

ERIN MENDENHALL
Mayor



DEPARTMENT of COMMUNITY
and NEIGHBORHOODS

Marcia L. White
Director

CITY COUNCIL TRANSMITTAL


Rachel Otto, Chief of Staff

Date Received: 2-26-20
Date sent to Council: 2-28-20

TO: Salt Lake City Council
Chris Wharton, Chair

DATE: 2-26-2020

FROM: Marcia L. White, Director Department of Community & Neighborhoods



SUBJECT: Revised Transmittal re: Petition PLNPCM2018-00066 – Shared Housing Zoning Text Amendments (formerly titled Single Room Occupancy (SRO) Text Amendments)

STAFF CONTACT: Ashley Ogden, RDA Project Manager (formerly Principal Planner)
(801) 535-7207, ashley.ogden@slcgov.com

DOCUMENT TYPE: Ordinance

RECOMMENDATION: Adopt the attached ordinance, which has been revised in response to feedback received during the City Council public hearing held on April 23, 2019, a meeting with local housing advocates held on October 22, 2019, and direction received from the Council during the November 19, 2019, work session.

BUDGET IMPACT: None

BACKGROUND/DISCUSSION: This is a follow up briefing memo to the existing transmittal package for this proposal and includes the following updated information:

On **March 19, 2019**, Planning Division Staff briefed the City Council on a Mayor-initiated proposal to amend sections of the Zoning Ordinance to better define Single Room Occupancy (SRO) housing and determine appropriate locations within the City for the use. Proposed amendments included changing the existing definition of SRO Dwelling, expanding the number of zoning districts that permit SROs, and creating qualifying provisions for the use.

The Council held a public hearing on **April 23, 2019**, where numerous residents with differing views provided comment: some expressed concerns with the potential negative impacts of SRO

developments, and some felt that the ordinance didn't go far enough, and that the use would be restricted to parts of the City that were historically reserved for undesirable uses and lower-income and minority residents through redlining practices.

In an effort to address equity concerns, Council Staff organized a meeting with local housing advocates who had provided comments at the public hearing, representatives from the Community & Neighborhoods (CAN) Department, and Councilmembers Fowler and Mendenhall on **October 22, 2019**. A constructive conversation was had regarding the terminology used, accessibility of the units, the history of discriminatory zoning and lending practices, and the City's immediate need for the SRO housing type versus more long-term Zoning Ordinance reform.

The item was scheduled for another Council briefing on **November 19, 2019**, where Planning Director Nick Norris described how the City's existing zoning only permits residential uses on 21% of the City's land area, with 12% of that area reserved exclusively for single-family uses. When Staff identified zoning districts that are appropriate for the SRO use, they included districts that already permit uses with similar levels of intensity such as multi-family residential dwellings. Because higher density housing is only permitted on approximately 9% of the City's land, the proposed locations for SROs are limited.

Councilmembers indicated that due to the City's immediate need for more affordable housing types they were willing to adopt the text amendment as proposed but expressed an interest in taking a deeper look into the way the City is currently zoned and tackling unintended impediments to constructing housing. In response to feedback received at the October 22 meeting with housing advocates, Planning Staff requested to transmit a revised ordinance with a new name for the use and added accessibility requirements—Councilmembers agreed.

The revised ordinance is attached and the following changes have been made:

1. The term 'Single Room Occupancy (SRO)' has been changed to 'Shared Housing.'
2. Shared Housing is defined as follows:

A building, or portion thereof, that is designated for residential purposes and contains individual housing units that may be occupied on a weekly or monthly basis. Each individual housing unit consists of one or more sleeping rooms and may contain either kitchen or bathroom amenities, but not both. Whichever amenities are not contained within the individual unit (the kitchen, bathroom, or both) shall be provided as a common facility within the same building, to be shared with other tenants of the shared housing development.

3. Under this definition, a Shared Housing development could contain individual housing units with multiple separate sleeping rooms, rather than each housing unit being limited to one sleeping room as previously proposed. This change provides more flexibility in design and allows for Shared Housing developments that serve families rather than just singles or couples.
4. All requirements formerly proposed for individual sleeping rooms (maximum occupancy, minimum square footage, etc.) still apply.

