

6. RESIDENTIAL AREAS

With Variety and Amenities

Layton City's Planned Residential Unit Development (PRUD) overlay zoning supports a development alternative in single family residential zones where flexibility in lot size, setbacks, and housing type can be proposed with open space amenity areas. This option provides for a broader range of household types - including young families, mature families, and empty nesters - to live in a more diverse neighborhood setting with common open space areas for socializing and recreating. Varied lot sizes and housing types allow for clustering of housing to reduce the development footprint, and to establish common open space areas. The PRUD provides for a density bonus of up to 40% when certain design elements are included. This encourages higher quality design and distributes the shared maintenance costs amongst more home owners, and helps to keep the costs sustainable over time for each household.

The current PRUD ordinance requires a high percentage of open space (30% to 50%) that often results in a configuration of homes on pad sites with a private outdoor patio area, but without a building lot containing individual yard space. With pad sites, the common open space is typically provided as shared landscaping surrounding homes, in addition to landscape detention area. This design format provides limited usable open space area for recreation, socializing and gathering.

Recent public process supports a greater emphasis on the quality and accessibility of common open space areas with high-quality recreational facilities and landscaping, and less emphasis on the quantity of open space. Common open space area(s) should be right-sized for recreational needs, and right-priced for residents to sustain long-term care and maintenance costs. Open space quantity should be informed by



Above: A neighborhood park with storm water detention in Stapleton, Denver, CO.
Below: Homes fronting onto a green court in Daybreak, South Jordan, UT.



an appropriate integration of storm water detention without compromising recreational use, and by study of an appropriate balance between outdoor common area and private yard space.

The long-term quality and value of a PRUD neighborhood can be sustained through 1) superior neighborhood design; 2) quality building materials; 3) integrating a variety of lot sizes and housing types; and 4) establishing private development covenants and a home owner’s association (HOA) to ensure continual reinvestment in the development. Neighborhood character, quality, and value is enhanced when amenities are integrated into a community design with a variety of lot sizes and housing types. These findings are based on study of successful master-planned communities throughout Utah, the Intermountain West and other regions across the country.

The following describes a desired PRUD neighborhood design format for **Community Residential** and **Neighborhood Residential** Areas as shown on the Future Land Use Map. These recommendations require further study, which may result in some variation of the anticipated standards.

- A base density of 4 units per acre (as referenced in the PRUD ordinance to R-1-8 Zoning), with flexibility in lot size and housing type. The PRUD density bonus of up to 40% could be achieved by providing quality building materials, walkable community design, and designating between 10% to 15% of the gross neighborhood development area as common open space. Additional open space may be necessary to accommodate shallow storm water detention, sensitive lands or trail features.
- The open space should be visually prominent within the development, providing convenient access to recreational amenities, features and activities that serve all ages and abilities for the residents and their guests.
- Sidewalks and pathways within the development should be well-



Above: Standard subdivision with larger uniform lot sizes and housing types (without common open space area). **Below:** Tree-lined streets and varied lot sizes and housing types oriented around a common open space amenity area.



connected, and link to nearby trails and pedestrian connections of adjacent areas to promote bike and pedestrian activity.

- The majority of the development should be single family detached housing containing private lots in a variety of sizes, including lots with rear-loaded garages and front entrances with porches that front onto streets or common open space areas.
- These neighborhoods should feature tree-lined, pedestrian friendly streets and open space amenity areas with shade trees and landscaping enhancements
- **Neighborhood Commercial** could occupy about 10% of the total development area as a lower impact commercial amenity.
- Up to 30% of the total housing units could be single family attached townhome or mansion home units that occupy about 9% of the total area. This would allow for more common open space area and roomier single family detached lots.
- Townhomes, Mansion Homes and Neighborhood Commercial retail elements should be sited in a manner that does not impact existing offsite single family residential development.



Homes fronting onto open space areas improves safety and establishes a positive neighborhood atmosphere.



Attached single family residential units built in a Mansion Home architectural style.



Single family homes extending towards a neighborhood street; with garages placed behind the homes and accessed by alleys to provide for a safe and enjoyable pedestrian experience. Flexibility in setbacks and lot size allows for common open space areas to be established within walking distance of each home.



Neighborhood Commercial uses can add to the enjoyment of living in a walkable neighborhood.

