

THE CITY OF WEST JORDAN, UTAH

**ORDINANCE NO. 22-37**

**AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE  
(INTEGRATED HOUSING ZONES; ENACTING SECTIONS 13-5M-1 THROUGH  
13-5M-5 INCLUSIVE AND AMENDING SECTIONS 13-5-1 AND 13-8-23B)**

WHEREAS, the City of West Jordan (“City”) adopted West Jordan City Code (“City Code”) in 2009; and the City Council of the City (“City Council”) desires to enact and amend certain sections of the City Code, regarding and related to “Integrated Housing Zones” (“**proposed City Code amendments**”); and

WHEREAS, the Planning Commission of the City (“**Planning Commission**”) held a public hearing and provided a recommendation on June 7, 2022, regarding the proposed City Code amendments, since all the proposed City Code amendments are land use regulations, including City Code Sections 13-5M-1 through 13-5M-5 inclusive, 13-5-1, and 13-8-23B; and

WHEREAS, the City Council held a public hearing on August 10, 2022 regarding the proposed City Code amendments; and

WHEREAS, the City Council finds it to be in the best interest of the public health, safety, and welfare of the residents of the City to adopt the following proposed City Code amendments.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH AS FOLLOWS:

**Section 1. Amendment and Enactment of Code Provisions.** City Code Sections 13-5M-1 through 13-5M-5 inclusive are enacted, and Section 13-5-1 and Subsection 13-8-23B are amended, to read as shown on Attachment 1.

**Section 2. Severability.** If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

**Section 3. Effective Date.** This Ordinance shall become effective immediately upon posting or publication as provided by law and upon (i) the Mayor signing the Ordinance, (ii) the City Council duly overriding the veto of the Mayor as provided by law, or (iii) the Mayor failing to sign or veto the Ordinance within fifteen (15) days after the City Council presents the Ordinance to the Mayor.

PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS 10<sup>TH</sup> DAY OF AUGUST 2022.

CITY OF WEST JORDAN

*Kayleen Whitelock*

By: [Kayleen Whitelock \(Aug 23, 2022 14:47 MDT\)](#)

Kayleen Whitelock  
Council Chair

ATTEST:

*Cindy M. Quick* 

Cindy M. Quick, MMC  
Council Office Clerk

*(continued on the following page)*

**Voting by the City Council**

**"YES"**

**"NO"**

Council Chair Kayleen Whitelock

Council Vice-Chair Kelvin Green

Council Member Zach Jacob

Council Member Pamela Bloom

Council Member Christopher McConnehey

Council Member David Pack

Council Member Melissa Worthen

**PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON AUGUST 23, 2022**

Mayor's Action:   X   Approve             Veto

By:   
Mayor Dirk Burton

  Aug 23, 2022    
Date

ATTEST:

Tangee Sloan  
City Recorder

**STATEMENT OF APPROVAL OF PASSAGE (check one)**

  X   The Mayor approved and signed Ordinance No. 22-37.

       The Mayor vetoed Ordinance No. 22-37 on \_\_\_\_\_ and the City Council timely overrode the veto of the Mayor by a vote of \_\_\_\_\_ to \_\_\_\_\_.


       Ordinance No. 22-37 became effective by operation of law without the Mayor's approval or disapproval.

Tangee Sloan  
City Recorder

## CERTIFICATE OF PUBLICATION

I, Tangee Sloan, certify that I am the City Recorder of the City of West Jordan, Utah, and that a short summary of the foregoing ordinance was published on the Utah Public Notice Website on the 23rd day of August, 2022. The fully executed copy of the ordinance is retained in the Office of the City Recorder pursuant to Utah Code Annotated, 10-3-711.



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Tangee Sloan  
City Recorder

*(Attachment on the following pages)*

# Attachment 1

## [Attachment to ORDINANCE NO. 22-37

### AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE (INTEGRATED HOUSING ZONES; ENACTING SECTIONS 13-5M-1 THROUGH 13-5M-5 INCLUSIVE AND AMENDING SECTIONS 13-5-1 AND 13-8-23B)]

#### Legislative Version:

#### ARTICLE M. INTEGRATED HOUSING ZONES

##### 13-5M-1: Purpose and Intent

A. Intent. The Integrated Housing (IH) Zones, which include the IH-L and IH-D Zones, allow for inclusionary development of housing to ensure fair opportunities to access housing and economic prosperity. This ordinance balances these needs and integrates multi-family and single-family housing in the same planned development in appropriate areas of the city. The intent is to allow a flexible arrangement of residential development, including varying lot sizes, twin homes, townhomes, and multi-family units. Larger scale developments under this ordinance are required to have commercial components to serve the needs of the community. This development incorporates open space and encourages walkability and community interaction.

