

Proposed Housing Diversity Sustainability Ordinance

A. PURPOSE STATEMENT

The purposes of the housing diversity provisions are to:

1. Promote the health, safety and welfare of the citizens of Salt Lake City through the implementation of the goals and objectives of city housing plans;
2. Promote a more diverse community through the provision of a variety of housing types within individual developments;
3. Encourage a more widespread distribution of housing options throughout the community;
4. Encourage multi-family developments that incorporate a variety of unit sizes and bedroom mix;
5. Encourage the provision of affordable housing through incentives to the private sector; and,
6. Increase the home ownership opportunities within the city.

B. MIX OF HOUSING TYPES

1. Applicability

These provisions apply to new residential development, redevelopment and residential components of mixed-use developments. These provisions shall not apply to the following:

- Developments providing housing for special needs populations, as defined by the U.S. Department of Housing and Urban Development; including the homeless, elderly, severely mentally ill, physically or mentally disabled, persons with HIV/AIDS, or those suffering from alcohol and/or substance abuse and victims of domestic violence.
- Developments specifically targeted to serve low income residents and funded by tax credits, bonds or any other form of governmental financing such as, but not limited to, Housing Trust Fund, HOME, CDBG, HOPWA or the like.
- Developments within a historic preservation overlay zone.

2. Standards

a. 20 – 39 Acre Subdivisions

Developments encompassing more than 20 acres, including parcels that are part of a phased development, shall incorporate a minimum of two dwelling types as allowed by the underlying zoning district.

b. 40 + Acre Subdivisions

Developments encompassing 40 acres or more, including developments that are part of a phased development, shall incorporate a minimum of three dwelling types as allowed by the underlying zoning district.

c. Multi-family Developments (20 units+)

All multi-family developments with 20 units or more are required to meet the following standards in order to achieve a mix of size and bedroom count within the development:

(a) A minimum of 50% of the total planned units shall vary in size from other units by at least 250 square feet, **OR**

(b) No more than 50% of the total planned units shall have the same number of bedrooms.

C. AFFORDABLE HOUSING INCENTIVE

1. Applicability

These provisions apply to new residential development, redevelopment, and residential components of mixed-use developments and apply to for-sale and rental units.

2. Definitions

Affordable housing-Rental or homeownership units that are provided for families whose income equals 80 percent or less of the median family income for Salt Lake City, as determined by the United States Department of Housing and Urban Development.

3. Density Bonus

Any market rate development with 20 units or more that provides at least 10% of the units as affordable housing shall be entitled to a density bonus of a 20% increase in allowable density above that otherwise established by the underlying zoning district for the development. A bonus of building height may be allowed if needed to reach the density bonus.