



# Staff Report

PLANNING DIVISION  
DEPARTMENT of COMMUNITY & NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Ashley Scarff, (801) 535-7660 or [ashley.scarff@slcgov.com](mailto:ashley.scarff@slcgov.com)

Date: June 27, 2018

Re: PLNPCM2018-00066 Single Room Occupancy (SRO) Dwellings Text Amendments

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## Zoning Text Amendment

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**PROPERTY ADDRESS:** City-wide

**PARCEL ID:** N/A

**MASTER PLAN:** Growing SLC: A Five Year Housing Plan 2018-2022 / Plan Salt Lake

**ZONING DISTRICT(s):** Multiple zoning districts affected (see Project Description)

**REQUEST:** The Mayor formally requested that the Salt Lake City Planning Division amend sections of the Zoning Ordinance to better define Single Room Occupancy (SRO) housing, and determine appropriate locations within the City for this use. The intent of the proposed amendments is to implement elements of the recently-adopted *Growing SLC: A Five Year Housing Plan (2018-2022)*.

**RECOMMENDATION:** Based on the analysis and findings of this report, it is the opinion of staff that the proposed zoning text amendments meet the intent of the Mayor's direction and the standards for a zoning ordinance amendment. Staff recommends that the Planning Commission forwards a favorable recommendation of petition PLNPCM2018-00066 to the City Council for their consideration.

**ATTACHMENTS:**

- A. [Proposed Text Amendments](#)
- B. [Map of Locations Proposed to Permit SRO Dwelling Use](#)
- C. [Analysis of Standards](#)
- D. [Public Process and Comments](#)
- E. [Department Comments](#)

**PROJECT DESCRIPTION:**

Per the Mayor's request, the purpose of this project is to review the existing zoning regulations pertaining to the Single Room Occupancy (SRO) residential use and make amendments to corresponding sections of the Zoning Ordinance, with the intent of implementing elements of the recently-adopted *Growing SLC: A Five Year Housing Plan*.

The SRO housing type can generally be described as a structure, or part of a structure, that contains individual rooms with combined sleeping and living areas. Kitchen and/or toilet facilities are often included in the project as common spaces to be shared by all residents. Due to having smaller rooms

and shared amenities, the SRO housing type may cost developers less to build, allowing them to pass the savings on to future tenants via reduced rental rates.

While SRO dwellings are typically a more affordable type of housing, it doesn't necessarily mean that they're income restricted. In recent years, changing demographics and preferences have led to the development of market-rate SROs for those who simply prefer to live alone without the burden of maintaining amenities like kitchen and/or bathroom facilities. Market-rate projects could be a good fit for single professionals who spend the majority of their time outside of their homes, or for seniors who still live independently but wish to downsize.

The following section identifies the proposed amendments and the rationale behind them. Staff sees these changes as an opportunity to address the city's affordable housing challenges by permitting the legal construction of the SRO housing type, and expanding where they can be located throughout the city.

### **Summary of Proposed Amendments:**

#### **1. Amend the definition of DWELLING, SINGLE ROOM OCCUPANCY (SRO) (Section 21A.62):**

The Zoning Ordinance currently 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 common kitchen or toilet facilities that are shared between tenants. Staff is proposing to fully amend this definition to accurately reflect the SRO dwelling use.

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

~~A building, or portion thereof, that contains units designated for residential purposes. Each unit consists of one combined living and sleeping room, and may contain either a kitchen or separate private bathroom, but not both. Whichever amenity is not contained within the individual unit, the kitchen or bathroom, shall be provided as a common facility within the same structure, to be shared with the tenants of other SRO units. An SRO may include an office for the purpose of managing the SRO units and common facilities, and/or one self-contained dwelling unit with kitchen and bathroom facilities for a caretaker. The SRO Dwelling use shall be subject to the same lot and bulk requirements as the Multi-Family Dwelling use.~~

#### **2. Amend the definition of DWELLING (Section 21A.62)**

The Zoning Ordinance currently defines a 'Dwelling' as being self-contained with kitchen and bathroom facilities. Staff proposes to add language to this definition that will provide flexibility for SRO dwellings to have units that are not self-contained.

Staff is also proposing to remove reference to 'apartment hotels,' as this use isn't used anywhere else in the Zoning Ordinance, and the term could be confused with SRO dwellings.

**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,

unless otherwise stipulated in this chapter. The term "dwelling" excludes living space within hotels, bed and breakfast establishments, ~~apartment hotels~~, boarding houses and lodging houses.

### **3: Expand the number of Zoning Districts that permit the SRO Dwelling use (Section 21A.33)**

The Zoning Ordinance significantly limits where the SRO dwelling use can be located within the City. Staff created a list of location criteria that were used to identify additional zoning districts where the use may be appropriate. Selected criteria includes:

- 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

Based on the criteria above, Staff is proposing to make SRO Dwellings a permitted use in the following zoning districts (map included in Attachment B). Please note that SRO Dwellings are already a permitted use in the TSA and FB-UN-2 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** – Transit Station Areas (already permitted in this zone)

**FB-SC** – Form Based Special Purpose Corridor

**FB-SE** - Form Based Special Purpose Corridor

**FB-UN2** – Form Based Urban Neighborhood (already permitted in this zone)

**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

### **4. Amend Schedule of Minimum Off Street Parking Requirements for SRO Dwelling Use (Table 21A.44.030)**

This is a minor amendment, but the Ordinance currently lists the off street parking requirements for SRO dwellings under the 'Multiple-family dwellings' classification. The proposed text amendments have been written in a way that separates SRO Dwellings out as a standalone residential use. Staff proposes to create a new row for SRO dwellings in the

parking requirement table to make it clear that the SRO dwelling use is different than the Multi-family dwelling use. The required parking ratio will remain the same at 1/2 space per individual unit.

The language in the table also makes an unclear reference to a '600 square foot maximum,' which doesn't correspond with any area requirement in the Ordinance. Staff proposes to remove this language, as it doesn't seem to serve a purpose.

## **5. Minor amendment of 'Controls Over Mixed Use' language in D-3 Downtown Warehouse/Residential District (21A.30.040.C)**

The D-3 zoning district includes a set of provisions that are meant to ensure that mixed use developments provide for on-site compatibility, as well as neighborhood compatibility. One requirement states, *"buildings containing commercial/office uses located above the second story shall incorporate multi-family dwellings, boarding house, bed and breakfast, or hotel uses in the amount of at least fifty percent (50%) of the total floor area of the building."* Staff finds that the SRO dwelling use is similar to the other specified uses in this section, and should be added so the use is permitted/encouraged in mixed use developments in the D-3 district.

### **KEY CONSIDERATIONS:**

#### **1. Compliance with citywide master plans:**

##### **Growing SLC: A Five Year Housing Plan (2018-2022):**

The *Growing SLC* Housing Plan "outlines...solutions...[for reaching a point] where all residents, 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" (p. 9). The proposed text amendment directly supports the following priorities identified in *Growing SLC*:

**Goal 1: Increase Housing Options:** Reform City practices to promote a responsive, affordable, high-opportunity housing market.

*"This goal focuses on the need to increase the diversity of housing types and opportunities in the city by seeking policy reforms that can enhance the flexibility of the land-use code and create an efficient and predictable development process for community growth" (p. 17).*

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

*"Increasing flexibility around dimensional requirements and code definitions will reduce barriers to housing construction that are unnecessary for achieving city goals, such as neighborhood preservation" (p. 18).*

**Goal 3: Equitable & Fair Housing:** Build a More Equitable City.

*"Equity is not only about eliminating discrimination, it is also about increasing access to opportunity...the City will accomplish this by working to eliminate housing discrimination,*

*strategically investing in neighborhoods that stand the most to gain, and building a city that meets needs of a diverse population” (p. 33).*

**Objective 3:** Implement Life cycle Housing principles in neighborhoods throughout the city

*“The goal with this objective is to enable a diversity of housing types that responds to housing needs, allowing individuals to stay in their communities as their housing needs evolve” (p. 36).*

*“Across the country there are trends for micro housing, community style living, generational housing to accommodate aging parents, and intentional community and living space that co-exist (like a day care in a senior center)...it is the goal to engage the community in a way that not only fosters the possibility, but creates policy that allows for the building” (pp. 36-37).*

**3.3.1.** Support diverse and vibrant neighborhoods by aligning land use policies that promote a housing market capable of accommodating residents throughout all stages of life.