B. Prior to the city council approving the IH zoning designation on the zoning map, the petitioner and the property owner(s) shall negotiate with the city a mutually acceptable Master Development Plan (MDP) pursuant to title 13, chapter 7, article I of the city code and a mutually acceptable Master Development Agreement (MDA). As part of the MDA, the city and the applicant shall agree to a provision in the MDA that the applicant will construct a minimum of 3% of the overall unit count as moderate income housing units and priced to be in the moderate income housing range as defined in Utah Code Ann. section 10-9a-103(40). The MDP or the MDA shall also define the distribution and phasing of moderate income housing in the development. All parties shall execute and record, with the Salt Lake County Recorder, the MDA, which shall include the MDP as an attachment.

C. At a minimum, a petition for IH zoning designation shall:

1. Propose:

a. A map of integrated uses to ensure that the land within the zone shall be developed as an integrated community;

b. A phasing plan for project amenities, system amenities, and improvements proposed for public dedication that shall illustrate and establish how property within each phase shall be apportioned into logical development place types and how each portion of the development dedicates open space, and amenities proportionate to the density approved for that portion of the development;

c. A development phasing plan showing that each phase can operate independently, without relying on a subsequent phase;

d. A grading plan, supported by an approved geotechnical study;

e. Conceptual design exhibits and requirements for public improvements following all city adopted standards and specifications i.e., water, sewer, storm drain, streets etc. and all other public and private amenities;

f. Geotechnical studies and soils report as required by the city;

g. An environmental mitigation plan as required by the city;

h. A stormwater drainage plan, which demonstrates proposed compliance with the city's overall stormwater master plan and MS4 permit;

i. A conceptual lotting plan for the entire project; and

j. Architectural design guidelines.

2. Demonstrate that the proposed project shall:

a. Be well integrated;

b. Be feasible;

c. Complement the natural features of the site;

d. Ensure a safe community;

e. Promote neighborhood compatibility;

f. Result in a net positive contribution of residential development, amenities and commercial, where required, to the city;

g. Provide a variety of well-designed housing types and configurations;

h. Ensure the highest value of open space for any given site;

i. Efficiently and cost effectively extend and provide public infrastructure;

j. Mitigate the potential for adverse impacts of non-residential uses on residential uses and residential neighborhoods within the city; and

k. Encourage mixed use, walkable, and sustainable development that incorporates innovative design and innovative alternatives to reduce impacts of the automobile on the community;.

3. The proposed zone change must result in appealing placemaking by addressing how buildings relate to the streets, plazas, green courts, and open space, the use of rear-loaded parking, continuity of pedestrian systems, placement of parks and trail systems, and the character, quality, and detail of the architecture and landscape design, which combine to form a well-functioning, economically sustainable, community.

4. Proposed site and building plans shall be prepared by a team of qualified professionals who have demonstrated prior exemplary competence in quality, new-urbanist, development, urban planning, and site planning, and in architectural and landscape architecture design.

D. To meet the purpose and intent, there are two separate Integrated Housing Zones; namely, Integrated Housing-Limited Density (IH-L) and Integrated Housing Development (IH-D). These two zones are exempt from the provisions of section 13-8-23.

1. Integrated Housing-Limited Density (IH-L) is designed to be used for infill projects of up to 20 acres. The goal is to create a housing integrated neighborhood by allowing for inclusionary growth and a planned mixture of housing types.

2. Integrated Housing Development (IH-D) is designed to be used in developments of between more than 20 acres and 90 acres. The goal is to create a housing integrated neighborhood and allow for inclusionary growth with a mixture of single-family, twin homes, townhomes multi-family units and commercial uses while maintaining an appropriate density as determined by the city council.

#### 13-5M-2 Permitted Uses

- A. IH-L: Single-Family Dwellings; Twin Homes; Duplexes; Tri-plex, Multi-Family, Multi-plex.
- B. IH-D: Single-Family Dwellings; Twin Homes; Duplexes; Tri-plex, Multi-Family, Multi-plex. For the purposes of this section, multi-plex is defined as 6 units per building or less.
- C. Commercial uses in IH-D shall be treated as if zoned SC-1 and shall follow the use table and requirements of title 13, chapter 5, article E.

