APPENDIX A - MODERATE INCOME HOUSING PROCLAMATION
Passed Unanimously by the Layton City Council on November 1, 2018

WHEREAS, Utah's population growth is among the highest in the nation, the result of a strong economy, larger family sizes and high quality life measures; and

WHEREAS, as the population increases the developable land in Utah's most populated valleys is correspondingly diminishing; and

WHEREAS, research conducted by the University of Utah has shown that for the first time in 40 years Utah has had more new households than new housing units provided, resulting in a housing shortage that is contributing to increasing housing costs, challenging many Utah families to meet their housing needs; and

WHEREAS, since 2011 this housing shortage is estimated to be above 50,000 units and growing each year, even as Utah led the nation, percentage wise, in housing construction last year; and

WHEREAS, "Housing affordability" means the ability of a household to occupy a housing unit paying no more than 30% of the household's income for gross housing costs, including utilities; and

WHEREAS, the current affordable housing deficit in Utah is concentrated in households with incomes below the median income, impacting a number of Utah families; and

WHEREAS, accommodating a significant portion of Utah's population growth in proximity to employment opportunities allows people to live closer to work, reduce air pollution, reduce household transportation costs, slow the increase of infrastructure costs, and improve the quality of life for Utah's residents; and

WHEREAS, cities that adopt measures encouraging and supporting housing affordability will improve the overall prosperity, not only for their cities, but for the region and state; and

WHEREAS, being mindful of regulations and fees for all types of housing is one portion of the process to improve housing affordability, while maintaining Utah's premier business climate; and

WHEREAS, the Salt Lake Chamber's Housing GAP Coalition is working with local governments to maintain awareness about the choices to promote and increase housing affordability, preserve our strong economy and protect the quality of life in the face of rapid growth; and
NOW, THEREFORE, BE IT PROCLAIMED BY THE CITY OF LAYTON, UTAH:

1. Layton City, together with other Utah local governments and community stakeholders are committed to facilitate that housing affordability is attainable for Utah residents, and the City will continue to implement various smart growth strategies to promote and maintain housing affordability.

2. The City has adopted and will continue to implement measures that are designed to:
   A. Recognize barriers, ensure the proper application of impact and permit fees, and to provide for all housing types and housing opportunity for all incomes and life stages;
   B. Continue to review practices, including zoning and other potential impacts that would impact housing affordability;
   C. Continue to plan and allow housing opportunities near employment centers, public transportation, and other amenities;
   D. Maintain its awareness and understanding of the housing affordability needs of our City, region and state;
   E. Be cognizant of the opportunity to coordinate regionally regarding local land use decisions;
   F. Continue to align housing, infrastructure, and economic development efforts; and
   G. Promote collaboration with other communities, elected officials, and stakeholders on additional solutions,

Toward these ends, the City will continue to review and, as needed, update its general plan, and accommodate the 2018 moderate income housing legislation, and take other steps as appropriate.
## APPENDIX B – RESIDENTIAL AND MIXED USE LAND USE DENSITIES

<table>
<thead>
<tr>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
<th>F</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Use Designation</td>
<td>Land Use Density</td>
<td>Gross Density Example – (including right-of-way land area)</td>
<td>Equivalent Net Development Density (excluding projected right-of-way land area)</td>
<td>Equivalent Net Development Density – Average Lot/Unit Size or Ac. / S.F.</td>
<td>Applicable Zone District (s)</td>
</tr>
<tr>
<td>- Agriculture, - Low Density Residential</td>
<td>Low Density 0-3 Units per Acre</td>
<td>0.8</td>
<td>1.0</td>
<td>1.0 / 43,560</td>
<td>A, R-S</td>
</tr>
<tr>
<td>- Neighborhood Ag Heritage</td>
<td>Low Density 0-3 Units per Acre</td>
<td>2.3</td>
<td>3.1</td>
<td>0.33 / 14,050</td>
<td>R-S, R-S PRUD</td>
</tr>
<tr>
<td>- Low Density Residential - Neighborhood Ag Heritage</td>
<td>Low Density 2-4 Units per Acre</td>
<td>3</td>
<td>4.0</td>
<td>0.25 / 10,890</td>
<td>R-S PRUD, R-1-10, R-1-8</td>
</tr>
<tr>
<td>- Neighborhood Ag Heritage - Neighborhood Residential</td>
<td>Low Density 3-6 Units per Acre</td>
<td>4</td>
<td>5.44</td>
<td>0.18 / 8,000</td>
<td>R-1-10, R-1-10 PRUD, R-1-8, R-1-8 PRUD</td>
</tr>
<tr>
<td>- Neighborhood Residential - Community Residential</td>
<td>Low Density 3-6 Units per Acre</td>
<td>5.4</td>
<td>7.2</td>
<td>0.14 / 6,000</td>
<td>R-1-6, R-2, R-1-8 PRUD</td>
</tr>
<tr>
<td>- Community Residential - Transitional Residential - Mixed Use Corridors ²</td>
<td>Medium Density 6-12 Units per Acre</td>
<td>8</td>
<td>10</td>
<td>0.092 / 4,000</td>
<td>C-TH, R-2, R-MH</td>
</tr>
<tr>
<td>- Transitional Residential - Condo/Townhouse - Town Center ² - Mixed Use Corridors ²</td>
<td>Medium Density 6-12 Units per Acre</td>
<td>12.0</td>
<td>14.0</td>
<td>0.063 / 2,725</td>
<td>C-TH, R-M1</td>
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<tr>
<td>- Condo/Apartment - Town Center ² - Mixed Use Corridors ²</td>
<td>High Density Over 16 Units per Acre</td>
<td>18</td>
<td>24</td>
<td>30</td>
<td>R-M2, R-H MU MU</td>
</tr>
<tr>
<td>- Mixed Use ² - Town Center ² - Urban District ³</td>
<td>MU (Mixed Use)</td>
<td>22.5 (3 Story) 33 (4 Story)</td>
<td>30</td>
<td>39</td>
<td>MU, MU-TOD</td>
</tr>
<tr>
<td>- Urban District ³</td>
<td>MU-TOD (Mixed Use – Transit Oriented Development)</td>
<td>40 (4.5 Story) 50 (5 Story) 60 (7 Story)</td>
<td>53</td>
<td>67</td>
<td>80</td>
</tr>
</tbody>
</table>

