Population by Area, Sex, and Selected Age Groups
Source: Governor's Office of Planning and Budget, 2012 Baseline Projections

Area Number	Area Name	Sex	Age	1990	2000	2010	2020	2030	2040	2050	2060
6	Davis County	Both	00. Total	188479	240193	307557	356968	391933	426392	465664	503985
6	Davis County	Both	01. 0 to 4	20095	23403	31471	33695	31251	32913	34387	36103
6	Davis County	Both	02. 5 to 17	55053	60849	74240	83056	78435	80519	86038	90308
6	Davis County	Both	03. 18 to 29	33904	46775	52151	59716	64802	64213	67642	72839
6	Davis County	Both	04. 30 to 39	29128	33081	45565	51233	51602	57635	58996	62192
6	Davis County	Both	05. 40 to 64	38668	58361	79050	95430	110967	123075	131610	143420
6	Davis County	Both	06. 65 and over	11631	17724	25080	33838	54876	68037	86991	99123
6	Davis County	Both	07. 15 to 44	85189	112007	131099	152605	158027	165698	176200	185989
6	Davis County	Both	08. 18 to 64	101700	138217	176766	206379	227371	244923	258248	278451
6	Davis County	Both	09. 60 and over	16794	24282	36363	48833	71534	92674	109610	124322
6	Davis County	Both	10. 18 to 24	19366	29473	28970	33548	37194	36278	38169	41333
6	Davis County	Both	11. 85 and over	880	1719	3053	4302	6902	12097	17293	21061
6	Davis County	Female	00. Total	93672	119538	153124	177615	195541	213329	233278	252466
6	Davis County	Female	01. 0 to 4	9787	11374	15169	16370	15317	16134	16860	17700
6	Davis County	Female	02. 5 to 17	26703	29616	35849	40236	38442	39441	42130	44225
6	Davis County	Female	03. 18 to 29	16480	22867	25523	28380	29650	29715	31474	34024
6	Davis County	Female	04. 30 to 39	14645	16525	22900	25988	25360	27911	28880	30502
6	Davis County	Female	05. 40 to 64	19633	29322	39932	48057	56567	62344	65934	70678
6	Davis County	Female	06. 65 and over	6424	9834	13751	18584	30205	37784	48000	55337
6	Davis County	Female	07. 15 to 44	42106	55121	64839	74794	76403	79118	84530	89555
6	Davis County	Female	08. 18 to 64	50758	68714	88355	102425	111577	119970	126288	135204
6	Davis County	Female	09. 60 and over	9044	13210	19517	26199	38715	50207	60252	67904
6	Davis County	Female	10. 18 to 24	9145	14201	13942	15493	16543	16299	17261	18812
6	Davis County	Female	11. 85 and over	617	1178	1919	2727	4427	7691	10897	13152
6	Davis County	Male	00. Total	94807	120655	154433	179353	196392	213063	232386	251519
6	Davis County	Male	01. 0 to 4	10308	12029	16302	17325	15934	16779	17527	18403
6	Davis County	Male	02. 5 to 17	28350	31233	38391	42820	39993	41078	43908	46083
6	Davis County	Male	03. 18 to 29	17424	23908	26628	31336	35152	34498	36168	38815
6	Davis County	Male	04. 30 to 39	14483	16556	22665	25245	26242	29724	30116	31690
6	Davis County	Male	05. 40 to 64	19035	29039	39118	47373	54400	60731	65676	72742
6	Davis County	Male	06. 65 and over	5207	7890	11329	15254	24671	30253	38991	43786
6	Davis County	Male	07. 15 to 44	43083	56886	66260	77811	81624	86580	91670	96434
6	Davis County	Male	08. 18 to 64	50942	69503	88411	103954	115794	124953	131960	143247
6	Davis County	Male	09. 60 and over	7750	11072	16846	22634	32819	42467	49358	56418
6	Davis County	Male	10. 18 to 24	10221	15272	15028	18055	20651	19979	20908	22521
6	Davis County	Male	11. 85 and over	263	541	1134	1575	2475	4406	6396	7909

Data from Utah Governor's Office of Planning and Budget

1. The Utah Governor's Office of Planning and Budget 2012 Baseline Projections in Davis County show that the population of people:
    - **Ages 40-64 will increase 2.6% or 1,638 people every year**
    - **Ages 65 and older will increase 3.5% or 878 people every year**
2. U.S. Census Reports starting as far back as 1990 show the aging population of ages 55-75 increasing 3% per year.

CURRENT AND PROJECTED LAND USE AMOUNTS

CLINTON CITY LAND USE				
	Current Zoning	Classification	Master Land Use Map	
Zone	Acres		Acres	
R-M	23.19	Very High Density	23.35	.7%
PH	18.37	High Density	20.54	.6%
R-1-6	38.24	High Density	51.13	1.5%
R-1-8	377.69	Medium Density	354.7	41%
R-1-8a	241.21	Medium Density	193.15	
R-1-9	491.26	Medium Density	788.14	
R-1-10	185.28	Low Density	405.95	30.2%
R-1-15	471.34	Low Density	570.76	
A-E	387.41	Agricultural Residential	480.23	25.4%
A-1	663.97	Agricultural Residential	340.13	
PZ	852.94	Business District	560.05	
MP-1	34.40	Light Manufacturing	40.33	
CP-1	5.36	Neighborhood Business		
CP-2	13.31	Neighborhood Business		

- Total Residential Acreage- 3208 Acres
  Current Population-Clinton City
  Approximately 21,000
  Current PH Zone-.6%-126 people

- Clinton City has 6,058 single family homes, of which 101 are patio homes which constitutes less than 2%.