*“In order to truly encourage new types of housing that considers cost, energy efficiency, and accessibility a strong land use and zoning foundation must be laid that supports new types of building” (p. 37).*

#### **Plan Salt Lake (2015):**

Plan Salt Lake identifies multiple ‘Guiding Principles,’ ‘Targets,’ and ‘Initiatives’ to help the city achieve its vision over the next 25 years. This project supports the following:

**Guiding Principle 1/Neighborhoods** that provide a safe environment, opportunity for social interaction, and services needed for the wellbeing of the community therein.

#### **Initiatives:**

3. Create a safe and convenient place for people to carry out their daily lives;
5. Support policies that provides people a choice to stay in their home and neighborhood as they grow older and household demographics change;
7. Promote accessible neighborhood services and amenities, including parks, natural lands, and schools.

**Guiding Principle 2/Growth:** Growing responsibly, while providing people with choices about where they live, how they live, and how they get around.

#### **Initiatives:**

1. Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.

**Guiding Principle 3/Housing:** Access to a wide variety of housing types for all income levels throughout the city, providing the basic human need for safety and responding to changing demographics.

#### **2040 Targets:**

1. Increase diversity of housing types for all income levels throughout the city;
2. Decrease percent of income spent on housing for cost-burdened households.

**Initiatives:**

1. Ensure access to affordable housing citywide (including rental and very low income);
3. Encourage housing options that accommodate aging in place;
4. Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented;

**Guiding Principle 11/Equity:** Ensure access to all City amenities for all citizens while treating everyone equitably with fairness, justice, and respect.

**Initiatives:**

3. Pursue equitable access to privately provided services and amenities across the City;
4. Support policies that provide housing choices, including affordability, accessibility, and aging in place.

**DISCUSSION:**

As described above, the main purpose of the proposed text amendments is to ensure that the zoning ordinance accurately defines the SRO dwelling use so that it is clear that it is a use that may be developed in Salt Lake City. Staff has identified specific location criteria to propose a number of zoning districts where the SRO dwelling use should be permitted. It is Staff's opinion that these amendments directly support the City's goals of modernizing land use and zoning regulations to reflect affordability needs, and providing housing options for all income levels and living preferences. In addition, the location criteria prioritizes neighborhood compatibility and character as well as providing access to opportunities for residents via proximity to transit and a mix of uses.

**NEXT STEPS:**

The Planning Commission's recommendation for these proposed zoning text amendments will be forwarded on to the City Council for their action. The City Council is the decision-making body for zoning text amendments.

[illegible]

[illegible]



floor area)																		
Animal, veterinary office															C	C	C	P <sub>6</sub>
Art gallery															P	P	P	P
Artisan food production (2,500 square feet or less in floor area)															P <sub>3</sub>	P <sub>3</sub>	P <sub>3</sub>	P <sub>3</sub>
Bed and breakfast inn															P		P	P
Bed and breakfast manor																	P	
Clinic (medical, dental)															P	P	P	P <sub>6</sub>
Commercial food preparation															P	P	P	P
Community garden	C	C	C	C	C	C	C		C	C	P	P	P	P	P	P	P	P
Community												C						

recreation center																			
Crematorium																C	C	C	
Daycare center, adult													C	P	P	P	P	P	P
Daycare center, child				C <sub>2</sub> <sup>2</sup>	C <sub>2</sub> <sup>2</sup>	C <sub>2</sub> <sup>2</sup>	C <sub>2</sub> <sup>2</sup>		C <sub>2</sub> <sup>2</sup>	C <sub>2</sub> <sup>2</sup>	C <sub>22</sub>	C <sub>22</sub>	C <sub>22</sub>	P	P	P	P	P	P
Daycare, nonregistered home daycare	P <sub>22</sub> <sup>22</sup>	P <sub>22</sub> <sup>22</sup>	P <sub>22</sub> <sup>22</sup>	P <sub>22</sub> <sup>22</sup>	P <sub>2</sub> <sup>2</sup>	P <sub>2</sub> <sup>2</sup>	P <sub>2</sub> <sup>2</sup>		P <sub>2</sub> <sup>2</sup>	P <sub>2</sub> <sup>2</sup>	P <sub>22</sub>	P <sub>22</sub>	P <sub>22</sub>	P <sub>22</sub>	P <sub>22</sub>	P <sub>22</sub>	P <sub>22</sub>	P <sub>22</sub>	P <sub>22</sub>
Daycare, registered home daycare or preschool	P <sub>22</sub> <sup>22</sup>	P <sub>22</sub> <sup>22</sup>	P <sub>22</sub> <sup>22</sup>	P <sub>22</sub> <sup>22</sup>	P <sub>2</sub> <sup>2</sup>	P <sub>2</sub> <sup>2</sup>	P <sub>2</sub> <sup>2</sup>		P <sub>2</sub> <sup>2</sup>	P <sub>2</sub> <sup>2</sup>	P <sub>22</sub>	P <sub>22</sub>	P <sub>22</sub>	P <sub>22</sub>	P <sub>22</sub>	P <sub>22</sub>	P <sub>22</sub>	P <sub>22</sub>	P <sub>22</sub>
Dwelling, accessory guest and servant's quarter	P <sup>11</sup>	P <sup>11</sup>	P <sup>11</sup>																
Dwelling, accessory unit	P	P	P	P	P	P	P		P	P	P	P	P	P					



Dwellin g, multi- family											P	P	P	P	P	P	P	P	P
Dwellin g, residen tial support (large) <sup>1</sup> 6													C	C			C	C	C <sub>20</sub>
Dwellin g, residen tial support (small) <sup>1</sup> 7												C	C	P		C	C	P	P <sub>21</sub>
Dwellin g, roomin g (boardi ng) house													C	P	C	C	C	P	P
Dwellin g, single- family (attach ed)									P		P	P	P	P	P	P	P	P	P
Dwellin g, single- family (detach ed)	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
<u>Dwellin</u> <u>g.</u> <u>single</u> <u>room</u> <u>occupa</u> <u>ncy</u>																<u>P</u>	<u>P</u>	<u>P</u>	

[illegible]

Municipal service use, including City utility use and police and fire station	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	C
Museum															P	C	P	P	P
Nursing care facility													P	P		P	P	P	
Office, excluding medical and dental clinic and office																P	P	P	P <sub>6</sub>
Open space on lots less than 4 acres in size	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
Park	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
Parking , off site (to support nonconforming uses in a residential zone or																C	C	C	C

uses in the CN or CB Zones)																		
Parking , park and ride lot shared with existing use				P	P	P	P		P	P	P	P	P	P	P	P	P	P
Place of worship on lots less than 4 acres in size	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C
Reception center															P	P	P	
Recreation (indoor)														P	P	P	P	P
Restaurant														P	P	P	P	P
Restaurant with drive-through facility																		
Retail goods establishment														P	P	P	P	
Retail goods establishment, plant														P	P	P	P	

and garden shop with outdoor retail sales area																		
Retail service establishment														P	P	P	P	
School, music conservatory														P	C	C	P	
School, professional and vocational														P	C	C	P	P <sub>6</sub>
School, seminary and religious institute	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C
Seasonal farm stand														P	P	P	P	P
Studio, art														P	P	P	P	P
Temporary use of closed schools and churches	C <sub>3</sub> <sup>2</sup>	C <sub>3</sub> <sup>2</sup>	C <sub>3</sub> <sup>2</sup>	C <sub>3</sub> <sup>2</sup>	C <sub>3</sub> <sup>2</sup>	C <sub>3</sub> <sup>2</sup>	C <sub>23</sub>		C <sub>23</sub>		C <sub>23</sub>	C <sub>23</sub>	C <sub>23</sub>		C <sub>23</sub>	C <sub>23</sub>		



[illegible]

