



November 1, 2018

City Council Meeting


Community & Economic Development Department

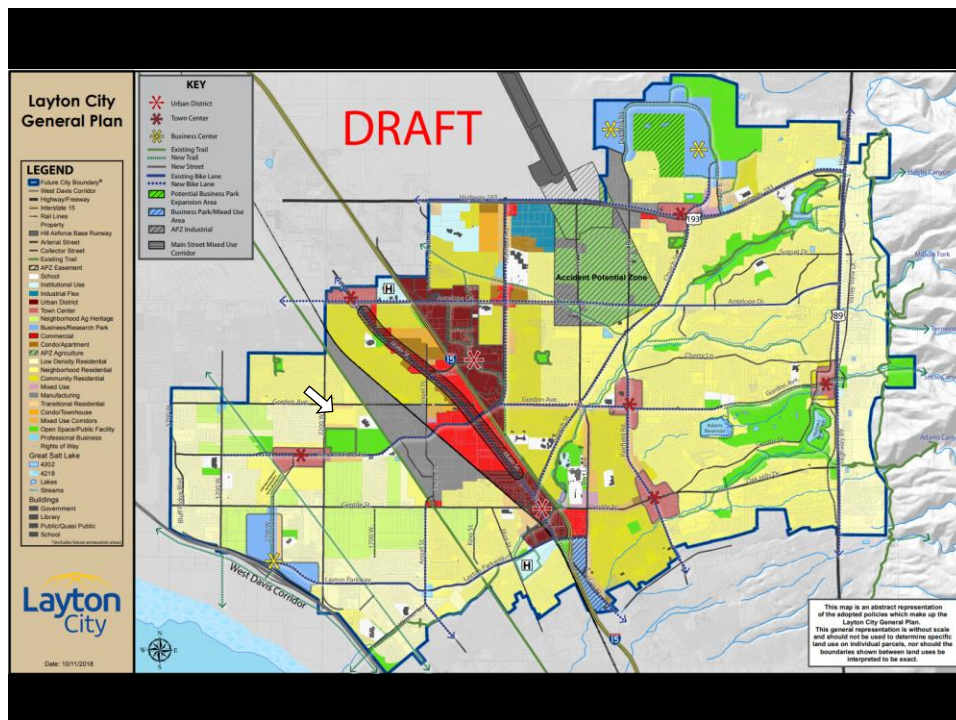
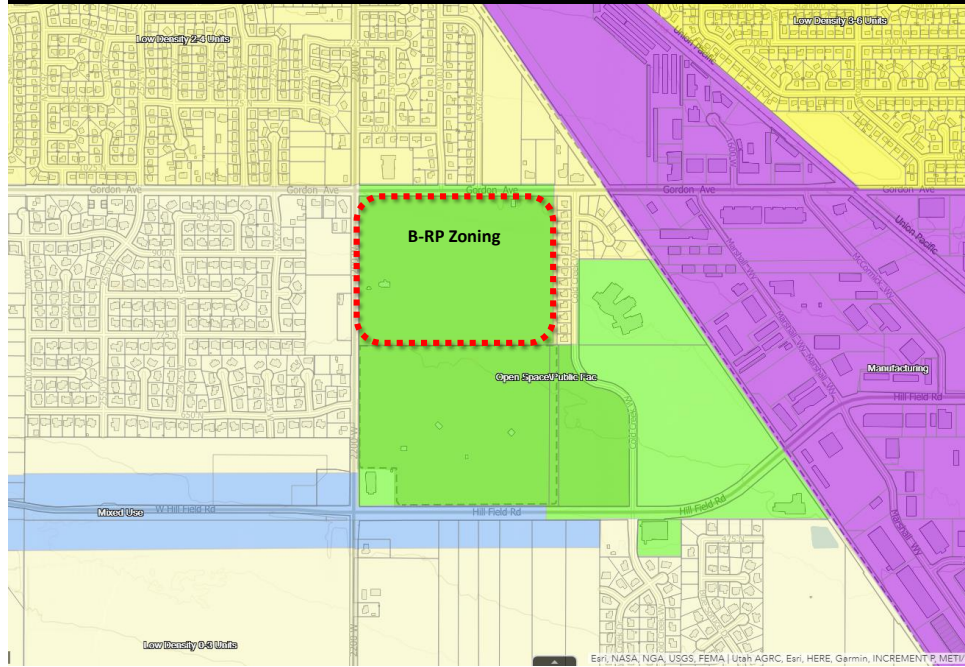


