

A. Background

Section 10-9a-403 of the Utah Code requires all municipalities to adopt a Moderate Income Housing Plan and Section 10-9a-408 requires cities to annually review their "moderate income housing plan" as part of the General Plan. Centerville's Moderate Income Housing Plan was originally adopted in February of 2002. Additionally, the City has submitted several biennial reports to the State, as required.

However, since the initial adoption of the plan element, there has not been a significant reassessment of "moderate income housing" status for the City.

B. Summary of Past Findings of the 2002 Moderate Income Housing Plan

Listed below is a brief narrative of the adopted findings or conclusions of the initial plan element to address the requirements of the statute:

- a) *Approximately 20% of the housing stock sales and assessments were deemed affordable and supply was likely adequate for that moment in time.*
- b) *Generally, the affordable housing stock was built prior to 1990 and mainly consisted of condominiums rather than single-family homes. Less than 10% of the new construction (after 1990) would likely be affordable.*
- c) *It was assumed moderate income population would remain at 20% in the "near" future. Thus, with growth in population, new affordable housing would need to be built.*
- d) *Given, existing land costs and property values, existing and projected zoning, construction trends, etc. it is unlikely that any new housing stock constructed*

would be affordable to meet the new demands assuming a sustained 20% moderate income population.

- e) *Approximately 80% of the City's housing stock consisted of single family homes. The 2000 Census indicated a decline in household size and an increase in the median age and an increase with both young adults and seniors. These changes may point to the need for a wider variety of housing types.*
- f) *There was a lack of supply with regards to rental housing and it may be getting smaller. The Census 2000 numbers indicated a 5% decrease in renter occupied housing from the 1990 Census.*

C. Summary of 2002 Plan's Past Strategies to Promote Moderate Income Housing

The previous strategies were developed using both the required State criteria and a few local ideas. These strategies were as follows:

State Strategies:

- a) Rezoning – Consider some additional multi-family zoning districts.
- b) Density Bonus – Consider a binding commitment to provide affordable housing when granting density bonuses.
- c) Mandatory Set Asides – Consider setting aside specific properties for exclusive development of moderate income housing.
- d) Infrastructure Expansion – The use of infrastructure expansion as a "technique" will likely have limited applicability for Centerville.
- e) Rehabilitation of Uninhabitable Housing – This "technique" will likely play no role in Centerville's Plan.
- f) Waiving Construction & Other Related Fees – Because such fees are relatively small compared to land and construction

costs, fee waivers may need to be coupled with other incentives.

- g) Use of Federal and State Funds or Incentives – Providing information about such programs may be useful and the City may need to consider requiring participation in such programs to receive any local incentives.

Other Local Strategies:

- h) Consider Allowing Accessory Units - The use of accessory units throughout the community could potentially provide a source of moderate income housing.
- i) Create More Flexible Zoning Classifications – Options to consider were:
- a. Use R-2 and R-3 Zoning to accommodate multi-family development.
 - b. Consider using “mixed use” zoning classifications.
 - c. Promote a variety of lot sizes with overall lot density standards rather than minimum lot sizes.
 - d. Consider using flexible performance based zoning.
 - e. Review and consider “Envision Utah’s” production of tools and model ordinances, as a starting point in creating flexible zoning incentives.

D. Summary of Centerville’s Previous Moderate Income Housing Plan Implementation Efforts

Since its original adoption, Centerville has made or taken significant efforts to implement the strategies of the Moderate Income Housing Plan. These efforts have resulted in opportunities for various types of housing to be preserved or to be developed. Listed below is a

summary the efforts and opportunities that have been implemented or occurred:

2003:

- a) Zoning Ordinance Overhaul
 - ✓ Eliminated minimum lot sizes for most residential districts
 - ✓ Established a gross density standard for each district
 - ✓ Changes allow flexible lots sizes to encourage a range of home pricing in each development
- b) Garden View Apartments
 - ✓ 1st new apartment complex (59 townhome style units) using the new Residential High (R-H) Zone, which allows up to 12 units per acre.

2004:

- c) General Plan Modification
 - ✓ Encourage greater density in the Northwest Neighborhood Area
 - ✓ Locate such density near service areas and where transportation options are most available

2006:

- d) Pineae Village Estates
 - ✓ A master planned community of 227 dwelling units was approved allowing a variety of housing types; Single family homes 49, Townhomes 94, Stacked flat dwellings 84.