5. A general provision was added that requires all aspects of a Shared Housing development to be accessible to and usable by people with disabilities as outlined in applicable federal and state laws.

PUBLIC PROCESS: Since the initial transmittal, this petition has been briefed to the Council twice, and one public hearing was held. In addition, select Councilmembers and Council Staff held a meeting that included CAN Staff, Pamela Atkinson (local housing advocate), Brent Willis (current operator of the only SRO in Salt Lake City, the Rio Grande Hotel), and representatives of the Disability Law Center and Utah Housing Coalition.

EXHIBITS:

- 1) Revised Ordinance

LEGISLATIVE DRAFT

SALT LAKE CITY ORDINANCE

No. _____ of 2020

(An ordinance amending various sections of Title 21A of the *Salt Lake City Code* pertaining to single room occupancy (SRO) uses (to be called Shared housing uses))

An ordinance amending various sections of Title 21A of the *Salt Lake City Code* pertaining to single room occupancy (SRO) uses (to be called shared housing uses) pursuant to Petition No. PLNPCM2018-00066.

WHEREAS, the Salt Lake City Planning Commission held public hearings on June 27, 2018 and November 14, 2018 to consider a request by then-Salt Lake City Mayor Jacqueline Biskupski (Petition No. PLNPCM2018-00066) to clarify the definition and appropriate locations of single room occupancy (SRO) uses and amend Subsection 21A.30.040.C.1; Sections 21A.33.020, 21A.33.030, 21A.33.035, 21A.33.050, 21A.33.060, 21A.33.070, 21A.33.080, 21A.36.360; Subsection 21A.44.030.G.1; Section 21A.60.020; and Section 21A.62.040 of the *Salt Lake City Code*; and

WHEREAS, at its November 14, 2018 hearing, the planning commission voted in favor of recommending to the Salt Lake City Council that the city council amend the above listed sections of Title 21A of the *Salt Lake City Code* identified herein; and

WHEREAS, the city council held briefings on this petition, which resulted in several modifications, including changing the name of “single room occupancy” uses to “shared housing” uses; and

WHEREAS, the Salt Lake City Council finds, after holding a public hearing on this matter, that adopting this ordinance is in the city’s best interests.

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

LEGISLATIVE DRAFT

26 SECTION 1. Amending the Text of Salt Lake City Code Subsection 21A.30.040.C. That
 27 Subsection 21A.30.040.C (Zoning: Downtown Districts: D-3 Downtown Warehouse/Residential
 28 District: Controls over Mixed Use) of the *Salt Lake City Code* shall be and hereby is amended to
 29 read as follows:

- 30 1. Buildings containing commercial/office uses located above the second story shall
 31 incorporate ~~multi-family dwellings, single room occupancy (SRO) boarding house, any~~
 32 residential uses allowed in the zoning district, bed and breakfast, or hotel uses in the
 33 amount of at least fifty percent (50%) of the total floor area of the building;
 34
- 35 2. Commercial/office uses shall be permitted as the sole use in two story buildings only; and
 36
- 37 3. Commercial/office uses in buildings of three (3) stories or more without ~~multi-family~~
 38 ~~dwellings~~ residential uses shall be allowed only as a conditional use and then only when
 39 the applicant has demonstrated that the proposed location is not suitable for ~~multi-family~~
 40 residential use.
 41

42 SECTION 2. Amending the Text of Salt Lake City Code Section 21A.33.020. That Section
 43 21A.33.020 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and
 44 Conditional Uses for Residential Districts) shall be and hereby is amended to add a new use category
 45 titled, “Shared housing” to the Table of Permitted and Conditional Uses for Residential Districts, which
 46 use category shall be inserted into that table in alphabetical order and shall read and appear in that table as
 47 follows:
 48

	FR- 1/43, 560	FR- 2/21, 780	FR- 3/12, 000	R- 1/12, 000	R- 1/7, 000	R- 1/5, 000	SR -1	SR -2	SR -3	R -2	RMF- 30	RMF- 35	RMF- 45	RMF- 75	R- MU- 35	R- MU- 45	R- MU	RO	
Single room occupancy (SRO) <u>Shared housing</u>																<u>P</u>	<u>P</u>	<u>P</u>	