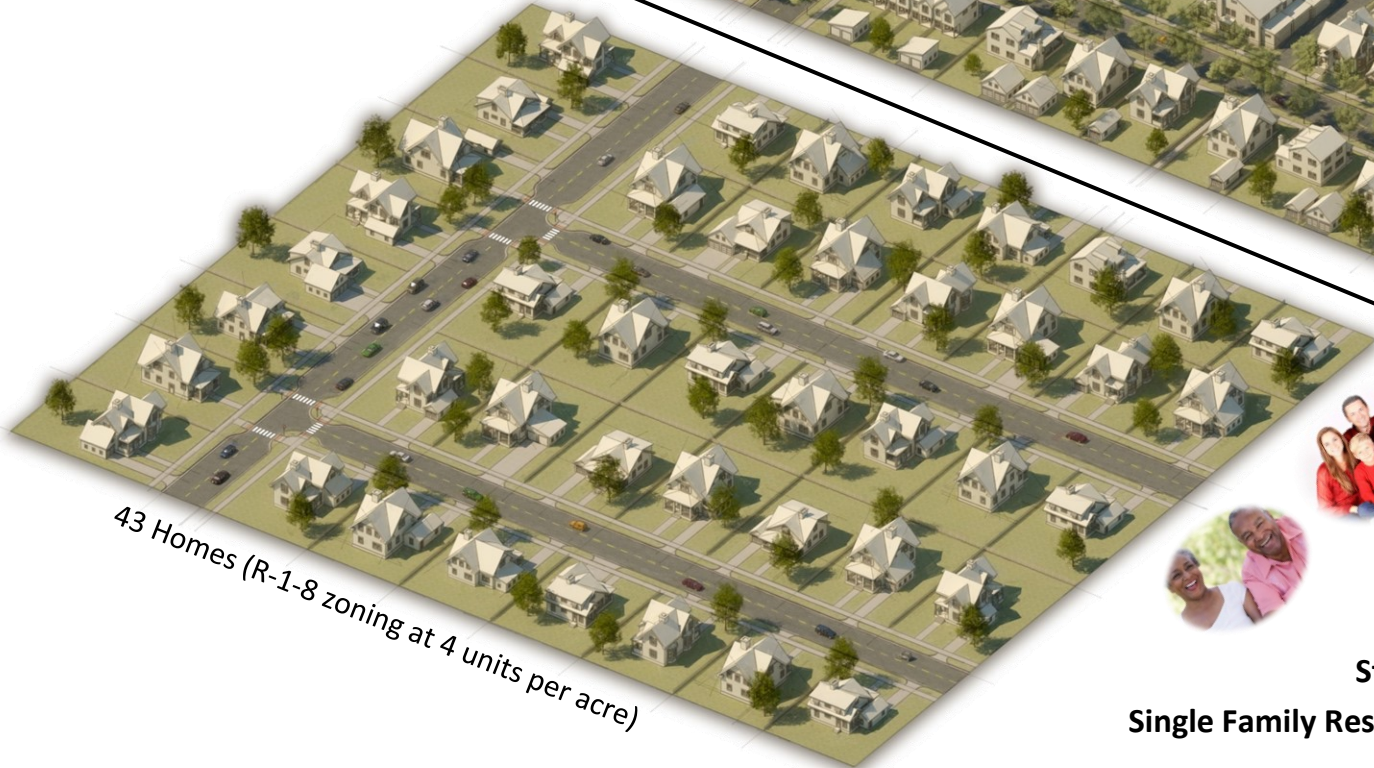
Neighborhood with Variety and Amenities

Supports a more diverse range of families and households

(TH) Up to 30% of units are Townhomes or Mansion Homes occupying about 9% of the development area.
(NC) Neighborhood Commercial



52 Homes (5.6 units per acre with PRUD density bonus)



43 Homes (R-1-8 zoning at 4 units per acre)

Standard Single Family Residential





Above: Layton’s local street standard with street trees. Additional open space / landscaping (A) is shown as a streetscape enhancement. Flexible front yard setbacks allow for more common open space or private backyard area.

Below Left: Alley-fed rear-loaded garages support a walkable street uninterrupted by driveways, and are enhanced by landscaping. **Below Right:** Flexible setbacks allow for a private back yard area between rear-loaded garages.



NEIGHBORHOOD AG HERITAGE OVERLAY

As documented in the Layton Envisioned growth principles and the Layton Forward public engagement process, the preservation of agricultural heritage through development that weaves agriculture into new development is a public priority. This opportunity is most applicable to the West Layton area where new subdivisions are replacing prime farmland with highly productive soils and favorable climate for growing vegetable, grain, and hay crops. Utah's population relies heavily on fruit and vegetable imports from other states with only 2% of vegetables and 3% of fruits produced in Utah. Statewide, Utah produces 25% of dairy products, 98% of grains and 135% of protein consumed in our state. As our population continues to increase, so will the demand for locally-produced fruits and vegetables.