2007:

- e) Zoning Ordinance Update
 - ✓ Removed the five (5) acre minimum for any residential development desiring to use the Planned Development Overlay District, a density centered incentive based zoning tool.

2008

- f) General Plan/Zoning – Main Street Corridor Plan
 - ✓ Accentuated the existing local commercial zoning district to allow

flexible uses using a form based code. Uses from single family to multi-family dwellings were introduced to create mixed use focal areas along the corridor.

- ✓ *Changes implemented the Wasatch 2040 Plan to establish the desired boulevard community within Centerville.*

g) *Cedar Springs Condominiums*

- ✓ *Preservation - CBDG funds were used to improve access streets and utilities for the 200-unit Cedar Springs development.*

2009

h) *Pheasantbrook Condominiums*

- ✓ *Preservation - CBDG funds were used to improve access streets and drainage system for the 144-unit Pheasantbrook development.*

2010:

i) *Legacy Crossing at Parrish Lane*

- ✓ *A Master Planned Mixed Use development, which approved 158 apartments, a complex of three buildings; 2 buildings with 64 dwellings each and 1 building with 30 units.*

2015:

j) *Legacy Trails Development*

- ✓ *A Master Planned Mixed use development, which approved 162 Apartments, located just west of the Legacy Crossing*

2018:

k) *Legacy Commons Development*

(Approved but not Built)

- ✓ *A Master Planned Mixed use development, which approved 111 Apartments, located just north of the Legacy Trails Project.*

E. Guiding Principles of the Moderate Income Housing Plan Element

The guiding principles that are being used to give direction to the Moderate Income Housing Plan are as follows:

1. The Plan update recognizes that, over the past decade, the City has made significant strides in its efforts to alter or modify Zoning Regulations to encourage the development of a variety of housing types.
2. City's market characteristics and demands will vary overtime, the primary focus of the Plan is to regularly track and review the City's housing stock types in order to improve the decisions made regarding community plan updates and zone map amendments.
3. Due to political and geographical constraints, the Plan additionally focuses on the efficient use of existing infrastructure and utilizes "infill" or "redevelopment" scenarios that might assist with creating moderate income housing.
4. The basic tenet of livable communities is "good design," particularly when providing more density to encourage development of lesser housing types.

F. Moderate Income Housing Plan

In the case of the Moderate Income Housing Plan ("*Plan*"), the **Guiding Policies and Directives of the Plan are expressed using the required elements or strategies of 10-9a.-403, as well other strategies identified by the City.** Each element is addressed separately within the Plan and consists of the following:

- An estimate of the existing supply of moderate income housing located within the municipality;
- An estimate of the need for moderate income housing in the municipality for the next five years;
- A survey of total residential land use;
- An evaluation of how existing land uses and zones affect opportunities for moderate income housing; and

- A description of the municipality’s program to encourage an adequate supply of moderate income housing.

Within the descriptive “element” of the Plan, various required analyses or strategies are identified and any associated conclusions or policies related to these strategies are listed and explained. These strategies, conclusions, or policies are to be used in the decision-making process for land use ordinance amendments, applicable land use application reviews, and/or related capital improvement programs. Additionally, each element or strategy may be accompanied by descriptive text that is intended to assist with understanding the purpose, intent, and interpretation of the strategy as it relates to moderate income housing in Centerville.

PLAN ELEMENT 1:

1. A Survey of Total Residential Land Use.

The statute requires cities to conduct a survey of the total residential land use. Such an assessment for the City was made using the City’s GIS system and data from the County Recorder’s and Assessor’s Offices, and the City’s Building Department to perform the survey. Within the survey, housing was categorized into “use types” labeled single-family, townhomes and duplexes, and multi-family. These are the common categories used for various reports and surveys regarding residential uses and are similarly used later in this plan element. Furthermore, due to the difficulty of obtaining reliable data, the distinctive isolation and evaluation of apartments or rentals was not performed and was either assumed or combined with the multi-family calculations.

Additionally, the survey includes the current zoning districts that contain any of the selected use types. The survey did not include whether the use types were within the allowed densities of a particular zone or determine the non-conforming status of a specific use type.