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

Legend:	C =	Conditional	P =	Permitted
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Use	Permitted And Conditional Uses By District						
	CN	CB	CS <sup>1</sup>	CC	CSHBD <sup>1</sup>	CG	SNB
Accessory use, except those that are specifically regulated elsewhere in this title	P	P	P	P	P	P	P
Adaptive reuse of a landmark site	P	P	P	P	P	P	
Alcohol:							
Brewpub (2,500 square feet or less in floor area)		C <sup>10,11</sup>	P <sup>10</sup>	P <sup>10</sup>	P <sup>10</sup>	P <sup>10</sup>	
Brewpub (more than 2,500 square feet in floor area)			P <sup>10</sup>	C <sup>10</sup>	P <sup>10</sup>	P <sup>10</sup>	
Dining club (2,500 square feet or less in floor area)	C <sup>10,11</sup>	C <sup>10,11</sup>	P <sup>10</sup>	P <sup>10</sup>	P <sup>10</sup>	P <sup>10</sup>	
Dining club (more than 2,500 square feet in floor area)			P <sup>10</sup>	C <sup>10</sup>	P <sup>10</sup>	P <sup>10</sup>	
Distillery						P <sup>16</sup>	
Social club (2,500 square feet or less in floor area)		C <sup>10,11</sup>	P <sup>10</sup>	P <sup>10</sup>	P <sup>10</sup>	P <sup>10</sup>	
Social club (more than 2,500 square feet in floor area)			P <sup>10</sup>	C <sup>10</sup>	P <sup>10</sup>	P <sup>10</sup>	
Tavern (2,500 square feet or less in floor area)		C <sup>10,11</sup>	P <sup>10</sup>	P <sup>10</sup>	P <sup>10</sup>	P <sup>10</sup>	
Tavern (more than 2,500 square feet in floor area)			P <sup>10</sup>	C <sup>10</sup>	P <sup>10</sup>	P <sup>10</sup>	
Ambulance service (indoor)			P	P	P	P	
Ambulance service (outdoor)			P <sup>6</sup>	P <sup>6</sup>	P <sup>6</sup>	P	
Amusement park			P			P	
Animal:							

	Cremation service				P		P	
	Kennel						P	
	Pet cemetery						P <sup>4</sup>	
	Veterinary office	C	P	P	P	P	P	
	Antenna, communication tower		P	P	P	P	P	
	Antenna, communication tower, exceeding the maximum building height in the zone		C	C	C	C	C	
	Art gallery	P	P	P	P	P	P	P
	Artisan food production (2,500 square feet or less in floor area)	P <sup>24</sup>	P <sup>24</sup>	P	P	P <sup>24</sup>	P	
	Artisan food production (more than 2,500 square feet in floor area)			P	P		P	
	Auction (outdoor)				P		P	
	Auditorium			P	P	P	P	
	Bakery, commercial						P	
	Bed and breakfast	P	P	P	P	P	P	P <sup>14</sup>
	Bed and breakfast inn	P	P	P	P	P	P	
	Bed and breakfast manor	C <sup>3</sup>	C <sup>3</sup>		P	P	P	
	Blacksmith shop						P	
	Blood donation center				C		P	
	Brewery						P	
	Bus line station/terminal				P		P	
	Bus line yard and repair facility						P	
	Car wash			P	P		P	
	Car wash as accessory use to gas station or convenience store that sells gas			P	P	P	P	
	Check cashing/payday loan business				P <sup>8</sup>		P <sup>8</sup>	
	Clinic (medical, dental)	P	P	P	P	P	P	

Commercial food preparation	P	P	P	P	P	P	
Community correctional facility, large							
Community correctional facility, small						C <sup>7,21</sup>	
Community garden	P	P	P	P	P	P	P
Contractor's yard/office				C		P	
Crematorium			C	C	C	C	
Daycare center, adult	P	P	P	P	P	P	
Daycare center, child	P	P	P	P	P	P	
Daycare, nonregistered home daycare or preschool	P <sup>22</sup>	P <sup>22</sup>	P <sup>22</sup>	P <sup>22</sup>	P <sup>22</sup>	P <sup>22</sup>	P <sup>22</sup>
Daycare, registered home daycare or preschool	P <sup>22</sup>	P <sup>22</sup>	P <sup>22</sup>	P <sup>22</sup>	P <sup>22</sup>	P <sup>22</sup>	P <sup>22</sup>
Dwelling:							
Assisted living facility (large)		P		P	P	P	
Assisted living facility (small)		P		P	P	P	
Group home (large) <sup>17</sup>		P		C		C	
Group home (small) when located above or below first story office, retail, or commercial use, or on the first story where the unit is not located adjacent to street frontage <sup>18</sup>	P	P	P	P	P	P	P
Living quarter for caretaker or security guard	P	P	P	P	P	P	
Manufactured home							P
Multi-family		P	P	P	P	P	P
Residential support (large) <sup>19</sup>				C		C	
Residential support (small) <sup>20</sup>				C		C	
Rooming (boarding) house		P	P	P	P	P	
Single-family attached							P

	Single-family detached							P
	Single room occupancy				<u>P</u>	<u>P</u>	<u>P</u>	
	Twin home							P
	Two-family							P
	Eleemosynary facility		P					
	Equipment rental (indoor and/or outdoor)				P		P	
	Farmers' market			C	C	P	P	
	Financial institution	P	P	P	P	P	P	
	Financial institution with drive-through facility		P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	
	Flea market (indoor)			P	P	P	P	
	Flea market (outdoor)						P	
	Funeral home			P	P	P	P	
	Gas station		C	P	P	P	P	
	Government facility		C	C	C	C	C	C
	Government facility requiring special design features for security purposes	P	P	P	P	P	P	
	Home occupation	P <sup>23</sup>	P <sup>23</sup>	P <sup>23</sup>	P <sup>23</sup>	P <sup>23</sup>	P <sup>23</sup>	P <sup>23</sup>
	Homeless resource center						C <sup>25</sup>	
	Homeless shelter						C <sup>25</sup>	
	Hotel/motel		C		P	P	P	
	House museum in landmark sites (see subsection <a href="#">21A.24.010S</a> of this title)							C
	Impound lot						C <sup>12</sup>	
	Industrial assembly						P	
	Intermodal transit passenger hub						P	
	Laboratory (medical, dental, optical)			P	P		P	

Laboratory, testing			P	P		P	
Large wind energy system		P		P		P	
Laundry, commercial						P	
Library	P	P	P	P	P	P	C
Limousine service (large)						P	
Limousine service (small)		C		C		P	
Manufactured/mobile home sales and service						P	
Mixed use development	P	P	P	P	P	P	P <sup>13</sup>
Mobile food business (operation on private property)	P	P	P	P	P	P	
Municipal service uses, including City utility uses and police and fire stations		C	C	C	C	C	C
Museum	P	P	P	P	P	P	P
Nursing care facility		P		P		P	
Office	P	P	P	P	P	P	P <sup>15</sup>
Office, single practitioner medical, dental, and health							P
Offices and reception centers in landmark sites (see subsection <a href="#">21A.24.010S</a> of this title)							C
Open space	P	P	P	P	P	P	
Open space on lots less than 4 acres in size							P
Park	P	P	P	P	P	P	
Parking:							
Commercial				C	P	P	
Off site	C	P	P	P	P	P	
Park and ride lot		C	C	P		P	

	Park and ride lot shared with existing use		P	P	P	P	P	
	Place of worship on lot less than 4 acres in size	P	P	P	P	P	P	C
	Radio, television station			P	P	P	P	
	Reception center		P	P	P	P	P	
	Recreation (indoor)	P	P	P	P	P	P	P
	Recreation (outdoor)			C	C		P	
	Recreational vehicle park (minimum 1 acre)				C			
	Recycling collection station	P	P	P	P	P	P	
	Research and development facility							
	Restaurant	P	P	P	P	P	P	
	Restaurant with drive-through facility		P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	
	Retail goods establishment	P	P	P	P	P	P	P
	Plant and garden shop with outdoor retail sales area	P	P	P	P	P	P	P
	With drive-through facility		P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	
	Retail service establishment	P	P	P	P	P	P	P
	Furniture repair shop	C	P	P	P	P	P	
	With drive-through facility		P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	
	Reverse vending machine	P	P	P	P	P	P	
	Sales and display (outdoor)	P	P	P	P	P	P	
	School:							
	College or university		P	P	P	P	P	
	Music conservatory		P	P	P	P	P	
	Professional and vocational		P	P	P	P	P	
	Seminary and religious institute		P	P	P	P	P	C
	Seasonal farm stand	P	P	P	P	P	P	

Sexually oriented business						P <sup>5</sup>	
Sign painting/fabrication						P	
Small brewery				C		P	
Solar array						P	
Storage (outdoor)				C		P	
Storage, public (outdoor)				C		P	
Storage, self				P		P	
Store:							
Department			P		P		
Mass merchandising			P		P	P	
Pawnshop						P	
Specialty			P	P	P	P	
Superstore and hypermarket			P			P	
Warehouse club						P	
Studio, art	P	P	P	P	P	P	P
Studio, motion picture						P	
Taxicab facility						P	
Theater, live performance		P <sup>12</sup>	P <sup>12</sup>	P <sup>12</sup>	P <sup>12</sup>	P <sup>12</sup>	
Theater, movie		C	P	P	P	P	
Urban farm	P	P	P	P	P	P	
Utility, building or structure	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>
Utility, transmission wire, line, pipe, or pole	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>
Vehicle:							
Auction						P	
Automobile repair (major)				P		P	
Automobile repair (minor)	C	P	P	P	P	P	



