

Chapter 6: Housing

6.1 Introduction

This chapter focuses on the need for varied housing opportunities in Kanab. Kanab City has adopted an Affordable Housing Plan to address current and future affordable housing needs which meets the requirements of Utah Code, Section 10-9-307 (see Appendix F). The Affordable Housing Plan is a vital appendix to the General Plan and should be reviewed biennially.



In addition to the strategies addressed in the Affordable Housing Plan, the City has identified the following housing objectives: Maintain the current housing density mix.

- A. ... Pursue methods for developing more affordable housing options.
- B. ... Provide several areas, spread throughout town for multi-family housing.
- C. ... Emphasize higher quality housing.
- D. ... Encourage quality senior housing projects.
- E. ... Preserve livable neighborhoods with appropriate zoning enforcement related to the health, safety and welfare of the community.

6.2 Housing Density Mix

Approximately 75% of the housing in Kanab currently falls within a single-family designation. The remaining 25%, representing various types of mobile/manufactured, attached or multi-family housing units, which provides much of the low to moderate income housing options in the community. It is the City's desire to preserve existing areas



of low density housing, while at the same time allow for increased medium to high density quality housing, in designated areas. The Downtown area, and some areas adjacent to downtown, is where such housing opportunities will be most likely and encouraged.

Preservation of the single-family nature of Kanab's neighborhoods is desired, except in designated areas in and near downtown.

Goal:

Provide for a mix of single and multi-family housing options.

- Provide existing rural and low density housing areas.
- Provide for medium to high density areas throughout the community.

Goal:

Provide for affordable low to moderate income housing.

- Prepare and follow the objectives of the Kanab Affordable Housing Plan.
- Biennially review and update as necessary.

6.3 Senior Citizen Housing

Seniors play an important role in the community and are a growing faction of the local population. Additional high quality senior housing developments need to be encouraged which will integrate within the single-family low density zones and become an asset to the community. Assisted living residential projects are encouraged in facilities constructed for that purpose.

6.4 Orderly and Beautiful Residential Development

As Kanab continues to grow, residential development could take place on the remaining developable lots found throughout and adjacent to developed areas of the community. Such development is considered preferable to those wishing to live

near the downtown area, hospital, library, etc.



A balance and mix of all types of housing is desired in the community, and new construction is encouraged to take advantage of infill development opportunities. Emphasis in developing in-fill ordinances will help protect the character and mix of homes and neighborhoods, especially in the downtown area.

6.5 Housing Goals		
Goals	Strategies	Actions
1. Maintain the current housing density mix, providing for continued, paced development of both single and multiple family dwellings.	A. Provide areas for residential development with rural densities that ensure compatibility with open spaces and environmentally sensitive areas.	i. Plan and maintain rural density zones near and outside of the current cities boundaries.
	B. Provide low density residential uses.	i. Encourage development of quality single-family housing. ii. Maintain existing low density zones for the development of single lot subdivisions and planned residential developments of single-family detached units.

KANAB GENERAL PLAN

6.5 Housing Goals		
Goals	Strategies	Actions
1. Maintain the current housing density mix, providing for continued, paced development of both single and multiple family dwellings. (cont.)	C. Provide medium to high density residential uses.	i. Encourage diversification within medium density neighborhoods, to include a mixture of low, moderate and high-income housing units.
		ii. Promote quality high density developments in appropriate zoned areas.
2. Provide for affordable low to moderate income housing opportunities.	A. Prepare and follow the objectives of a Kanab Affordable Housing Plan.	i. Biennially review and update, as necessary, the Kanab City Affordable Housing Plan.
3. Encourage the development of quality senior housing projects.	A. Encourage the development of senior housing projects which meet the needs of the community.	i. Promote the integration of quality senior housing developments.
4. Encourage orderly and beautiful residential areas throughout the city.	A. Enforce residential zoning ordinance requirements.	i. Pro-actively enforce the zoning codes.
	A. Enforce residential zoning ordinance requirements. B. Recognize the beautification efforts of residential property owners.	ii. Coordinate enforcement needs and objectives with the Kanab City Building Inspection Department.
		iii. Encourage open spaces in large residential developments.
	i. Utilize programs such as the Yard-of-the Month award.	
	C. Encourage orderly infill development.	i. Investigate incentivizing infill development to help protect open spaces and the character and mix of homes throughout the community.