

Wasatch Hollow Compatible Infill Ordinance

May 2006

Our Wasatch Hollow neighborhood is undergoing change as new construction and renovations occur, some of which dramatically impact the neighborhood and adjoining houses. Like other neighborhood councils such as Yalecrest and the Avenues, we desire to adopt standards for new construction, additions and alterations of homes. The goal is to encourage compatibility between new construction, additions and alterations and the existing character and scale of the neighborhood.



These goals will permit flexibility of design while maintaining some compatibility with existing development.

After considerable discussion and compromise, the Compatible Infill Committee proposes the following changes to the city-wide zoning ordinance (established by the City Council in December 2005). These changes for over- the-counter permits address scale of new construction and garage placement.

1. Maximum height: decreases from 28 to 26 feet at the ridge (Currently 86% of homes are under 23')
2. Maximum wall height: decreases from 20 to 16.5 feet (1-story wall heights are ~ 11 ft)
3. Expanded maximum dormer widths from 10 feet to 12 feet
4. Provides an exception allowing for additions not exceeding the current building height (safe harbor clause)
5. New garages will be located behind the front façade of the principle building.

These changes create an ordinance that more closely fits the Wasatch Hollow area by addressing some of the neighborhood concerns:

- **Protect the character of the neighborhood**
- **Preserve the historic value of our neighborhood without undue restraint on additions**
- **Protect-privacy and disruption of views and light**
- **Provide a scale and mass for new construction that encourages consideration of adjacent property owners, many of whom have invested decades in the community.**

Changes do not include a design review as would be required for a historic district.

Please attend the May meeting and vote on this proposal.

May 24th, 7 p.m.

Anderson-Foothill Library

For more information go to <slcgov.com> under WH Community Council agendas.