Automobile sales/rental and service				P		P	
Automobile salvage and recycling (indoor)						P	
Boat/recreational vehicle sales and service				P		P	
Truck repair (large)						P	
Truck sales and rental (large)				P		P	
Vending cart, private property					P		
Warehouse				P		P	
Welding shop						P	
Wholesale distribution				P		P	
Wireless telecommunications facility (see section <a href="#">21A.40.090</a> , table <a href="#">21A.40.090E</a> of this title)							C
Woodworking mill						P	

**21A.33.050: TABLE OF PERMITTED AND CONDITIONAL USES FOR DOWNTOWN DISTRICTS:**

Legend:	C =	Conditional	P =	Permitted
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Use	Permitted And Conditional Uses By District			
	D-1	D-2	D-3	D-4
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	P	P	P	P
Adaptive reuse of a landmark site	P	P	P	P <sup>4</sup>
Alcohol:				
Brewpub (indoor)	P <sup>6</sup>	P <sup>6</sup>	P <sup>6</sup>	P <sup>6</sup>
Brewpub (outdoor)	P <sup>6</sup>	P <sup>6</sup>	P <sup>6</sup>	P <sup>6</sup>

	Dining club (indoor)	P <sup>6</sup>	C <sup>6</sup>	C <sup>6</sup>	P <sup>6</sup>
	Dining club (outdoor)	P <sup>6</sup>	C <sup>6</sup>	C <sup>6</sup>	P <sup>6</sup>
	Social club (indoor)	P <sup>6</sup>	C <sup>6</sup>	C <sup>6</sup>	P <sup>6</sup>
	Social club (outdoor)	P <sup>6</sup>	C <sup>6</sup>	C <sup>6</sup>	P <sup>6</sup>
	Tavern (indoor)	P <sup>6</sup>	C <sup>6</sup>	C <sup>6</sup>	P <sup>6</sup>
	Tavern (outdoor)	P <sup>6</sup>	C <sup>6</sup>	C <sup>6</sup>	P <sup>6</sup>
	Animal, veterinary office		P	P	
	Antenna, communication tower	P	P	P	P
	Antenna, communication tower, exceeding the maximum building height	C	C	C	C
	Art gallery	P	P	P	P
	Artisan food production	P <sup>18</sup>	P	P	P
	Bed and breakfast	P	P	P	P
	Bed and breakfast inn	P	P	P	P
	Bed and breakfast manor	P	P	P	P
	Blood donation center		P		
	Bus line station/terminal	P <sup>7</sup>	P <sup>7</sup>	P <sup>7</sup>	P <sup>7</sup>
	Bus line yard and repair facility		P		
	Car wash		P <sup>3</sup>		
	Check cashing/payday loan business	P <sup>5</sup>			
	Clinic (medical, dental)	P	P	P	P
	Commercial food preparation	P	P	P	P
	Community garden	P	P	P	P
	Convention center				P
	Crematorium	P	P	P	
	Daycare center, adult	P	P	P	P
	Daycare center, child	P	P	P	P
	Daycare, nonregistered home daycare	P <sup>16</sup>	P <sup>16</sup>	P <sup>16</sup>	P <sup>16</sup>

Daycare, registered home daycare or preschool		P <sup>16</sup>	P <sup>16</sup>	P <sup>16</sup>	P <sup>16</sup>
Dwelling:					
	Artists' loft/studio	P	P	P	P
	Assisted living facility (large)	P	P	P	P
	Assisted living facility (limited capacity)		P	P	P
	Assisted living facility (small)	P	P	P	P
	Group home (large) <sup>12</sup>		C	C	
	Group home (small) <sup>13</sup>	P	P	P	P
	Multi-family	P	P	P	P
	Residential support (large) <sup>14</sup>		C	C	
	Residential support (small) <sup>15</sup>		C	C	
	<u>Single room occupancy</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Eleemosynary facility		P	P	P	P
Exhibition hall					P
Farmers' market				P	
Financial institution		P	P	P	P
Financial institution with drive-through facility			P <sup>8</sup>		P <sup>8</sup>
Funeral home		P	P	P	
Gas station			P	P <sup>7</sup>	P <sup>7</sup>
Government facility		C	C	C	C
Government facility requiring special design features for security purposes				P <sup>7</sup>	P <sup>7</sup>
Heliport, accessory		C	C		C
Home occupation		P <sup>17</sup>	P <sup>17</sup>	P <sup>17</sup>	P <sup>17</sup>
Homeless resource center			C <sup>19</sup>	C <sup>19</sup>	
Homeless shelter			C <sup>19</sup>	C <sup>19</sup>	
Hotel/motel		P	P	P	P
Industrial assembly			C	C	

Laboratory (medical, dental, optical)	P	P	P	P
Laundry, commercial		P		
Library	P	P	P	P
Limousine service		P		
Mixed use development	P	P	P	P
Mobile food business (operation in the public right-of-way)	P	P	P	P
Mobile food business (operation on private property)	P	P	P	P
Mobile food court	P	P	P	P
Museum	P	P	P	P
Office	P	P	P	P
Office, publishing company	P	P	P	P
Open space on lots less than 4 acres in size	P <sup>7</sup>	P <sup>7</sup>	P <sup>7</sup>	P <sup>7</sup>
Park	P	P	P	P
Parking, commercial	C	P	C	C
Parking, off site	P	P	P	P
Performing arts production facility	P	P	P	P
Place of worship	P <sup>11</sup>	P <sup>11</sup>	P <sup>11</sup>	P <sup>11</sup>
Radio, television station	P	P		P
Railroad, passenger station	P	P	P	P
Reception center	P	P	P	P
Recreation (indoor)	P	P	P	P
Recreation (outdoor)		P		
Restaurant	P	P	P	P
Restaurant with drive-through facility		P <sup>8</sup>		
Retail goods establishment	P	P	P	P
Retail service establishment	P	P	P	P
Retail service establishment, upholstery shop		P	P	

Sales and display (outdoor)	P	P	P	P
School:				
College or university	P	P	P	P
K - 12 private			P	P
K - 12 public			P	P
Music conservatory	P	P	P	P
Professional and vocational	P	P	P	P
Seminary and religious institute	P	P	P	P
Small brewery		C		
Social service mission and charity dining hall		C	C	
Stadium	C	C		C
Storage, self		P	P	
Store:				
Department	P	P		P
Fashion oriented department	P <sup>2</sup>			
Mass merchandising	P	P		P
Pawnshop		P		
Specialty	P	P		P
Superstore and hypermarket		P		
Studio, art	P	P	P	P
Theater, live performance	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>
Theater, movie	P	P	P	P
Utility, buildings or structure	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>
Utility, transmission wire, line, pipe or pole	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>
Vehicle:				
Automobile repair (major)		P	P <sup>7</sup>	P <sup>7</sup>
Automobile repair (minor)		P	P <sup>7</sup>	P <sup>7</sup>

	Automobile sales/rental and service	P <sup>10</sup>	P	P <sup>10</sup>	
	Vending cart, private property	P	P	P	P
	Vending cart, public property				
	Warehouse		P		
	Warehouse, accessory		P	P	
	Wholesale distribution		P		
	Wireless telecommunications facility (see section <a href="#">21A.40.090</a> , table <a href="#">21A.40.090E</a> of this title)				

**21A.33.060: TABLE OF PERMITTED AND CONDITIONAL USES IN THE GATEWAY DISTRICT:**

Legend:	C =	Conditional	P =	Permitted
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Use	G-MU
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	P
Adaptive reuse of a landmark site	P
Alcohol:	
Brewpub (indoor)	P <sup>2</sup>
Brewpub (outdoor)	P <sup>2,5</sup>
Dining club (indoor)	P <sup>2</sup>
Dining club (outdoor)	P <sup>2,5</sup>
Social club (indoor)	P <sup>2</sup>
Social club (outdoor)	P <sup>2,5</sup>
Tavern (indoor)	P <sup>2</sup>
Tavern (outdoor)	P <sup>2,5</sup>
Ambulance service (indoor)	C