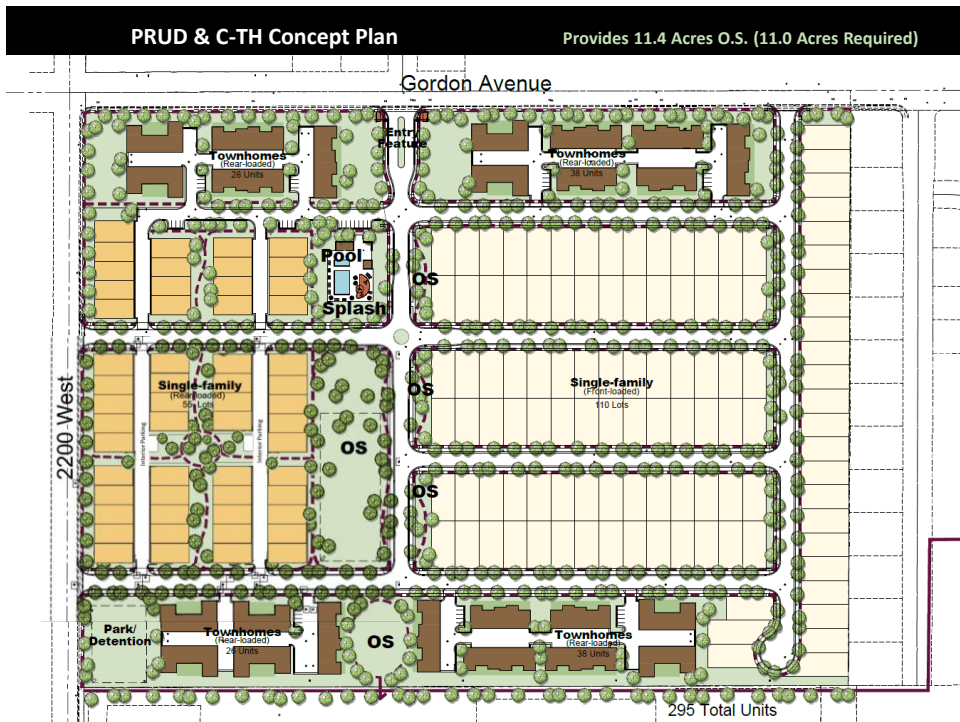
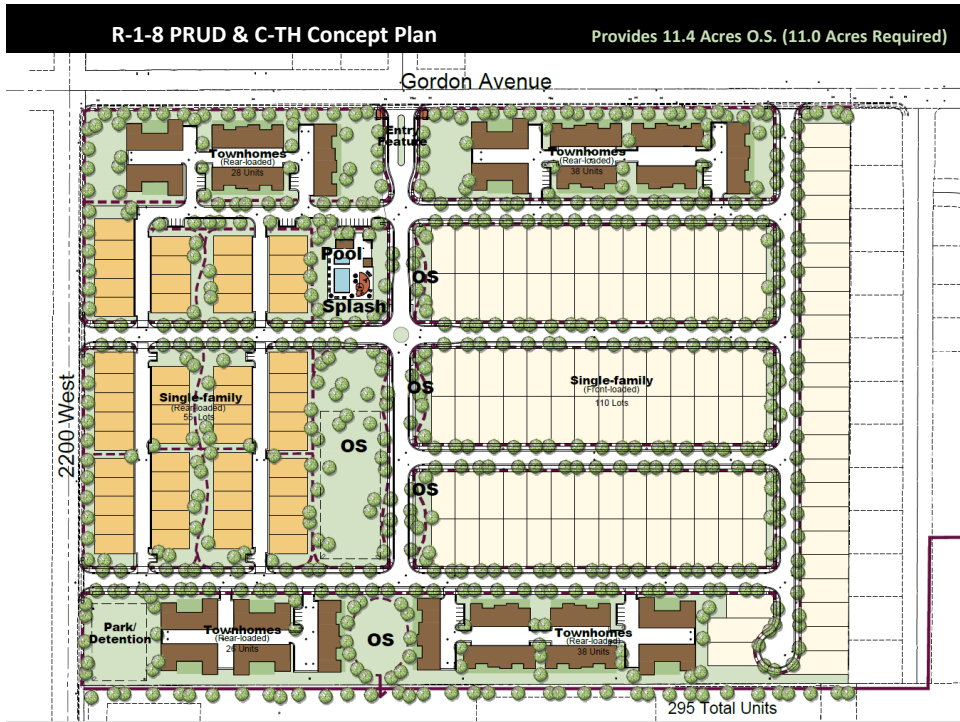
General Plan Amendment and Rezone at 850 N 2200 W


