



CHAPTER VII



NEIGHBORHOODS & HOUSING



"WE MUST NOT BUILD HOUSING, WE MUST BUILD COMMUNITIES."

Michael Burton – Executive Officer, Portland Metropolitan Regional Government

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People and Neighborhoods are the foundation of Taylorville City. Creating and maintaining safe, affordable, diverse and attractive neighborhoods is perhaps the most important and urgent commitment the City of Taylorville can make to its citizenry.

Illustration 7.0.1
Neighborhoods represent the *foundation* of the City of Taylorville

Introduction

The purpose of the Neighborhoods and Housing Chapter is to assess and plan for the residential needs of Taylorville. The City and its residents should be proud of the quality and variety of its neighborhoods. The type and condition of housing opportunities influences the quality of life that citizens enjoy. By appealing to a wide range of age groups, income levels, family sizes and compositions neighborhoods will achieve a desirable supply of safe, quality housing and provide a variety of housing choices for all residents of the City.





The community will provide opportunities and set guidelines for a sufficient supply of housing types to allow citizens to remain residents of Taylorsville for their entire lives. The City will continue to provide housing opportunities for low and moderate-income families through land use and innovative development strategies, such as mixed-use initiatives. The City also wishes to provide housing opportunities for families and individuals at higher income levels.

Owner-Occupied Housing Units Year Dwelling Was Built	Number	Percent
Built 1999 to March 2000	262	2
Built 1995 to 1998	629	4.8
Built 1990 to 1994	940	7.1
Built 1980 to 1989	3,302	25
Built 1970 to 1979	5,675	43
Built 1960 to 1969	1,615	12.2
Built 1950 to 1959	502	3.8
Built 1940 to 1949	103	0.8
Built 1939 or earlier	177	1.3
Owner-occupied housing units total	13,205	100
Median	1977	(X)
Renter-occupied housing units	Number	Percent
Built 1999 to March 2000	83	1.5
Built 1995 to 1998	1,128	21
Built 1990 to 1994	436	8.1
Built 1980 to 1989	1,791	33.3
Built 1970 to 1979	1,248	23.2
Built 1960 to 1969	355	6.6
Built 1950 to 1959	200	3.7
Built 1940 to 1949	54	1
Built 1939 or earlier	78	1.5
Renter-occupied housing units	5,373	100
Median	1984	(X)
Source: US Census Bureau		

Illustration 7.0.2
Owner and renter occupied housing units based on year of construction

State law in Utah sets specific requirements for the contents of housing portions of all municipal general plans. This Housing Chapter is an update of the City's previous Housing Element, adopted as part of the Taylorsville City General Plan in 1997, and is provided to meet this legal mandate established by State law.

Existing Conditions- Housing Inventory

According to 2000 U.S. Census Data, Taylorsville City had a total population of 57,439 people and 14,164 families. The City had 19,159 housing units, which includes houses, apartments, condominiums, mobile homes or trailers, and rooms considered separate living spaces.

Illustration 7.0.2 indicates that owner occupied homes were built primarily in the 1970's and 80's, with the median age of a home in Taylorsville being 27 years old. The number of homes being built in Taylorsville has been decreasing because the City has become increasingly built out and so there is less land left for large housing projects.

Illustration 7.0.3 breaks down single family and multi-family housing in Taylorsville by renter occupied, owner occupied and vacant. The majority of housing units, 11,802 of the 19,172 units or 61.6 percent, in the City are single-family, owner-occupied dwelling units. Multi-family, renter occupied units account for approximately 20 percent of all dwelling units. Vacancy rates are relatively low, accounting for approximately three percent of the total housing units.



A third of all rental housing properties in the City were constructed in the 1980's, the average age of a rental unit is 20 years old. In the three years between the years of 1995 and 1998, almost as many rental units were added to Taylorsville as had been constructed in the entire decade of the 1970's. Much of the construction in the 1990's occurred before Taylorsville City incorporated. The construction of rental units has decreased in recent years as the City has worked to expand the diversity of its housing stock.