Amphitheater	P
Animal, veterinary office	P
Antenna, communication tower	P
Antenna, communication towers, exceeding the maximum building height	C
Art gallery	P
Artisan food production	P
Artists' loft/studio	P
Auction (indoor)	P
Auditorium	P
Bed and breakfast	P
Bed and breakfast inn	P
Bed and breakfast manor	P
Botanical garden	P
Bus line station/terminal	P <sup>3</sup>
Clinic (medical, dental)	P
Commercial food preparation	P
Community garden	P
Crematorium	P
Daycare center, adult	P
Daycare center, child	P
Daycare, nonregistered home daycare	P <sup>10</sup>
Daycare, registered home daycare or preschool	P <sup>10</sup>
Dwelling:	
<input type="checkbox"/> Assisted living facility (large)	P
<input type="checkbox"/> Assisted living facility (limited capacity)	P
<input type="checkbox"/> Assisted living facility (small)	P
<input type="checkbox"/> Group home (large) <sup>6</sup>	C

	Group home (small) when located above or below first story office, retail or commercial use, or on the first story where the unit is not located adjacent to the street frontage <sup>7</sup>	P
	Living quarters for caretaker or security guard	P
	Multi-family	P
	Residential support (large) <sup>8</sup>	C
	Residential support (small) <sup>9</sup>	C
	Single-family (attached)	P
	<u>Single room occupancy</u>	<u>P</u>
	Eleemosynary facility	P
	Equipment rental (indoor and/outdoor)	P
	Farmers' market	P
	Financial institution	P
	Flea market (indoor)	P
	Funeral home	P
	Government facility	C
	Government facility requiring special design features for security purposes	P <sup>3</sup>
	Heliport, accessory	C
	Home occupation	P <sup>11</sup>
	Hotel/motel	P
	Industrial assembly	C
	Laboratory (medical, dental, optical)	P
	Large wind energy system	P
	Library	P
	Mixed use development	P
	Mobile food business (operation in the public right-of-way)	P
	Mobile food business (operation on private property)	P
	Mobile food court	P



Museum	P
Office	P
Open space	P
Park	P
Parking:	
Commercial	C
Off site	P
Park and ride lot	C
Park and ride lot shared with existing use	P
Performing arts production facility	P
Photo finishing lab	P
Place of worship	P
Radio, television station	C
Reception center	P
Recreation (indoor)	P
Recreation (outdoor)	C
Restaurant	P
Retail goods establishment	P
Retail goods establishment, plant and garden shop, with outdoor retail sales area	P
Retail service establishment	P
Retail service establishment, upholstery shop	C
School:	
College and university	P
K - 12 private	P
K - 12 public	P
Music conservatory	P
Professional and vocational	P

	Seminary and religious institute	P
	Seasonal farm stand	P
	Small brewery	C
	Social service mission and charity dining hall	C
	Solar array	P
	Stadium	C
	Storage, self	P <sup>3</sup>
	Store:	
	Department	P
	Mass merchandising	P
	Specialty	P
	Superstore and hypermarket	P
	Studio, art	P
	Studio, motion picture	C
	Theater, live performance	P <sup>4</sup>
	Theater, movie	P
	Urban farm	P
	Utility, building or structure	P <sup>1</sup>
	Utility, transmission wire, line, pipe or pole	C
	Vehicle:	
	Automobile repair (minor)	P
	Automobile sales/rental and service (indoor)	P
	Boat/recreational vehicle sales and service (indoor)	P
	Vending cart, private property	P
	Vending cart, public property	P
	Wireless telecommunications facility (see section <a href="#">21A.40.090</a> , table <a href="#">21A.40.090E</a> of this title)	
	Zoological park	C

**21A.33.070: TABLE OF PERMITTED AND CONDITIONAL USES FOR SPECIAL PURPOSE DISTRICTS:**

Legend:	C =	Conditional	P =	Permitted
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Use		Permitted And Conditional Uses By District																
		R P	B P	F P	A G	A G - 2	A G - 5	A G - 2 0	O S	NO S	A	P L	P L- 2	I	U I	M H	EI	M U
Accessory use, except those that are otherwise specifically regulated elsewhere in this title		P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P
Adaptive reuse of a landmark site																		P <sup>2</sup>
Agricultural use			C		P	P	P	P			P							
Air cargo terminals and package delivery facility			P								P							
Airport											P							
Alcohol:																		
	Brewpub (2,500 square feet or less in		P <sup>1</sup> <sub>2</sub>															C <sup>1</sup> <sub>2</sub>

[illegible]

Kennel on lots of 5 acres or larger		C		P <sup>8</sup>	P <sup>8</sup>	P <sup>8</sup>	P <sup>8</sup>										
Pet cemetery				P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup> <sub>,5</sub>									
Stable (private)				P	P	P	P										
Stable (public)				P	P	P	P										
Veterinary office		P															P
Antenna, communication tower	P	P	C	P	P	P	P			P	P	C	P	P		P	
Antenna, communication tower, exceeding the maximum building height in the zone	C	C								P		P <sup>1</sup> <sub>1</sub>	C	C		C	
Art gallery											P	P	P	P			P
Artisan food production		P															P <sup>2</sup> <sub>4</sub>
Bed and breakfast													P <sup>2</sup>	P			P
Bed and breakfast inn													P <sup>2</sup>	P			P
Bed and breakfast manor													P <sup>2</sup>	P			P
Botanical garden	P										P	P					

Cemetery									P									
Clinic (medical, dental)		P	P											P	P			P
Commercial food preparation			P															P
Community garden		P	P	P	P	P	P	P	P			P	P	P	P	P		P
Convent/mo nastery														P	P			
Daycare center, adult		P	P									P	P	P	P			P
Daycare center, child		P	P								P	P	P	P	P			P
Daycare, nonregistere d home daycare		P <sup>2</sup> <sub>2</sub>	P <sup>2</sup> <sub>2</sub>	P <sub>22</sub>	P <sup>2</sup> <sub>2</sub>	P <sup>2</sup> <sub>2</sub>	P <sup>2</sup> <sub>2</sub>	P <sup>2</sup> <sub>2</sub>	P <sup>2</sup> <sub>2</sub>	P <sup>22</sup>	P <sub>22</sub>	P <sub>22</sub>	P <sup>2</sup> <sub>2</sub>	P <sup>2</sup> <sub>2</sub>	P <sub>22</sub>	P <sup>2</sup> <sub>2</sub>	P <sub>22</sub>	P <sup>2</sup> <sub>2</sub>
Daycare, registered home daycare or preschool		P <sup>2</sup> <sub>2</sub>	P <sup>2</sup> <sub>2</sub>	P <sub>22</sub>	P <sup>2</sup> <sub>2</sub>	P <sup>2</sup> <sub>2</sub>	P <sup>2</sup> <sub>2</sub>	P <sup>2</sup> <sub>2</sub>	P <sup>2</sup> <sub>2</sub>	P <sup>22</sup>	P <sub>22</sub>	P <sub>22</sub>	P <sup>2</sup> <sub>2</sub>	P <sup>2</sup> <sub>2</sub>	P <sub>22</sub>	P <sup>2</sup> <sub>2</sub>	P <sub>22</sub>	P <sup>2</sup> <sub>2</sub>
Dental laboratory/re search facility		P	P											C	C			P
Dwelling:																		
	Assisted living facility (large)													P <sup>1</sup> <sub>6</sub>	P			P
	Assisted living facility (limited													P	P			P

[illegible]