Community & Economic Development Department



Current General Plan Land Use Recommendation: Open Space











C-TH (Condo-Townhome) Draft Amendment Review

Community & Economic Development Department

Layton 30-year Market Potential, Developed Acres







Which townhouse design standard would best fit within town centers or other walkable neighborhoods in Layton?

19%



A. Suburban Townhouse Style
(Garages in front)



67%



B. Traditional Townhouse Style
(Rear loaded garages)



7% none
6% additional comments

Fairfield Square Townhomes – C-TH (3 Story and 2 Story)





1. Areas within forty feet (40') of adjacent off-site single family residential uses.

Midtown Courts Townhomes (C-TH) - 3 Story with 2 Story Stepdown



Midtown Courts Townhomes (C-TH)
3 Story with 2 Story Stepdown

T.



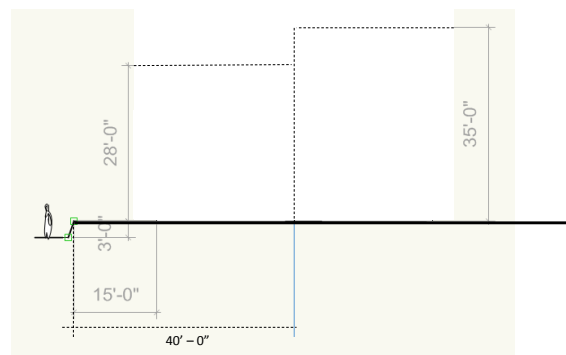
2. Areas where proposed residential buildings front onto local streets and collector streets with existing single family residential uses with R-S or R-L zoning districts located along the opposite side of the street.

#3. A residential end unit of a multi-unit building that is located at the corner of a street intersection, and

3 Story Townhomes
with 2 Story End Units



2 Story - 3 Story Townhome Height Transition -



4. Buildings that are closer than forty feet (40') to the perimeter property boundary where there is more than a three foot (3') grade increase from the property boundary.

2 Story - 3 Story Townhome Height Transition -



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2 Story - 3 Story Townhome Height Transition -



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19.24.80 - Condominium/Townhouse Design Standards

