




# Memorandum

Planning Division  
Community & Economic Development Department

**TO:** Zoning Amendment Project Task Force

**FROM:** Lex Traughber – Principal Planner  
Salt Lake City Planning Division 

**DATE:** June 30, 2009

**RE:** Draft Zoning Ordinance Amendment - Planned Developments  
• Draft Chapter 21A.55 – Planned Developments

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The Planning Division is currently reviewing a proposal to amend the City's Zoning Ordinance related to planned developments. Attached is a draft text of the proposed regulations.

## Chapter 21A.55

### PLANNED DEVELOPMENTS

#### 21A.55.010 Purpose Statement:

A planned development is intended to encourage the efficient use of land and resources, promoting greater efficiency in public and utility services and encouraging innovation in the planning and building of all types of development. Further, a planned development implements the purpose statement of the zoning district in which the project is located, utilizing an alternative approach to the design of the property and related physical facilities. A planned development will result in a more enhanced product than would be achievable through strict application of land use regulations, while enabling the development to be compatible and congruous with adjacent and nearby land developments. Through the flexibility of the planned development regulations, the city seeks to achieve any of the following specific objectives:

- A. Combination and coordination of architectural styles, building forms, building materials, and building relationships;
- B. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion;
- C. Preservation of buildings which are architecturally or historically significant or contribute to the character of the city;
- D. Use of design, landscape, or architectural features to create a pleasing environment;
- E. Inclusion of special development amenities that are in the interest of the general public;
- F. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation;
- G. Inclusion of affordable housing with market rate housing; or
- H. Utilization of "green" building techniques in development.

#### 21A.55.020 Authority:

The planning commission may approve planned developments for uses listed in the tables of permitted and conditional uses for each category of zoning district or districts. The approval shall be in accordance with the standards and procedures set forth in this chapter and other regulations applicable to the district in which the property is located.

#### 21A.55.030 Authority To Modify Regulations:

In approving any planned development, the planning commission may change, alter, modify or waive any provisions of this title or of the city's subdivision regulations as they apply to the proposed planned development; however, additional building height may not be approved in the FR, R-1, SR, or R-2 zoning districts. In zoning districts other than the FR, R-1, SR, or R-2

districts, the Planning Commission may approve up to five feet (5') of additional building height in accordance with the provisions of this title if it further achieves one or more of the objectives in Section 21A.55.010.

**21A.55.040 Limitation:**

No change, alteration, modification or waiver authorized by Section 21A.55.040 of this Chapter shall authorize a change in the uses permitted in any district or a modification with respect to any standard established by this section, or a modification with respect to any standard in a zoning district made specifically applicable to planned developments, unless such regulations expressly authorize such a change, alteration, modification or waiver.

**21A.55.050 Standards for Planned Developments:**

The Planning Commission may approve, approve with conditions, or deny a Planned Development based upon written findings of fact according to each of the following standards. It is the responsibility of the applicant to provide written and graphic evidence demonstrating compliance with the following standards:

**A. Planned Development Objectives:** The Planned Development shall meet the purpose statement for a planned development (Section 21A.55.010) and will achieve at least one of the objectives stated in said Section;

**B. Master Plan And Zoning Ordinance Compliance:** The proposed planned development shall be:

1. Consistent with any adopted policy set forth in the citywide, community, and/or small area master plan and future land use map applicable to the site where the planned development will be located, and,
2. Allowed by the zone where the planned development will be located or by another applicable provision of this title.

**C. Compatibility:** The proposed planned development shall be compatible with the character of the site, adjacent properties, and existing development within the vicinity of the site where the use will be located. In determining compatibility, the planning commission shall consider:

1. Whether the street or other means of access to the site provide the necessary ingress/egress without materially degrading the service level on such street/access or any adjacent street/access;
2. Whether the planned development and its location will create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected, based on:
  - i. Orientation of driveways and whether they direct traffic to major or local streets, and, if directed to local streets, the impact on the safety, purpose, and character of these streets;

ii. Parking area locations and size, and whether parking plans are likely to encourage street side parking for the planned development which will adversely impact the reasonable use of adjacent property;

iii. Hours of peak traffic to the proposed planned development and whether such traffic will unreasonably impair the use and enjoyment of adjacent property.

3. Whether the internal circulation system of the proposed planned development will be designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic;

4. Whether existing or proposed utility and public services will be adequate to support the proposed planned development at normal service levels and will be designed in a manner to avoid adverse impacts on adjacent land uses, public services, and utility resources;

5. Whether appropriate buffering or other mitigation measures, such as, but not limited to, landscaping, setbacks, building location, sound attenuation, odor control, will be provided to protect adjacent land uses from excessive light, noise, odor and visual impacts and other unusual disturbances from trash collection, deliveries, and mechanical equipment resulting from the proposed planned development, and;

6. Whether the intensity, size, and scale of the proposed planned development is compatible with adjacent properties.

D. Landscaping: Existing mature vegetation on a given parcel for development shall be maintained. Additional or new landscaping shall be appropriate for the scale of the development, and shall primarily consist of drought tolerant species;

E. Preservation: The proposed Planned Development shall preserve any historical, architectural, and environmental features of the property;

F. Compliance With Other Applicable Regulations: The proposed planned development shall comply with any other applicable code or ordinance requirement.

#### 21A.55.060 Minimum Area:

A planned development proposed for any parcel or tract of land under single ownership or control in certain zoning districts shall have a minimum net lot area as set forth in table 21A.55.060 of this section. There is no minimum net lot area requirement for planned developments proposed in zoning districts not listed in table 21A.55.060.

Table 21A.55.060

PLANNED DEVELOPMENTS

DISTRICT	MINIMUM PLANNED DEVELOPMENT SIZE
Residential Districts	
FR-1/43,560 foothills estate residential district	5 acres
FR-2/21,780 foothills residential district	5 acres
FR-3/12,000 foothills residential district	5 acres
R-1/12,000 single-family residential district	24,000 square feet
R-1/7,000 single-family residential district	14,000 square feet
R-1/5,000 single-family residential district	10,000 square feet
SR-1 special development pattern residential district	10,000 square feet
SR-3 interior block single-family residential district	9,000 square feet
R-2 single- and two-family residential district	9,000 square feet
RMF-30 low density multi-family residential district	9,000 square feet
RMF-35 moderate density multi-family residential district	9,000 square feet
RMF-45 moderate/high density multi-family residential district	9,000 square feet
RMF-75 high density multi-family district	9,000 square feet
R-MU-35 residential/mixed use district	9,000 square feet
R-MU-45 residential/mixed use district	9,000 square feet
Special Purpose Districts	
FP foothills protection district	32 acres
AG agricultural district	10 acres
AG-2 agricultural district	4 acres
AG-5 agricultural district	10 acres
AG-20 agricultural district	40 acres