

13-8-23: BALANCED HOUSING:

A. Purpose: The comprehensive general plan supports a housing ratio of eighty three percent (83%) single-family residential to seventeen percent (17%) multi-family residential ("the General Plan ratio"). Notwithstanding the general plan, the city establishes a ratio of seventy seven percent (77%) single-family residential to twenty three percent (23%) multi-family residential for the purpose of this section.

The City of West Jordan has adopted a balanced housing procedure to ensure the orderly growth of the city and foster a housing mix that is consistent with the general plan.

B. Exemptions: The following types of two-family and multi-family housing are not subject to the balanced housing procedure or to the timing requirements of this section:

1. Residential housing developments in compliance with the general plan that are:

a. Multi-family housing (2 or more housing units) in a Transit Station Overlay District (TSOD).

b. Senior housing for age fifty five (55) and older.

c. Multi-family housing for disabled persons.

d. Low and moderate income housing owned by a nonprofit or a local housing authority.

e. Multi-family housing as part of a master planned community that meet the following provisions:

(1) Master plan shall be a minimum of seventy five (75) undeveloped acres and be zoned PC or PRD.

(2) Two-family and multi-family housing not exempt by the provisions listed in subsections B1a through B1d of this section, shall comprise no greater than seventeen percent (17%) of the total number of dwelling units in the approved master development plan.

(3) Two-family and multi-family housing units not exempt by the provisions listed in subsections B1a through B1d of this section, shall be individually owned as either condominiums or townhomes.

f. Twin homes on a vacant parcel(s) or lot(s) in an existing R-2 Zone, as long as all of the following criteria are met:

(1) The R-2 zoning has continuously existed since October 22, 2014; and

(2) The parcel(s) or lot(s) has/have been continuously "vacant" (no dwelling unit(s) constructed thereon) since October 22, 2014.

g. Multi-family housing (2 or more units) in an Interchange Overlay Zone (IOZ).

h. Multi-family housing (2 or more units) in a Residential Overlay District (ROD).

i. Multi-family housing (2 or more units) in an Integrated Housing-Limited Density (IH-L) or Integrated Housing Development (IH-D) Zone.

j. Twin homes on parcel(s) or lot(s) in an existing R-3 Zone, as long the following criteria is met:

(1) The R-3 zoning has continuously existed since October 22, 2014.