

SALT LAKE CITY ORDINANCE
No. 44 of 2005
(Adopting Yalecrest Compatible Infill Overlay District)

AN ORDINANCE ADOPTING SECTION 21A.34.120 OF THE SALT LAKE CITY CODE RELATING TO THE YALECREST COMPATIBLE INFILL OVERLAY DISTRICT.

WHEREAS, the Planning Commission and the City Council of Salt Lake City, Utah, have held public hearings and have taken into consideration citizen testimony, filing, and demographic details of the area, the long range general plans of the City, and any local master plan as part of their deliberations. Pursuant to these deliberations, the City Council has concluded that the proposed ordinance regarding the Yalecrest Compatible Infill Overlay District should be adopted.

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. That Section 21A.34.120 of the Salt Lake City Code shall be and hereby is enacted to read as follows:

A. Purpose Statement: The purpose of the Yalecrest Compatible Infill (YCI) Overlay District is to establish standards for new construction, additions and alterations of principal and accessory residential structures within the Yalecrest community. The goal is to encourage compatibility between new construction, additions or alterations and the existing character and scale of the surrounding neighborhood. The YCI Overlay District promotes a desirable residential neighborhood by maintaining aesthetically pleasing environments, safety, privacy, and neighborhood character. The standards allow for flexibility of design while providing compatibility with existing development patterns within the Yalecrest community.

B. Overlay District Boundary: The YCI Overlay District applies to any residential property zoned Residential R-1-5000 or R-1-7000 within the area defined by the

intersecting centerlines of 1300 East, 800 South, Sunnyside Avenue (840 South), 1900 East and 1300 South streets.

C. Building Height:

1. **Maximum Building Height:** All heights to be measured from finish grade.

a. **Pitched roofs:** Twenty-seven and one-half feet (27.5') measured to the midpoint of the roof (as defined in 21A.62.040).

b. **Mansard or flat roofs:** Twenty feet (20').

c. Lots with cross-slopes where the topography slopes from one side property line to the other side or corner side property line may increase the maximum building height, as measured from the downhill side face of the building at a rate of one-half foot (0.5') for each one foot (1') difference between average grades of the uphill and downhill faces of the building, up to a maximum height of 30 feet (30').

2. **Maximum Exterior Wall Height Adjacent to Interior Side Yards:**

Eighteen and one-half feet (18.5') for exterior walls placed at the building setback established by the minimum required yard. Exterior wall height may increase one (1) foot (or fraction thereof) in height for each foot (or fraction thereof) of increased setback beyond the minimum required interior side yard. If an exterior wall is approved with a reduced setback through a special exception, variance or other process, the maximum allowable exterior wall height decreases by one (1) foot (or fraction thereof) for each foot (or fraction thereof) that the wall is located closer to the property line than the required side yard setback.

a. Lots with cross-slopes where the topography slopes from one side property line to the other side or corner side property line, the downhill exterior wall height may be increased

by one-half foot (0.5') for each one foot (1') difference between the elevation of the average grades on the uphill and downhill faces of the building.

b. Exceptions:

i. Gable walls: Walls at the end of a pitched roof may extend to a height necessary to support the roof structure except that the height of the top of the widest portion of the gable wall must conform to the maximum wall height limitation described in this section.

ii. Dormer walls: Dormer walls are exempt from the maximum exterior wall height if:

- 1) The width of a dormer is ten feet (10') or less; and
- 2) The total combined width of dormers is less than equal to fifty percent (50%) of the length of the building façade facing the interior side yard; and
- 3) Dormers spaced at least eighteen inches (18") apart.

D. Front Yard Requirements: The minimum front yard shall be derived by measuring the front yards (the open, unoccupied, landscaped space between the front building lines of all developed properties) fronting the same side of the street within three hundred feet (300') of the subject property but in no case shall the measurements extend across intervening streets. The minimum required front yard shall be equal to the average of the smallest fifty percent (50%) of front yards measured. For example, if ten developed properties are located along the same side of the street within 300 feet of the subject property, the required minimum front yard is equal to the average of the five ($10 \times 50\% = 5$) smallest front yards.