1. Typical Right-of-Way area ranges from 10% to 25% percent of the gross development land area.

2. Mixed Use, Urban District and Town Center areas may include various residential housing types, including moderate to high densities mixed with non-residential uses. See Chapter 2, Land Use, Chapter 3, Urban Districts and Chapter 4, Town Centers for specific housing type and building height recommendations.
This map is an abstract representation of the adopted policies which make up the Layton City General Plan. This general representation is without scale and should not be used to determine specific land use on individual parcels, nor should the boundaries shown between land uses be interpreted to be exact.
<table>
<thead>
<tr>
<th>Zoning Code Title.Chapter.Section</th>
<th>Recommended Zoning Updates</th>
<th>Plan Land Use</th>
</tr>
</thead>
</table>
| 19.08 Planned Residential Unit Development (PRUD) Overlay Zone | - Design standards to promote diversity of housing types in a walkable pedestrian-friendly format.  
- Usable open space area that is “right-sized” to promote social interaction and recreation of development residents, and that accommodates storm water detention.  
- Establish standards for small plot agriculture as an open space option in Neighborhood Ag Heritage areas, including the provision of fencing, water source and attractive greenhouse or accessory shed structures.  
- Encourage varied lot sizes and housing types that are predominantly single-family detached, with varying types of usable private yard areas; a minority percentage of single family attached units are integrated into the development.  
- Encourage a high standard of landscaping, street trees and associated neighborhood amenities.  
- Provide options for the integration of neighborhood commercial. | Neighborhood Residential  
Neighborhood Ag Heritage |
| Title 19 – Zoning Ordinance | Study and adoption of context-appropriate street tree standards for new development. |  |
| 19.24 - Condominium/Townhouse (C-TH) Zoning District | - Site and architectural design standards for townhomes, live/work townhomes, mansion homes and condominiums.  
- Garages and parking located to the rear of structures, with attractive variation to facades with entrances and porches that front onto streets and open space areas.  
- Study and adoption of appropriate setbacks and height limitations next to established single family residential areas, and on elevation changes. | Neighborhood Residential, Neighborhood Ag Heritage, Transitional Residential, Apartment/Condo  
Neighborhood Residential  
Neighborhood Residential |
| Title 20 - Sign Regulations | Balance community aesthetics and safety with marketing needs of businesses in nonresidential and mixed use areas. | Non-Residential and Mixed Uses |
| 19.25 Mixed Use (MU)  
19.26 Mixed-Use/Transit Oriented Development (MU-TOD) Form-Based Code | - Establish appropriate setbacks and height limitations next to established single family residential use areas.  
- Establish design overlay districts to define appropriate building height transitions in specific areas.  
- MU-TOD Design standards reflecting the desired architectural character the Historic Downtown Urban District.  
- Provide more specific design standards, form-based density criteria, and flexibility for residential only buildings vs. mixed buildings with residential and commercial uses.  
- Explore design requirements and possible funding to encourage the integration of Public Art into new projects. | Mixed Use Corridors  
Mixed Use Areas  
Town Centers  
Urban Districts  
Condo/Apartment |
| Title 19 – Zoning Ordinance | Study each proposed Town Center location to determine the appropriate zone district(s) needed to support the unique context, character and scale of each area recommended in this Plan. | - Town Centers |
| Title 19 – Zoning Ordinance | Create a new CP-3 Planned Regional Commercial and Urban Core Zoning District to support high density residential development in the Midtown Urban District.  
- Design standards to reflect the desired architectural character and minimum density recommendations.  
- Explore design requirements and possible funding for Public Art integrated into new projects. | - Midtown Urban District |
| 19.13.060 Development Plan Requirements (Specific To Multi-Family Uses) | Establish Condo/Apartment site and building design standards consistent with a walkable, pedestrian-friendly format. | Condo/Apartment  
Town Center  
Mixed Use Corridors  
Mixed Use Areas |