Dwelling Type	Total Units	Percentage of Total Housing Units
Total Single Family	13,146	68.6%
Renter Occupied	1,172	8.9%
Owner Occupied	11,802	89.8%
Vacant	172	1.3%
Total Multi-Family and Mobile Home	6,026	31.5%
Renter Occupied	4,201	69.7%
Owner Occupied	1,403	23.3%
Vacant	422	7.0%
Source: US Census Bureau, Datasets (2000) SF 3-H31 and H32		

Neighborhoods and Housing Mission Statement:

Taylorsville City will support safe and attractive neighborhoods and provide a variety of housing choices that will allow all citizens to remain residents of the City their entire lives.

Neighborhoods and Housing Goals:

- 7.1: Provide a balance of housing options that will allow Taylorsville citizens to remain residents of the City for their entire lives.
- 7.2: Support stable neighborhoods and a safe community.
- 7.3: Ensure Taylorsville City meets present and future housing needs for residents of all income levels, age, and abilities.

Illustration 7.0.3
Type and Occupancy of Dwelling Units in Taylorsville (2000)

7.1 Housing Diversity

Goal 7-1: Provide a balance of housing options that will allow Taylorsville citizens to remain residents of the City for their entire lives.

In the book, *Suburban Nation*, planners Andres Duany, Elizabeth Plater-Zyberk, and Jeff Speck state: "In a real neighborhood, the more housing types the better. In a neighborhood, people buy the community first and the house second. The more a place resembles an authentic community, the more it is valued, and one hallmark of a real place is variety." (48)

Taylorsville City wants to maintain a variety of quality housing that will serve its diverse population. A variety of housing types is necessary to accommodate people wanting to reside in the community. Young families, single persons, and empty-nesters have different housing needs and so different housing choices should exist to provide for those needs. The authors of *Suburban Nation* also said that "not only is society healthier when its diverse members are in daily

contact with one another, it is also more convenient. Imagine living just around the corner from your doctor, your child’s school-teacher, and your baby-sitting aunt. Imagine being able to grow old in a neighborhood that can accommodate your changing housing needs while also providing a home for your children and grandchildren” (47).

Communities become strong when the residents know and interact with each other. As families form and age it adds stability to the neighborhood if residents are able to move to different housing units but stay in the same neighborhood. For example, a young couple may want to move from an apartment to a larger home as their family grows. When the kids are all gone then the couple may move into a smaller place but still remain in the community that they are a part of.

Analysis of Current Conditions

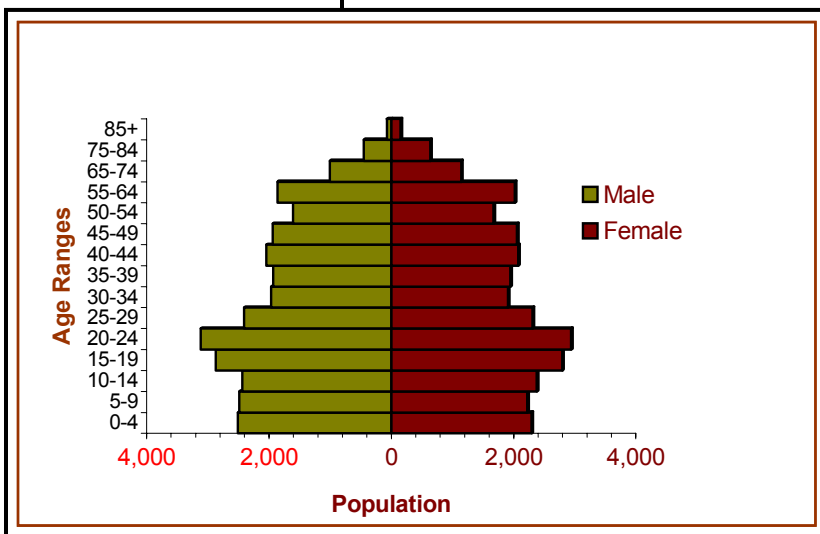


Illustration 7.1.1
Taylorsville
population based
on age

Boomers’ grandchildren and perhaps due to the presence of Salt Lake Community College.

The population over 65-years-old is 3,465 people, or 6 percent of the City’s total population. Over the next twenty years the population of this category will grow as Baby Boomers’ children age and to increasing life expectancies. Maintaining affordable housing balances and senior housing projects like Legacy West will help accommodate the needs of this age group.

