

Proposed Code Amendment Title 21, *Land Development Code*

Proposal Affects

- Title 21, *Land Development Code*
- Chapter 20, *Residential Development Standards*
- Chapter 24, *Parking, Access & Circulation*

The proposed amendments bring the Sandy City Code into compliance with the Utah Code

New State Legislation and Current Utah Code Requirements

- 2025 Legislative Session passed Senate Bill 181 related to Residential Parking Standards
- UCA 10-9a-534: Relates to the regulation of building design elements (i.e. dwelling size)
- UCA 10-9a-306: Requires cities to use “*plain language*” in land use regulations (i.e. clarity, readability, ease of use, organization)

UCA 10-9a-534 - Regulation of Building Design Elements and Parking Spaces

- Residential parking standards for attached or detached single- and two-family dwellings (SB181):
 - Dimensions for covered and uncovered parking
 - Tandem parking is counted toward two spaces
 - Garage is not required for “owner-occupied” “affordable housing” per state definitions
- Cities may not require dwellings to be more than 1,000 square feet in size (not including garage)

Proposed Code Amendments to Title 21

Chapter 20-Residential Development Standards

Chapter 24-Parking, Access & Circulation

- Residential parking requirements are consolidated into Chapter 24
- Clarification, consistency and improved organization is provided as needed (e.g. parking space table is re-organized, single-family attached dwelling could be a townhouse or twin home)
- Minimum dwelling size listed in Chapter 20 is reduced to be 1,000 square feet or less

Proposed Code Amendments to Title 21

Chapter 20-Residential Development Standards

Chapter 24-Parking, Access & Circulation

- Parking space dimensions amended for attached or detached single- and two-family dwellings:
 - Uncovered parking 9' x 20'
 - Covered parking 10' x 20'
(single car garage was 12' x 20')
- Tandem parking is counted as 2 parking spaces (but not allowed in parking lots)
- A garage is not required for “owner-occupied” “affordable housing” per UCA 10-9a-534.

Proposed Code Amendments to Title 21

Chapter 20-Residential Development Standards

Chapter 24-Parking, Access & Circulation

- "*Affordable housing*" means housing occupied or reserved for occupancy that is priced at 80% of the county median home price. (UCA 10-9a-534(1)(a))
- "*Owner-occupied*" means a housing unit in which the individual who owns the housing unit, solely or jointly, lives as the individual's primary residence for no less than five years. (UCA 10-9a-534(1)(c))
- Deed restriction is required for implementation

Planning Commission Recommendation



The Planning Commission gave a positive recommendation to the City Council to amend Title 21, of the Sandy Municipal Code, relating to residential parking standards and minimum dwelling size based on the analysis and findings in the staff report.

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