

To all members of the Salt Lake Board of REALTORS,

The Salt Lake Board of Realtors wants to inform you on a very important issue to each of us and our industry. Salt Lake City's Council voted on a new housing ordinance yesterday which places restrictions on homes within the city. As a REALTOR or Affiliate, when assisting in the sale or purchase of a home there are zoning restrictions you need to know to inform those buying or selling in the area. Not being informed on this issue could cause disgruntled clients or major problems in the real estate transaction.



- **Home height:** Maximum of 28 feet or the average height of the homes on the same block face. In the Avenues, Capitol Hill and Wasatch Hollow, the maximum home height will be 23 feet.
- **Lot coverage:** A home's foundation and all accessory structures (garages, gazebos, sheds) can only occupy 40 percent of the total lot size.
- **Attached garages:** Can be no larger than 50 percent of the front facade and can't extend out beyond the front of the home.
- **Detached garages\*:** Maximum of 17 feet high and can only be 50 percent as large as the home.
- **Additions:** The same height rules, lot coverage rules and other regulations would apply to additions.
- **Demolitions:** A demolition is now defined as tearing down at least 75 percent of the existing home. Demolished homes could be rebuilt to the same size they were before. If a homeowner wanted to go bigger, he would be subject to the new rules.

\*Other accessory structures

## FACTS TO KNOW:

1. Throughout Salt Lake City, buildings are only allowed to use 40 percent of the total land. The previous percentage was 55 percent.
2. The maximum home pitch height is 28 feet, but can be built higher through a public process and public hearing.
3. In the Avenues, Capitol Hill and Wasatch Hollow (1300 E to 1900 E, and 1300 S to 1700 S) the maximum home pitch height is 23 feet or the average height of the homes on the same block face. *These restrictions for this area will expire in six months allowing neighborhood councils to come back to the City Council with more specific proposals.*

(\*the above synopsis is from the Deseret News article, 12/14/05)

Below is the Salt Lake Tribune article that gives a brief outline of the meeting and the opinions expressed, one of them being from our CEO, Bryan Kohler.

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## SLC leashes monster homes

Council limits some giant houses, but compromise allows for expansion

By Heather May  
The Salt Lake Tribune  
Salt Lake Tribune

Salt Lake City has put McMansions on a diet.

On Tuesday night, the City Council unanimously voted to make it harder to build giant homes on small lots.

To approve the new rules, council members made compromises and passed an ordinance they conceded would please few.

Residents in most neighborhoods will have the automatic right to build up to two stories. That is shorter than the previous standard, which allowed around three stories, but taller than the one story urged by city planners and fought by real estate firms and developers.

"Everyone will be able to build, expand and renovate," said Councilwoman Jill Remington Love, responding to complaints that the regulations would curtail construction, scare away large families or restrict property rights. "For some who want to go beyond the reasonable standards we set tonight, you'll have to go through a process."

Three-story homes and more may still be built if surrounding homes are that tall. If not, homeowners will have to work through the city bureaucracy with more input from neighbors.

There were other changes, from limiting the size of garages, to reducing the percentage of land on which structures can be built.

The goal of council members was to tame so-called monster homes, where smaller homes in established neighborhoods have been torn down or remodeled and replaced with a much larger structure that doesn't fit in.

Bryan Kohler, CEO of the Salt Lake Board of Realtors, agreed the garage-mahals must go. But he said some of the city's new rules are too restrictive. He took issue with limiting buildings to 40 percent of the lot, down from 55 percent. (On a 5,000-square-foot lot, a one-story home would be 2,000 square feet instead of 2,750.)

Kohler said buildings should be able to take up more space, around 60 percent of the lot, because homeowners would rather have smaller backyards in exchange for more bedrooms.

"You're ensuring certain demographics can't ever move to Salt Lake. Their families are too big," he said before the meeting. "We have less than 10 examples of monster homes. We have 80,000 total homes in Salt Lake City. We now may be creating a solution that is worse than the original problem."

Mayor Rocky Anderson also believes the 40 percent limit is problematic. "Why impose a large backyard on somebody and prohibit bringing more people into our neighborhoods?"

However, Anderson said he didn't expect to veto the ordinance.

The council was challenged in making the rules apply citywide. And so there are exceptions.

Homes in some areas in the Avenues and all of the Wasatch Hollow neighborhood -

from 1900 East to 1300 East and 1300 South to 1700 South - will be limited to one floor or the average of other other surrounding homes for six months. The shorter height is temporary to allow neighbors to propose permanent neighborhood-specific regulations.

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## **WHAT**

### **YOU CAN DO:**

1. Be informed on the issue – the official zoning ordinance will be released within the next few days and will be sent to you by the Salt Lake Board of REALTORS
2. Become a member of your neighborhood council and attend their meetings.
3. Have a voice in the decisions affecting your neighborhood, your home, and your private property rights

If you have any questions or concerns on this new ordinance please contact Communications and Local Government Liason, Marianne Brown at [Marianne@saltlakeboard.com](mailto:Marianne@saltlakeboard.com) or Government Relations, Emily Norris at [Emily@saltlakeboard.com](mailto:Emily@saltlakeboard.com) , or call the board at 486-4465.