Forty-five percent of the households in Taylorsville City have 1 or 2 people (U.S. Census Bureau, SF 1-P26) yet 65 percent of the housing units have three or more bedrooms (U.S. Census Bureau, SF 3- H41). While there isn’t a direct connection between the number of people and the number of bedrooms needed because of issues like lifestyle and preference, it could become a factor affecting



affordability and meeting community needs. On a national level household size is decreasing and an abundance of larger homes may not fit the needs and budgets of smaller households. In Taylorsville City, 59 percent of households are traditional married-couple family households. For the Taylorsville-Bennion area designated by the 1990 U.S. Census, 68 percent of households were considered traditional family (STF 1-P016). As these trends continue, diverse and innovative housing strategies may be necessary to provide housing that meets the needs of single-person and single parent, senior, and nontraditional households.

Neighborhoods and Housing Objective 7.1.1: Encourage the development/redevelopment of housing that integrates a variety of housing choices across all neighborhoods.

Action Statements:
AS-7.1.1 (a): Review ordinances, codes, regulations, and the permitting process to eliminate requirements that discourage a diversity of housing types in the City.
AS-7.1.1 (b): Encourage private sector participation in meeting housing needs.

Best Practice Policies:
P-7.1.1 (a): Allow for the variation of lot sizes within a planned unit development and subdivision to provide for a variety of residents and their home size and affordability needs.

Neighborhoods and Housing Objective 7.1.2: Provide for alternative types of housing.

Action Statements:
AS-7.1.2 (a): Research the possibility of incorporating alternative housing types into the Land Development Code, such as cluster homes, zero lot line homes, and accessory apartments.
AS-7.1.2 (b): Promote mixed uses that include a wide variety of housing types and prices.



7.2 Community Safety and Security

Goal 7.2: Promote stable neighborhoods and a safe community

Taylorsville City wants its residents to feel safe in their community and to contribute to the stability of neighborhoods. Residents support their neighborhoods by maintaining their properties and residences and interacting with their neighbors. As neighbors become acquainted and participate in the community they can monitor their neighborhood for its security. Residents are able to recognize potential threats in their neighborhood and work together to control them.

Neighborhoods and Housing Objective 7.2.1: Strengthen the community's will to work together to keep crime out of Taylorsville City.

Action Statements:

AS-7.2.1 (a): Promote "Neighborhood Watch" initiatives in both low and high-density areas.

AS-7.2.1 (b): Develop neighborhood plans and implement programs that work to reduce conditions that destabilize neighborhoods.

AS-7.2.1 (c): Investigate funding sources for plans and programs such as special taxing districts, Community Development Block Grants, or the Utah Project Safe Neighborhoods to promote community safety.

Best Practice Policies:

P-7.2.1 (a): Provide for resident and property owner participation in any plan or program implemented to improve or stabilize neighborhoods.

Neighborhoods and Housing Objective 7.2.2: Insure the stabilization of neighborhoods through improved enforcement of codes and policies.

Action Statements:

AS-7.2.2 (a): Identify resources to help bring housing code violations into compliance.

AS-7.2.2 (b): Designate priority attention to areas with high incidence of code violations.



Best Practice Policies:

- P-7.2.2 (a): Regulate the expansion of non-compatible uses in residential neighborhoods.
- P-7.2.2. (b): Require buffering and screening of residential areas from non-compatible uses with landscaping or transitional land uses.

Crime Prevention through Environmental Design

The design of residences and neighborhoods affect the ability one has to prevent crime. Neighborhoods can be designed with features that enhance their safety. Jane Jacobs, an urban theorist, said: "A good city street neighborhood achieves a marvel of balance between its people's determination to have essential privacy and their simultaneous wishes for differing degrees of contact, enjoyment or help from the people around. This balance is largely made up of small, sensitively managed details, practiced and accepted so casually that they are normally taken for granted" (The Death and Life of Great American Cities, 59). Some of these details that create a good city street are included in guidelines for "Crime Prevention Through Environmental Design" or CPTED. CPTED principles were developed by the National Crime Prevention Institute. Some of the design principles that apply to the General Plan include: Natural Access Control, Natural Surveillance, and Territorial Reinforcement.