#### 13-5M-3 Integrated Housing-Limited (IH-L)

- A. Maximum Density. Gross density shall not exceed 5.5 units per acre, except that with density buy-ups, pursuant to subsection B below, gross density may be up to 5.75 units per acre.
- B. Density buy-up: A density buy-up of up to .25 units per acre may be granted by the city council by donating the additional lots or units created by the buy up to a community land trust program for low or moderate income housing, pursuant to Utah Code Ann. section 10-9a-403(2)(b)(iii)(N), if it is structured in a manner that is acceptable to the city council.
- C. Housing Units. Single-Family Housing shall comprise 75 percent of the overall unit count. Twin Homes; Duplexes; Tri-plex, Multi-Family, Multi-plex Units shall compromise a maximum of 25 percent of the overall unit count.
  - 1. Twin Homes; Duplexes; Tri-plex, Multi-Family, Multi-plex units shall be integrated with, and not clustered together or segregated from, single-family homes.
  - 2. Twin Homes; Duplexes; Tri-plex, Multi-Family, Multi-plex Units shall be designed to look like the single-family homes and shall adhere to the architectural standards of the development plan and of this section.
- D. The unit mix requirements of subsections C and D above may be modified by the city council, at its sole legislative discretion, based on site specific considerations, location, and topography, up to a maximum 51 percent single family to 49 percent multi-family ratio.
- E. Open Space Requirements. Trails, open space, open land, common areas, community gardens, and parks within the project area shall be maintained in perpetuity by a homeowner's association.
  - 1. A minimum of fifteen percent (15%) of the gross area of the project shall be dedicated to open space. Ten percent (10%) of the gross area of project shall be developed as one continuous groomed and irrigated permanent park centrally located and accessible by all residents of the community through a network of trails and sidewalks. The remaining 5 percent (5%) of the gross area may be used for trails or other community amenities as approved in the MDP.
  - 2. Vehicular streets or roads, parking, driveways, required setbacks, park strips, landscaped buffers, paved areas, and areas with slopes greater than thirty percent (30%) shall not be

included in computations of permanent open space. All open space is required to be usable open space.

- F. Lot Area and Setbacks. Lot area and setbacks shall be established by the city council through approval of the Master Development Plan following the provisions of title 13, chapter 7, article I of the city code. No lot for any detached single-family home shall be less than 4350 square feet.
- G. Maximum Heights. Maximum height of buildings and structures is established by the city council through approval of the Master Development Plan following the provisions of title 13, chapter 7, article I of the city code.

#### 13-5M-4 Integrated Housing Development (IH-D)

- A. Maximum Density. Gross density shall not exceed 6.5 units per acre, except that with density buy-ups, pursuant to subsection B below, gross density may be up to 7.5 units per acre. IH-D shall be designated on the general plan future land use map as High Density.
- B. Density buy-up: A density buy-up of .25 units per acre may be granted by the city council by donating the additional lots or units created by the buy up to a community land trust program for low or moderate income housing, pursuant to Utah Code Ann. section 10-9a-403(2)(b)(iii)(N), is made and is structured in a manner that is acceptable to the city council. The entity donating the lots for the density increase shall be granted the right to construct on the lot and shall have all impact fees waived for the donated lots.
- C. Housing Units. Twin Homes; Duplexes; Tri-plex, Multi-Family, Multi-plex Units shall compromise a maximum of 50 percent of the overall unit count.
  - 1. Twin Homes; Duplexes; Tri-plex, Multi-Family, Multi-plex units shall be integrated with, and not clustered together or segregated from, single-family homes.
  - 2. Twin Homes; Duplexes; Tri-plex, Multi-Family, Multi-plex Units shall be designed to look like the single-family homes and shall adhere to the architectural standards of the development plan and of this section.
- D. The unit mix requirements of subsections C and D above may be modified by the city council, at its sole legislative discretion, based on site specific considerations, location, and topography, up to a maximum of 40 percent of the gross area (less commercial) of the project for multi-family units.
- E. Open Space Requirements. Trails, open space, open land, common areas, community gardens, and parks within the project area shall be maintained in perpetuity by a homeowner's association.
  - 1. A minimum of twenty percent (20%) of the gross area of the project shall be dedicated to open space. A minimum of (15%) percent of the gross area required open space must be a contiguous, permanent park space which is groomed and irrigated, centrally located and accessible by all residents of the community through a network of trails. The remaining five percent (5%) of the gross area required open space may be used for trails and community amenities as approved in the MDP.
  - 2. A minimum 2,000 square foot club house or community facility is required for each (IH-D) development and may not be counted as open space.
  - 3. Vehicular streets or roads, parking, driveways, required setbacks, park strips, commercially paved areas, and areas with slopes greater than thirty percent (30%) shall not be included in computations of permanent open space. All open space is required to be usable open space.
  - 4. Open space shall buffer development from transportation corridors when possible.