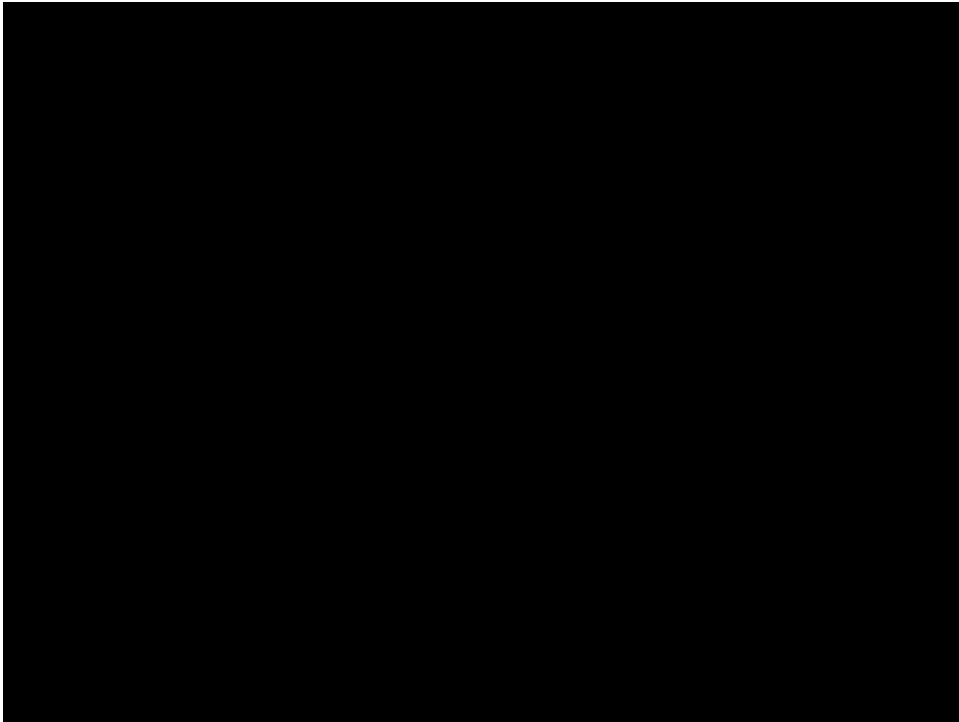
d. Building Orientation and Parking.

- i. Garages shall be located at the rear of buildings to minimize the visibility of vehicles, and to promote a more walkable development configuration with front building entrances facing a street or common open space area(s)
 - ii. Residential buildings with front garages next to front entrances may be approved if the applicant demonstrates that a portion, or all of the property area cannot be reasonably accessed for rear-building vehicle parking due to the property's shape, size, limited access, or other unique circumstance.
 - iii. Off-street parking spaces shall be provided parallel to alleys or private drives, except where the applicant demonstrates that parallel parking spaces cannot be reasonably accommodated on a portion, or all of the property area due to the property's shape, size, limited access, or other unique circumstance.
- e. For the purpose of this section, financial hardship shall not be considered a reasonable hardship and reason to exclude rear-loaded garages and parallel parking spaces.
- ...

a. Height.

- i. Residential buildings shall have a maximum height of three stories and thirty-five feet (35') except in the following areas where the maximum height of structure shall be two stories and twenty-eight feet (28'):-
 1. Areas within forty feet (40') of adjacent off-site single family residential uses.
 2. Areas where proposed residential buildings front onto local streets and collector streets with existing single family residential uses with R-S or R-1 zoning districts located along the opposite side of the street.
 3. A residential end unit of a multi-unit building that is located at the corner of a street intersection, and
 4. Buildings that are closer than forty feet (40') to the perimeter property boundary where there is more than a three foot (3') grade increase from the property boundary.
- ii. An additional five feet (5') of height may be allowed for a building if sub-grade or underground parking is provided for at least fifty percent (50%) of the units under the building footprint area. Basement building area may be included in addition to the maximum height of structure in stories and in feet.

- b. **Roof Form.** A roof pitch of at least six feet (6') of height for each twelve (12') linear feet of roof shall be required for new residential buildings proposed to be located adjacent to existing off-site single family residential structures, and where buildings front onto local streets and collector streets with existing single family residential uses with R-S or R-1 zoning districts located along the opposite side of the street.