LEGISLATIVE DRAFT

50 SECTION 3. Amending the Text of Salt Lake City Code Section 21A.33.030. That Section
 51 21A.33.030 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and
 52 Conditional Uses for Commercial Districts) shall be and hereby is amended as follows:

53 a. That the use category titled “Single room occupancy” in the Table of Permitted and
 54 Conditional Uses for Commercial Districts shall be amended to read as follows:

	CN	CB	CS ¹	CC	CSHBD ¹	CG	SNB
Single room occupancy (SRO)				<u>P</u>	<u>P</u>	<u>P</u>	

55
 56 b. That a new use category titled “Shared housing” shall be inserted into the Table of
 57 Permitted and Conditional Uses for Commercial Districts in alphabetical order under the
 58 “Dwelling” category and shall read and appear in that table as follows:

	CN	CB	CS ¹	CC	CSHBD ¹	CG	SNB
<u>Shared housing</u>				<u>P</u>	<u>P</u>	<u>P</u>	

59
 60 SECTION 4. Amending the Text of Salt Lake City Code Section 21A.33.035. That Section
 61 21A.33.035 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and
 62 Conditional Uses for Transit Station Area Districts) shall be and hereby is amended as follows:

63 a. That the use category titled “Single room occupancy” in the Table of Permitted and
 64 Conditional Uses for Transit Station Area Districts shall be amended to read as follows:

	TSA-UC		TSA-UN		TSA-MUEC		TSA-SP	
	Core	Transition	Core	Transition	Core	Transition	Core	Transition
Single room occupancy (SRO)	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

65
 66 b. That a new use category titled “Shared housing” shall be inserted into the Table of
 67 Permitted and Conditional Uses for Transit Station Area Districts in alphabetical order under
 68 the “Dwelling” category and shall read and appear in that table as follows:

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	TSA-UC		TSA-UN		TSA-MUEC		TSA-SP	
	Core	Transition	Core	Transition	Core	Transition	Core	Transition
<u>Shared housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

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SECTION 5. Amending the Text of Salt Lake City Code Section 21A.33.050. That Section 21A.33.050 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Downtown Districts) shall be and hereby is amended to add a new use category titled, “Shared housing” to the Table of Permitted and Conditional Uses for Downtown Districts, which use category shall be inserted into that table in alphabetical order and shall read and appear in that table as follows:

	D-1	D-2	D-3	D-4
<u>Single room occupancy (SRO)-Shared housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

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SECTION 6. Amending the Text of Salt Lake City Code Section 21A.33.060. That Section 21A.33.060 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses in the Gateway District) shall be and hereby is amended to add a new use category titled, “Shared housing” to the Table of Permitted and Conditional Uses in the Gateway District, which use category shall be inserted into that table in alphabetical order and shall read and appear in that table as follows:

	G-MU
<u>Single room occupancy (SRO)-Shared housing</u>	<u>P</u>

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88 SECTION 7. Amending the Text of Salt Lake City Code Section 21A.33.070. That Section
 89 21A.33.070 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and
 90 Conditional Uses for Special Purpose Districts) shall be and hereby is amended to add a new use
 91 category titled, “Shared housing” to the Table of Permitted and Conditional Uses for Special Purpose
 92 Districts, which use category shall be inserted into that table in alphabetical order and shall read and
 93 appear in that table as follows:

	RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU	
Single room occupancy (SRO) Shared housing																		<u>P</u>

94
 95
 96 SECTION 8. Amending the Text of Salt Lake City Code Section 21A.33.080. That Section
 97 21A.33.080 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and
 98 Conditional Uses in Form Based Districts) shall be and hereby is amended as follows:

99 a. That the use category titled “Single room occupancy” in the Table of Permitted and
 100 Conditional Uses in Form Based Districts shall be amended to read as follows:

	FB-UN1	FB-UN2	FB-SC	FB-SE
Single room occupancy (SRO)		<u>P</u>	<u>P</u>	<u>P</u>

101
 102 b. That a new use category titled “Shared housing” shall be inserted into the Table of
 103 Permitted and Conditional Uses in Form Based Districts in alphabetical order under the
 104 “Dwelling” category and shall read and appear in that table as follows:

	FB-UN1	FB-UN2	FB-SC	FB-SE
Shared housing		<u>P</u>	<u>P</u>	<u>P</u>

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107 SECTION 9. Adopting Section 21A.36.360 of Salt Lake City Code. That Chapter 21A.36 of
108 the *Salt Lake City Code* (Zoning: General Provisions) shall be and hereby is amended to adopt a new
109 Section 21A.36.360, which shall read and appear as follows:

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111 21A.36.360: QUALIFYING PROVISIONS FOR THE SINGLE ROOM OCCUPANCY
112 ~~(SRO)~~ SHARED HOUSING USE:

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114 The shared housing ~~single room occupancy (SRO)~~ use, as defined in Chapter 21A.62 of this
115 title, shall be allowed in zoning districts identified as provided in Chapter 21A.33 “Land Use
116 Tables,” and are subject to the following provisions:

117
118 A. The shared housing use shall be subject to the same lot and bulk requirements as the
119 multi-family dwelling use, but not the density requirements of the underlying zone.

120
121 B. Maximum Occupancy of Sleeping Rooms: Each sleeping room contained within the
122 individual shared housing unit shall house a maximum of 2 people.

123
124 ~~AC.~~ Minimum Floor Area of ~~Units~~ Sleeping Rooms: Each ~~individual unit~~ sleeping room
125 contained within the individual shared housing unit shall ~~contain~~ include a minimum of
126 100 square feet of floor area for a single tenant, or a minimum of 120 square feet of floor
127 area for two (2) tenants.

128
129 1. The floor area of each ~~individual unit~~ sleeping room shall be calculated as the sum of
130 the gross horizontal area of the unit measured from the interior face of interior walls.

131
132 2. Calculation of this area shall not include ~~the areas~~ spaces consumed by ~~separate~~
133 ~~private bathroom amenities,~~ closets/storage, ~~or~~ mechanical equipment, or
134 appliances ~~areas included within the individual unit.~~

135
136 ~~BD.~~ Communal Areas: In an effort to provide sufficient accommodations for socializing
137 and meeting, ~~Communal areas including, but not limited to,~~ libraries, lounges,
138 recreation rooms, dining rooms, and laundry rooms, ~~and meeting rooms~~ that are
139 accessible to all residents of the ~~SRO~~ shared housing development ~~with sufficient~~
140 ~~accommodations for socializing and meeting~~ shall be ~~provided~~ included, and shall meet
141 the following requirements:

142
143 1. The total amount of communal area shall have a minimum of twenty (20) square feet
144 per sleeping room ~~a floor area that is a minimum of 15 percent (15%) of the total~~
145 ~~floor area of all individual units.~~

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~~a. The total floor area of all units sleeping rooms shall be calculated by totaling the floor area of each individual unit (using the methodology outlined in Subsection 21A.36.360.ABAC.1 above), plus including the areas spaces consumed by any separate private bathroom amenities, closets/storage, or mechanical equipment, or appliances, areas included within the individual units.~~

~~2b. Service a~~ Areas including, but not limited to, kitchens and bathrooms shared between multiple units, hallways and corridors, storage areas (including bicycle storage), operations and maintenance areas, or management areas and offices may not be counted toward the communal area requirement.

E. Management:

1. A shared housing development may include an office for the purpose of managing the living units and common facilities, and/or one self-contained living unit with private kitchen and bathroom facilities for a manager or caretaker.

~~2.~~ A property manager shall be on site twenty-four (24) hours a day, who will be responsible for the conduct, operation, and maintenance of the SRO shared housing development.

~~3.~~ All communal areas that are accessible to all tenants of the SRO shared housing, with the exception of bathrooms, shall be continuously monitored by security cameras.