ALTERNATIVES FOR NEIGHBORHOOD AG HERITAGE AREAS

Neighborhood agriculture should include the same features and flexibility as described for Community Residential and Neighborhood Residential areas, except with a base density of 3.5 units per acre (as referenced in the PRUD Ordinance for R-1-10 zoning), and the following agricultural features:

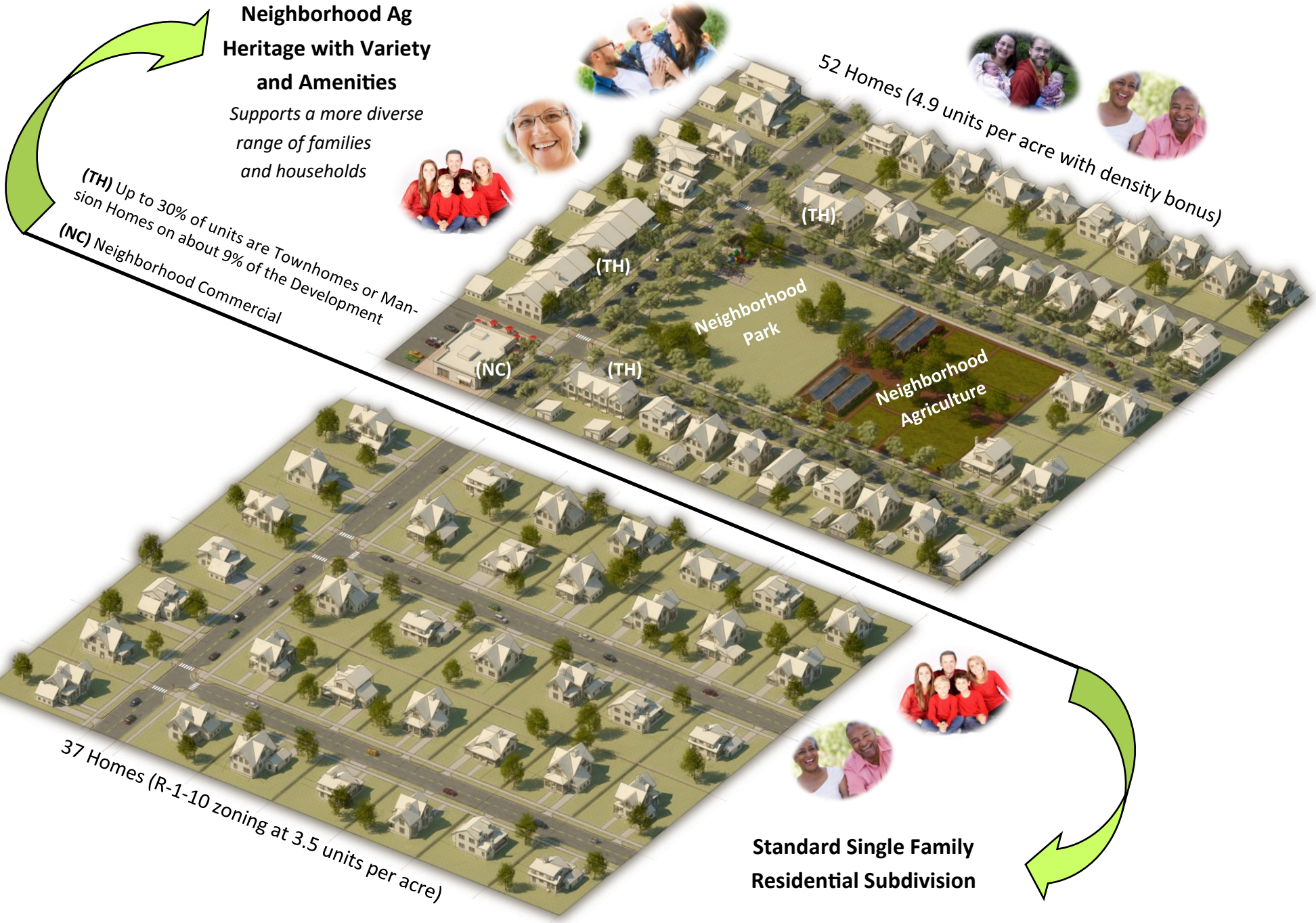
- An additional amount of open space area should be provided to accommodate the option for neighborhood agriculture or additional recreational use, depending on the specific development goals. The combined recreational and agricultural open space area percentage is anticipated at 18% and 20% of the total area.
- An agricultural plot could be leased by the HOA to a Small Plot Intensive (SPIN) farmer that grows produce for area restaurants and directly to residential customers. Alternatively, the agricultural area could be a community garden for use by the residents.
- In the Parks and Recreation Gap 6—Service Park Area (generally between Gentile Street to the north and Kays Creek to the south, and between Flint Street to the east and 2200 west to the west—