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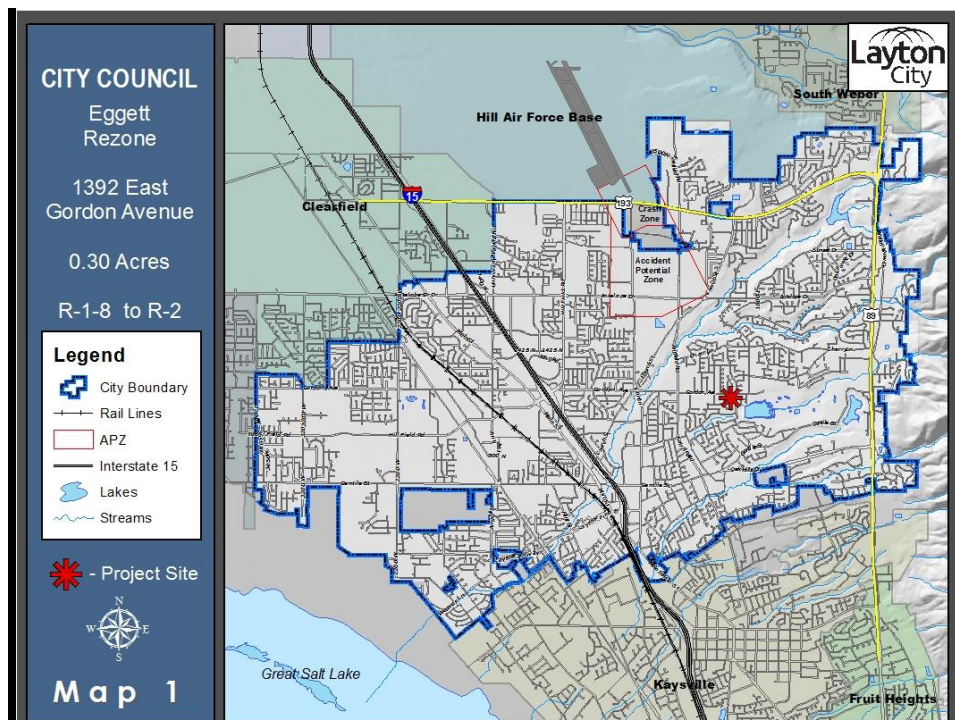
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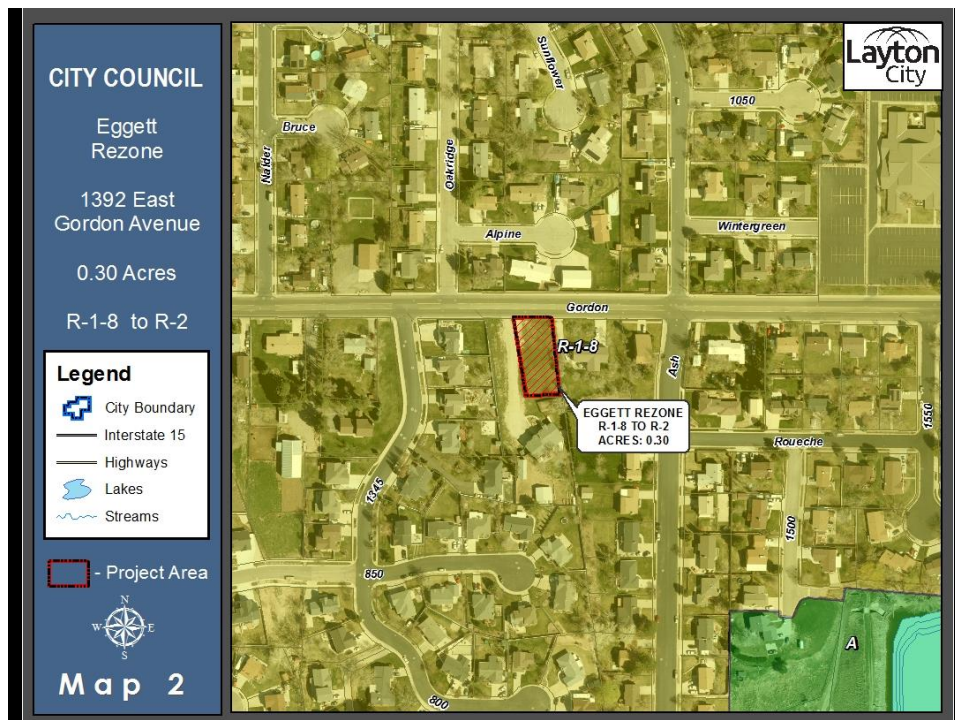
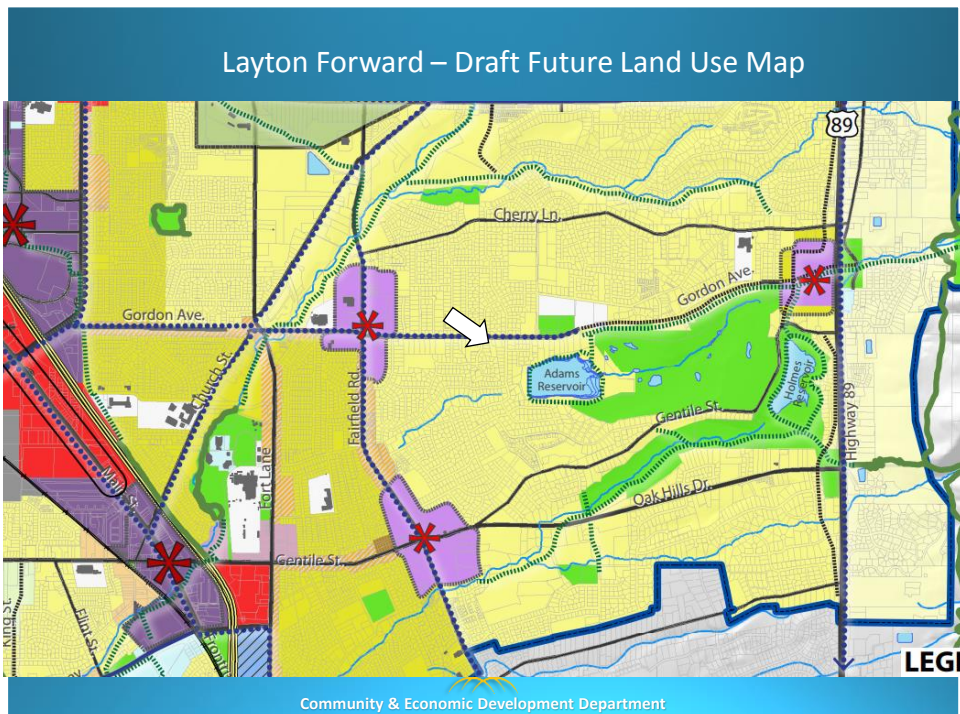

