



128 N ST.
CURRENTLY
ZONED SR-1-A

RM-U-35

SR-1A

SR-1A

1 ZONING & CURRENT LAND USE PLAN
Scale: not to scale

Date: Sep 19, 2024
Revision:
Project ID:
Drawing Code:
CAD File Name:
Plot Date:



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Project Title: Vicinity & Land Use Plan

SLC ZONING ORDINANCE

21A.24.164: R-MU-35 RESIDENTIAL/MIXED USE DISTRICT:

C. Minimum Lot Area And Lot Width: The minimum lot areas and lot widths required in this district are as follows:
 Single-family attached dwellings (3 or more)
 2,500 square feet per unit
 Minimum Lot Width - Interior twenty two feet (22')

Qualifying provisions:

1. There is no minimum lot area nor lot width required provided:
 a. Parking for units shall be rear loaded and accessed from a common drive shared by all units in a particular development;
 b. Driveway access shall connect to the public street in a maximum of 2 locations; and
 c. No garages shall face the primary street and front yard parking shall be strictly prohibited.

4. Legal Lots: Lots legally existing on the effective date hereof, April 12, 1995, shall be considered legal conforming lots.

5. Required Yards For Legally Existing Buildings: For buildings legally existing on the effective date hereof, required yards shall be no greater than the established setback line.

E. Maximum Building Height: The maximum building height shall not exceed thirty five feet (35')

1. Maximum height for nonresidential buildings: Twenty feet (20').
 2. Nonresidential uses are only permitted on the ground floor of any structure.
 3. Nonresidential uses in landmark sites are exempt from the maximum height for nonresidential buildings and the maximum floor area coverage limitations.
 4. For any property abutting a Single-Family or Two-Family Residential District, the maximum height is limited to thirty five feet (35') and may not be increased through any process.

F. Minimum Open Space Area: For residential uses and mixed uses containing residential uses, not less than twenty percent (20%) of the lot area shall be maintained as an open space area. This open space area may take the form of landscaped yards or plazas and courtyards, subject to site plan review approval.

G. Landscape Buffers: Where a lot in the R-MU-35 District abuts a lot in a Single-Family or Two-Family Residential District, landscape buffers shall be provided as required in [Chapter 21A-48](#), "Landscaping And Buffers", of this title. (Ord. 67-22, 2022; Ord. 14-19, 2019; Ord. 13-19, 2019; Ord. 12-17, 2017)

ZONING ANALYSIS & RESPONSE

This project will comply with provisions a, b, & c so no minimum lot area nor lot width is required

This lot was legally existing as of April 12, 1995 so it shall be considered a legal conforming lot.

Because this lot was legally existing as of April 12, 1995 the required yards are not required to be greater than the established setback line.

Because the subject property abuts the SR-1A zone the maximum height of any new structure shall be limited to thirty five feet (35').

Lot size is 11,550 SF. Min. twenty percent open space = 2,310 SF.
 Existing open space provided = 4,010 SF / 34.7%
 Proposed plan open space provided = 3,415 SF / 29.6%

A ten foot (10') wide landscape buffer is required. However, there is an existing 20' wide paved driveway - 10' width on subject property - 10' width on adjacent property - that provides access to parking in rear for both properties. This driveway cannot be converted to comply with landscaping requirements.



1 Proposed Site Plan with R-MU-35 Zoning
 Scale: 1/8" = 1'-0"



Van Trigt Rezoning
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