- F. Lot Area and Setbacks. Lot area and setbacks shall be established by the city council through approval of the Master Development Plan following the provisions of title 13, chapter 7, article I of the city code. No lot for any detached single-family home shall be less than 4350 square feet.
- G. Detached Homes. Single-family detached units shall comprise a minimum of 50 percent of the gross area of the project. The gross area of the single-family homes shall exceed the gross area of multi-family homes in the project. Actual ratio is established by the city council through approval of the Master Development Plan.
- H. Maximum Heights. Maximum height of buildings and structures is established by the city council through approval of the Master Development Plan.
- I. Commercial Spaces. Developments along arterial streets shall devote a minimum of one (1) acre of the development area as a commercial area or areas and said area or areas shall be treated as if zoned SC-1. The size of this commercial area may be larger than one (1) acre up to a maximum of ten (10) acres and shall consist of at least 5 percent (5%) of the total area of the development.

#### 13-5M-5 Standards

- A. Architectural Standards. Architectural standards of buildings and structures are established by the city council through the approval of the Master Development Plan.
- B. Signs shall meet requirements of title 12 of the city code.
- C. Landscaping shall meet requirements of title 13, chapter 13 of the city code.
- D. Parking and Lighting shall meet requirements of title 13, chapter 12 of the city code.
- E. Fencing and Screening shall meet requirements of title 13, chapter 14 of the city code.

#### **Amendment to City Code Section 13-5-1**

##### 13-5-1: ZONING DISTRICTS:

In order to accomplish the purposes of this title, the city is hereby divided into zoning districts (or zones) in accordance with the adopted general plan of the city as follows:

Agricultural zones:

A-1 Agricultural zone

A-5 Agricultural zone

A-20 Agricultural zone

Residential zones:

R-1 Single-family residential zones

R-1-5 (5,000 square feet)

R-1-6 (6,000 square feet)

R-1-8 (8,000 square feet)

R-1-9 (9,000 square feet)

R-1-10 (10,000 square feet)

R-1-12 (12,000 square feet)

R-1-14 (14,000 square feet)



R-2 Two-family residential zone  
R-3 Multiple-family residential zone  
R-3-6 (3 to 6 units per acre)  
R-3-8 (8 or less units per acre)  
R-3-10 (10 or less units per acre)  
R-3-12 (12 or less units per acre)  
R-3-16 (16 or less units per acre)  
R-3-20 (20 or less units per acre)  
R-3-22 (22 or less units per acre)

R-R Rural residential zone

R-R-20 (20,000 square feet)

R-R-30 (30,000 square feet)

R-R-40 (40,000 square feet)

R-E Residential estate zone

R-E-20 (20,000 square feet)

R-E-30 (30,000 square feet)

R-E-40 (40,000 square feet)

R-M Mobile home residential zone

Planned development zones:

PRD Planned residential development zone

PC Planned community zone

PCH Planned community hillside zone

**Integrated Housing Zones:**

**IH-L Integrated Housing-Limited Density Zone**

**IH-D Integrated Housing Development Zone**

Office and research park zones:

P-O Professional office zone

BR-P Business and research park zone

Commercial zones:

C-G General commercial zone

C-M Heavy commercial zone

SC-1 Neighborhood shopping center zone

SC-2 Community shopping center zone

SC-3 Regional shopping center zone

Manufacturing zones:

M-P Manufacturing Park Zone

M-1 Light Manufacturing Zone

M-2 Major Manufacturing Zone

P-F Public Facilities Zone

PRO Parks, Recreation and Open Space Zone

City Center zones:

CC-C City Center-Core Subdistrict  
CC-R City Center-Residential Subdistrict  
CC-F City Center-Frame Subdistrict  
WSPA West Side planning area zones:  
VLSFR Very Low Density, Single-Family Residential Zone  
LSFR Low Density, Single-Family Residential Zone  
MFR Medium Density, Multi-Family Residential Zone  
HFR High Density, Multi-Family Residential Zone  
MU Mixed Use Zone  
Overlay zoning districts:  
Airport Overlay Zone  
Redwood Road Overlay Zone  
Historic Districts, Sites and Buildings Overlay Zone  
Hillside Development Overlay Zone  
Floodplain Overlay Zone  
Drinking Water Source Protection Overlay Zone  
Transit Station Overlay District  
Senior Housing Overlay District  
Infill Development Overlay District  
Residential Overlay District  
Airport Special Purpose Zone