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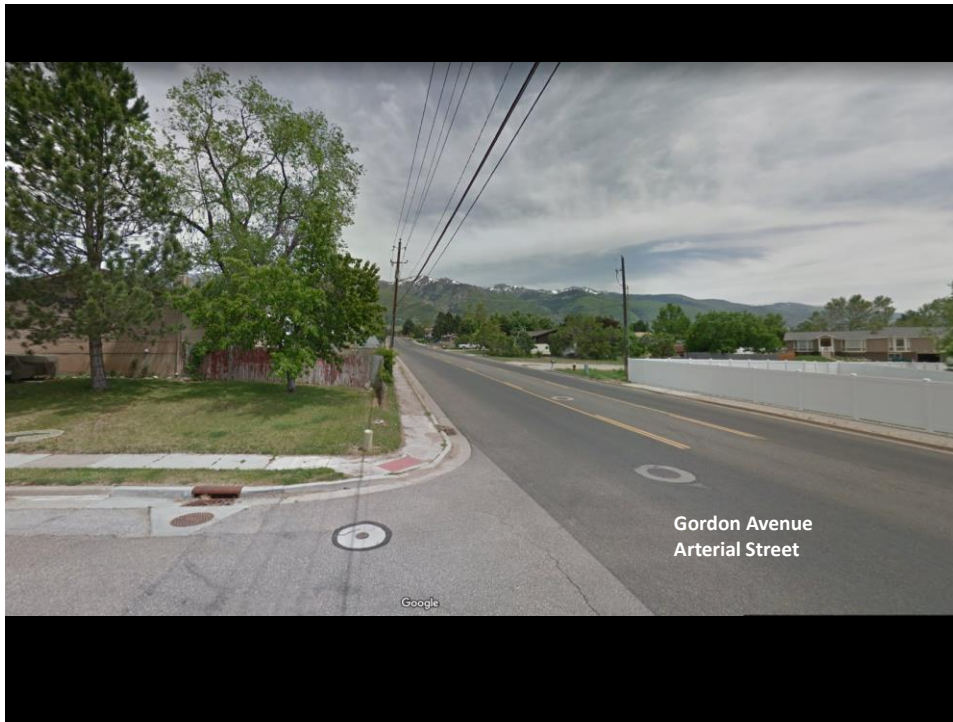


Eggett Rezone R-1-10 to R-2

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Weaver Rezone A to R-1-8

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