PLAN ELEMENTS

REVIEW/ANALYSIS:

A. Results of the Survey of Residential Use Types (as of 2017):

HOUSING TYPE	2017 UNITS	%
Single-family	3,993	71%
Town Home / Duplex	1,029	19%
Multi-family	585	10%
Total Units	5,547	100%

Table 1

B. Survey Synopsis – From review of the data, single family dwellings are the predominant residential use type. This is not unusual for most cities and more particularly in other similar small communities. However, the townhome/duplex residential use type is higher than a normal open market yield (see City Strategy 8). Thus, it can be deduced that, in spite of having a prevailing single family residential use type, Centerville’s efforts to address moderate income housing since the adoption of the moderate income element have had a positive affect towards encouraging a variety of housing types.

C. Future Policy Considerations – The Wasatch area has grown rapidly in the last few decades, future residential needs for the City may likely reflect the following characteristics and trends:

1. The region is predicted to continue to grow by as much as 2.2% per year.
2. Two-thirds of this growth is expected to come from children growing up, settling this area, and starting their own families.

3. Utah's baby boomers had more children than their non-Utah counterparts and had them earlier in life.
4. There are more single-parent households than in the past leading to added growth.
5. Household diversity creates a demand for a variety of housing types to meet the different lifestyle groups.

PLAN ELEMENT 2:

2. An Evaluation of How Existing Land Uses and Zones Affect Opportunities for Moderate Income Housing.

According to the publication “Urban Planning Tools for Quality Growth” the evaluation of zoning densities is one of the biggest factors in making housing affordable. “If the widespread practice of zoning for mostly large-lot homes is not modified, economic problems will increase and people will be extremely limited in their lifestyle and household choices (*Chapter 2 - Meeting Housing Needs, page, 31*).

Since the original adoption of the City’s Moderate Income Housing Element, the City has implemented several changes to its Zoning Ordinance (*see Section “D” of this Plan Element*) to encourage the development of a variety of housing choices. These changes have allowed greater densities in areas of redevelopment that can capitalize on the efficient use of existing infrastructure or created projects with housing choices that do not result in typical large-lot style development.

PLAN ELEMENTS

REVIEW/ANALYSIS:

A. Existing Zoning District Opportunities:

Standard Zoning	Zones	Acres	Density Capacity
	Ag. Low (A-L)		487
Res. Low (R-L)		1,127	4,508
Res. Med. (R-M)		118	944
Res. High (R-H)		45	540
Mixed Use/Flexible Zoning	FVSD	19	70
	R-H/ (PD)	30	227
	West Side/ Mixed Use Overlay	~ 50	750
	So. Main Street/ Mixed Use Overlay	~19	196 to 392
	C-VH(PD)/ Mixed Use Overlay	30	206
Totals		1,925	8,415 to 8,611

Table 2

B. Evaluation Synopsis – From review of the information, the typical standard zoning used by the City predominately consisted of single family, low-density, development. However, since the adoption of the Moderate Income Element, the City has implemented several flexible zoning tools that allow opportunities for various housing types. These efforts should be supported and continued into the future.

C. Future Policy Considerations – Decisions regarding land use planning in the future should consider the following:

1. Provide opportunities for people moving through life’s stages to be able to live and/or grow up in the same community.
2. Increase opportunities for redevelopment to reduce the demand for new extensions of utility lines and services.
3. Encourage the development of sustainable and walkable neighborhoods, where employment,

goods, and services can be obtained with less driving.

4. Encourage opportunities for establishing a variety of housing types in keeping with the incomes range of more families.

PLAN ELEMENTS

PLAN ELEMENT 3:

3. An Estimate of City’s Existing Supply of Moderate Income Housing.

The 2017 median household income in Centerville is \$78,438, which is \$7,326 above the area median income (AMI) for Davis County (\$71,112). Given these figures, 6% of the households in Centerville earn less than or equal to 30% of AMI, 7.7 % earn between 30 and 50% of AMI, 11.1% earn between 51 and 80% of AMI, 12% earn between 81 and 100% of AMI, and 63.2% earn more than 100 % of AMI. Households that earn a moderate income (80% of AMI) or less make up 24.8 percent of Centerville’s population.

Housing is considered affordable when households, regardless of their income, spend no more than 30% of their monthly income on housing expenses. Therefore, cost-burdened households are those households whose housing expenses exceed 30% of their monthly income. Based on this definition, 63.7% of Centerville’s renter households that earn a moderate income or less and 55.8% of the city’s owner households that earn a moderate income or less are cost burdened, which indicates that Centerville’s residents would benefit from additional affordable rental and ownership options.

