

PART 12-420

RESIDENTIAL DEVELOPMENT

SECTION 12-420-1: RESIDENTIAL CHARACTER

The citizens of Centerville have expressed a desire to retain a suburban residential lifestyle. These feelings have been reemphasized by the Community Surveys done by the City. The citizens of Centerville recognize the diversity of lifestyles that exist throughout the region; however, we do not feel an obligation to provide a cross-section of those different lifestyles within the boundaries of our small community. Centerville has a small land area, much of which is developed. That development has predominantly been single family residential. We desire to maintain that character of development.

Quality of life is important to the residents of Centerville, as it is to many people. The citizens of Centerville desire to achieve a quality of life that is consistent with the development of low density residential development.

SECTION 12-420-2. RESIDENTIAL DEVELOPMENT POLICIES.¹

The following policies are adopted specifically for the achievement of the citizens' desires for residential development in Centerville.

1. The density classifications for Centerville's residential areas shall be as follows:

<u>Dwelling Units/Acre</u>	<u>Class</u>
0-4	Low
5-8	Medium
9-12	High

2. Residential development in Centerville is primarily low density single-family. This character of development should continue as far as is feasible and practical. Medium or high density residential development that is allowed in appropriate locations within the City should provide usable open spaces, landscaping, and other associated amenities which will assure consistency with the residential quality desired in Centerville. The use of planned unit developments to achieve the foregoing objectives is desirable and preferred.

¹ Amended by Ordinance No. 2001-05, April 17, 2001

3. The hillsides and naturally wooded canyons east of the City should be provided protection from indiscriminate development to assure retention of the natural slopes and vegetation.
4. Residential areas should be afforded protection from the impact of more intensive commercial, industrial, and institutional uses and from the visual and noise impacts of major roadways and railways by the creation of protective buffering (transitional uses, landscaping, etc.).
5. In the foreseeable future, no residential development of any type should occur west of I-15. Soil conditions, poor access, the threat of a rising Great Salt Lake, and isolation from the main part of the community make this a difficult area in which to have viable residential development.
6. Residential development must take into account the existence and impact of high ground water tables within the City. Subsurface drains should be limited to the purpose of artesian springs, wells, protecting public streets, and dewatering areas. The use of any subsurface drain systems in conjunction with any residential development within the City for the sole purpose of dewatering an area to permit the construction of a structure, including the construction of a structure with a basement or lower floor level, should be discouraged and only permitted in strict accordance with City ordinances, standards and regulations regarding the same.

SECTION 12-420-3. HOUSING.

The following policies are adopted in order to establish Centerville's commitment to the availability of housing for all of its residence.

Housing Policies:

1. The City shall not allow racial, ethnic, religious or economic discrimination in the provision and procurement of decent housing in this City.
2. The City shall assure an adequate supply of housing for future population through identification of optimum locations for housing development and provision of City services as required.

3. The City shall encourage the preservation of existing neighborhood housing and rehabilitation through adoption of adherence to building codes and housing standards.
4. The City shall accommodate the use of advances in housing construction techniques which promote energy conservation, and the development of new cost-effective housing concepts.

SECTION 12-420-4. HUMAN SERVICES AND HEALTH CARE FACILITIES.

1. It is the desire of Centerville City to provide a variety of housing options within the community, including variable densities.
2. In furtherance of the above stated goal, it is the policy of Centerville City to provide appropriate housing for all Centerville residents giving consideration to ongoing lifestyle changes and circumstances that are increasingly prevalent in the normal life cycle of the aging residents.
3. It is the intent of Centerville City to use a comprehensive approach in providing land use regulations for residential health care facilities within the community, in compliance with the Fair Housing Act by appropriately allowing and locating human services and health care facilities within the City for the benefit of all City residents.