



DEVELOPMENT SERVICES
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Memo

To: Provo City Planning Commission
From: Development Services Department
Date: 6/18/2024
Re: Report on Downtown Density Limitations Proposal

Overview

Currently, unlike other zones in the city the DT1, DT2 and ITOD have no specific maximum density. As the City Council has discussed encouraging more for-sale housing, it has been suggested that maximum densities be added to these zones. In order to exceed the specified maximum density, some percentage of for-sale units would be required. The amount of for-sale housing would fluctuate depending on the desired housing density. Staff suggests the following as a starting point for this discussion.

Proposal

- Proposed Text Amendment for the DT1 (General Downtown) Zone, DT2 (Downtown Core) Zone, and the ITOD (Interim Transit Oriented Development) Zone:

- Housing density maximum: fifty (50) units per acre*

*Housing density may exceed 50 u/a with the following percentages of for sale housing:

50.1- 65 u/a	20%
65.1- 80 u/a	35%
80.1 and over	50%