

Expanding Housing Options



PLANNING
DIVISION



Expanding Housing Options is a change to zoning rules that would give property owners in lower-density neighborhoods more options for how they use their property.

The changes would make it possible to build more types of housing, like smaller homes and townhomes, while still preserving the character and unique qualities of each neighborhood.

This initiative does not require anyone to build new housing. Instead, it provides flexibility—whether a homeowner wants to add a second unit, create space to age in place, build starter homes for future generations, expand their existing house, or simply leave their property as it is. Any new housing that is built should fit the scale of the neighborhood and be priced at attainable levels, whether for rent or ownership. **The goal is to create gentle infill opportunities that fit in with the character of low-density Salt Lake City neighborhoods.**

Why is the City Proposing This?

The City Council asked the Planning Division to prepare amendments to the single- and two-family zoning districts. **These amendments are focused on two primary goals:** making housing less expensive and providing more housing options for families at all stages of life.

- **Shrinking homeownership opportunities:** 86.4% of SLC renters are priced out of homeownership. Only 14.5% of homeowners in SLC are younger than 35 years old.
- **Rising housing costs:** The median SLC home costs \$615,000, and has increased more than 83% since 2005. 72.6% of SLC households cannot afford the median house.
- **Decline in households with children:** Only 17.8% of SLC households had at least one child living at home in 2023, down from 24.8% in 2010.
- **Missing middle homes and smaller homes are more affordable:** The median sales price of condos, townhomes, and twin homes in Utah was approximately \$150,000 less than that of a single-family home. Cities that have adopted similar missing middle and small lot ordinances have found that the new homes are up to \$300,000 less than typical market-rate single-family homes.



Important Note | This Proposal Does Not

- Eliminate single-family zoning or the R-1, R-2, SR-1 & SR-1A districts.
- Require all new construction or expansions to follow the Small Lot Dwelling standards.
- Remove any Historic Overlay protections.
- Prohibit the construction of new single-family homes.
- Modify the zoning map.

What is the City Proposing?



Creation of a Small Lot Development Ordinance

- Allowing small homes (up to 1,200 sq. ft. of gross floor area) to be built on small lots (2,000 sq. ft. lots).
- New building types, such as duplexes and townhomes, would be allowed subject to the Small Lot Dwelling rules.
- See Small Lot Dwelling fact sheet for more information.



Changes to the R-1, R-2, SR-1, & SR-1A Zoning

- Simplifying each section by placing standards into tables.
- Combining the **three R-1 districts** into one section of code for ease of use (the three distinct districts remain).
- Increases in building coverage to **50%**.
- Changes to setback measurements.
- Removal of lot width requirements.
- Increase in building heights.



Flag Lot Modifications

- Allows flag lots as a permitted use in residential districts, removing the conditional use process.
- Modifies the required lot area from **150%** of the base zoning district's minimum lot size to **100%**.
- Reduces the required width of the driveway from **24 ft.** to **20 ft.**

For additional information scan the QR Code or visit:

bit.ly/SLChousingoptions

