

Updating Land Use Ordinances

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A Step By Step Guide To Updating Your Land Use Ordinances

One step-by-step plan

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- **1. Free up your planning commission, and instruct them to plan.**
 - **2. Find one way to make your community better.**
 - **3. Incorporate this year's legislation.**
 - **4. Incorporate Last Year's Legislation. And the year before.**
 - **5. Make your processes match your practices, and improve them.**

One step-by-step plan



- **6. Review and update your list of Permitted and Prohibited Uses.**
- **7. Gut your conditional use list.**
- **8. Address attainable housing.**
- **9. Review your resources related ordinances.**
- **10. Address everything else.**
- **Bonus: Sharpen the saw.**

LAND USE REVIEW FOR **ATTAINABLE HOUSING**



PROJECT PARTNERS



#1: PROBLEM OVERVIEW

INFO FROM THE KEM C. GARDNER POLICY INSTITUTE &
THE UTAH FOUNDATION

HOUSING PRICE INCREASES OUTPACE INCOME

Income required to purchase the median-priced Utah home:

- 2015: \$58,100
- 2021: \$125,185
- 2022: \$183,257

Utah housing prices have been increasing twice as fast as household income.

THERE AREN'T ENOUGH HOUSING UNITS

35,000 housing-unit shortfall

OWNERSHIP IS OUT OF REACH

- 2019: 63% of renters were priced out of the median home
- 2020: 73% of renters priced out of the median home
- 2021: >50% of households, including current homeowners, are unable to afford the median-priced home





#2: PROJECT OVERVIEW



PHASE 1

SCOPE THE LANDSCAPE – We'll meet with key stakeholders across the state to learn which ordinances, codes, and policies impede housing affordability in Utah.



PHASE 2

EVALUATE REGULATIONS – We'll identify regulations with the biggest affordability impact and the relative support for change.



PHASE 3

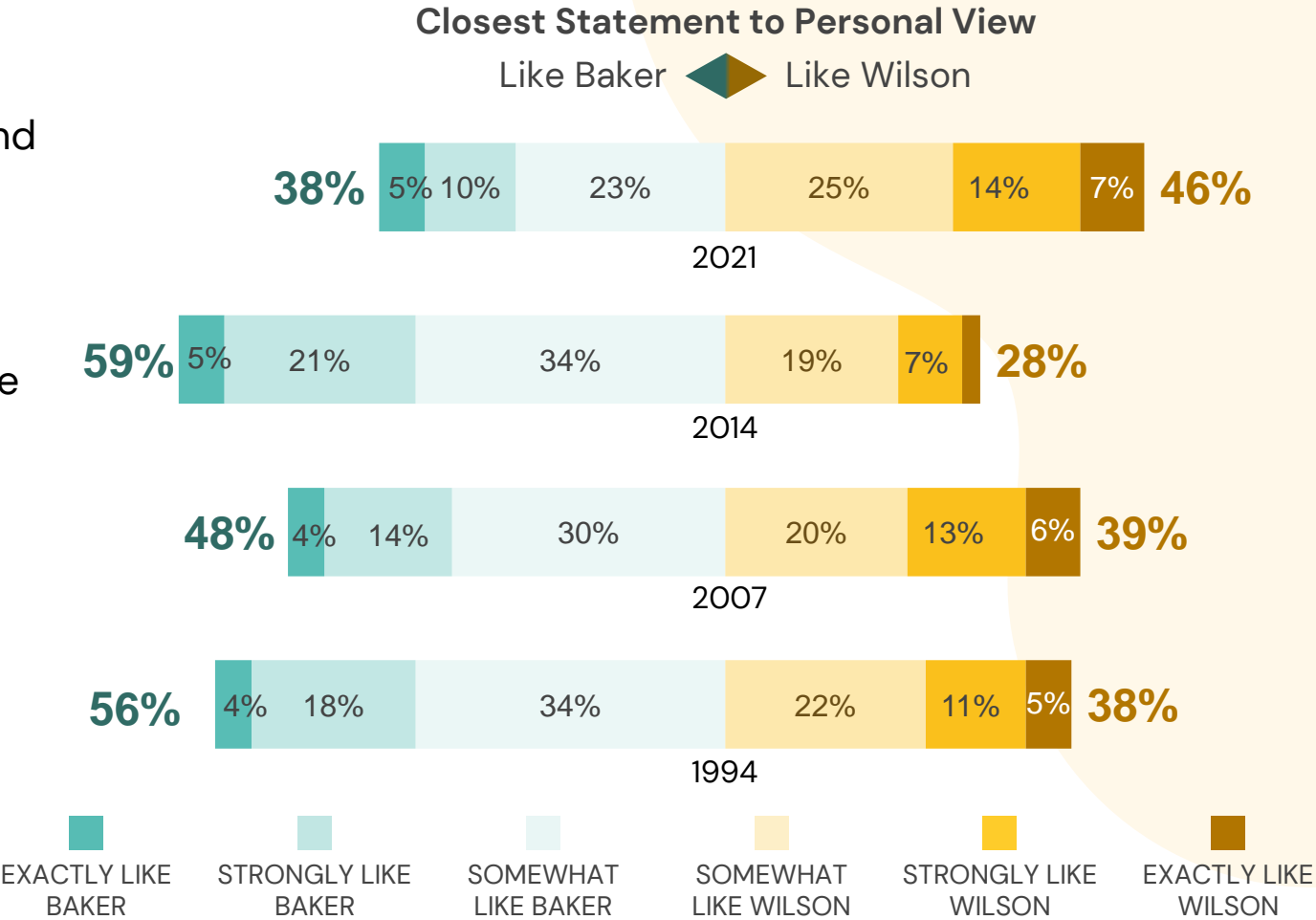
RECOMMENDATIONS – We'll prepare a final report and present our findings at trainings, workshops, legislative testimony, conferences, etc.

