

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:

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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 ~~multi-family dwellings, single room occupancy (SRO) boarding house, 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 ~~multi-family dwellings~~ 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 ~~multi-family~~ 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
Single room occupancy (SRO) <u>Shared housing</u>															<u>P</u>	<u>P</u>	<u>P</u>	

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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 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>	

- 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
<u>Shared housing</u>				<u>P</u>	<u>P</u>	<u>P</u>	

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 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>

- 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:

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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>

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

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

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SECTION 7. Amending the Text of Salt Lake City Code Section 21A.33.070. That Section 21A.33.070 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Special Purpose 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 Special Purpose Districts, which use category shall be inserted into that table in alphabetical order and shall read and 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>

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 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>

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
<u>Shared housing</u>		<u>P</u>	<u>P</u>	<u>P</u>

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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 ~~SINGLE ROOM OCCUPANCY (SRO)~~ SHARED HOUSING USE:

The shared housing ~~single room occupancy (SRO)~~ use, as defined in Chapter 21A.62 of this title, shall be allowed in zoning districts identified 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.

~~AC.~~ Minimum Floor Area of ~~Units~~ Sleeping Rooms: Each ~~individual unit~~ sleeping room contained within the individual shared housing unit shall ~~contain~~ 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 ~~individual unit~~ 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 ~~the areas~~ spaces consumed by ~~separate private bathroom amenities,~~ closets/storage, ~~or mechanical equipment, or appliances.~~ areas included within the individual unit.

~~BD.~~ 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, ~~and meeting rooms~~ that are accessible to all residents of the ~~SRO~~ shared housing development ~~with sufficient accommodations for socializing and meeting~~ shall be ~~provided~~ 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 ~~a floor area that is a minimum of 15 percent (15%) of the total 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~~ 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 the construction codes adopted by the Utah Building Code Commission to be used statewide, by the political subdivisions of the State applicable federal and state laws. Individual units and sleeping rooms required to be universally accessible by the adopted building code shall be located on the ground floor. If more units and sleeping rooms are required than what can be accommodated on the ground floor, the units may be located on other floors within the building, if an elevator is required and provided.~~

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:

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- 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 1/2 parking space for single room occupancy dwellings (600 square foot maximum)

- 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	
Single room occupancy (SRO) Shared housing	1/2 parking space per individual unit 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 amended as follows:

~~Dwelling, sSingle room occupancy (SRO)~~

- 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:

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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, ~~apartment hotels~~ shared housing developments ~~single room occupancy (SRO) establishments~~, boarding houses and lodging houses.

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

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

- 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)

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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)

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273 Bill No. _____ of 2020.

274 Published: _____.

276

277 Ordinance amending single room occupancy regulations