(2001 Code § 89-3-101; amd. 2009 Code; Ord. 11-03, 2-9-2011; Ord. 11-35, 11-22-2011; Ord. 14-32, 10-22-2014; Ord. 17-19, 4-5-2017; Ord. 18-37, 11-7-2018; Ord. 21-19, 12-15-2021)

**Amendment to City Code Subsection 13-8-23B**

13-8-23: BALANCED HOUSING:

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B. Exemptions: The following types of two-family and multi-family housing are not subject to the annual cap or to the timing requirements of this section:

1. Residential housing developments in compliance with the general plan that are:
  - a. Multi-family housing (2 or more housing units) in a Transit Station Overlay District (TSOD).
  - b. Senior housing for age fifty five (55) and older.
  - c. Multi-family housing for disabled persons.
  - d. Low and moderate income housing owned by a nonprofit or a local housing authority.
  - e. Multi-family housing as part of a master planned community that meet the following provisions:
    - (1) Master plan shall be a minimum of seventy five (75) undeveloped acres and be zoned PC or

PRD.

(2) Two-family and multi-family housing not exempt by the provisions listed in subsections B1a through B1d of this section, shall comprise no greater than seventeen percent (17%) of the total number of dwelling units in the approved master development plan.

(3) Two-family and multi-family housing units not exempt by the provisions listed in subsections B1a through B1d of this section, shall be individually owned as either condominiums or townhomes.

f. Twin homes on a vacant parcel(s) or lot(s) in an existing R-2 Zone, as long as all of the following criteria are met:

(1) The R-2 zoning has continuously existed since October 22, 2014; and

(2) The parcel(s) or lot(s) has/have been continuously "vacant" (no dwelling unit(s) constructed thereon) since October 22, 2014.

g. Multi-family housing (2 or more units) in an Interchange Overlay Zone (IOZ).

h. Multi-family housing (2 or more units) in a Residential Overlay District (ROD).

**i. Multi-family housing (2 or more units) in an Integrated Housing-Limited Density (IH-L) or Integrated Housing Development (IH-D) Zone.**

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**Clean Version:**

ARTICLE M. INTEGRATED HOUSING ZONES

13-5M-1: Purpose and Intent

A. Intent. The Integrated Housing (IH) Zones, which include the IH-L and IH-D Zones, allow for inclusionary development of housing to ensure fair opportunities to access housing and economic prosperity. This ordinance balances these needs and integrates multi-family and single-family housing in the same planned development in appropriate areas of the city. The intent is to allow a flexible arrangement of residential development, including varying lot sizes, twin homes, townhomes, and multi-family units. Larger scale developments under this ordinance are required to have commercial components to serve the needs of the community. This development incorporates open space and encourages walkability and community interaction.

B. Prior to the city council approving the IH zoning designation on the zoning map, the petitioner and the property owner(s) shall negotiate with the city a mutually acceptable Master Development Plan (MDP) pursuant to title 13, chapter 7, article I of the city code and a mutually acceptable Master Development Agreement (MDA). As part of the MDA, the city and the applicant shall agree to a provision in the MDA that the applicant will construct a minimum of 3% of the overall unit count as moderate income housing units and priced to be in the moderate income housing range as defined in Utah Code Ann. section 10-9a-103(40). The MDP or the MDA shall also define the distribution and phasing of moderate income housing in the development. All parties shall execute and record, with the Salt Lake County Recorder, the MDA, which shall include the MDP as an attachment.

C. At a minimum, a petition for IH zoning designation shall:

1. Propose:

a. A map of integrated uses to ensure that the land within the zone shall be developed as an integrated community;

b. A phasing plan for project amenities, system amenities, and improvements proposed for public dedication that shall illustrate and establish how property within each phase shall be apportioned into

logical development place types and how each portion of the development dedicates open space, and amenities proportionate to the density approved for that portion of the development;

c. A development phasing plan showing that each phase can operate independently, without relying on a subsequent phase;

d. A grading plan, supported by an approved geotechnical study;

e. Conceptual design exhibits and requirements for public improvements following all city adopted standards and specifications i.e., water, sewer, storm drain, streets etc. and all other public and private amenities;

f. Geotechnical studies and soils report as required by the city;

g. An environmental mitigation plan as required by the city;

h. A stormwater drainage plan, which demonstrates proposed compliance with the city's overall stormwater master plan and MS4 permit;

i. A conceptual lotting plan for the entire project; and

j. Architectural design guidelines.

