

# 1. PRINCIPLES AND POLICIES

## For Land Use and Housing

Layton's future growth and development opportunities will continue to be influenced by changing national and state policies, education and vocational training, market economics, job trends, consumer spending, land and construction costs, and housing needs.

As changing conditions translate to local land use decisions, Layton can adapt while adhering to values of economic and environmental sustainability, social equity, civic responsibility, and equal opportunity. These values are reflected in the following growth principles and policies:

### QUALITY OF LIFE

- As stewards of land between the mountains and the Great Salt Lake, Layton recognizes a responsibility to continuously advance quality of life measures, promote livability, safety, and healthy lifestyles for all members of our community.
- Layton will encourage development opportunities to integrate families and households at various stages of life and income into healthy and vibrant neighborhoods with enduring value.
- By providing anchors for employment, commercial services and places to enjoy every-day life for residents, Layton's land use policies will support the well-being of residents today, while anticipating the needs of future generations.
- Layton will continue to coordinate with Davis School District to track residential growth and support identification and acquisition of land for new school sites. This partnership will continue to explore opportunities to share school facilities, programs and recreational open space areas after school hours. More compact multi-story school buildings with smaller footprints should be encour-



*Families and households at various stages of life and income*

aged to use land more efficiently, and to support growth near Town Centers.

### RECREATION, CULTURAL, OPEN SPACE, AND AGRICULTURE

- Layton will work with private land development partners to create a citywide parks and trails system that links neighborhoods to the mountains and lake, and to regional trail corridors that connect to other communities.
- New development will support implementation of park improvements and trail corridors, either through public/private partnerships or through park impact fees. Established parks and trails promote more walking and biking and less driving for a healthy and active lifestyle.
- Cultural opportunities associated with new development in Town Centers and Urban Districts promote gathering and a sense of community for arts, theatre, and other entertainment venues. Layton can explore incentives to integrate art into new developments to further enhance cultural and civic pride in these areas.

- Awareness of and access to regional recreation opportunities can be encouraged, such as providing transit or van-pooling connections at Urban District hubs to ski resorts, Antelope Island, or other tourism destinations.
- As farmland in the West Layton area converts to residential development, alternative development options could support the preservation of agricultural heritage sites, providing local produce as a component of neighborhoods with more variety and amenities.
- Preservation of open agricultural land is encouraged within the Accident Potential Zone (APZ) south of Hill Air Force Base. Land preservation with limited development will continue to support the flight operations and mission of the Base, which in turn sustains the community with economic growth and jobs.
- Agricultural operations in Layton have occurred since its settlement in the mid to late 19<sup>th</sup> Century. Property owners have the right to farm under state law, and are supported by the City's zoning ordinances for animal keeping, accessory agriculture uses, and



subdivision requirements for plats to notice new home owners of the rights and activities of adjacent farming operations.

- Explore opportunities to promote neighborhood agriculture, or Small Plot Intensive (SPIN) farming to provide agricultural jobs for healthy food access as population growth increases demand for locally-grown produce (See Chapter 6).

### EXISTING NEIGHBORHOOD STABILITY

- Layton's incorporated area of about 22.2 square miles is roughly two thirds built-out with 72.7% (or 10,500 acres) of existing development as single family residential areas. Where identified on the Land Use Map, the majority of existing residential areas are to remain stable as single family residential. Reinvestment in homes and properties is encouraged to strengthen older neighborhoods.
- Appropriate buffers and height transitions from higher density development to existing single family housing, and design standards for high quality development will help to minimize impacts, and achieve greater compatibility between diverse land use types.
- As new development or infill occurs near existing neighborhoods, existing home property values are less dependent on new homes with a matching lot size or home. Different home or lot sizes, and diverse housing types can be valued at a similar cost per square



foot based on the quality of construction and materials, and community design factors such as access to recreation amenities and nearby services.

### ACCESS TO HOUSING

The following housing goals are consistent with the Moderate Income Housing Proclamation adopted by the City Council on November 1, 2018 (see Appendix A).

- As our children grow, and as an increasing number of people move to Utah from out of state, sustained population growth will continue to create strong demand for housing, with increasing pressure on land and construction costs. Layton recognizes the need for diverse housing options to provide opportunities for families and households to live closer to work, family and friends. This can help to minimize housing costs and associated debt, and reduce travel demand and associated transportation costs.