In a dramatic shift, more Utahns now feel that growth in the state will continue to jeopardize the quality of life for residents.

This feeling is markedly different from those expressed in previous years of testing. Utahns are now concerned about growth and lean towards greater management.

Baker believes that growth in Utah has and will continue to bring many benefits and advantages to the state. Baker believes that growth should be strongly encouraged and fostered.

Wilson believes that growth in the state has and will continue to jeopardize the quality of life for Utah residents. Wilson believes that growth should be strictly managed or limited.



BASE: All Respondents (n=800)
Q510. Below are the opinions of two hypothetical Utah residents. Please indicate which opinion comes closest to your own. Is your opinion more like Baker or more like Wilson?

Housing/cost of living is a top priority for Utahns . . .

Mean Importance of Priorities for the State of Utah

		2014's Mean Score	Movement
Water	6.5	6.4	
Housing and cost of living	6.2	6.0	+ .2
Education	6.2	6.2	
Air quality	6.1	6.2	
Healthcare	6.1	6.1	
Economic development/jobs	6.0	6.0	
Healthy living	5.9	5.9	
How our towns and cities grow	5.9	5.7	+ .2
Energy	5.9	5.9	
Preparation for disasters	5.8	5.8	
Agriculture	5.7	5.5	+ .2
*Public land management	5.6	NA	
Outdoor recreation	5.6	5.6	-
Transportation	5.6	5.7	
Diversity and inclusion	5.3	NA	
Climate change	5.2	NA	
Arts and culture	5.0	5.0	

BASE: All Respondents (n=800)

Q215. Thinking about the community where you live, please rate each of the following issues where 1 means "not at all important to Utah's future" and 7 means "extremely important to Utah's future". *Natural lands was asked in 2014. However, these are not directly comparable.

But housing/cost of living has the worst performance.