2. Demonstrate that the proposed project shall:

a. Be well integrated;

b. Be feasible;

c. Complement the natural features of the site;

d. Ensure a safe community;

e. Promote neighborhood compatibility;

f. Result in a net positive contribution of residential development, amenities and commercial, where required, to the city;

g. Provide a variety of well-designed housing types and configurations;

h. Ensure the highest value of open space for any given site;

i. Efficiently and cost effectively extend and provide public infrastructure;

j. Mitigate the potential for adverse impacts of non-residential uses on residential uses and residential neighborhoods within the city; and

k. Encourage mixed use, walkable, and sustainable development that incorporates innovative design and innovative alternatives to reduce impacts of the automobile on the community;.

3. The proposed zone change must result in appealing placemaking by addressing how buildings relate to the streets, plazas, green courts, and open space, the use of rear-loaded parking, continuity of pedestrian systems, placement of parks and trail systems, and the character, quality, and detail of the architecture and landscape design, which combine to form a well-functioning, economically sustainable, community.

4. Proposed site and building plans shall be prepared by a team of qualified professionals who have demonstrated prior exemplary competence in quality, new-urbanist, development, urban planning, and site planning, and in architectural and landscape architecture design.

D. To meet the purpose and intent, there are two separate Integrated Housing Zones; namely, Integrated Housing-Limited Density (IH-L) and Integrated Housing Development (IH-D). These two zones are exempt from the provisions of section 13-8-23.

1. Integrated Housing-Limited Density (IH-L) is designed to be used for infill projects of up to 20 acres. The goal is to create a housing integrated neighborhood by allowing for inclusionary growth and a planned mixture of housing types.

2. Integrated Housing Development (IH-D) is designed to be used in developments of between more than 20 acres and 90 acres. The goal is to create a housing integrated neighborhood and allow for inclusionary growth with a mixture of single-family, twin homes, townhomes multi-family units and commercial uses while maintaining an appropriate density as determined by the city council.

#### 13-5M-2 Permitted Uses

- A. IH-L: Single-Family Dwellings; Twin Homes; Duplexes; Tri-plex, Multi-Family, Multi-plex.
- B. IH-D: Single-Family Dwellings; Twin Homes; Duplexes; Tri-plex, Multi-Family, Multi-plex. For the purposes of this section, multi-plex is defined as 6 units per building or less.
- C. Commercial uses in IH-D shall be treated as if zoned SC-1 and shall follow the use table and requirements of title 13, chapter 5, article E.

#### 13-5M-3 Integrated Housing-Limited (IH-L)

- A. Maximum Density. Gross density shall not exceed 5.5 units per acre, except that with density buy-ups, pursuant to subsection B below, gross density may be up to 5.75 units per acre.
- B. Density buy-up: A density buy-up of up to .25 units per acre may be granted by the city council by donating the additional lots or units created by the buy up to a community land trust program for low or moderate income housing, pursuant to Utah Code Ann. section 10-9a-403(2)(b)(iii)(N), if it is structured in a manner that is acceptable to the city council.
- C. Housing Units. Single-Family Housing shall comprise 75 percent of the overall unit count. Twin Homes; Duplexes; Tri-plex, Multi-Family, Multi-plex Units shall compromise a maximum of 25 percent of the overall unit count.
  - 1. Twin Homes; Duplexes; Tri-plex, Multi-Family, Multi-plex units shall be integrated with, and not clustered together or segregated from, single-family homes.
  - 2. Twin Homes; Duplexes; Tri-plex, Multi-Family, Multi-plex Units shall be designed to look like the single-family homes and shall adhere to the architectural standards of the development plan and of this section.
- D. The unit mix requirements of subsections C and D above may be modified by the city council, at its sole legislative discretion, based on site specific considerations, location, and topography, up to a maximum 51 percent single family to 49 percent multi-family ratio.
- E. Open Space Requirements. Trails, open space, open land, common areas, community gardens, and parks within the project area shall be maintained in perpetuity by a homeowner's association.

1. A minimum of fifteen percent (15%) of the gross area of the project shall be dedicated to open space. Ten percent (10%) of the gross area of project shall be developed as one continuous groomed and irrigated permanent park centrally located and accessible by all residents of the community through a network of trails and sidewalks. The remaining 5 percent (5%) of the gross area may be used for trails or other community amenities as approved in the MDP.
  2. Vehicular streets or roads, parking, driveways, required setbacks, park strips, landscaped buffers, paved areas, and areas with slopes greater than thirty percent (30%) shall not be included in computations of permanent open space. All open space is required to be usable open space.
- F. Lot Area and Setbacks. Lot area and setbacks shall be established by the city council through approval of the Master Development Plan following the provisions of title 13, chapter 7, article I of the city code. No lot for any detached single-family home shall be less than 4350 square feet.
- G. Maximum Heights. Maximum height of buildings and structures is established by the city council through approval of the Master Development Plan following the provisions of title 13, chapter 7, article I of the city code.