- An integrated neighborhood design approach supports long-term neighborhood stability, and provides for a broader cross section of households at different stages of life and income.
- Layton shares in the state-wide responsibility to adopt a plan that will provide a realistic opportunity for moderate income and workforce housing options “to meet the needs of people of various income levels living, working, or desiring to live or work in the community . . . to benefit from and fully participating in all aspects of neighborhood and community life (Utah State Code 10-9a-403. General plan preparation).” (See **Moderate Income Housing Plan**).
- In order to fully benefit from and participate in all aspects of neighborhood and community life, moderate-income housing options (such as condominiums/apartments and townhomes) are to be dispersed throughout Layton in designated areas. Each neighborhood or district shares in the responsibility to integrate diverse housing options. This can be done while promoting quality mixed-



use neighborhoods with amenities, and establishing a sense of community, rather than relegating these housing options into single-use districts, or limiting to only some general areas of the community.

- Designated areas for moderate income housing include Urban District, Mixed-Use (Corridors), Condo/Apartment, Town Center, Transitional Residential and, Condo/Townhouse areas as shown on the Future Land Use Map (See Chapter 2).
- Promote mixed housing types in Town Centers, Urban Districts and Mixed-Use corridors for greater community diversity of residents, incomes, and stages of life. Excessive repetition of housing types and architectural styles should be avoided to promote visual interest, variety, vibrancy and diversity.
- Use of Layton's Planned Residential Unit Development (PRUD) overlay zoning is encouraged to provide for creative community design with open space amenities, flexibility in lot size, and diversity of housing type. In Neighborhood Ag Heritage areas the PRUD overlay provides opportunity for establishing plots for smaller scale agriculture to deliver fresh local produce for area residents, restaurants, and businesses.

### JOBS AND ECONOMY

- Layton's Land Use Map establishes a strategy that incorporates dispersed centers throughout the community to serve surrounding residential neighborhoods. These include Town Centers, Mixed-Use Corridors, Urban Districts and Business Centers that reserve land areas for future employment growth.
- As online retail sales increasingly compete with brick and mortar stores, infill housing near existing retail areas is encouraged to strengthen the customer base of existing businesses. New residential development around new centers will create demand for new commercial retail areas, which in return generate tax reve-



nues in support of providing community services and amenities to residents in Layton.

- Layton's partnership with the UTOPIA Fiber Network will continue to support homes and businesses with high speed communication and data transfer technology. This is a valuable tool to promote business startups, expansions and relocations, resident home-based occupations, and web-based entrepreneurialism.
- Housing options with Live/Work flexibility support home-based employment, business startups for residents, as either a primary or secondary source of household income.
- Layton will continue to support existing industry clusters by bringing new businesses and building on existing strengths and connections. A focus on business recruitment will bring investment in Business Centers, Town Centers, Mixed-Use areas, and other non-residential areas throughout the community.
- Residents and small businesses can be encouraged to participate in education and business training opportunities, including workforce center training, job incubator centers, and job training programs.
- Area businesses can be encouraged to identify job recruitment needs and develop job training programs to help local residents

qualify for jobs in the community, or along transit corridors.

- Partnerships can be cultivated to broaden educational opportunities, such as collaboration between Davis Technical College and Weber State—Davis Campus, with particular focus on opportunities that tie industry needs and skill set development to educational curriculum.
- Support talent retention for Layton businesses by providing a full range of housing to support a quality work-force, including executive, mid-level, and entry-level positions.

**SUSTAINABLE GROWTH**

Our community’s growth decisions will impact how the region grows, and the patterns of regional growth will in turn impact our community. Expansive, predominantly lower density growth patterns increase the distance between residents and destinations, resulting in more vehicle miles traveled (VMT) to access employment and services.

Excessive (VMT) increases transportation costs, demands more personal time spent in vehicles, and requires more tax dollar spending to build and maintain less efficient infrastructure systems. This translates to increased energy consumption and consumer spending to burn fossil fuels, and more vehicle emissions that degrade our regional (and local) air quality.

As a regional partner community along the Wasatch Front, Layton’s land use strategy will provide business centers for employment, housing variety, and commercial services in support of a regional strategy to reduce vehicle commuting, travel and emissions throughout the region to improve air quality.