REVIEW/ANALYSIS:

A. 2017 Estimate of Supply by Mortgage Cost:

AMI	Mortgage Ranges	Count
>100%	>\$308,811	1,658
>80% and <100%	>247,047 and <\$308,811	1,259
>50% and <80%	>\$154,406 and <\$247,047	939
>30% and <50%	>\$92,643 and <\$154,406	30
<30%	<\$92,643	27

Table 3

B. 2017 Existing Supply Synopsis – Using County data for the market rate value of our single family homes, we can see from the Table above that Centerville has approximately 939 single family homes within the “moderately affordable income” bracket, between 50% and 80% AMI. This data is based on Davis County assessed value of the home, which is typically *lower* than what it would appear on the market today, so the number of units may, in reality, be less than determined by this data.

Future Policy Considerations – Future decisions about land use planning for the City should consider the following:

1. The housing mix of the Greater Wasatch area will change in the next 20 years (*see publications for state population forecasts*).
2. There will be a rise in senior households (>60 yrs. old) from 21 to 27 percent.
3. Current demographic trends indicate that household size will likely decline in the future.
4. Fewer two-income households will likely be a result of such changing demographics.

5. There will be a demand for housing types needing less maintenance.

PLAN ELEMENT 4:

4. An Estimate of the City’s Future Need of Moderate Income Housing.

In order to estimate the future need of moderate income housing, the Utah Department of Work Force Services has developed a “Five Year Projection Calculator” for “technical assistance to Utah’s local governments in estimating the projected moderate-income housing needs within their geographic jurisdiction over a five-year period.”

The “gap” is the estimated number of moderate-income renter households within our community, the estimated number of built units that are affordable, and the built supply availability. The “future income burden” analysis, is the estimated ratio of median rent (for a family of 4) in our City and an estimated projection to 2024. A cost burden over 30% means the household would be burdened by typical housing costs.

“Keep in mind that this provided tool is limited to a renter-based projection. Such estimates are a function of probability, not absolutes.” However, the data set is being provided and promoted for use by Utah Department of Work Force Services to comply with the requirements of the Moderate Income Housing expectations set by State Statute.

PLAN ELEMENTS

REVIEW/ANALYSIS:

A. Estimate of Current and Future Housing Gap:

2018 Estimated Housing Gap	Renter Households	Available Housing Units	Availability Gap
80% AMI	525	594	+ 69
50% AMI	405	274	- 131
30% AMI	260	20	- 240

Table 4

2024 Estimated Gap Projection	2018 Renter Households	2024 Renter Households	Need Increase Per Gap
≤ 80% AMI	1190	1219	+ 411

Table 5

B. Next Five (5) Years - Future Income Burden Analysis :

Estimated Housing Burden Ratio	2017 Survey	2024 Projection
100 % AMI	15.3%	16.1%
80% AMI	19.0%	20.2%
50% AMI	30.3%	32.3%
30% AMI	50.6%	53.8%

Table 6

Estimated Average Housing Cost Burden	2017 Survey	2024 Projection
Median Mortgage Costs vs. Median Owner Income	20.5%	19.0%
Median Rent Costs vs. Median Renter Income	27.0%	54.1%

Table 7

C. Future Policy Considerations – Future decisions about land use planning for the City should consider the following:

1. Encouraging an open market yield of housing types.
 2. Supporting mixed-use or flexible development in selected areas of the city.
- Allowing reuse or redevelopment of underutilized lands through flexible development standards, or other similar opportunities.

PLAN ELEMENT 5:

STRATEGIES - STATE STATUTE

State Statute Recommendations:

State's Optional Strategies ("Statutory Strategies"):

5. Section 10-9a-403 of the Utah Code Lists Several Strategies for Municipalities to Implement in Providing a Realistic Opportunity for the Development of Moderate Income Housing.

The City is required by State law to include as part of its Moderate Income Housing Plan a plan that provides a realistic opportunity to meet the need for additional moderate income housing. The City must include in this plan three or more of the strategies set forth in Utah Code 10-9a-403. These optional strategies are outlined in the following Section. The specific strategies incorporated by the City are more particularly set forth in the "City Strategies and Objectives" described later in this Plan.