Performance on Priorities for the State of Utah

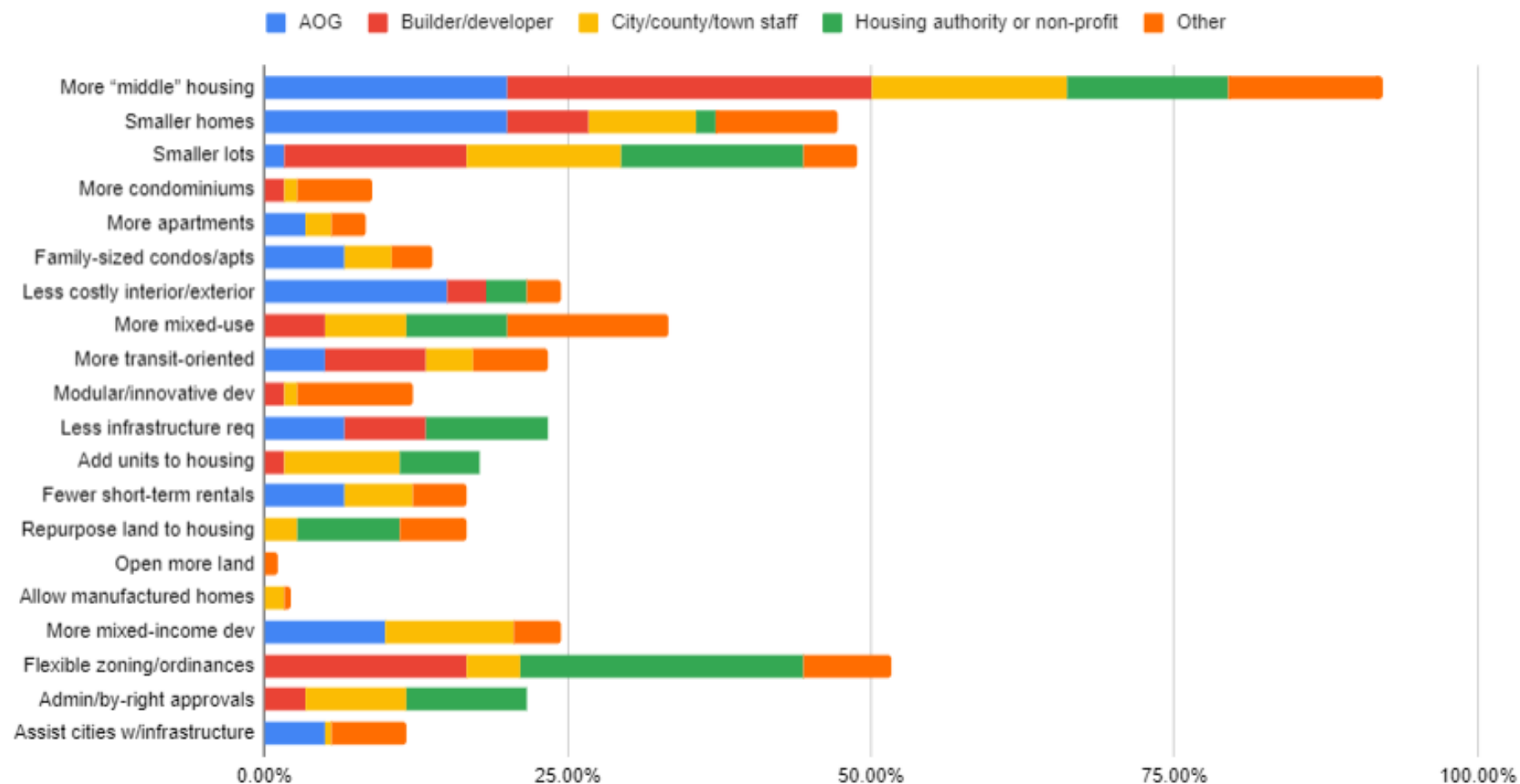
		2014's Mean Score	Movement
Outdoor recreation	5.4	5.7	-.3
Economic development/jobs	4.8	5.1	-.3
Agriculture	4.7	4.7	
Arts and culture	4.7	4.9	-.2
Healthy living	4.6	4.9	-.3
Energy	4.6	4.6	
Transportation	4.6	4.7	
Healthcare	4.5	4.7	-.2
*Public land management	4.5	NA	
Preparation for disasters	4.5	4.8	-.3
Education	4.4	4.1	+.3
How our towns and cities grow	4.3	4.6	-.3
Water	4.3	4.6	-.3
Diversity and inclusion	4.2	NA	
Climate change	4.0	NA	
Air quality	3.6	3.4	+.2
Housing and cost of living	3.3	4.6	-1.3

BASE: All Respondents (n=800)

Q220. Please indicate how well you think Utah is performing on each of these priorities using the scale where 1 means “the state is not performing well at all” and 7 means “the state is performing extremely well.”*Natural lands was asked in 2014. However, these are not directly comparable.