2

REVISIONS

Descriptions	Date	Ordinance
A-1 to R-1-9	3/22/05	05-01Z
A-1 to AE	5/17/05	05-03Z
A-1 to MP-1 (2277 We. 1300 No.)	10/11/05	05-05Z
A-1 to AE (3362 We. 1800 No.)	11/22/05	05-06Z
A-1 to AE (3269 We. 1800 No.)	11/22/05	05-07Z
A-1 to AE (3223 We. 1800 No.)	11/22/05	05-08Z
A-1 to R-1-15 (912 No. 3000 We.)	11/22/05	05-09Z
A-1 to R-1-10 (822 North 3000 We.)	1/24/06	06-02Z
R-1-10 to PZ (1906 We. 1800 No.)	2/14/06	06-03Z
A-1- to R-1-10 (1870 We. 2300 No.)	4/11/06	06-04Z
A-1 to R-1-9 (570 No. 1700 We.)	7/25/06	06-05Z
A-1 to R-1-15 (2225 We. 2300 No.)	6/20/06	06-07Z
A-1 to PZ (2375 No. 2000 We.)	6/20/06	06-08Z
A-1 to PZ (2580 No. 2000 We.)	6/27/06	06-09Z
A-1 to R-1-15 (1600 We. 2300 No.)	6/27/06	06-10Z
A-1 to R-1-10 (1500 We. 2300 No.)	6/27/06	06-11Z
A-1 to R-1-10 (2941 We. 1800 No.)	6/27/06	06-12Z
PZ to PH (Shady Grove Subdivision)	7/18/06	06-13Z
A-1 to R-1-15 (approx 2750 We. 800 No.)	2/27/07	07-04Z
A-1 to A-E (approx 1457 No. 3000 We.)	5/22/07	07-08Z
A-1 to PZ (approx 975 No. 2000 We.) A-1 to R-1-15 (approx 2500 We. 800 No.)	6/12/07	07-07Z
A-1 to R-1-9 (approx 632 No. 1500 We.)	6/12/07	07-09Z
A-1 to R-1-15 (approx 2500 No. 3000 We.)	6/12/07	07-10Z
A-1 to A-E (1627 & 1637 No. 3000 We.)	7/17/07	07-11Z
A-1 to A-E (1307 We. 800 No.)	8/14/07	07-12Z
R-1-15 to PZ (2600 No. 1750 We.)	4/8/08	08-01Z

ZONING MAP OF CLINTON CITY

1,500 750 0 1,500 Feet

THE CITY OF Clinton 1896

The Committee noted that one area of housing that needs attention is retirement housing. Based on the survey results, in a higher-density residential area, the only favorable option is a high-quality retirement community. At present there is one development within the City that is generally classified as retirement housing or empty nest housing and while it is generally considered high density by the citizens of the City it is considered high end single family community on separate lots that has a reputation for value retention, stability of residents and quick sales when one does come on the market. These were perceived as good traits by the Committee during discussions on this topic. Continuation of these types of neighborhoods was considered by the Committee and the following characteristics were developed for consideration in creating ordinance guidelines for acceptance of these developments in the future.

Characteristics of a desired single family retirement community
Should not be allowed in all zones
Allow in areas where the higher density would not detract from large lot developments
Frontage of lots should not be adjacent to frontage of larger lots
Density increases over established zone should be based on development criteria over standard development and outlined in an infill ordinance
Allow only in small areas that are considered infill
Developments should improve the overall characteristics of surrounding properties
Require proof (through assessed values) of higher quality products
Access should not be restricted
Qualifications for higher density should be established
Quantifiable criteria for percentages of increase over established zone
Landscape requirements and enhancements
Recorded Development Agreement with all approved development criteria
Superior building materials
Quantity and quality of community amenities
Established and professionally managed HOA
Trail / park / shopping / transportation access for residents
Require proof that the City has adequate infrastructure to support the development
Public streets and infrastructure meet established guidelines
Meets unmet housing demand
Developer is builder
Architectural theme with diversity of appearance

GOALS

Economic Development

- Goal: Provide balanced economic opportunities and encourage commercial development to serve the needs of the region, the community, and individual neighborhoods.
- Provide placemakers within the central business district to increase walkability and to encourage retention of commercial development.

Land Use

- Goal: Encourage residential development that will enhance and complement existing neighborhoods.
- Goal: Encourage commercial development that will complement existing developments and increase opportunities for entertainment and recreation within the city.

Community Facilities and Services

- Goal: Provide and maintain sufficient services to ensure optimum health and safety for all residents.
- Goal: Provide and maintain an adequate level of service for all existing community facilities and support existing and future recreational and cultural activities for the use and benefit of all residents.

NILSON HOMES

Notice the Difference

PATIO HOMES

BUILT IN COUNTRY COVE
CLINTON CITY

Barbara
Patterson
2562

2543