- 5.A. Rezone for densities necessary to assure the production of moderate income housing;
- 5.B. Facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing;
- 5.C. Facilitate the rehabilitation of existing uninhabitable housing stock into moderate income housing;
- 5.D. Consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the City;
- 5.E. Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones;
- 5.F. Allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers;
- 5.G. Encourage higher density or moderate income residential development near major transit investment corridors;
- 5.H. Eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities;

- 5.I. Allow for single room occupancy developments;
- 5.J. Implement zoning incentives for low to moderate income units in new developments;
- 5.K. Utilize strategies that preserve subsidized low to moderate income units on a long-term basis;
- 5.L. Preserve existing moderate income housing;
- 5.M. Reduce impact fees related to low and moderate income housing;
- 5.N. Participate in a community land trust program for low or moderate income housing;
- 5.O. Implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality;
- 5.P. Apply for or partner with an entity that applies for State or Federal funds or tax incentives to promote the construction of moderate income housing;
- 5.Q. Apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity;
- 5.R. Apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services;
- 5.S. Apply for or partner with an entity that applies for programs administered by an association of governments established by interlocal agreement;
- 5.T. Apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create moderate income housing;
- 5.U. Apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance;
- 5.V. Utilize a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency; and
- 5.W. Any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income.

PLAN ELEMENTS*PLAN ELEMENT 6:***6. Description of the City's Plan to Provide a Realistic Opportunity to meet the Need for Additional Moderate Income Housing.**

This Section summarizes the City's chosen strategies to provide a realistic opportunity to meet the need for additional moderate income housing. Some of the strategies identified in this Section are addressed later in this Plan.

City Selected Statutory Strategies:

- 6-A. Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones.
- 6-B. Preserve existing moderate income housing.
- 6.C. Any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income.

Additional City Identified Strategies:

- 6.D. Continue to support allowing mixed-use zoning and related development strategic areas of the City.
- 6.E. Monitor and review existing housing patterns within the City in comparison to a pattern of an open market yield.
- 6.F. Make an effort to balance the number and size of zoning districts with the demand for various housing types.
- 6.G. Consider adopting basic or flexible design standards for small-lot or underutilized land parcels within existing developed areas of the City.

Additional City Strategies Described:

6-D. Continue to Support Allowing Mixed Use Zoning and Related Development in Strategic Areas of the City.

The allowance and development of mixed use centers can encourage housing developments that have an improved chance of meeting the needs of moderate income families. Such housing areas create not only a variation in housing types and sizes, it can help with secondary living costs such as those associated with transportation where other modes (e.g. walking, biking, bus, van pools, etc.) can be more efficiently offered to mitigate reliance on multiple vehicles, or reduce time and travel distances to work areas or basic services and products.

ADDITIONAL STRATEGIES – CITY EFFORTS

City Objectives:

6-D.1 Consider amending the West Centerville Neighborhood Plan to expand the mixed use concepts found in the Legacy Crossing at Parrish Lane Development to surrounding areas, particularly west and south of this project area.

6-D.2 In the future, develop a strategic redevelopment plan in partnership with the property owners and residents within and around the Gateway Mixed Use Districts (i.e. South Main Street Corridor Plan area), and consider other corridor options (e.g. 400 west and the frontage road) to encourage actual development of a mixed use area with a residential component that includes opportunities for creating moderate income housing.

6-D.3 Remain committed to land use policies that support developing other future mixed-use for flexible use development areas.

STRATEGIES – CITY EFFORTS

Additional City Strategies Described:

6-E. Monitor and Review Existing Housing Patterns the City in Comparison to a Pattern of an Open Market Yield.

According to the publication “Urban Planning Tools for Quality Growth” background research data indicated that if existing zoning patterns among the Greater Wasatch Area remain in place until 2020, the housing supply yield could be:

- 77% Single-family
- 9% Townhomes and duplexes
- 14 % Apartments (multi-family)

Whereas, a 2020 demand based on income and demographic characteristics in an open market housing approach would yield:

- 60% Single-family
- 14% Townhomes and duplexes.
- 26% apartments (multi-family)

Although the city’s market characteristics and demands will vary over time, the City should regularly track and review its housing stock types to improve the decisions made regarding community plan updates and zone map amendments.