Natural Access Control is the design concept that creates a clear separation between public areas and private spaces. In a single family home this is done by making the public entrances to a home obvious so visitors are directed away from private areas. In a subdivision or multifamily dwelling the entrances should be defined with landscaping or architectural elements to let people know that they are entering a particular area or neighborhood.

The design principle, Natural Surveillance, promotes community safety by maximizing the visibility of visitors to the neighborhood. Residences with doors, windows, and porches that face the street allow citizens to keep an eye on the surrounding area. Pedestrian-friendly sidewalks, streets, and good nighttime lighting aid neighbors in observing visitors to an area. Landscaping shouldn't block residents' ability to survey the street and their property.

Territorial Reinforcement includes safety features that allow residents and users to extend influence and control over a neighborhood. When potential offenders can tell that they would be noticed in the neighborhood because people are around and able to monitor their area then crime is discouraged. Subdivisions and single-family homes can reinforce their ownership and presence by using landscaping, changes in paving, or low fences to define property lines. Architectural elements like front porches and accentuated entrances create transition spaces from the public street to the private dwelling. Subdivisions should be designed to encourage interaction among residents. When neighbors



know and interact with each other then visitors are recognized and monitored because residents are extending their influence to look out for one another.

Neighborhoods and Housing Objective 7.2.3: Utilize Crime Prevention through Environmental Design (CPTED) principles to increase safety of neighborhoods.

Action Statements:

7.2.3 (a): Implement CPTED principles in the design and maintenance of single family homes and subdivisions.

Best Practice Policies:

7.2.3 (a): Lots, streets, and houses should be designed to encourage interaction between neighbors.

7.2.3 (b): Outside doorways, sidewalks, and yards should be well-lit.

7.2.3 (c): Front doors should be visible from the street and walkways and landscaping direct visitors to the proper entrance.

7.2.3 (d): There are windows on all sides of the homes.

Neighborhoods and Housing Objective 7.2.4: Establish a crime free multi-family housing program.

Action Statements:

AS-7.2.4 (a): Implement CPTED principles in the design and maintenance of multi-family housing developments.

Best Practice Policies:

P-7.2.4 (a): Entrances to buildings and residences should be accentuated and well-lit. Entrances should be visible from the street or able to be observed by neighbors.

P-7.2.4 (b): The site should be well-lit, including the parking area, hallways, and entrances.

P-7.2.4 (c): Dead end spaces around buildings and parking areas should be blocked off.

P-7.2.4(d): Recreational spaces should be visible from many doors and windows.

P-7.2.4(e): Parking lot entrances should be defined by architectural elements or landscaping. Parking spaces should be adjacent to units and assigned. There should be a



designated area for visitor parking that is able to be monitored by residents.

P-7.2.4(f): Buildings should be designed with windows on all sides and elevators and stairwells should be centrally located.

P-7.2.4 (g): Dumpsters should be placed so that they don't create hiding places or blind spots.

7.3 Housing Opportunities

Goal 7.3: Ensure Taylorville City meets present and future housing needs for residents of all income levels, age groups, and abilities.

The construction of housing in the United States comes primarily from private industries producing housing for private ownership. The private market typically produces housing for people with middle or high incomes. People with moderate and lower incomes often have difficulty finding affordable, decent housing. Historically, the federal government has provided the funds and programs to subsidize housing for individuals and families of low income.

Municipalities are required by Utah Code (Section 10-9-307, Annotated, 1953) to provide a reasonable opportunity for a variety of housing, including moderate-income housing, to meet the needs of people who want to live within Taylorville. A family earning 80 percent or less of what an average family in Taylorville City makes is considered moderate-income. Household size also affects the average income level and is a factor in calculating a household's income level. Moderate-income housing is defined by Utah State law as housing occupied or available to be occupied by households at moderate-income level.

Utah law requires that a "Plan for Moderate Income Housing" be adopted that includes:

1. An estimate of the existing supply of moderate-income housing located within the municipality;
2. An estimate of the need for moderate income housing in the municipality for the next five years, as revised annually;
3. A survey of total residential zoning;
4. An evaluation of how existing zoning densities affect opportunities for moderate income housing; and
5. A description of the municipality's program to encourage an adequate supply of moderate-income housing.