Above: *Small Plot Intensive agriculture (SPIN Farming) can produce high yields, and generate sales to area residents, restaurants and grocers.*

Below: *A community garden provides a gardening opportunity for residents with a smaller yard.*

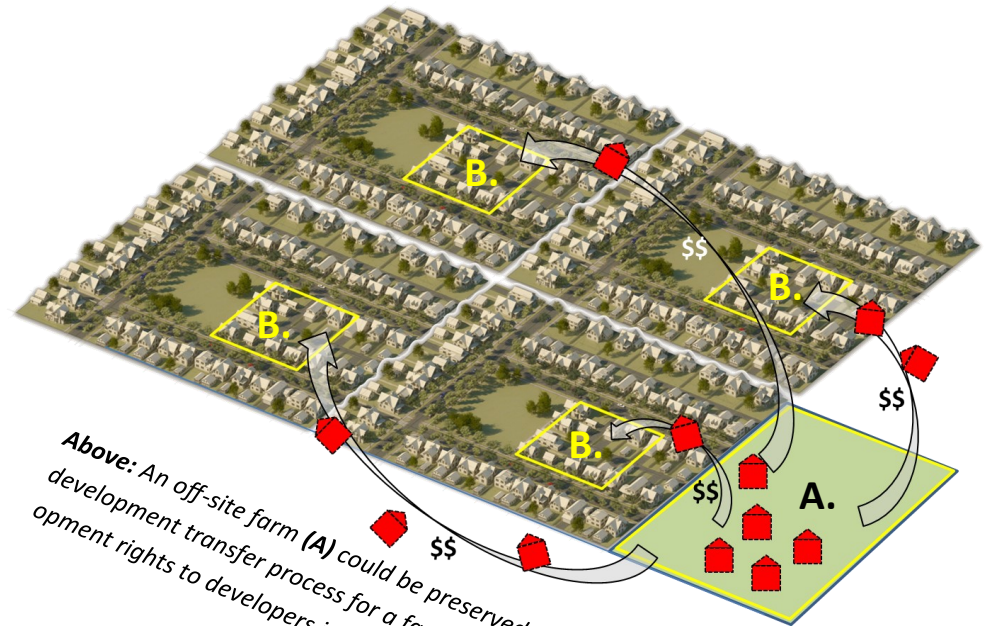




as illustrated in the Parks and Recreation Master Plan element), additional PRUD neighborhood design options should be studied to explore the possible creation of a new public neighborhood park. To encourage the creation of a public park or trails, changes to the PRUD ordinance could include incentives to dedicate land as part of a private development proposal.

- The PRUD development alternative could also provide for a transferrable development right (TDR) provision to preserve a larger off-site farming parcel within designated Neighborhood Ag Heritage areas as shown on the Future Land Use Map. Development rights, or TDR's could be sold by a willing seller (land owner/farmer) to a developer who could add more housing units in lieu of providing a smaller-scale agricultural use. After purchasing TDR's, a developer could add housing units on the agricultural plot at a density similar to the surrounding housing development area.
- To facilitate TDR for preservation of land for agriculture or recreational use, a private, non-profit land trust could support land preservation by purchasing a parcel, and selling the development rights to various developers. The land trust could sell the open space property to a farmer, or to another entity for other limited open space use at a lower cost. Preserved land should be protected from future development with a conservation easement.
- Another method for transferring development rights, and preserving land for agriculture or recreational open space purposes is to encourage property partnerships comprising of adjacent and/or non-adjacent property owner(s). Owner(s) could propose a development with housing clustered onto one parcel area, and the open space area reserved on another parcel area. This method transfers density through agreement and zoning entitlement without the buying and selling of development rights between owners.

Right: Depiction of a Neighborhood Ag Heritage neighborhood recreational, agricultural open space and a neighborhood commercial element amenities.



Neighborhood Commercial Element

