

# Shared Housing

Item #9.4

September 22, 2022



# Defining the Use

## Section 11.2

**Shared Housing:** A dwelling unit that is designed or intended to be used for the purpose of housing more than four unrelated persons. Such use may be identified by a combination, but not necessarily all, of the following characteristics:

- A dwelling unit containing **more than four bedrooms** or able to house more than four people using **other rooms such as dens, offices, game rooms, or alike that have the potential to be used for sleeping purposes** in accordance with the International Residential Code (IRC) definition of habitable space;
- A dwelling unit containing a **similar bedroom to bathroom parity** in excess of four;
- A dwelling unit containing a **high quantity of bathrooms**, usually in excess of four, of which **most can only be accessed through a bedroom or other room such as a den, office, or game room**;
- A dwelling unit that is in **excess of one story**;
- The property where the dwelling unit is located **does not contain a garage**;
- The property where the dwelling unit is **located contains a parking area that will allow parking in excess of four vehicles**; and/or
- The property where the dwelling unit is **located is within two (2) miles of a campus of higher education**.

The Administrator shall determine whether the characteristics presented are that of a shared housing or other type of use.



# Additional UDO Changes

- Section 6.3 – Add Shared Housing to the use table and make it a permitted use within the MF – Multi-Family and Northgate districts. The intent would also be to make them a permitted use within the MH – Middle Housing district once it is created.
- Section 6.3 – Remove the Northgate High-Density Dwelling Unit as the Shared Housing use would replace it.
- Section 7.2 – Require that structures with Shared Housing uses would be subject to the Low-Density Residential Height Protection requirements.
- Section 7.3 – Set the parking standards for Shared Housing uses to one per room that are at least 70 s.f. in area, excluding a kitchen, a living room, and a laundry room. The Administrator may also exclude additional rooms, but not below the number of bedrooms.
- Section 7.7 – Require Shared Housing uses to buffer to lower classification uses or zoning districts.
- Section 11.2 – Remove the Northgate High Density Dwelling Unit definition, as it is being replaced by the Shared Housing use.