Taylorville City desires to provide access to a diversity of housing choices for all residents of the community. All citizens should have opportunity to housing, free of unfair restrictions. The United States Department of Housing and Urban Development (HUD) defines "impediments" to housing choice as any actions,



omissions, or decisions made because of race, color, religion, gender, disability, familial status, or national origin which restrict housing choices or the availability of housing choices.

The U.S. Department of Housing and Urban Development enforces the Federal Fair Housing Act (Title 42 Section 360), which prohibits discriminating against someone trying to obtain housing based on one's race, color, national origin, religion, sex, familial status or handicap. In addition, the State also enforces this mandate with the Utah Fair Housing Act (Utah Code Section 57-21-1), which prohibits housing discrimination.

Analysis of Current Conditions

By the year 2010, it is projected that the total number of housing units in Taylorsville City will be approximately 20,980 units. To meet the housing needs of City residents in 2010 Taylorsville City would need to permit an additional 1,362 dwelling units during 2004 to 2010 or an average of approximately 190 dwelling units annually. The space to accommodate that number of dwelling units is not available in the City. It will be necessary to manage the existing housing stock and maintain the level of affordability available in the City. With the existing inventory of housing units meeting the definition of a "moderate-income" housing unit, it is expected that Taylorsville City will continue to meet the demands for the provision of moderate-income housing to 2010.

Neighborhoods and Housing Objective 7.3.1: Provide for the continual provision of affordable housing opportunities.

Action Statements:

AS-7.3.1 (a): Research affordable housing measures used in other areas, such as inclusionary zoning practices, incentive programs, mixed use development.

AS-7.3.1 (b): Investigate partnerships with private and non-profit sector housing providers with tools such as market analysis, cost-benefit analysis, and density incentives.

Population and Demographic Characteristics

To estimate the existing and projected needs for moderate income housing in Taylorsville City it is necessary to identify the average annual family income of current and anticipated City residents.



Neighborhoods and Housing

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Range	Less than \$10,000	\$10,000 to \$24,999	\$25,000 to \$49,999	\$50,000 to \$74,999	\$75,000 to \$99,999	\$100,000 to \$149,000	\$150,000 to \$199,999	\$200,000 or more
Number of Families	307	1,602	4,944	4,127	1,870	1,219	133	176
Percentage of Families	2.1%	11.1%	34.3%	28.7%	13.0%	8.5%	0.9%	1.2%
Source: U.S. Census Bureau, Data Set (2000) SF3-DP3								

Illustration 7.3.1 provides the range of Family Incomes for Taylorville City in 1999. Thirteen percent of Taylorville families have annual incomes less than \$24,999—and almost 11 percent have incomes greater than \$100,000. The majority of Taylorville families, or 76 percent of all families, have incomes in a middle-income group from \$25,000 to \$99,999. The median family income is \$51,553.

Family size is also factored into a family’s income level and moderate-income status. The median income for a household of four in Taylorville is \$51,550. The moderate-income threshold, or 80 percent of the average income, is \$41,250, as indicated in Illustration 7.3.2. This amount is used throughout this section for the purposes of housing affordability analysis. As required by Utah State law Illustration 7.3.2 provides the most recently available income information for Taylorville City and identifies the income limits to qualify for moderate-income housing located in Taylorville City.

State and Federal housing assistance programs generally target the City’s population at or below the 50 percent median family income level. With a median family income of \$51,550 for a family of four, the total number of Taylorville City families at or below 50 percent median family income level is 1,909 families (the first two income ranges identified in Illustration 7.3.1). However, families within the 50 percent to 80 percent median family income range often have too high an income to qualify for Federal or State housing assistance programs but struggle to provide adequate housing for their families. This group is potentially the most benefited by the efforts to provide an adequate supply of moderate-income housing.