[illegible]



security purposes																	
Government office	P	P								P	P	P	P	P			P
Heliport	C	C								P		P	C	C			
Home occupation	P <sub>3</sub> <sup>2</sup>	P <sub>3</sub> <sup>2</sup>	P <sub>23</sub>	P <sub>3</sub> <sup>2</sup>	P <sub>3</sub> <sup>2</sup>	P <sub>3</sub> <sup>2</sup>	P <sub>3</sub> <sup>2</sup>	P <sub>3</sub> <sup>2</sup>	P <sub>23</sub>	P <sub>23</sub>	P <sub>23</sub>	P <sub>3</sub> <sup>2</sup>	P <sub>3</sub> <sup>2</sup>	P <sub>23</sub>	P <sub>3</sub> <sup>2</sup>	P <sub>23</sub>	P <sub>3</sub> <sup>2</sup>
Hospital, including accessory lodging facility	C												P	P			
Hotel/motel	C	C								P							P
Hunting club, duck				P													
Industrial assembly		P								P							
Jail											C						
Jewelry fabrication		P															
Large wind energy system	C	C		C	C	C	C			C			P	P			
Library											P	P	P	P			P
Light manufacturing		C								P							
Manufacturing, concrete or asphalt																P <sub>15</sub>	
Meeting hall of membership		P										P	P	P			P

organization																	
Mixed use development																	P
Mobile food business (operation on private property)	P	P												P	P		P
Municipal service uses, including City utility uses and police and fire stations	C	C								P	C	C	C <sup>1</sup> <sub>4</sub>	C		P	C
Museum	C							P			P	P	P	P			P
Nursing care facility													P	P			P
Office	P	P								P	P	P	P	P			P
Open space	P	P	P	P	P	P	P	P	P <sup>9</sup>	P	P	P	P	P	P	P	P
Park	C							P			P	P		P			P
Parking:																	
Commercial		C															
Off site										P	P	P	P	P			C
Park and ride lot										P	C						
Park and ride lot shared with	P	P								P	P		P	P		P	P

	existing use																
Performing arts production facility		P															P
Philanthropic use											P	P	P				P
Place of worship	P	P										P	P				P
Radio, television station		P <sup>6</sup>									P						
Reception center										C	P	P	P				P
Recreation (indoor)		C						P			P	P	P	P			P
Recreation (outdoor)								P		P	P						
Research and development facility	P	P									P	P					C
Research facility (medical)	P												P	P			P
Restaurant		P <sup>7</sup>															P
Restaurant with drive-through facility		P <sup>7, 14</sup>															P <sup>3</sup>
Retail goods establishment		P <sup>7</sup>										P					P
Retail, sales and service accessory use when located												P					

within a principal building																	
Retail, sales and service accessory use when located within a principal building and operated primarily for the convenience of employees		P	P								P	P	P	P	P		P
School:																	
	College or university												P	P	P		
	K - 12 private											P	P	P	P		
	K - 12 public											P	P	P	P		
	Music conservatory													P	P		P
	Professional and vocational	P	P								P			P	P		
	Seminary and religious institute													P	P		C
Small brewery			C														
Solar array		P	P		P <sup>2</sup> <sub>5</sub>						P	P		P			

Stadium											C		C	C			
Storage, accessory (outdoor)		P								P						P	
Studio, art																	P
Theater, live performance	C <sub>15</sub>	C <sub>5</sub> <sup>1</sup>									C <sub>15</sub>	C <sub>5</sub> <sup>1</sup>	C <sub>5</sub> <sup>1</sup>	C <sub>15</sub>			C <sub>5</sub> <sup>1</sup>
Theater, movie												C					C
Transportation terminal, including bus, rail and trucking										P							
Urban farm	P	P	P	P	P	P	P	P			P	P	P	P			
Utility, building or structure	P <sup>1</sup>	P <sup>1</sup>	P <sub>1</sub>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>		P <sub>1</sub>	P <sub>1</sub>	P <sup>1</sup>	P <sup>1</sup>	P <sub>1</sub>	P <sup>1</sup>	P <sub>1</sub>	P <sup>1</sup>
Utility, transmission wire, line, pipe or pole	P <sup>1</sup>	P <sup>1</sup>	P <sub>1</sub>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>		P <sub>1</sub>	P <sub>1</sub>	P <sup>1</sup>	P <sup>1</sup>	P <sub>1</sub>	P <sup>1</sup>	P <sub>1</sub>	P <sup>1</sup>
Vehicle, automobile rental agency		P								P							
Vending cart, private property	P	P															
Vending cart, public property								P									
Warehouse		P								P							

Warehouse, accessory to retail and wholesale business (maximum 5,000 square foot floor plate)																	P
Wholesale distribution		P							P								
Wireless telecommunications facility (see section <a href="#">21A.40.090</a> , table <a href="#">21A.40.090E</a> of this title)																	
Zoological park								P									

**21A.33.080: TABLE OF PERMITTED AND CONDITIONAL USES IN FORM BASED DISTRICTS:**

Legend:	P = Permitted	C = Conditional
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Use	Permitted Uses By District			
	FB-UN1	FB-UN2	FB-SC	FB-SE
Accessory use, except those that are specifically regulated in this chapter, or elsewhere in this title	P	P	P	P
Alcohol:				
Brewpub		P	P	C
Social club		P	P	C
Tavern, 2,500 square feet or less in floor area		P	P	C

Animal, veterinary office		P	P	P
Antenna, communication tower		P	P	P
Art gallery		P	P	P
Artisan food production		P <sup>3</sup>	P <sup>3</sup>	P <sup>3</sup>
Bed and breakfast	P	P	P	P
Bed and breakfast inn	P	P	P	P
Bed and breakfast manor	P	P	P	P
Clinic (medical, dental)		P	P	P
Commercial food preparation		P	P	P
Community garden	P	P	P	P
Community recreation center		P	P	P
Daycare center, adult		P	P	P
Daycare center, child		P	P	P
Daycare, nonregistered home daycare	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>
Daycare, registered home daycare or preschool	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>
Dwelling:				
Assisted living facility (limited capacity)	P	P	P	P
Assisted living facility (small)		P	P	P
Group home (large)		P	P	P
Group home (small) when located above or below first story office, retail, or commercial use, or on the first story where the unit is not located adjacent to street frontage		P	P	P
Multi-family		P	P	P
Residential support (large)		P		
Residential support (small)		P		
Rooming (boarding) house		P		
Single-family attached	P	P		P
Single-family detached	P			

	Single-family detached (cottage development building form only)		P		P
	Single room occupancy		P	<u>P</u>	<u>P</u>
	Two-family	P			
	Eleemosynary facility		P	P	P
	Farmers' market		P	P	P
	Financial institution		P	P	P
	Funeral home		P	P	P
	Health and fitness facility		P	P	P
	Home occupation	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>
	Hotel/motel		P	P	
	House museum in landmark site	P	P	P	P
	Laboratory (medical, dental, optical)		P	P	P
	Library		P	P	P
	Mixed use developments including residential and other uses allowed in the zoning district		P	P	P
	Museum		P	P	P
	Nursing care facility		P	P	P
	Office		P	P	P
	Office and/or reception center in landmark site		P	P	P
	Open space	P	P	P	P
	Park	P	P	P	P
	Parking, off site	P	P	P	P
	Photo finishing lab			P	P
	Place of worship		P	P	P
	Plazas	P	P	P	P
	Recreation (indoor)		P	P	P
	Research and development facility		P	P	P



Research facility (medical/dental)		P	P	P
Restaurant		P	P	P
Retail goods establishment		P	P	P
Retail goods establishment, plant and garden shop with outdoor retail sales area		P	P	P
Retail service establishment		P	P	P
Sales and display (outdoor)		P	P	P
School:				
College or university		P	P	P
Music conservatory		P	P	P
Professional and vocational		P	P	P
Seminary and religious institute		P	P	P
Seasonal farm stand		P	P	P
Solar array		P	P	P
Store, specialty		P	P	P
Studio, art		P	P	P
Theater, movie		P	P	P
Urban farm	P	P	P	P
Utility, building or structure	P	P	P	P
Utility, transmission wire, line, pipe, or pole	P	P	P	P
Vending cart, private property		P	P	P
Wireless telecommunications facility		P	P	P

## 21A.44.030: NUMBER OF OFF STREET PARKING SPACES REQUIRED:

TABLE 21A.44.030  
SCHEDULE OF MINIMUM  
OFF STREET PARKING REQUIREMENTS<sup>3</sup>

Residential:	
Bed and breakfast establishment	1 parking space per room
Community correctional facility	1 parking space for each 4 residents and 1 parking space for every 2 support staff present during the busiest shift
Eleemosynary facility	1 parking space for each family, plus 1 parking space for every 4 individual bedrooms, plus 1 parking space for every 2 support staff present during the busiest shift
Fraternity, sorority or dormitory	1 parking space for each 2 residents, plus 1 parking space for each 3 full time employees. Note: The specific college or university may impose additional parking requirements
Group home	2 parking spaces per home and 1 parking space for every 2 support staff present during the busiest shift
Multiple-family dwellings <sup>1</sup>	2 parking spaces for each dwelling unit containing 2 or more bedrooms  1 parking space for 1 bedroom and efficiency dwelling  <del><sup>1</sup>/<sub>2</sub> parking space for single room occupancy dwellings (600 square foot maximum)</del>
Rooming house	1 parking space for each 2 persons for whom rooming accommodations are provided
Single-family attached dwellings (row house and townhouse) and single-family detached dwellings <sup>2</sup>	2 parking spaces for each dwelling unit
<u>Single room occupancy dwellings</u>	<u><sup>1</sup>/<sub>2</sub> parking space per individual unit</u>
Two-family dwellings and twin home dwellings	2 parking spaces for each dwelling unit
Institutional:	

