Residential Development

Background

Residential development and it's condition are of paramount importance to a community's well being and sense of identity. The prevalent housing type gives a community its sense of resident character. Providence City enjoys a broad mix of different housing types. The Residential Development within the City includes a wide range and variety of housing types, styles and price ranges. Future development trends will witness an increase in demand along with an associated decrease in affordability. Land prices, building costs and planning policies will play major roles in determining the amount, style, and quality of future residential development in Providence City.

Principles

- New residential development should be developed based on density and include mixed residential uses.
- Open space shall be included as part of the overall Density of new residential development.
- Sensitive areas (faults, slope, wetlands, flood plains, storm water and other areas) should be identified and residential development should be limited within these areas.
- New residential development should increase mobility and connectivity of the City's overall transportation system.
- New residential development should provide design for pedestrian-friendly development.
- New residential development should include all necessary public and private utilities.
- Residential development should not be encouraged within the major utilities easement on the east bench of the City.

Master Plan Directive

Residential neighborhoods are very important to Providence City residents. Safety and aesthetics are important objectives in any new residential development. While most of Providence City's future population will want and can afford single family housing, a substantial number will either want housing options that requires less maintenance and upkeep, or need housing that is more affordable to own or rent.

Providence City has a very unique set of different residential areas within the community. The following are the different residential areas of the community:

- **Historical Providence City**
- **East Bench Development**
- **West Providence Development**
- **New Annexation Areas**

The map on the following page shows these different areas within the community.

Historical Providence City – This is an area of Providence City which includes the original platted area of the community and the adjacent residential areas that have been developed over the years. Much of this area is defined by the historical platting that is common to most of the older communities in Utah. The City blocks were originally platted as a standard 660 feet by 660 feet block with six 1.33 acre lots.

Over the years the parcels in these blocks have been subdivided along the frontage creating fairly large undeveloped interblock areas. The development of these interblock areas has become increase issue of preserving the historical feel of the area of Providence City.

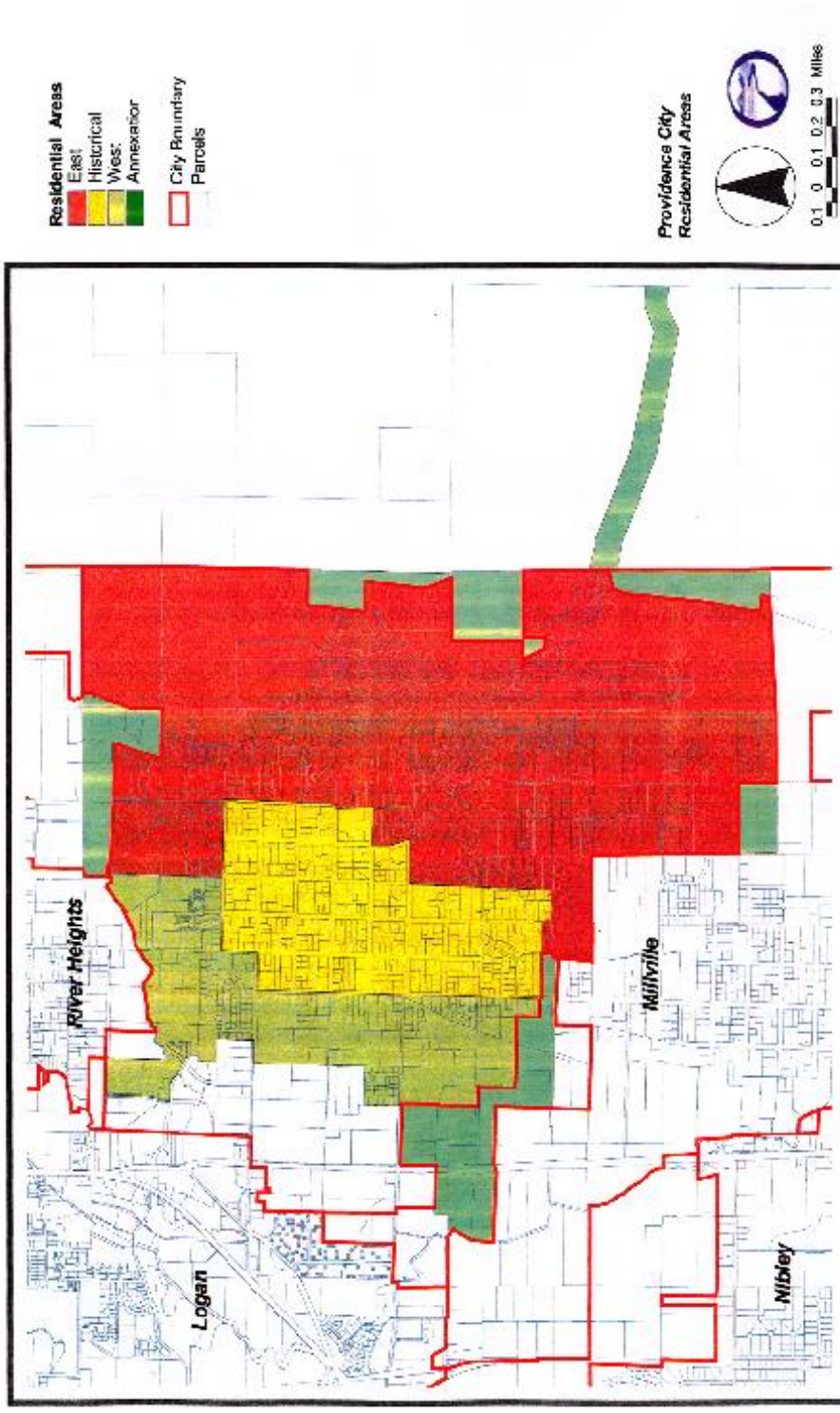
East Bench Development – Is an area where fairly recent residential development has taken place. Generally, the subdivision within this area is identified as an area of very high end single family housing development.

