

HOUSEHOLD AFFORDABILITY & COMPACT DEVELOPMENT

PROBLEM/ISSUE: Certain site development regulations restrict housing types and negatively impacts housing affordability - particularly in the current SF-3 zoning district - such as:

Along major commercial streets like South Lamar.

Secondary or accessory units are not allowed, reducing the flexibility for homeowners to stay in their neighborhood - have options for different phases of their life.

Detached garages ARE allowed, with bathrooms but not kitchens.

So "studio" units are built to create substandard housing units without proper kitchens. These units are used as short term rentals with microwaves and bar fridges.

Are short term rentals more favorable than long term stable tenants?

PROPOSED APPROACH: Develop and allow "affordable by design" housing types throughout a broad spectrum of zoning districts; and develop urban design standards for these new types to assure compatibility in existing single-family neighborhoods. In-fill granny flats or detached garages with accessory living spaces should be guaranteed in all neighborhoods and be an "opt out" of regulation rather than a fight between neighborhoods or a lengthy code variance process.

CASE STUDIES: South Congress infill units along Eva and adjoining streets.



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PROBLEM/ISSUE: Certain site development regulations allow housing types that negatively impact single family residential settled neighborhoods, like 5 bedroom stealth dorms in Northfield. Single family and duplex units that allow up to 5 bedrooms are being built in traditional single family neighborhoods that are struggling.

These houses often have 10 or more unrelated adults living in them, making them a stealth dorm or frat house.

Parking, noise, trash are all a concern.

While they technically may comply with McMansion, these are exactly the kinds of structures the rule was supposed to address.

PROPOSED APPROACH: Adequate parking for 5 bedroom houses and improve public transit in densely populated parts of town that serve UT and downtown. Require trash cans be shielded during the times they are not being picked up. Enforce existing laws on noise, number of unrelated people living in a house if a complaint is made. Alternatively require a minimum lot size for 5 bedroom units that adequately provides parking and trash storage.

CASE STUDIES: Franklin Blvd. in the Northfield Neighborhood has 4+ stealth dorms on one block. Parking along the street is very difficult.