	Assisted living facility	1 parking space for each 4 employees, plus 1 parking space for each 6 infirmatory or nursing home beds, plus 1 parking space for each 4 rooming units, plus 1 parking space for each 3 dwelling units
	Auditorium; accessory to a church, school, university or other institution	1 space for each 5 seats in the main auditorium or assembly hall
	Daycare, child and adult	2 spaces per 1,000 square feet of usable floor area
	Funeral services	1 space per 4 seats in parlor plus 1 space per 2 employees plus 1 space per vehicle used in connection with the business
	Homeless resource center	1 parking space for every 10 beds
	Homeless shelter	1 parking space for every 10 beds
	Hospital	1.5 parking spaces per hospital bed
	Places of worship	1 parking space per 1,000 square feet of seating or congregation area
	Schools:	
	K - 8th grades	1 parking space for each 3 faculty members and other full time employees
	Senior high school	1 parking space for each 3 faculty members, plus 1 parking space for each 3 full time employees, plus 1 parking space for each 10 students
	College/university, general	1 parking space for each 3 faculty members, plus 1 parking space for each 3 full time employees, plus 1 parking space for each 10 students
	Vocational/trade school	1 space per 1 employee plus 1 space for each 3 students based on the maximum number of students attending classes on the premises at any time
	Recreation, cultural, and entertainment:	
	Art gallery/museum/house museum	1 space per 1,000 square feet of usable floor area
	Baseball or soccer field	10 spaces per field
	Bowling alley	2 spaces per lane plus 1 space for every 2 employees

	Club/lodge	3 spaces per 1,000 square feet of usable floor area
	Dance/music studio	1 space for every 1 employee
	Gym/health club/recreation facilities	3 spaces per 1,000 square feet of usable floor area
	Library	1 space per 1,000 square feet of usable floor area
	Sports arena/stadium	1 space per 1,000 square feet of seating area
	Swimming pool, skating rink or natatorium	1 space per 5 seats and 3 spaces per 1,000 square feet of usable floor area
	Tennis court	2 spaces per court
	Theater, movie and live	1 space per 4 seats
	Commercial/manufacturing:	
	Artisan food production	2 spaces per 1,000 square feet of usable floor area
	Bus facility, intermodal transit passenger hub	1 space per 2 employees plus 1 space per bus
	Commercial food preparation	2 spaces per 1,000 square feet of usable floor area
	Durable goods, furniture, appliances, etc.	1 space per 500 square feet of usable floor area
	General manufacturing	1 space per 3 employees plus 1 space per company vehicle
	Hotel or motel	1 parking space for each 2 separate rooms
	Radio/TV station	3 spaces per 1,000 square feet of usable floor area
	Warehouse	2 spaces per 1,000 square feet of usable floor area for the first 10,000 square feet plus $\frac{1}{2}$ space per 2,000 square feet for the remaining space. Office area parking requirements shall be calculated separately based on office parking rates
	Wholesale distribution	1 space per 1,000 square feet of usable floor area for the first 10,000 square feet, plus $\frac{1}{2}$ space per 2,000 square feet of floor area for the remaining space. Office area parking requirements shall be calculated separately based on office parking rates

Retail goods and services:		
	Auto repair	1 space per service bay plus 3 spaces per 1,000 square feet for office and retail areas
	Car wash	3 stacked spaces per bay or stall, plus 5 stacking spaces for automated facility
	Drive-through facility	5 stacking spaces on site per cashier, teller or similar employee transacting business directly with drive-through customers at any given time in addition to the parking required for that specific land use
	Outdoor display of merchandise for sale	1 parking space per 1,000 square feet of display area
	Restaurants, taverns and social clubs	2 spaces per 1,000 square feet of usable floor area
	Retail goods establishment	2 spaces per 1,000 square feet of usable floor area
	Retail service establishment	2 spaces per 1,000 square feet of sales floor area
	Retail shopping center over 55,000 square feet usable floor area	2 spaces per 1,000 square feet of usable floor area
Office and related uses:		
	Financial establishments	2 spaces per 1,000 square feet of usable floor area
	General office	3 spaces per 1,000 square feet of usable floor area for the main floor plus 1 <sup>1</sup> / <sub>4</sub> spaces per 1,000 square feet of usable floor area for each additional level, including the basement
	Laboratory	2 spaces per 1,000 square feet of usable floor area for the first 10,000 square feet plus 1/2 space per 2,000 square feet for the remaining space. Office area parking requirements shall be calculated separately based on office parking rates
	Medical/dental offices	5 spaces per 1,000 square feet of usable floor area
Miscellaneous:		
	Kennels or public stables	1 space per 2 employees
	All other uses	3 spaces per 1,000 square feet of usable floor area

## 21A.30.040: D-3 DOWNTOWN WAREHOUSE/RESIDENTIAL DISTRICT:

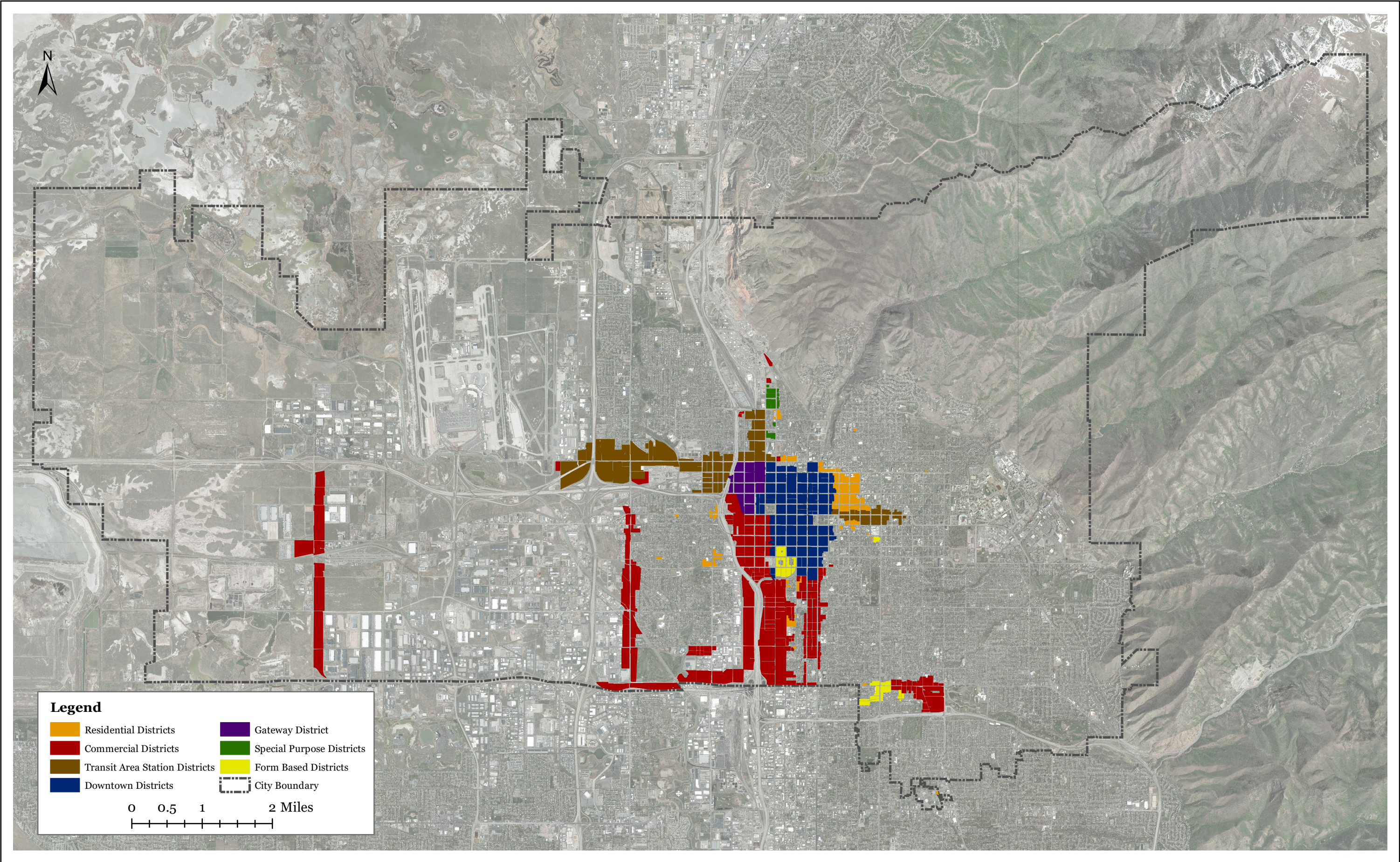
- A. Purpose Statement: The purpose of the D-3 downtown warehouse/residential district is to provide for the reuse of existing warehouse buildings for multi-family and mixed use while also allowing for continued retail, office and warehouse use within the district. The reuse of existing buildings and the construction of new buildings are to be done as multi-family residential or mixed use developments containing retail or office uses on the lower floors and residential on the upper floors. This district is appropriate in areas where supported by applicable master plans. The standards are intended to create a unique and sustainable downtown neighborhood with a strong emphasis on urban design, adaptive reuse of existing buildings, alternative forms of transportation and pedestrian orientation.
- B. Uses: Uses in the D-3 downtown warehouse/residential district as specified in section [21A.33.050](#), "Table Of Permitted And Conditional Uses For Downtown Districts", of this title, are permitted subject to the provisions of this chapter and other applicable provisions of this title.
- C. Controls Over Mixed Use: The concept of mixed use is central to the nature of the D-3 downtown warehouse/residential district. To ensure that mixed use developments provide for on site compatibility as well as neighborhood compatibility, the change of land use type or an increase in floor area by twenty five percent (25%) of existing principal buildings and the construction of buildings for new uses after April 12, 1995, shall conform to the following provisions. Construction related to the rehabilitation including remodeling or modification of existing uses, or the change of use to a similar use, shall not be subject to these provisions:
1. Buildings containing commercial/office uses located above the second story shall incorporate multi-family dwellings, [single room occupancy \(SRO\) dwellings](#), boarding house, 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 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.