Some of issues facing the residential development within these areas is the lack multiple access to the area. Much of the potential lands that could annex into the City are located next to these areas.

West Providence Development – This area is also a new developing area of residential development within the City. This area is adjacent to the new and expanding commercial areas.

As the commercial area of Providence continues to experience growth the conflict between residential and commercial uses in this area will increase between these two land uses. These conflicts can be dealt with and mitigate by the use of design guidelines.

Front of Residential Area Map



New Annexation Areas – These are areas that are included in the City's Annexation Policy Plan and proposed to be annexed. Most of these areas will be annexed into the City as a residential area.

Housing Inventory

The housing stock in Providence City is primarily single-family homes. In the last few years a number of multi family dwelling units have been built within the City.

The age of the housing stock also tells a lot about a community. The housing units within Providence City are fairly mixed age group. Twenty percent (20 %) of the housing stock within the community is fifty years and older. These structures are considered to be historically significant. Sixty six percent (66 %) of the housing stock is less than thirty years old. The Table below shows the age breakdown of residential housing for the Providence City.

Age Housing	Providence City	Percent
1939 or earlier	144	7.3 %
1940 to 1949	119	6.0 %
1950 to 1959	136	6.9 %
1960 to 1969	261	13.2 %
1970 to 1979	202	10.2 %
1980 to 1989	95	4.8 %
1990 to 2000 March	226	11.5 %
2000 to 2007	788	40.0 %
Median Home Age (yrs)	19.9	-
Total Units	1971	100.0 %

Source: US Census Bureau, 2000 Census

Since the 2000 Census forty percent (40 %) of the City's housing stock has been newly built. Over the next 20 years the number of housing units that will be older than fifty years will increase by fifteen percent (15 %). This will mean the housing stock will become older and will place increasing demands on the housing needs of the community.

The occupancy of the housing is primarily made up of owner occupied residential units. The owner occupied housing makes up 89 percent of the housing stock within Providence City in 2000. A number of rental occupied units have been developed since the 2000 census which has increased the number of renter occupied dwelling units within the City.