F. Accessibility: All areas of a shared housing development shall be designed to be universally accessible as required by applicable federal and state laws.

SECTION 10. Amending the Text of Salt Lake City Code Subsection 21A.44.030.G.1. That Table 21A.44.030 under Subsection 21A.44.030.G.1 of the *Salt Lake City Code* (Zoning: Off Street Parking, Mobility and Loading: Number of Off Street Parking Spaces Required: Schedule of Minimum Off Street Parking Requirements) shall be and hereby is amended as follows:

a. Amending the use category “Multiple-family dwellings.” That the use category titled “Multiple-family dwellings” shall be amended to read and appear as follows:

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Residential	
Multiple-family dwellings ¹	2 parking spaces for each dwelling unit containing 2 or more bedrooms 1 parking space for 1 bedroom and efficiency dwelling 1/2 parking space for single room occupancy dwellings (600 square foot maximum)

183
 184 b. Adding the use category “Shared housing.” That a new use category titled,
 185 “Shared housing” shall be added to the Schedule of Minimum Off Street
 186 Parking Requirements, which use category shall be inserted into that table in
 187 alphabetical order under “Residential” and shall read and appear in that table as
 188 follows:

Residential	
Single room occupancy (SRO) Shared housing	1/2 parking space per individual unit sleeping room

189
 190 SECTION 11. Amending the Text of Salt Lake City Code Section 21A.60.020. That Section
 191 21A.60.020 of the *Salt Lake City Code* (Zoning: List of Terms: List of Defined Terms), shall be and
 192 hereby is amended as follows:

- 193 a. Deleting the term “Dwelling, single room occupancy.” That the term “Dwelling,
 194 single room occupancy” shall be amended as follows:
 195 Dwelling, ~~Single room occupancy (SRO)~~
- 196 b. Adding the term “Shared housing”. That the term “Shared housing” shall be
 197 inserted in the list of defined terms in alphabetical order, to read as follows:
 198 Shared housing.
- 199 c. Adding the term “Sleeping room”. That the term “Sleeping room” shall be
 200 inserted in the list of defined terms in alphabetical order, to read as follows:

LEGISLATIVE DRAFT

201 Sleeping room.

202
203

SECTION 12. Amending the Text of Salt Lake City Code Section 21A.62.040. That Section

204 21A.62.040 of the *Salt Lake City Code* (Zoning: Definitions: Definitions of Terms), shall be and hereby is
205 amended as follows:

206 a. Amending the definition of “Dwelling.” That the definition of “Dwelling” shall
207 be amended to read as follows:

208 DWELLING: A building or portion thereof, which is designated for residential
209 purposes of a family for occupancy on a monthly basis and which is a self-contained
210 unit with kitchen and bathroom facilities. The term “dwelling” excludes living space
211 within hotels, bed and breakfast establishments, ~~apartment hotels~~ shared housing
212 developments ~~single room occupancy (SRO) establishments~~, boarding houses and
213 lodging houses.

214 b. Amending the definition of “Dwelling, single room occupancy.” That the
215 definition of “Dwelling, single room occupancy” shall be amended to read as
216 follows:

217 ~~DWELLING, SINGLE ROOM OCCUPANCY: A residential dwelling facility~~
218 ~~containing individual, self-contained, dwelling units none of which may exceed~~
219 ~~five hundred (500) square feet in size.~~

220 c. Adding the definition of “Shared housing.” That the definition of “Shared
221 housing” be added and inserted into the list of definitions in alphabetical
222 order to read as follows:

223 SHARED HOUSING: A building, or portion thereof, that is designated for residential
224 purposes and contains individual housing units that may be occupied on a weekly or
225 monthly basis. Each individual housing unit consists of one or more sleeping rooms
226 and may contain either kitchen or bathroom amenities, but not both. Whichever
227 amenities are not contained within the individual unit (the kitchen, bathroom, or both)
228 shall be provided as a common facility within the same building, to be shared with
229 other tenants of the shared housing development.
230
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LEGISLATIVE DRAFT

233 d. Adding the definition of “Sleeping room.” That the definition of “sleeping
234 room” be added and inserted into the list of definitions in alphabetical order
235 to read as follows:

236 SLEEPING ROOM: A room within a shared housing land use that is
237 identified and used for sleeping purposes.
238

239
240 SECTION 13. Effective Date. This Ordinance shall become effective on the date of its first
241 publication.