## **ATTACHMENT B: LOCATION MAP**

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





## ATTACHMENT C: ANALYSIS OF STANDARDS

As per section 21A.50.050, a decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard.

Factor	Finding	Rationale
<b>1. Whether a proposed text amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;</b>	<b>Complies</b>	<p>As outlined above in the ‘Key Considerations’ section, the proposed text amendments support multiple principles and initiatives of Plan Salt Lake (2015).</p> <p>In addition, these amendments were born from the immediate need to implement the recently-adopted <i>Growing SLC</i> housing plan.</p> <p>Staff finds that the proposed text amendments are consistent with City purposes, goals, and policies.</p>
<b>2. Whether a proposed text amendment furthers the specific purpose statements of the zoning ordinance;</b>	<b>Complies</b>	<p>The proposed text amendments advance the purpose and intent of the Zoning Ordinance, specifically the following:</p> <p><i>..to promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Salt Lake City, to implement the adopted plans of the city...</i></p> <p><i>This title is, in addition, intended to:</i></p> <p><i>D. Classify land uses and distribute land development and utilization;</i></p> <p><i>G. Foster the city’s industrial, business and residential development.</i></p> <p>The proposed amendments further the purpose and intent of the Zoning Ordinance by accurately defining/classifying a land use and where it should be</p>

		located, to better foster its utilization and development.
<b>3. Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards;</b>	<b>Complies</b>	Most overlay districts have regulations that are focused on a building's scale or design, not land use. If a developer were to propose the construction of SRO dwellings within an overlay zone, the project would be subject to requirements of the overlay. Staff finds that the proposed text amendments are consistent with purposes and provisions that may be imposed within various overlay districts, and does not anticipate any conflicts.
<b>4. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.</b>	<b>Complies</b>	<p>The proposed text amendments directly support the <i>Growing SLC</i> housing plan, which is a forward-thinking document when it comes to addressing affordable housing for all residents, now and into the future as the City continues to grow.</p> <p>On a more basic level, the amendments will make the definition of SRO dwellings more accurate in the zoning ordinance, which is a best practice of planning.</p>

## **ATTACHMENT D: PUBLIC PROCESS AND COMMENTS**

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### **Notice to Community/Neighborhood Councils:**

All recognized community-based organizations were first notified of the proposed text amendments via Open House notices sent on March 1<sup>st</sup>, 2018. More detailed information was directly emailed to all Community/Neighborhood Council chairs on March 16<sup>th</sup>, 2018.

### **Open House:**

Because these zoning text amendments impact the entire city and not one specific Community or Neighborhood Council, an Open House was held on March 15<sup>th</sup>, 2018, at the City & County Building. Seven (7) individuals attended the Open House to inquire about the text amendment, but no written comments were provided.

### **Housing Organizations:**

On March 15<sup>th</sup>, 2018, Staff emailed representatives from the following local organizations/entities that have affordable housing interests to make them aware of, and to provide information on the proposed text amendment. No feedback was received.

- The Road Home
- First Step House
- Utah Nonprofit Housing Coalition
- Crossroads Urban Center
- Utah Community Action
- Housing Authority of Salt Lake City
- Housing Authority of the County of Salt Lake
- Community Development Corporation of Utah
- Salt Lake County Housing and Community Development
- Department of Workforce Services
- Shelter the Homeless Utah
- Utah Housing Corporation

### **Planning Commission Notice of the public hearing for the proposal included:**

- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on June 14<sup>th</sup>, 2018.
- Notices mailed to local entities with affordable housing interests on June 14<sup>th</sup>, 2018.
- Newspaper notice ran on June 16<sup>th</sup>, 2018.

### **Public Input:**

As of the date of the publishing of this report, Staff has received one comment on this proposal from the Chair of the Bonneville Hills Neighborhood Council (below). She initially asked why Staff wasn't proposing to permit SRO Dwellings in District 6, and then expressed that the area around the University of Utah meets the identified location selection criteria.

Staff is proposing locations to permit the SRO Dwelling use by zoning district, not by Council district or neighborhood. Districts were chosen based on location criteria detailed in the 'Project Description' section, above. The majority of the land in District 6 is zoned institutional (The U), research park, open space, or single family residential—Staff found that these districts don't meet all of the location criteria prioritized for this project.

## **ATTACHMENT E: DEPARTMENT REVIEW COMMENTS**

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The following comments were received from other City divisions/departments with regard to the proposed text amendments:

### **Housing and Neighborhood Development (HAND):**

Thanks for sharing. One question I had is on the definition. Do we want to allow for units that would have partial kitchen and bath facilities?

This model typically needs robust property management and services to be successful but I wonder how that ties into the zoning language. Maybe we note that an SRO building could contain a manager's unit which could be a standard unit with full bath and kitchen?

If in a transit rich area, this *[parking]* ratio could be high. Is there something in the parking chapter about ability to provide a parking study to justify a lower parking ratio?

**Building Services/Zoning:** Confusion always arises in the permits office when zoning definitions are not in sync with building code definitions for various housing types. Please consider that in 2009 the ICC came up with a new residential classification called 'Congregate Living Facilities' which is defined as a building, or part thereof that contains sleeping units where residents share bathroom and/or kitchen facilities. This sounds very much like the definition planning is looking for to accommodate this new living trend. Please consider that instead of changing the definition of SRO, we simply add Congregate Living Facilities to the zoning ordinance to more closely match this new type of living facility that already exists in the building code. Second, consider replacing the SRO definition completely with "Efficiency Dwelling Unit which is a unit defined as having a living room of not less than 220 sq. ft. of floor area and an additional 100 sq. ft. for each additional occupant and provided with a kitchen and bathroom. Also, please consider the fair housing act when trying to limit the number of occupants based on anything other than floor area, which is a life safety issue. If wanting to limit the number of occupants, the best way to do that without discriminating on familial status, is to limit the floor area.

**Building Services/Fire:** Fire would have NO objections to the proposed text amendment...

FYI – The State adopted fire code has the following definitions:

- **BOARDING HOUSE.** A building arranged or used for lodging for compensation, with or without meals, and not occupied as a single-family unit.
- **DWELLING.** A building that contains one or two dwelling units used, intended or designed to be used, rented, leased, let or hired out to be occupied for living purposes.
- **DWELLING UNIT.** A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.
- **LODGING HOUSE.** A one-family dwelling where one or more occupants are primarily permanent in nature and rent is paid for guest rooms.

**Engineering:** Engineering has no comment on the proposed text amendment.

**Public Utilities:** No utility issues with the proposed text amendment.

**Transportation:** No comments from Transportation.

**Sustainability:** No comments received.