#### 13-5M-4 Integrated Housing Development (IH-D)

- A. Maximum Density. Gross density shall not exceed 6.5 units per acre, except that with density buy-ups, pursuant to subsection B below, gross density may be up to 7.5 units per acre. IH-D shall be designated on the general plan future land use map as High Density.
- B. Density buy-up: A density buy-up of .25 units per acre may be granted by the city council by donating the additional lots or units created by the buy up to a community land trust program for low or moderate income housing, pursuant to Utah Code Ann. section 10-9a-403(2)(b)(iii)(N), is made and is structured in a manner that is acceptable to the city council.
- C. Housing Units. Twin Homes; Duplexes; Tri-plex, Multi-Family, Multi-plex Units shall compromise a maximum of 50 percent of the overall unit count.
1. Twin Homes; Duplexes; Tri-plex, Multi-Family, Multi-plex units shall be integrated with, and not clustered together or segregated from, single-family homes.
  2. Twin Homes; Duplexes; Tri-plex, Multi-Family, Multi-plex Units shall be designed to look like the single-family homes and shall adhere to the architectural standards of the development plan and of this section.
- D. The unit mix requirements of subsections C and D above may be modified by the city council, at its sole legislative discretion, based on site specific considerations, location, and topography, up to a maximum of 40 percent of the gross area (less commercial) of the project for multi-family units.
- E. Open Space Requirements. Trails, open space, open land, common areas, community gardens, and parks within the project area shall be maintained in perpetuity by a homeowner's association.
1. A minimum of twenty percent (20%) of the gross area of the project shall be dedicated to open space. A minimum of (15%) percent of the gross area required open space must be a contiguous, permanent park space which is groomed and irrigated, centrally located and accessible by all residents of the community through a network of trails. The remaining five percent (5%) of the gross area required open space may be used for trails and community amenities as approved in the MDP.

2. A minimum 2,000 square foot club house or community facility is required for each (IH-D) development and may not be counted as open space.
  3. Vehicular streets or roads, parking, driveways, required setbacks, park strips, commercially paved areas, and areas with slopes greater than thirty percent (30%) shall not be included in computations of permanent open space. All open space is required to be usable open space.
  4. Open space shall buffer development from transportation corridors when possible.
- F. Lot Area and Setbacks. Lot area and setbacks shall be established by the city council through approval of the Master Development Plan following the provisions of title 13, chapter 7, article I of the city code. No lot for any detached single-family home shall be less than 4350 square feet.
- G. Detached Homes. Single-family detached units shall comprise a minimum of 50 percent of the gross area of the project. The gross area of the single-family homes shall exceed the gross area of multi-family homes in the project. Actual ratio is established by the city council through approval of the Master Development Plan.
- H. Maximum Heights. Maximum height of buildings and structures is established by the city council through approval of the Master Development Plan.
- I. Commercial Spaces. Developments along arterial streets shall devote a minimum of one (1) acre of the development area as a commercial area or areas and said area or areas shall be treated as if zoned SC-1. The size of this commercial area may be larger than one (1) acre up to a maximum of ten (10) acres and shall consist of at least 5 percent (5%) of the total area of the development.

#### 13-5M-5 Standards

- A. Architectural Standards. Architectural standards of buildings and structures are established by the city council through the approval of the Master Development Plan.
- B. Signs shall meet requirements of title 12 of the city code.
- C. Landscaping shall meet requirements of title 13, chapter 13 of the city code.
- D. Parking and Lighting shall meet requirements of title 13, chapter 12 of the city code.
- E. Fencing and Screening shall meet requirements of title 13, chapter 14 of the city code.