For housing costs to be considered affordable, a household should be paying a maximum of 30 percent of their monthly income toward housing. With a gross annual family income of \$41,250 as the definition of “moderate income” for Taylorville City, monthly income would be \$3,437.50. Based on this amount, housing costs should not be more than \$1,031. It is estimated that the average total costs of all required utilities and services is \$105 a month. Subtracting the cost of utilities and services, the maximum monthly housing payment for a moderate-income family of four is estimated to be \$926, in Taylorville City for 2000.

Illustration 7.3.1
Family incomes for the City of Taylorville (1999)

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Taylorsville	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
50% MFI- Very Low Income	\$18,050	\$20,600	\$23,200	\$25,800	\$27,850	\$29,900	\$31,950	\$34,050
80% MFI- Moderate Income	\$28,850	\$33,000	\$37,100	\$41,250	\$44,550	\$47,850	\$51,150	\$54,450
Median Family Income	\$36,100	\$41,250	\$46,400	\$51,550	\$55,700	\$59,800	\$63,950	\$68,050

Source: U.S. Census Bureau, Dataset (2000) SF3-P77 for Median Family Incomes, HUD (www.huduser.org/datasets) for per person income ratios. All values are rounded to the nearest \$50.

Illustration 7.3.2
Income limits by family size, City of Taylorsville (1999)

Owner Occupied Housing

A maximum mortgage payment of \$926 per month will allow, based on a 30-year mortgage and fixed annual interest rate of six percent, with a five percent down payment, the purchase of a single-family home with a maximum market value of \$154,450.

With 19,906 housing units in Taylorsville City in 2003, (19,172 as reported by the US Census, 2000 and an additional 734 units added with new construction during 2000 to 2003) the average assessed value of housing units, of all types, is \$114,354. This information is given in Illustration 7.3.3 of assessed residential property values in Taylorsville for 2003.

Property Type	Total Market Value
Singe Family	\$ 1,849,648,230
Duplex	\$ 29,220,570
3-4 Unit Apartments	\$ 1,309,100
0+ Unit Apartments	\$ 182,530,500
Condominium Units	\$ 115,259,800
Mobile Home Real Estate	\$ 6,308,060
Planned Unit Developments	\$ 92,050,000
Residential Total for 19,906 units	\$ 2,276,326,260
Average Assessed Value per unit	\$ 114,354

Source: Salt Lake County Assessor and Taylorsville City Building Division

Assuming that assessed value is representative of market value, the average housing unit's market value is well below the maximum purchase price of \$154,450 identified earlier. Considering that approximately 30 percent of the City's dwelling units are multifamily and with a median home value of less than \$140,000, this, and other housing information identifies that Taylorsville City provides significant opportunities for moderate income housing and demonstrates the City does not impose any barriers to the provision of moderate-income housing.

Illustration 7.3.3
Assessed residential property values for the City of Taylorsville

Housing affordability is also displayed as a ratio of the median home value divided by median household income. An ideal ratio is considered two, where the median home value is twice the average household income. The larger the affordability ratio is then the less affordable the city is considered. Illustration 7.3.4 highlights that Taylorsville City is one of the more affordable cities in the region. Salt Lake County and United States' ratios are included for comparison.



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	Taylorsville	Murray	West Jordan	West Valley City	Salt Lake City	Salt Lake County	U.S.A.
Median Home Value	\$134,500	\$151,200	\$152,600	\$125,400	\$152,400	\$153,500	\$111,800
Median Household Income	\$47,236	\$45,569	\$47,236	\$45,773	\$36,944	\$48,373	\$41,994
Affordability Ratio	2.85	3.32	3.23	2.74	4.13	3.17	2.66

Source: U.S. Census Bureau, Data Sets (2000) SF3-P53 and H85

In the 1990 U.S. Census median home values and household incomes were calculated for the Taylorsville-Bennion CDP (Census Designated Place). Since Taylorsville City wasn't incorporated until 1996, historical Census data doesn't directly correspond to the official boundaries of the City now. But based on 1990 data for the general Taylorsville area the Median Home Value was \$66,800 and Median Household Income was \$32,866 (U.S. Census Bureau, Data Sets [1990] SF3-HO61A and PO80A). Those values equal an affordability ratio of 2.03. Although Taylorsville City is meeting affordability standards currently there is room for improvement as housing affordability has been decreasing in the area over the past decade.

