where the applicable master plan policies recommend a maximum density less than 85 dwelling units per acre. This district includes other uses that are typically found in a multi-family residential neighborhood of this density for the purpose of serving the neighborhood.. Such uses are designed to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

21A.24.160 RB Residential/Business District:

The purpose of the RB residential/business district is ~~to provide for limited commercial use opportunities within existing residential areas located to~~ create vibrant small scale retail, service, and office uses oriented to the local area within residential neighborhoods along higher volume streets while preserving the attractiveness of the area for single-family residential use. Such commercial areas are. Development is intended to be oriented to the street and pedestrian and transit oriented, while acknowledging the need for automobile access and parking. Building design should be focused on compatibility with a residential setting This district is appropriate in areas where supported by applicable master plans. The standards for the district are intended to promote appropriate scaled building and site design that focuses on compatibility with existing uses.

21A.24.164 R-MU-35 Residential/Mixed Use District:

The purpose of the R-MU-35 residential/mixed use district is to ~~implement the objective of the applicable master plan through district regulations that reinforce the residential character of the area and encourage the development of areas as low/medium density residential urban neighborhoods containing supportive retail, service commercial, and small scale office uses.~~ provide areas within the city for mixed use development that promote residential urban neighborhoods containing residential, retail, service commercial and small scale office uses. This district is appropriate in areas where the applicable master plan policies recommend mixed use with a residential density less than 30 dwelling units per acre. The standards for the district reinforce the mixed use character of the area and promote appropriately scaled development that is pedestrian oriented. This zone is intended to provide a buffer for lower density residential uses and nearby collector, arterial streets and higher intensity land uses.

21A.24.168 R-MU-45 Residential/Mixed Use District:

The purpose of the R-MU-45 residential/mixed use district is to ~~implement the objective of the applicable master plan through district regulations that reinforce the residential~~

~~character of the area and encourage the development of areas as medium density residential urban neighborhoods containing supportive retail, service commercial, and small scale office uses. provide areas within the city for mixed use development that promotes residential urban neighborhoods containing residential, retail, service commercial and small scale office uses. This district is appropriate in areas where the applicable master plan policies recommend mixed use with a residential density less than 44 dwelling units per acre. The standards for the district reinforce the mixed use character of the area and promote appropriately scaled development that is pedestrian oriented.~~

21A.24.170 R-MU Residential/Mixed Use District:

The purpose of the R-MU residential/mixed use district is to reinforce the ~~residential~~ mixed use character of the area and encourage the development of areas as high density residential urban neighborhoods containing ~~supportive~~ retail, service commercial, and small scale office uses. ~~NICK, THIS ZONE ALLOWS NON-RESIDENTIAL UP TO THREE STORIES- IS THAT SMALL SCALE?~~ This district is appropriate in areas of the city where the applicable master plans support high density, mixed use development. The ~~design guidelines~~ standards for the district are intended to facilitate the creation of a walkable urban neighborhood with an emphasis on pedestrian scale activity while acknowledging the need for transit and automobile access.

21A.24.180 RO Residential/Office District:

The RO residential/office district is intended to provide a suitable environment for ~~existing and future mixed use areas consisting of~~ a combination of residential dwellings and office use. ~~This district should encourage the maintenance and rehabilitation of appropriate existing buildings and neighborhood scale.~~ This district is appropriate in areas of the city where the applicable master plans support high density mixed use development. The standards encourage the conversion of historic structures to office uses for the purpose of preserving the structure and promote new development that is appropriately scaled and compatible with the surrounding neighborhood.