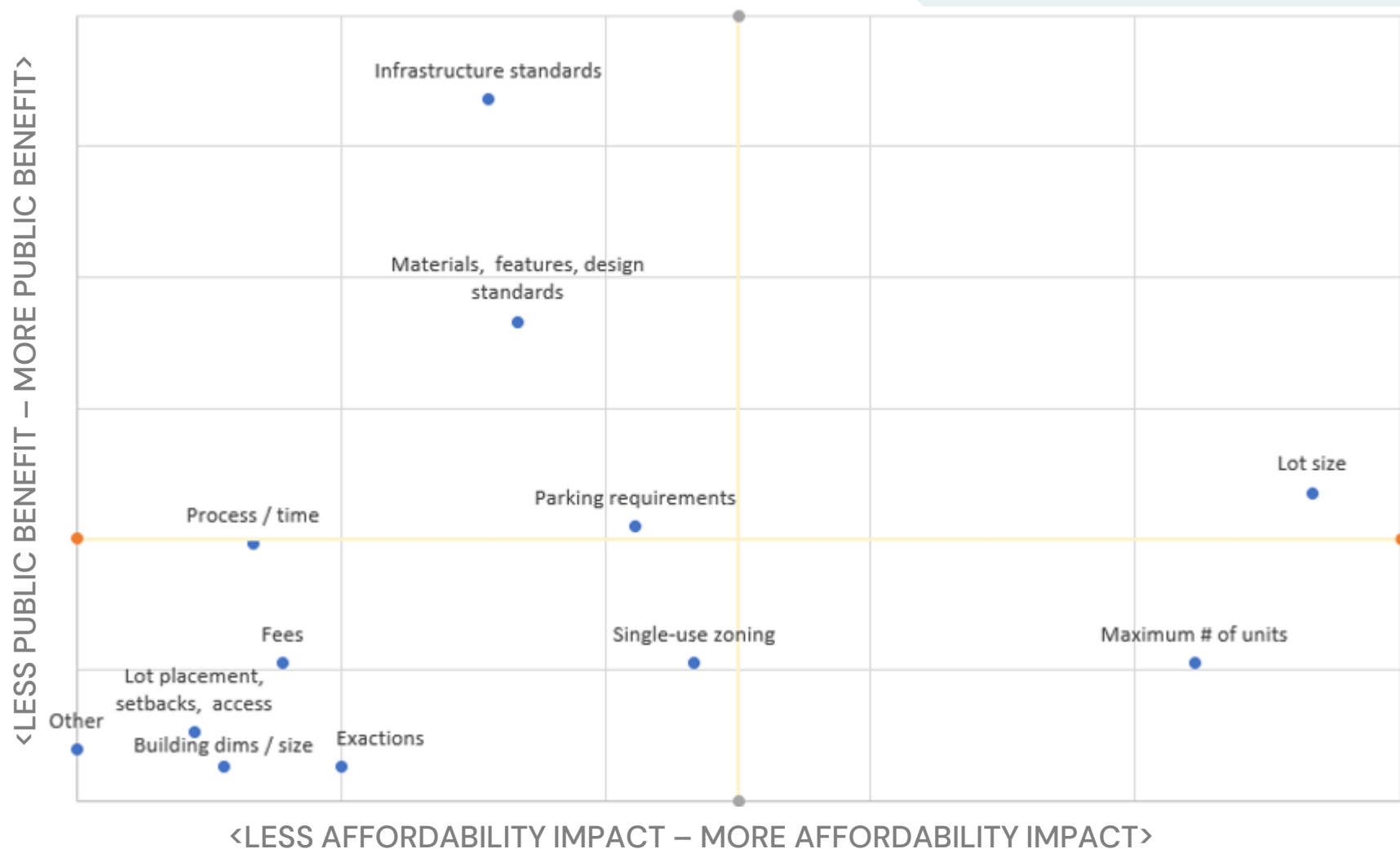
STAKEHOLDER RESULTS

Which of these approaches should be facilitated by regulation to help improve housing affordability and satisfy community values?



*Responses are equally weighted by group

STAKEHOLDER RESULTS: IMPACT – BENEFIT



TYPES OF REGULATIONS SELECTED FOR REVIEW

ALLOWED USE

Number of units

- ADUs
- Multiplexes (duplex, triplex, fourplex)
- Townhome
- Multifamily

Uses allowed

- Single-family only
- Mixed-use zoning

PHYSICAL FORM

Parking and garages

- Garage spaces & widths
- Driveway widths
- Off-Street Parking
- On-street parking

Design standards

- Modular/manufactured homes

Building dimensions & size

- Height
- Footprint
- Lot coverage
- Floor-Area Ratio (FAR)

Lot size

- Frontage
- Setbacks

PROCESS / TIME

Standard for approval

- Administrative rezones
- Administrative subdivision review
- By-right or conditional multifamily

Timeline for review and approval

- Expedite approvals for affordable housing

EXACTIONS

- Road widths
- Water requirements

*The following types of housing regulations were selected for review based on input from Envision Utah's stakeholder committee meeting, interviews, and literature review from November 2022 to January 2023.



WHAT WE'RE FINDING IN ORDINANCES

- **Lack of collaboration and shared housing standards between regions**
 - Not working together to share what works or doesn't – land use, planning, zoning, and building codes are not shared regionally
- **Single family zoning consumes nearly all of the residentially-zoned areas**
 - Rapidly Growing City A: 11 types of residential zones, 2 of which are multi-family
- **Single-family zoning isn't the only constraint**
 - Bulk, lot size & setbacks, parking requirements, etc. add costs and limit density



WHAT WE'RE FINDING IN ORDINANCES

- **Outdated ordinances**
 - Rural Town A: Single family zones allow for detached servant quarters, but not ADUs
- **Some cities already comply with new legislation**
 - Rapidly Growing City A: public hearing only required for preliminary subdivision application

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What regulations/ordinances have the most significant impact on housing affordability?

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What is the best way to ensure that local land use regulations stay current?

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What are some common problems with local ordinances?

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