### **Amendment to City Code Section 13-5-1**

#### 13-5-1: ZONING DISTRICTS:

In order to accomplish the purposes of this title, the city is hereby divided into zoning districts (or zones) in accordance with the adopted general plan of the city as follows:

Agricultural zones:

A-1 Agricultural zone

A-5 Agricultural zone

A-20 Agricultural zone

Residential zones:

R-1 Single-family residential zones

R-1-5 (5,000 square feet)

R-1-6 (6,000 square feet)

R-1-8 (8,000 square feet)

R-1-9 (9,000 square feet)

R-1-10 (10,000 square feet)

R-1-12 (12,000 square feet)

R-1-14 (14,000 square feet)

R-2 Two-family residential zone

R-3 Multiple-family residential zone

R-3-6 (3 to 6 units per acre)

R-3-8 (8 or less units per acre)

R-3-10 (10 or less units per acre)

R-3-12 (12 or less units per acre)

R-3-16 (16 or less units per acre)

R-3-20 (20 or less units per acre)

R-3-22 (22 or less units per acre)

R-R Rural residential zone

R-R-20 (20,000 square feet)

R-R-30 (30,000 square feet)

R-R-40 (40,000 square feet)

R-E Residential estate zone

R-E-20 (20,000 square feet)

R-E-30 (30,000 square feet)

R-E-40 (40,000 square feet)

R-M Mobile home residential zone

Planned development zones:

PRD Planned residential development zone

PC Planned community zone

PCH Planned community hillside zone

Integrated Housing Zones:

IH-L Integrated Housing-Limited Density Zone

IH-D Integrated Housing Development Zone

Office and research park zones:

P-O Professional office zone

BR-P Business and research park zone

Commercial zones:

C-G General commercial zone

C-M Heavy commercial zone

SC-1 Neighborhood shopping center zone

SC-2 Community shopping center zone



SC-3 Regional shopping center zone

Manufacturing zones:

M-P Manufacturing Park Zone

M-1 Light Manufacturing Zone

M-2 Major Manufacturing Zone

P-F Public Facilities Zone

PRO Parks, Recreation and Open Space Zone

City Center zones:

CC-C City Center-Core Subdistrict

CC-R City Center-Residential Subdistrict

CC-F City Center-Frame Subdistrict

WSPA West Side planning area zones:

VLSFR Very Low Density, Single-Family Residential Zone

LSFR Low Density, Single-Family Residential Zone

MFR Medium Density, Multi-Family Residential Zone

HFR High Density, Multi-Family Residential Zone

MU Mixed Use Zone

Overlay zoning districts:

Airport Overlay Zone

Redwood Road Overlay Zone

Historic Districts, Sites and Buildings Overlay Zone

Hillside Development Overlay Zone

Floodplain Overlay Zone

Drinking Water Source Protection Overlay Zone

Transit Station Overlay District

Senior Housing Overlay District

Infill Development Overlay District

Residential Overlay District

Airport Special Purpose Zone

(2001 Code § 89-3-101; amd. 2009 Code; Ord. 11-03, 2-9-2011; Ord. 11-35, 11-22-2011; Ord. 14-32, 10-22-2014; Ord. 17-19, 4-5-2017; Ord. 18-37, 11-7-2018; Ord. 21-19, 12-15-2021)

**Amendment to City Code Subsection 13-8-23B**

13-8-23: BALANCED HOUSING:

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B. Exemptions: The following types of two-family and multi-family housing are not subject to the annual cap or to the timing requirements of this section:

1. Residential housing developments in compliance with the general plan that are:

- a. Multi-family housing (2 or more housing units) in a Transit Station Overlay District (TSOD).
- b. Senior housing for age fifty five (55) and older.
- c. Multi-family housing for disabled persons.
- d. Low and moderate income housing owned by a nonprofit or a local housing authority.
- e. Multi-family housing as part of a master planned community that meet the following provisions:
  - (1) Master plan shall be a minimum of seventy five (75) undeveloped acres and be zoned PC or PRD.

(2) Two-family and multi-family housing not exempt by the provisions listed in subsections B1a through B1d of this section, shall comprise no greater than seventeen percent (17%) of the total number of dwelling units in the approved master development plan.

(3) Two-family and multi-family housing units not exempt by the provisions listed in subsections B1a through B1d of this section, shall be individually owned as either condominiums or townhomes.

f. Twin homes on a vacant parcel(s) or lot(s) in an existing R-2 Zone, as long as all of the following criteria are met:

(1) The R-2 zoning has continuously existed since October 22, 2014; and

(2) The parcel(s) or lot(s) has/have been continuously "vacant" (no dwelling unit(s) constructed thereon) since October 22, 2014.

g. Multi-family housing (2 or more units) in an Interchange Overlay Zone (IOZ).

h. Multi-family housing (2 or more units) in a Residential Overlay District (ROD).

i. Multi-family housing (2 or more units) in an Integrated Housing-Limited Density (IH-L) or Integrated Housing Development (IH-D) Zone.

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# Ordinance No. 22-37 Adopting Integrated Housing and Amd Zoning Districts

Final Audit Report

2022-08-23

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By:	Cindy Quick (Cindy.quick@westjordan.utah.gov)
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