E. Accessory Structures:

1. **Maximum Height for Accessory Structures with a Pitched Roof:** Fifteen feet (15').

2. **Non-Complying Detached Garages:** An existing non-complying detached garage located in the rear yard may be rebuilt or expanded at its existing location to a maximum size of 440 square feet subject to the approval of the Development Review Team (DRT).

3. **Garages Located in Front of the House:** No detached garage shall be constructed forward of the "front line of the building" (as defined in 21A.62.040), unless a new garage is constructed to replace an existing garage. In this case, the new garage shall be constructed in the same location with the same dimensions as the garage being replaced.

4. **Maximum Garage Door Height:** Eight and one-half feet (8.5').

F. Standards for Attached Garages:

1. **Located Behind or In-Line with the Front Line of the Building:** No attached garage shall be constructed forward of the "front line of the building" (as defined in 21A.62.040), unless a new garage is constructed to replace an existing garage. In this case, the new garage shall be constructed in the same location with the same dimensions as the garage being replaced.

2. **Width of an Attached Garage:** The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front façade of the house. The width of the garage is equal to the width of the garage door, or in the case of multiple

garage doors, the sum of the widths of each garage door plus the width of any intervening wall elements between garage doors up to a maximum of three feet (3').

3. **Maximum Garage Door Height:** Eight and one-half feet (8.5').

G. **Special Exception for Garages:** A garage built into a hillside and located forward of the front line of the building may be allowed as a special exception granted by the Board of Adjustment, subject to the following standards:

1. The rear and side yards cannot be reasonably accessed for the purpose of parking.

2. Because of the topography of the lot it is impossible to construct a garage and satisfy the standards of the YCI.

3. The ceiling elevation of the garage is below the elevation of the first or main floor of the house.

4. The garage meets all applicable yard requirements.

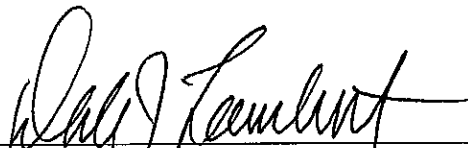
H. **Authority to Modify Regulations through Variance or Special Exception:** The Board of Adjustment may consider applications from property owners seeking to change, alter, modify or waive any provisions of this section or other regulations applicable to the district in which the subject property is located through the Variance (Chapter 21A.18) or Special Exception (Chapter 21A.52) processes. No such change, alteration modification or waiver shall be approved unless the Board of Adjustment finds that the proposal:

1. Will achieve the purposes of the Yalecrest Compatible Infill Overlay District described in subsection A of this section; and

2. Will not violate the general purposes, goals and objectives of this title and of any plans adopted by the City.

SECTION 2. EFFECTIVE DATE. This Ordinance shall become effective on the date of its first publication.

Passed by the City Council of Salt Lake City, Utah this 12 day of July, 2005.

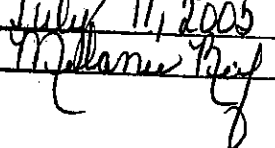


CHAIRPERSON

ATTEST:




CHIEF DEPUTY CITY RECORDER

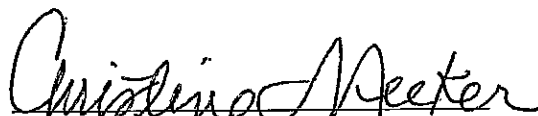
APPROVED AS TO FORM
Salt Lake City Attorney's Office
Date July 11, 2005
By 

Transmitted to Mayor on July 14, 2005.

Mayor's Action: X Approved. Vetoed.



MAYOR



CHIEF DEPUTY CITY RECORDER



Bill No. 44 of 2005.
Published: July 20, 2005.

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