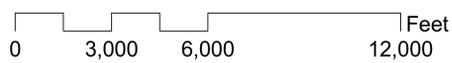


Indicated Arterial and Collector Streets
Streets and Roads on the General Land Use Plan are for reference only. For more detailed information, see the Transportation Plan and Map.

Informational Lines

Note: Informational lines on this Land Use map including those indicating drainages, property boundaries, road systems, political boundaries and similar items, are overlays to the actual map. They are included to provide context for the indicated land uses and their indication may be altered as needed without amendment to this plan.



Legend

- City Limits
- Future Annexation Boundary
- Coal Creek
- 1,000 acres
Landuse area color with estimated acreage

Council Resolution Amendments

- Resolution Ordinance No.
- No. 13-1023 275 S. Cross Hollow Rd (Low to Med Single Family Res.)
 - No. 14-0212 Bulldog Rd. & Kittyhawk Way (Indust. & Manuf. to Business & Light Manuf.)
 - No. 15-1202 200 N. 300 W. SW Corner (Highway & Regional Comm. to High Density Resid.)
 - No. 16-0210 400 N. between 300 & 400 W. (Med. Density Resid. to Mixed Use)
 - No. 16-0210-1 Cross Hollow Road & 100 N. (Low Density Resid. to Med. Density Resid.)
 - No. 16-0210-2 West View Dr. & Center St. NW Corner (Natural Open Space to Central Commercial)
 - No. 16-0323 SW Cor. of 200 North 400 West (Highway - Regional & Med. Res. to High Res.)
 - No. 16-0713 300 W - 1100 W & 400 N - Indust. Rd. (Med. Density Resid. to Mixed Use)

- Rural Estate Residential (2 Units/ Acre Maximum)**
9,324 acres
Low Density residential development typical of large lots and homes in a rural setting. The City, in these areas, may provide limited municipal infrastructure and services. The keeping of large animals may be permitted with restrictions. Maximum density is set at 2 units per acre. Accessory buildings are permitted as allowed by zoning ordinance and building codes.
- Low Density Residential (3 Units/ Acre Maximum)**
13,663 acres
Residential Neighborhood development composed of detached single-family homes and supporting community uses such as churches, schools and parks. Maximum density is set at 4 units per acre.
- Medium Density Residential (8 Units/ Acre Maximum)**
5,181 acres
Residential Neighborhood development composed of detached single-family homes both zones with supporting community uses such as churches, schools and parks. Maximum density is set at 8 units per acre. Neighborhood open space amenities are encouraged at this density level. Site plan approvals are recommended as part of the approval process.
- High Density Residential (24 Units/ Acre Maximum)**
572 acres
Development zones composed of multi-family town homes and/or stacked flats. Maximum density is set at 24 units per acre with a combination of rental and for-sale units allowed. Site density set through approval process. Developments must be enhanced with private open space and amenities. Site plan approvals are recommended as part of the approval process.
- Mixed-Use Development**
363 acres
Neighborhood scaled, in-fill developments composed of a variety of uses including residential, commercial and offices. Residential densities may vary from 10 to 30 units per acre. Projects must include streetscape enhancements and community amenities. Site plan approvals are required. This land use may be used in an overlay district in appropriate areas of the City.
- Central Commercial**
986 acres
Commercial development providing basic community and neighborhood retail or services. This use is typical for the "Grocery Anchored Shopping Center" or center commercial district. Proximity to residential neighborhoods is essential.
- Downtown and Main Street Retail District**
78 acres
Commercial, business and office uses that line the Main Street corridor and adjacent streets, including the traditional "Downtown" shopping district of Cedar City. Community image, a mixture of two-story buildings and street presence with sidewalk entrances and windows typifies this district.
- Highway and Regional Commercial Services**
702 acres
Commercial development that serves the greater regional area or highway adjacent commercial services that cater to the transient traffic along the interstate highway corridor. Locations for this land use occur at off-ramps or at intersections of regional arterial roads.
- Business and Light Manufacturing**
1,870 acres
Land areas suitable for general business operations and smaller warehousing or assembly facilities with automobile, and truck access. Rail access may be available for limited use. Residential buffers are encouraged.
- Industrial and Heavy Manufacturing**
4,326 acres
Primarily, large parcels suitable for buildings and developments catering to heavy manufacturing uses within large, predominantly, single-level structures, access to large trucks and rail is required for both raw materials and finished product shipping. Mining and extraction activities are allowed subject to limitations specified within the City code. Buffer zones are required next to residential areas.
- Municipal Uses, Hospitals, Schools and Campus Facilities**
1,214 acres
Parcels of property that are dedicated to municipal services, regional hospitals and associated uses, public or private schools and campuses or similar public facilities. Structures normally associated with these uses and supporting recreational facilities are permitted.
- Developed Open Space and Recreation Facilities**
410 acres
Open space and recreational facilities that have been improved or developed and are in a managed situation. These facilities may be public or private ownership. The use of these facilities may also be public or private controlled.
- Natural Open Space Areas**
6,124 acres
Areas within the City of natural open space, such as hillsides, stream corridors, drainage channels and highway or industrial buffer zones. Base residential densities for these parcels are set at 1 unit per 5 acres of land for naturally difficult development sites, with higher densities similar to those of adjoining properties allowed for less difficult development sites. Clustered development and conservation easements are encouraged. Limitations to development in environmentally sensitive areas may exist.
- Native American Reservations**



Proposed Land Use CEDAR CITY

General Plan 2012

**Council Approved:
Sept 26, 2012
Printed: 1/25/17**