



Single Room Occupancy (SRO) Zoning Text Amendment

Frequently Asked Questions

What is the project?

The purpose of this project is to review the existing zoning regulations pertaining to the Single Room Occupancy (SRO) housing type and make amendments to corresponding sections of the Salt Lake City Zoning Ordinance, with the intent of implementing the recently adopted *Growing SLC: A Five Year Housing Plan (2017-2021)*.

Why make these changes?

The *Growing SLC Housing Plan* outlines solutions for reaching a point where **all residents of Salt Lake City, current and prospective, regardless of race, age, economic status, or physical ability can find a place to call home**. To achieve this goal, the City's housing policy must address issues of affordability at the root cause, creating long-term solutions for increasing the housing supply, expanding housing opportunities throughout the city, addressing systemic failures in the rental market, and preserving our existing units.

Goal 1 of *Growing SLC* is to *reform City practices to promote a responsive, affordable, high-opportunity house market*. Identified objectives to achieve this goal include:

Objective 1: *Modernize land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city*

Objective 2: *Remove impediments in City processes to encourage housing development*

Amending regulations related to Single Room Occupancy (SRO) housing was identified as a first step in implementing these goals and objectives. The current Zoning Ordinance defines the SRO dwelling use more like a studio apartment, stipulating that each individual unit must be self-contained (have all amenities located within the unit), and shall not exceed 500 square feet in size. This definition inhibits the development of true SRO housing, which typically includes some form of common amenities that are shared between tenants. In addition, the current ordinance significantly limits where in the City this type of housing can be constructed. **This project will propose amendments to the current definition so that it accurately defines the use, and will recommend zoning districts where SROs should be allowed.**

Potential Benefits of the Use:

- Increases the City's variety of housing stock
- Units can be both market-rate and affordable
- Can address housing needs for:
 - Temporary workers
 - Adults in a period of life transition (new to Salt Lake City, following a change in marital status, etc.)
 - Rising proportion of single-person households
 - Rent-burdened residents on the cusp of homelessness
 - Residents currently living in unsafe, illegal units

What are the proposed changes?

As part of this project, Staff will propose the following amendments to existing Single Room Occupancy (SRO) housing regulations:

1. Accurately define the Single Room Occupancy (SRO) housing type

Staff will propose a revised definition that accurately reflects the SRO housing type, which typically consists of one-room dwelling units with separate, communal kitchen and/or bathroom facilities to be shared by tenants of the building.

2. Determine appropriate locations to permit this type of use

The attached map shows locations throughout the City that are proposed to permit the SRO housing type. The following criteria were used to identify appropriate zoning districts for the use:

Location Criteria:

- Districts with existing design standards in place
- Districts that already permit uses with similar characteristics/levels of intensity
- Districts that typically have close proximity to frequent public transit
- Districts that permit/are typically located near a mix of uses to enable accessibility to employment or other amenities by foot or bicycle

Proposed Zoning Districts:

- R-MU – Residential / Mixed Use
- R-MU-35 - Residential / Mixed Use
- R-MU-45 - Residential / Mixed Use

- CC – Corridor Commercial
- CSHBD 1 & 2 – Sugarhouse Central Business Districts
- CG – General Commercial
- TSA (**already permitted**) – Transit Station Areas

- FB-SC – Form Based Special Purpose Corridor
- FB-SE - Form Based Special Purpose Corridor
- FB-UN2 (**already permitted**) – Form Based Urban Neighborhood

- D-1 – Central Business District
- D-2 – Downtown Support District
- D-3 – Downtown Warehouse / Residential
- D-4 – Downtown Secondary Central Business District

- G-MU – Gateway Mixed Use

- MU – Mixed Use

How do I get involved?

An **Open House** will be held on **Thursday, March 15th, 2018** from **5:00 to 7:00 PM** on the 4th Floor of the City and County Building.

Public hearings will be held at future Planning Commission and City Council meetings. The Planning Commission will make a recommendation to the City Council, who will make the final decision. Meeting dates to be determined.

Who can I contact for more information?

If you have any questions or comments regarding this proposal or you would like to be notified of future public meetings regarding this proposal, please contact **Ashley Scarff** at ashley.scarff@slcgov.com or **801-535-7660**.

Locations Proposed to Permit Single Room Occupancy (SRO) Housing Type