242
243 Passed by the City Council of Salt Lake City, Utah this _____ day of
244 _____, 2020.

245 _____
246 CHAIRPERSON

247
248 ATTEST:
249
250 _____
251 CITY RECORDER

252
253 Transmitted to Mayor on _____.

254
255 Mayor’s Action: _____ Approved. _____ Vetoed.
256

257
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260 _____
261 MAYOR

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264 _____
265 CITY RECORDER

266 (SEAL)

267
268 Bill No. _____ of 2020.
269 Published: _____.
270

LEGISLATIVE DRAFT

271

272 Ordinance amending single room occupancy regulations

SALT LAKE CITY ORDINANCE
No. _____ of 2020
(An ordinance amending various sections of Title 21A
of the *Salt Lake City Code* pertaining to single room occupancy (SRO) uses (to be called Shared
housing uses))

An ordinance amending various sections of Title 21A of the *Salt Lake City Code* pertaining to single room occupancy (SRO) uses (to be called shared housing uses) pursuant to Petition No. PLNPCM2018-00066.

WHEREAS, the Salt Lake City Planning Commission held public hearings on June 27, 2018 and November 14, 2018 to consider a request by then-Salt Lake City Mayor Jacqueline Biskupski (Petition No. PLNPCM2018-00066) to clarify the definition and appropriate locations of single room occupancy (SRO) uses and amend Subsection 21A.30.040.C.1; Sections 21A.33.020, 21A.33.030, 21A.33.035, 21A.33.050, 21A.33.060, 21A.33.070, 21A.33.080, 21A.36.360; Subsection 21A.44.030.G.1; Section 21A.60.020; and Section 21A.62.040 of the *Salt Lake City Code*; and

WHEREAS, at its November 14, 2018 hearing, the planning commission voted in favor of recommending to the Salt Lake City Council that the city council amend the above listed sections of Title 21A of the *Salt Lake City Code* identified herein; and

WHEREAS, the city council held briefings on this petition, which resulted in several modifications, including changing the name of “single room occupancy” uses to “shared housing” uses; and

WHEREAS, the Salt Lake City Council finds, after holding a public hearing on this matter, that adopting this ordinance is in the city’s best interests.

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

SECTION 1. Amending the Text of Salt Lake City Code Subsection 21A.30.040.C. That Subsection 21A.30.040.C (Zoning: Downtown Districts: D-3 Downtown Warehouse/Residential District: Controls over Mixed Use) of the *Salt Lake City Code* shall be and hereby is amended to read as follows:

1. Buildings containing commercial/office uses located above the second story shall incorporate any residential uses allowed in the zoning district, bed and breakfast, or hotel uses in the amount of at least fifty percent (50%) of the total floor area of the building;
2. Commercial/office uses shall be permitted as the sole use in two story buildings only; and
3. Commercial/office uses in buildings of three (3) stories or more without residential uses shall be allowed only as a conditional use and then only when the applicant has demonstrated that the proposed location is not suitable for residential use.

SECTION 2. Amending the Text of Salt Lake City Code Section 21A.33.020. That Section 21A.33.020 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Residential Districts) shall be and hereby is amended to add a new use category titled, “Shared housing” to the Table of Permitted and Conditional Uses for Residential Districts, which use category shall be inserted into that table in alphabetical order and shall read and appear in that table as follows:

	FR-1/43, 560	FR-2/21, 780	FR-3/12, 000	R-1/12, 000	R-1/7, 000	R-1/5, 000	SR-1	SR-2	SR-3	R-2	RMF-30	RMF-35	RMF-45	RMF-75	R-MU-35	R-MU-45	R-MU	RO
Shared housing															P	P	P	

SECTION 3. Amending the Text of Salt Lake City Code Section 21A.33.030. That Section 21A.33.030 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Commercial Districts) shall be and hereby is amended as follows:

- a. That the use category titled “Single room occupancy” in the Table of Permitted and Conditional Uses for Commercial Districts shall be **deleted**.
- b. That a new use category titled “Shared housing” shall be inserted into the Table of Permitted and Conditional Uses for Commercial Districts in alphabetical order under the “Dwelling” category and shall read and appear in that table as follows:

	CN	CB	CS ¹	CC	CSHBD ¹	CG	SNB
Shared housing				P	P	P	

SECTION 4. Amending the Text of Salt Lake City Code Section 21A.33.035. That Section 21A.33.035 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Transit Station Area Districts) shall be and hereby is amended as follows:

- a. That the use category titled “Single room occupancy” in the Table of Permitted and Conditional Uses for Transit Station Area Districts shall be **deleted**.
- b. That a new use category titled “Shared housing” shall be inserted into the Table of Permitted and Conditional Uses for Transit Station Area Districts in alphabetical order under the “Dwelling” category and shall read and appear in that table as follows:

	TSA-UC		TSA-UN		TSA-MUEC		TSA-SP	
	Core	Transition	Core	Transition	Core	Transition	Core	Transition
Shared housing	P	P	P	P	P	P	P	P

SECTION 5. Amending the Text of Salt Lake City Code Section 21A.33.050. That Section 21A.33.050 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Downtown Districts) shall be and hereby is amended to add a new use category titled, “Shared housing” to the Table of Permitted and Conditional Uses for Downtown Districts, which

SECTION 8. Amending the Text of Salt Lake City Code Section 21A.33.080. That Section 21A.33.080 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses in Form Based Districts) shall be and hereby is amended as follows:

- a. That the use category titled “Single room occupancy” in the Table of Permitted and Conditional Uses in Form Based Districts shall be **deleted**.
- b. That a new use category titled “Shared housing” shall be inserted into the Table of Permitted and Conditional Uses in Form Based Districts in alphabetical order under the “Dwelling” category and shall read and appear in that table as follows:

	FB-UN1	FB-UN2	FB-SC	FB-SE
Shared housing		P	P	P

SECTION 9. Adopting Section 21A.36.360 of Salt Lake City Code. That Chapter 21A.36 of the *Salt Lake City Code* (Zoning: General Provisions) shall be and hereby is amended to adopt a new Section 21A.36.360, which shall read and appear as follows:

21A.36.360: QUALIFYING PROVISIONS FOR THE SHARED HOUSING USE:

The shared housing use, as defined in Chapter 21A.62 of this title, shall be allowed in zoning districts as provided in Chapter 21A.33 “Land Use Tables,” and are subject to the following provisions:

- A. The shared housing use shall be subject to the same lot and bulk requirements as the multi-family dwelling use, but not the density requirements of the underlying zone.
- B. Maximum Occupancy of Sleeping Rooms: Each sleeping room contained within the individual shared housing unit shall house a maximum of 2 people.
- C. Minimum Floor Area of Sleeping Rooms: Each sleeping room contained within the individual shared housing unit shall include a minimum of 100 square feet of floor area for a single tenant, or a minimum of 120 square feet of floor area for two (2) tenants.

1. The floor area of each sleeping room shall be calculated as the sum of the gross horizontal area of the unit measured from the interior face of interior walls.
 2. Calculation of this area shall not include spaces consumed by closets/storage, ~~or~~ mechanical equipment, or appliances.
- D. Communal Areas: In an effort to provide sufficient accommodations for socializing and meeting, communal areas including, but not limited to libraries, lounges, recreation rooms, dining rooms, and laundry rooms that are accessible to all residents of the shared housing development shall be included, and shall meet the following requirements:
1. The total amount of communal area shall have a minimum of twenty (20) square feet per sleeping room.
 2. Areas including, but not limited to, kitchens and bathrooms shared between multiple units, hallways and corridors, storage areas (including bicycle storage), operations and maintenance areas, or management areas and offices may not be counted toward the communal area requirement.
- E. Management:
1. A shared housing development may include an office for the purpose of managing the living units and common facilities, and/or one self-contained living unit with private kitchen and bathroom facilities for a manager or caretaker.
 2. A property manager shall be on site twenty-four (24) hours a day, who will be responsible for the conduct, operation, and maintenance of the shared housing development.
 3. All communal areas that are accessible to all tenants of the shared housing, with the exception of bathrooms, shall be continuously monitored by security cameras.
- F. Accessibility: All areas of a shared housing development shall be designed to be universally accessible as required by applicable federal and state laws.