- Promoting urban forestry by planting trees in open spaces and along streetscapes will add beauty and value to the community while absorbing carbon dioxide from the air, and supporting reductions in storm water surface flows.



- By promoting neighborhoods with variety and amenities, Town Centers, and infill housing within Urban Districts, Layton will achieve more efficiency in infrastructure systems that are less costly to build and maintain.
- Urban Districts, Town Centers and Park-n-Ride options will support increased use and potential expansion of transit service, and decreases reliance on automobile travel.
- More convenient shopping areas located near residential neighborhoods will support local businesses and generate local sales tax revenues to maintain streets, parks, trails and other public services.
- Encouraging water-wise landscaping and efficient use of land will help to conserve limited water resources.
- **Sensitive Land** areas present the potential for natural and man-made hazards. Careful study and review is essential to understanding the potential public safety risks associated with unstable slopes, fault zones, liquefaction, wetlands, dam breach or other sensitive land issues that may not support development.

**MOBILITY**

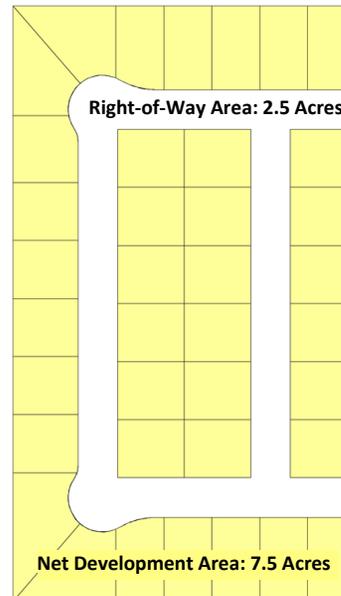
- Layton will promote inter-connected land development to disperse vehicle trips throughout a street network system, while promoting safety and convenience for walking and biking. New development will support implementation of street improvements, and new streets proposed in the Transportation Master Plan. Mixing of uses in Centers, Districts and Mixed-Use areas with greater density and diversity of land use will increase demand for alternative modes of transportation, including public transit.
- Layton will continue to encourage and provide facilities to promote walking and biking as a convenient choice of transportation to access daily needs. This will be accomplished by designing and installing infrastructure that supports safe pedestrian and cyclist travel, and by bringing goods and services closer to existing and future residential neighborhoods in Town Centers, Urban Districts, and Mixed-Use Corridors.
- Neighborhoods, Town Centers, Business Centers, and Urban Districts should be joined together by a well-connected system of streets, walkways, and bike paths to provide access to parks, open spaces, schools, public gathering areas, and transit options. Urban Districts, Town Centers and Mixed Use Corridors provide density and diversity of land uses that generate demand for transit ridership. This growth strategy potentially supports expansion of public transit or other private transportation alternatives.



**DENSITIES OF RESIDENTIAL AND MIXED-USE LAND USES**

This Plan references Residential and Mixed-Use land use densities in terms of ‘gross units per acre’ as outlined in **Appendix B** (see Columns A, B and C). Gross density is the total number of residential units associated with the land use area, divided by the gross land area. The gross land area includes the net development area and the applicable right-of-way area that provides access to the development.

An equivalent net density, or development density is calculated by dividing the total number of residential units associated with the land use area by the net development area, as represented in Column D and E. The net development area is the gross land area minus the actual or projected rights-of-way area that provides access to the development. This can be expressed as the Net Development Density (Column D), or as a lot size / (or unit size) average (Column E). Zone districts that typically apply to the recommended land use ‘gross density’ are listed under column F.



**EXAMPLE**

**Gross Density:** 3.8 Units per Acre  
**Net Density:** 5 Units per Acre

*A 38 unit subdivision on 10 acres, with 2.5 acres (or 25%) of right-of-way area and 7.5 acres of net development area.*

*The gross density is 3.8 units per acre (38 units ÷ 10 acres); the net density is 5 units per acre (38 units ÷ 7.5 acres).*

*The average lot size is 0.197 acres (7.5 acres ÷ 10 acres), or 8,597 s.f. (0.197 acres x 43,560 s.f.). This development would meet the 8,000 s.f. minimum lot area standard of the R-1-8 zoning district.*