City Objectives:

6-E.1 *Evaluation of City’s Current Housing Supply Yield:*

Housing Type	2017 Units	%	Open Market Yield
Single-family	3,933	71%	60%
Townhome/ Duplex	1,029	19%	14%
Multi-family	585	10%	26%
Total Units	5,547	100%	100%

Table 8

6-E.2 Tabulate and review the housing stock or inventory of the City every five (5) years. Determine if there is a significant disparity between the developed housing supply verses an open market yield and if so, consider goals for the next two years to alter or change land use related policies or identify opportunities to encourage a more open market yield.

6-E.3 Review the existing and projected demographics and characteristics of the City every five (5) years. Use such information to identify the existing potential future economic needs of residents and determine if changes to the housing stock are necessary (i.e. their existing and future income opportunities and/or desired living preferences). Determine if related land use policies can be altered to meet any missing need or preference.

STRATEGIES – CITY EFFORTS*Additional City Strategies Described:***6-F. Make an Effort to Balance the Number and Size of Zoning Districts with the Demand for Various Housing Types.**

This strategy supports a fundamental provision of State law that indicates that “in drafting the moderate income housing element, the planning commission shall consider the Legislature’s determination that municipalities shall facilitate a reasonable opportunity for a variety of housing types, including moderate income housing:

- To meet the needs of various income levels living, working, or desiring to live or work in the community; and
- To allow people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life.

While the State law focuses on moderate income housing, the best strategy is to concentrate on quality city-scaled residential design, while aiming to meet such housing needs. “A community should mix and arrange the various uses and densities so that an optimal city-scale design emerges, complete with quiet neighborhood, parks, and busy business districts [*Urban Planning Tools for Quality Growth, 2000*].”

City Objectives:

- 6-F.1 Evaluate the various Neighborhood Plans and determine if there are opportunities for allowing infill development, or areas that could be rezoned for additional density, or to encourage the use of the Planned Development Overlay Zone (*reflects strategy 6.A*).
- 6-F.2 Consider establishing standards with the R-M and R-H Districts that require a variety of housing types that are to be used within such zones. Additionally, limit unit densities within each building of the R-M zone to no more than 8 units, and within the R-H Zone to no more than 12 units.
- 6-F.3 Consider the following housing types to be implemented within the R-M and R-H zones:
- Courtyard apartments in high density locations
 - “Big house” apartments in medium and high density zones
 - Garden courts in medium and high density zones
 - Townhomes or alley fed townhomes with shorter front yard setbacks in medium density zones.
 - In medium density zones, if single-family is used, allow use of accessory apartments
- 6-F.4 Consider establishing additional architectural design standards for the R-M and R-H Districts. Ensure that the appearance and layout of buildings within these zones are visually compatible with surrounding residential neighborhoods.

STRATEGIES – CITY EFFORTS*Additional City Strategies Described:***6-G. Consider Adopting Basic or Flexible Design Standards for Small-Lot or Underutilized Land Parcels Within Existing Developed Areas of the City.**

This strategy reflects a component of state strategy 6.B. that focuses on areas of existing development and infrastructure. The original Centerville Townsite parcels were not created using typical zoning practices. Consequently, there are a variety of unconventional lot sizes and configurations. Therefore, there are likely several opportunities for “infill” or “redevelopment” scenarios that could assist with creating moderate income housing in the older areas of the City.

A consideration to allow more flexible lot standards may be not only a benefit to the needs of moderate income families, but also to the owners of properties in these areas. However, additional design standards are likely needed to preserve the visual and physical context and layout of these areas.

City Objectives:

- 6-G.1 Consider supporting the limited use of flag lot development in areas where older or original divisions (typically done through metes and bounds descriptions) of land have taken place, which tends to create underutilized land that could be further developed.
- 6-G.2 Consider adopting a “small lot-floating” overlay ordinance or standard to allow greater flexibility for placement of lot lines in relation to existing homes and a new infill home, where underutilized or underused properties exist.
- 6-G.3 Consider adopting a “group dwelling” lot ordinance or standard that could be utilized on larger irregularly shaped or constrained parcels which would allow for more than one dwelling to be constructed on a single parcel.
- 6-G.4 Consider adopting an “accessory dwelling” ordinance with design standards. Such allowances may also be considered “conditional uses” in single family zones [*see original strategy of the 2002 MIH Housing Plan, Section 12-490.4(d)*]
- 6-G.5 Consider adopting additional design and layout standards with any objectives mentioned above to ensure compatibility with the surrounding context and appearance of the neighborhood.