Illustration 7.3.4
Housing affordability based on the year 2000.

Taylorsville	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
50% Median Family Income - \$25,800.00	\$484	\$580	\$671	\$748	\$826
80% Median Family Income - \$41,250.00	\$773	\$928	\$1,073	\$1,196	\$1,320
Median Family Income - \$51,550.00	\$903	\$1,160	\$1,342	\$1,495	\$1,651

Source: Utah Housing Corporation

Rental Housing

While the affordability measures used for owner-occupied housing units provide guidance for rental housing costs, the United States Department of Housing and Urban Development establishes the maximum rent for federally subsidized rental housing. Illustration 7.3.5 provides the Salt Lake Area Apartment Rental Rate Summary for 2000 – 2002. Utah Housing Corporation constructs the maximum permitted rental rates for a family of four living in Taylorsville City, as listed in Table 7.3.4.

Illustration 7.3.5
Maximum permitted rent levels (2003).

Survey of Existing Zoning

The City's Zoning Ordinance, Title 13 of Taylorsville City's Code of Ordinances, has the purpose of "promoting the health, safety, morals, conveniences, order, prosperity and welfare of the present and future inhabitants of the city" (City Code 13.02.020) through land use regulations. The Code provides requirements for the location, lot size, required development standards including minimum yard requirements and density, and intensity for different land uses.

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Zone	Minimum Lot Size (square feet)	Maximum Unit Footprint (square feet) ^a	Lot Price ^b	Maximum Unit Price ^c	Estimated Maximum Total Unit Price ^d	Lot Price as % of Total	Minimum Building Size ^e	Estimated Minimum Total Unit Price ^f
R-1-5	5,000	2,165	12,500	129,720	142,220	8.8	830	62,500
R-1-6	6,000	2,250	15,000	135,000	150,000	10	1,000	75,000
R-1-7	7,000	2,899	17,500	173,940	191,440	9.1	1,166	87,500
R-1-8	8,000	3,745	20,000	224,700	244,700	8.2	1,333	100,000
R-1-10	10,000	3,640	25,000	218,400	243,400	10.3	1,666	125,000
R-1-15	15,000	7,140	37,500	428,400	465,900	8.1	2,500	187,500
R-1-21	21,780	11,993	54,450	719,580	774,030	7.0	3,630	272,250
R-1-43	43,560	26,292	108,900	1,577,520	1,686,420	6.5	7,260	544,500
R-2-6.5	3,250 (Duplex Unit)	1,120	8,125	67,200	75,325	10.8	542	40,625
R-2-8	8,000	1,483	20,000	88,980	108,980	18.4	1,333	100,000
R-2-10	10,000	2,205	25,000	132,300	157,300	15.9	1,666	125,000
R-4-8.5	3,250 (Duplex Unit)	1,120	8,125	67,200	75,325	10.8	542	40,625
RM	2,875 (Duplex Unit)	1,120	7,188	67,200	74,388	9.7	479	35,940
RMH	No minimum requirements. Zoning analysis results similar to R-2-6.5 expected.							
A-1	10,000	4,411	25,000	264,660	289,660	8.6	1,666	125,000
A-2	43,560	30,048	108,900	1,802,880	1,911,780	5.7	7,260	544,500
A-5	43,560	30,048	108,900	1,802,880	1,911,780	5.7	7,260	544,500
MD-1	No minimum requirements. Zoning analysis results similar to R-2-6.5 expected.							
MD-2	No minimum requirements. Zoning analysis results similar to R-2-6.5 expected.							
PUD	No minimum requirements. Zoning analysis results similar to R-2-6.5 expected.							
Notes:								
a = Determined from Table 4-19, Taylorsville City General Plan, 1996								
b = Based on \$2.50 per square foot								
c = Based on construction costs of \$60 per square foot								
d = Land costs plus construction costs								
e = Determined by assuming land costs are 20% of total housing cost								
f = Determined from minimum building size at a construction cost of \$60 per square foot.								

