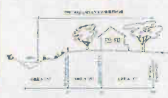


what we do



The Salt Lake City Planning and Zoning Enforcement Division is responsible for creating land use development codes and their implementation.

- ◆ Develop **Master Plans** to provide vision and goals for future development in the City.
- ◆ Create and implement the City's **Zoning Ordinance** to ensure that minimum development standards are met.
- ◆ Create and implement the subdivision ordinance to ensure the division of land is carried out in a way to ensure adequate sized lots for development and access to the property.
- ◆ Protect districts and sites of historic significance.
- ◆ Review and process current planning applications for orderly development.

boards

The Planning and Zoning Division provides staff support for four City boards:

Board of Adjustment grants exceptions to the City's zoning regulations.

Housing Advisory and Appeals Board ensures that minimum standards for residential development are met.

Historic Landmark Commission ensures the preservation of important historic structures and sites.

Planning Commission determines the appropriate types and intensity of uses and determines dimensional requirements to minimize impacts on other properties.

contact us



Planning & Zoning Division

451 South State Street, Room 406
P.O. Box 145480
Salt Lake City, Utah 84111

P: (801) 535-7757
F: (801) 535-6174

www.slcgov.com/ced/planning

Planning Division

PLANNING IN SALT LAKE CITY, UTAH



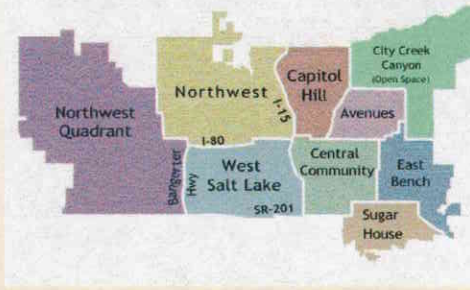
INFORMATION PROVIDED BY
THE SALT LAKE CITY CORPORATION
PLANNING DIVISION

Mission Statement

Provide a vision for planning and preserving a high quality, livable community that reflects Salt Lake City's unique culture, population and sense of place.

plans

The City is divided into 8 planning communities with **MASTER PLANS** that provide policy for land use decisions and help provide direction on land use, funding allocations and policies.



CITY WIDE POLICY DOCUMENTS include the Housing Plan, Urban Design Element, Transportation Plan, Open Space Plan, and the Parks and Recreation Plan.

SMALL AREA AND BLOCK MASTER PLANS address specific development issues that are unique to a relatively small geographical area.



zoning ordinance

The primary method for implementing the City's Master Plans is through the adoption and application of the **Zoning Ordinance**. The Zoning Ordinance is a set of regulations that control development within the City.

A **PERMITTED USE** is based on the nature of the use, results in minor impacts to adjacent properties.

A **CONDITIONAL USE** is based on the nature of the use, may have a larger impact on adjacent and nearby properties, but those impacts could be reduced by applying certain conditions of approval.

In some instances, the regulations of the Zoning Ordinance create an unusual hardship that makes it difficult to apply the zoning regulations. In these instances, a **VARIANCE** can be requested. A variance is a request for relief from a certain standard in the Zoning Ordinance.

SPECIAL EXCEPTIONS are adjustments to the regulations of the Zoning Ordinance that create impacts that are not as severe as a conditional use, but require special review to determine the impacts on adjacent properties.

A **ROUTINE AND UNCONTESTED MATTER** is a type of special exception that the Board of Adjustment has delegated to the Zoning Administrator for approval due to the history of similar applications being approved routinely and with little or no opposition.



citizen participation

Citizen Participation plays a major role in the planning process. Citizens can participate in a number of different ways from the complex process of creating a Master Plan to the simple review of a Routine and Uncontested Matter.



Community Councils: Each area of the city is covered by a Community Council. For more information visit: www.slctv.com/citizen/comm_councils



Planning Division Listserve: If you would like to be notified of all Planning Commission sponsored activities (upcoming public hearings, open houses, or other functions), please call (801) 535-7757 to join the listserve.



Our Website: This is the place to go for agendas, staff reports, and the latest news. www.slctv.com/CED/planning



Direct mail: You will receive an agenda for land use request made for properties near yours.



Public Hearings: The Planning Commission meets the second and fourth Wednesday of each month at 5:30. All meetings are open to the public.



SLCTV: All Planning Commission meetings are broadcast on SLCTV.