Residential vacancy rates in Providence City have fluctuated over the years. The U.S. Census Report for 2000 shows a city wide vacancy rate for all housing units to be a very low 3.24 %. The 2000 residential vacancy rate for Cache County is much higher at 6.2 %. The table below illustrates Providence's growth in total housing units and vacancy rates for 2000 Census.

	Providence City	Cache County
Home Owned	88.87 %	64.6 %
Homes Rented	7.89 %	35.4 %
Housing Vacant	3.24 %	6.2 %

Source: US Census Bureau, 2000 Census

Housing Affordability

The median value for all owner-occupied housing, including single family dwellings is $191,900. The value of a single family dwelling unit within Providence appreciates at a rate of about 6.31 % annually. The table below shows the difference of home values within Cache County and Providence

	Providence City	Cache County
Median Home Cost	$ 191,900	$ 131,800
Apartment Rent	$ 594	$ 509

Source: US Census Bureau, 2000 Census

Housing Condition

The condition of the housing stock of a community is a good indicator of the health of the community. The Bear River Association of Governments (BRAG) conducted a comprehensive housing condition survey, using federal Housing and Urban Development guidelines, was conducted by Bear River Association of Governments (BRAG) in 1994 and 2005. The over all condition of the housing stock within the Providence City is considered to be acceptable. The number of housing units that are considered to be deteriorated or dilapidated decreased by 7 units in 2005. There were no housing units in the 2005 survey the fell into the dilapidated category. The table below shows the result of the BRAG 1994 and 2005 Housing Survey.

Providence City Housing Quality

	1994	2005
Acceptable	796	1,192
Deteriorated	80	77
Dilapidated	4	0
Total Units	956	1269

Source: BRAG Housing Survey, 1994 and 2005

EXISTING RESIDENTIAL ZONING

Balancing the desires and needs of all residents will be a challenge as future residential areas are developed. Providence's past zoning pattern has separated neighborhoods by lot size and housing types such that neighborhoods are almost entirely of one uniform lot size in single family areas, and higher density housing has been zoned to be separate from single family housing areas. Traditional Zoning segregates uses, lot sizes, and housing types.

Traditional Residential Composition

Historically, neighborhoods within Providence City have grown with a mix of housing sizes, sometimes a mix of lots sizes or even an occasional mother-in-law apartment or duplex mixed into a single-family neighborhood. More recently, neighborhoods have become much more homogeneous, with subdivisions providing lot sizes that are uniform, with smaller lots in other subdivisions.

Conventional Minimum Lot Size Standard

This system is based on regulations that set a minimum size standard for lots, such as "the minimum lot size is 10,000 square feet. Developers responding to a minimum size standard typically establish all lots in a subdivision as close as possible to the minimum; this approach will yield the most lots and thus maximize return on investment. This system has the advantage of helping to ensure a protection of property values within a neighborhood.

In a system that encourages uniform lots, neighborhoods are composed largely of people in the same stage of life; there is little age diversity in a neighborhood. The functional consequence is that, as a family's children leave the house and a couple seeks to downsize, they must leave their long-time neighborhood. Downsizing may mean that longtime neighborhood relationships are lost and the couple may live within a different church boundary. According to the American Association of Retired Persons, 86% of older Americans prefer to remain in their current neighborhood after they retire and 65% have lived in the same community for more than 20 years.

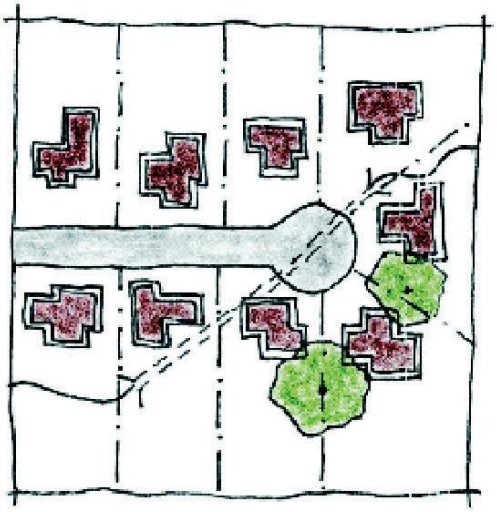
Alternative Households Per/Acre Standard