SECTION 10. Amending the Text of Salt Lake City Code Subsection 21A.44.030.G.1. That Table 21A.44.030 under Subsection 21A.44.030.G.1 of the *Salt Lake City Code* (Zoning: Off Street Parking, Mobility and Loading: Number of Off Street Parking Spaces Required: Schedule of Minimum Off Street Parking Requirements) shall be and hereby is amended as follows:

- a. Amending the use category “Multiple-family dwellings.” That the use category titled “Multiple-family dwellings” shall be amended to read and appear as follows:

Residential	
Multiple-family dwellings ¹	2 parking spaces for each dwelling unit containing 2 or more bedrooms 1 parking space for 1 bedroom and efficiency dwelling

- b. Adding the use category “Shared housing.” That a new use category titled, “Shared housing” shall be added to the Schedule of Minimum Off Street Parking Requirements, which use category shall be inserted into that table in alphabetical order under “Residential” and shall read and appear in that table as follows:

Residential	
Shared housing	½ parking space per sleeping room

SECTION 11. Amending the Text of *Salt Lake City Code* Section 21A.60.020. That Section 21A.60.020 of the *Salt Lake City Code* (Zoning: List of Terms: List of Defined Terms), shall be and hereby is amended as follows:

- a. Deleting the term “Dwelling, single room occupancy.” That the term “Dwelling, single room occupancy” shall be **deleted**.
- b. Adding the term “Shared housing”. That the term “Shared housing” shall be inserted in the list of defined terms in alphabetical order, to read as follows:

Shared housing.

- c. Adding the term “Sleeping room”. That the term “Sleeping room” shall be inserted in the list of defined terms in alphabetical order, to read as follows:

Sleeping room.

SECTION 12. Amending the Text of *Salt Lake City Code* Section 21A.62.040. That Section 21A.62.040 of the *Salt Lake City Code* (Zoning: Definitions: Definitions of Terms), shall be and hereby is amended as follows:

- a. Amending the definition of “Dwelling.” That the definition of “Dwelling” shall be amended to read as follows:

DWELLING: A building or portion thereof, which is designated for residential purposes of a family for occupancy on a monthly basis and which is a self-contained unit with kitchen and bathroom facilities. The term “dwelling” excludes living space within hotels, bed and breakfast establishments, shared housing developments, boarding houses and lodging houses.

- b. Amending the definition of “Dwelling, single room occupancy.” That the definition of “Dwelling, single room occupancy” shall be **deleted**.

- c. Adding the definition of “Shared housing.” That the definition of “Shared housing” be added and inserted into the list of definitions in alphabetical order to read as follows:

SHARED HOUSING: A building, or portion thereof, that is designated for residential purposes and contains individual housing units that may be occupied on a weekly or monthly basis. Each individual housing unit consists of one or more sleeping rooms and may contain either kitchen or bathroom amenities, but not both. Whichever amenities are not contained within the individual unit (the kitchen, bathroom, or both) shall be provided as a common facility within the same building, to be shared with other tenants of the shared housing development.

- d. Adding the definition of “Sleeping room.” That the definition of “sleeping room” be added and inserted into the list of definitions in alphabetical order to read as follows:

SLEEPING ROOM: A room within a shared housing land use that is identified and used for sleeping purposes.

SECTION 13. 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 _____ day of _____, 2020.

CHAIRPERSON

ATTEST:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER

(SEAL)

Bill No. _____ of 2020.
Published: _____.

APPROVED AS TO FORM Salt Lake City Attorney's Office Date: <u>FEBRUARY 6, 2020</u> By: <u>Paul C. Nielson</u> Paul C. Nielson, Senior City Attorney
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