

**Text Amendment Proposal**  
**for Single-Family Attached Housing to be permitted wherever Multi-Family is permitted within**  
**the Commercial District**

To whom it may concern,

I am submitting a proposal for a text amendment to the Salt Lake City zoning code, aiming to increase housing ownership opportunities by permitting single-family attached housing in commercial districts (CB, CS, CC, CSHBD, and CG) where multi-family is currently allowed.

**I. Purpose:**

This text amendment primarily seeks to revise existing zoning regulations, aiming to eliminate unnecessary obstacles in producing for sale homes. In zoning areas where single-family attached housing is prohibited while multi-family housing is permitted, many projects that resemble townhomes are designated as condos for legal classification. This classification as condos allows the projects to be considered a multi-family development rather than single-family attached housing. The key issue at hand is that when a project is designated as a condo rather than an attached single-family residence, it is much more likely it will be rented rather than sold to individual families.

But why do investors often steer clear of selling condos? The answer lies in the significant liability risks tied to condo sales. The intricate nature of condominium development, involving individual unit sales within a shared property, can amplify the potential for legal disputes and financial liabilities. Additionally, ownership percentage requirements create challenges in individually selling off the project. Consequently, even if some developers are willing to take on the extra risks associated with selling individual condo units, most architects, builders, and other stakeholders tend to shy away from such projects.

This zoning text amendment is a direct response to concerns within our own firm and those voiced by the developers, architects, and industry professionals we engage with regularly. This amendment is not tied to a specific project but rather seeks to address a systemic issue. The current zoning regulations inadvertently favor rental housing over homeownership by creating unnecessary hurdles in producing more for sale units.

**II. Zoning Ordinance to Be Changed:**

The proposed text amendment would affect 21A.33.030: TABLE OF PERMITTED AND CONDITIONAL USES FOR COMMERCIAL DISTRICTS.

21A.33.030: TABLE OF PERMITTED AND CONDITIONAL USES FOR COMMERCIAL DISTRICTS:

Legend:	C =	Conditional	P =
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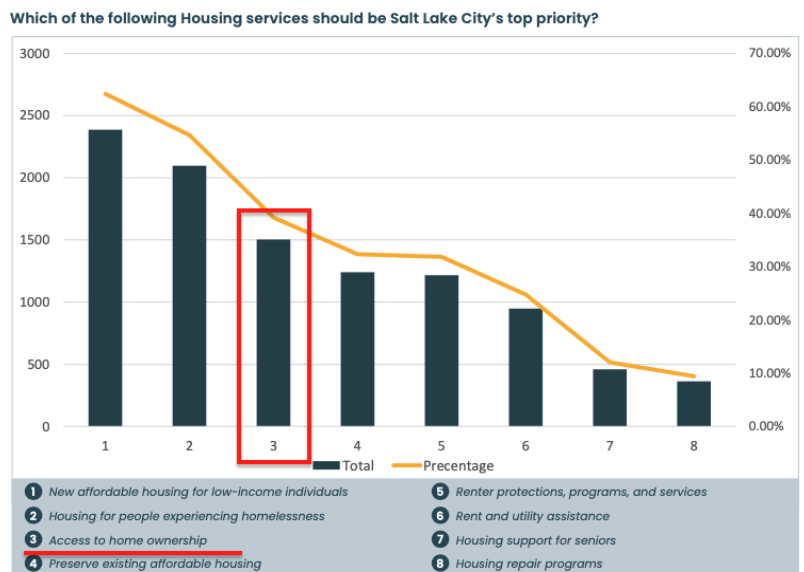
Use	Permitted And Conditional Uses By District						
	CN	CB	CS <sup>1</sup>	CC	CSHBD <sup>1</sup>	CG	SNB
Manufactured home							P
Multi-family		P	P	P	P	P	P
Residential support (large)				C		C	
Residential support (small)				C		C	
Rooming (boarding) house		P	P	P	P	P	
Shared housing				P	P	P	
Single-family attached							P
Single-family detached							P

III. Factors for City Council Consideration: This text amendment aligns with Salt Lake City's broader objective of bolstering homeownership opportunities, fostering sustainable growth, and broadening the availability of for-sale housing options.

Consistency with City Planning Documents: The amendment aligns with Salt Lake City's adopted planning documents, particularly *Growing SLC* and *Housing SLC*, which emphasize increasing homeownership opportunities and addressing the challenges of housing affordability.

In *Housing SLC*, the third goal is clearly outlined as "Enhancing opportunities for homeownership and other avenues for wealth and equity development."<sup>1</sup> Additionally, in *Growing SLC*, Goal 2, Objective 6 explicitly emphasizes the need to "Expand opportunities for home ownership."<sup>2</sup>

Community Support: The proposal supports the community's desire for increased opportunities for homeownership. Within *Housing SLC*, the most recent Salt Lake City Plan, survey participants consistently ranked homeownership among their top three priorities, underscoring the significance of this goal for both individual residents and their communities.<sup>3</sup>



<sup>1</sup> Salt Lake City Documents, Accessed October 24, 2023  
[www.slcdocs.com/CAN/2023-Housing-SLC-Plan-Spread-1.pdf](http://www.slcdocs.com/CAN/2023-Housing-SLC-Plan-Spread-1.pdf)

<sup>2</sup> Salt Lake City Documents, Accessed October 24, 2023  
[www.slcdocs.com/hand/Growing\\_SLC\\_Final\\_No\\_Attachments.pdf](http://www.slcdocs.com/hand/Growing_SLC_Final_No_Attachments.pdf)

<sup>3</sup> Salt Lake City Documents, Accessed October 24, 2023  
[www.slcdocs.com/CAN/2023-Housing-SLC-Plan-Spread-1.pdf](http://www.slcdocs.com/CAN/2023-Housing-SLC-Plan-Spread-1.pdf)

#### IV. Conclusion:

This text amendment proposal seeks to enhance housing opportunities within Salt Lake City's Commercial Zoning District by allowing single-family attached housing wherever multi-family is permitted, promoting sustainable growth and making homeownership more accessible to its residents. We believe this change aligns with the city's goals, and we appreciate your consideration of this important amendment.

Should you require any additional information or wish to discuss this proposal further, please do not hesitate to contact me.

All the best,

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