A household per acre standard is an alternative regulatory approach. If a 10 acre parcel could accommodate 40 units based on a 10,000 square foot minimum lot size, the alternative approach would establish a "4 units per acre" standard. Thus a developer could not build more than the 40 units, but would have flexibility to provide some larger lots and some smaller lots than 10,000 square feet. Using this approach, property values are maintained in three ways:

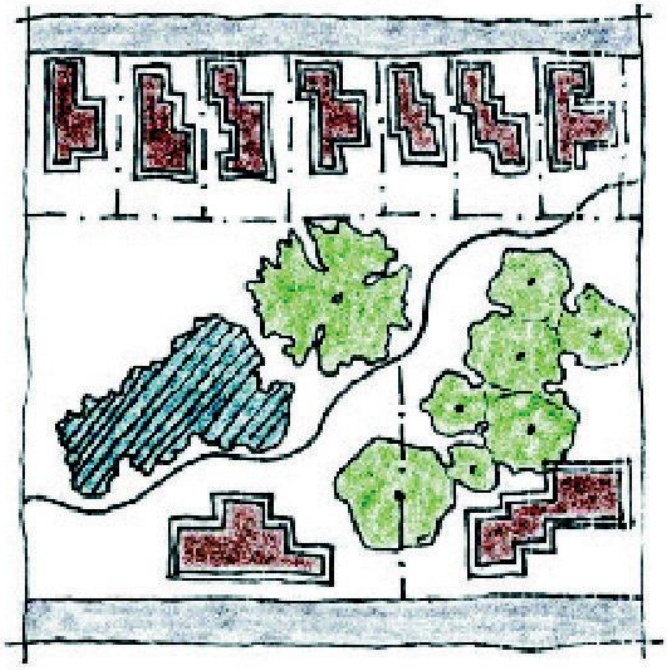
1. If a developer wants to build smaller lots, he must build corresponding larger lots – larger lots 'pay' for the smaller units,
2. An absolute minimum lots size or housing type standard is still specified to avoid extreme housing mixes. E.g., coupled with a 4 units per acre standard could be an absolute minimum lot size of 6,500 square feet or a standard set that duplexes will be allowed, but townhouses and stacked-unit condos will not be allowed.
3. For units that are smaller than the average size, e.g., lots that are 8,000 square feet, basic outward appearance standards may be attached to avoid homes that are visually dominated by protruding garage doors.

In this system, a developer could still build a uniform subdivision or could provide a mix of large and small lots with certain appearance assurances to maintain property values. This is not to say that large yards are discouraged, on the contrary, lot sizes and yards should be as flexible as possible to allow for greater affordability; thereby, increasing the percentage of residents that can enjoy homeownership and private yards. The following are examples of different subdivision designs:

Traditional Subdivision: with a minimum lot size standard, a homebuilder has a strong incentive to have all lots as close as possible to the minimum required size. This maximizes the # of homes.



Alternative Subdivision: same # of units, flexible lot sizes determined by homebuilder based on expected wants and needs of housing consumers



"Performance Based" Subdivision: households per acre standard in which the homebuilder decided to provide a mix of lot sizes.

RESIDENTIAL DEVELOPMENT POLICY:

Maintain the Existing Traditional Residential Zones

The existing residential area should be maintained since much of these areas are currently developed with only a few remaining vacant parcels to be built out.

Adopt Performance Based Development Regulation

"Performance Based" zoning regulations defines acceptable levels of impact but leave to the creativity of the developments design to landowner or developer. Under a performance based system the overall density is regulated to control impacts. It will allow for a variety of housing types to be built within a given development.

Implementation

- Establish a Planned District Overlay developing a different zoning option to improve flexible development for new residential development areas and future annexation areas.(see Future Development Area Map).
- Single-Family Large (SFL) zoning and/or the Planned (P) zoning should be used for large rezones or annexations.
- Establish basic appearance standards for lots and housing types.

Front of Future Development Map