Illustration 7.3.6 Zoning Ordinance Influence on Affordability (2004)

The Taylorsville City Zoning Ordinance could influence the affordability of housing units if it requires minimum lot sizes or home size requirements that prohibit housing units to be built at levels of identified affordability. With the price of a residential lot equaling about 25 percent of a home's total cost, lot size and construction costs play a role in determining the total market price of housing units. Using the maximum home footprints available in each available residential zone, construction and land costs for the construction of new residential units is identified in Table 7-9. Table 7-9 assumes a construction cost of \$60 per square foot.



Neighborhoods and Housing Objective 7.3.2: Monitor residential zoning to prevent regulatory barriers to affordability.

Action Statements:

AS-7.3.2 (a): Include a definition and provisions for affordable housing in City Code.

Best Practice Policies:

P-7.3.2 (a): Affordable housing shouldn't look different from market-rate housing.

P-7.3.2 (b): Moderate-income housing should be mixed in with market-rate housing and shouldn't be concentrated in large quantities.

Additional Housing Provisions

The laws of Utah also require Taylorsville City, in addition to providing a plan for moderate income housing, to provide opportunities to meet the needs of the elderly of the community and persons with disabilities (§10-9-501, §10-9-502, §10-9-503, and §10-9-504 U.C.A.) These laws require that the Taylorsville City's zoning ordinance state that a residential facility for elderly persons be a permitted use in any area where residential dwellings are allowed, except an area zoned to permit exclusively single-family dwellings. For areas zoned exclusively for single-family dwellings, State laws require that a residential facility for elderly persons be allowed by granting a conditional use permit. The Taylorsville City Zoning Ordinance, as adopted, complies with all requirements for the provision of housing for the elderly. Provide opportunities for the elderly to reside in the community is consistent with Goal 7-1 to providing housing that meets the needs of citizens throughout their entire life.

Neighborhoods and Housing Objective 7.3.3: Provide for the housing needs of elderly households.

Action Statements:

AS-7.3.3 (a): Explore options to reduce the overall cost of housing among elderly households.

AS-7.3.3 (b): Support organizations that assist elderly citizens in finding appropriate housing. Support may include technical assistance and alternative design standards and code requirements.

AS-7.3.3 (c): Investigate the need to allow development of innovative retirement housing options such as "Granny cottages" and accessory apartments.



Best Practice Policies:

P-7.3.3 (a): Review any proposed project or code amendment that impact housing for elderly populations.

Taylorsville City is also required by State law to provide residences for persons with a disability by adopting an ordinance that complies with the requirements of the Utah Fair Housing Act, and the Federal Fair Housing Amendments Act of 1988, 42 United States Code, Section 3601 *et seq.* To the extent required by federal law, Taylorsville City must provide that a residential facility for persons with a disability be a permitted use in any zoning area where similar residential dwellings are allowed, unless it can be shown that the residential facility for persons with a disability would create a fundamental change in the character of the residential neighborhood. Residential facilities for persons with a disability must also comply with all applicable licensing requirements. Taylorsville City will continue to provide opportunities for residential facilities for persons with a disability.

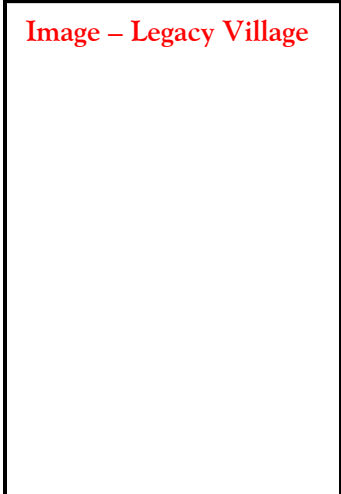


Illustration 7.3.5

A well balanced community has a variety of housing options that meet the needs of a diverse community. Legacy Village, located at 6200 South and Bangerter Highway, caters to persons over 55 years of age.

Neighborhoods and Housing Objective 7.3.4: Provide housing opportunities for special needs populations.

Action Statements:

- 7.3.4 (a): Continue to ensure compliance with Federal and State laws on accessibility.
- 7.3.4 (b): Support organizations that assist citizens with handicaps in finding accessible housing. Support may include technical assistance and alternative design standards and code requirements.

Best Practice Policies:

7.3.4 (a): Review any proposed project or code amendment that impacts housing for special needs populations.