



# Land Use Plan Map

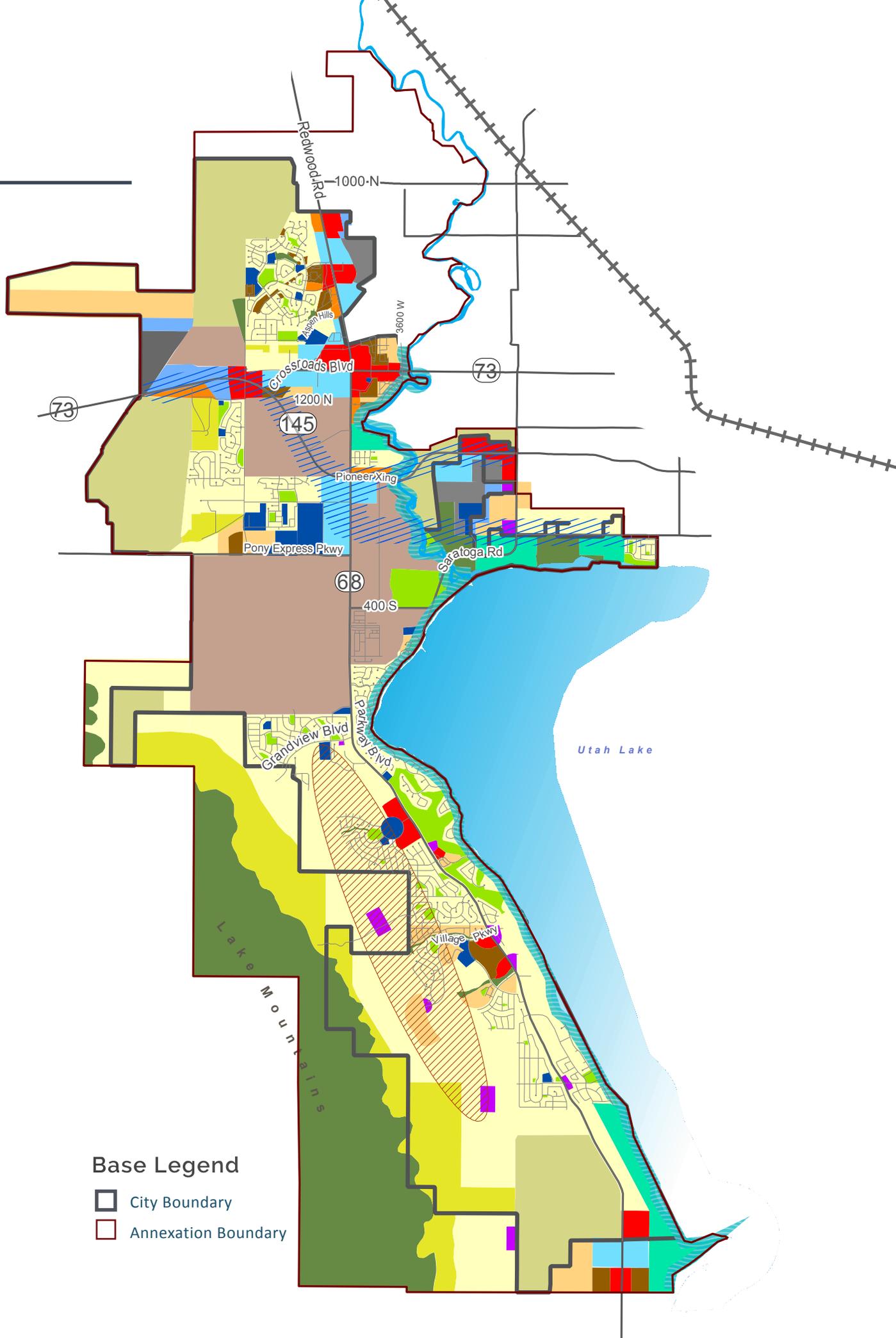
## Use & Flexibility

The land use plan assigns a desired land use for all land within the City to produce a full “build-out” scenario. In some cases, a land use is different from the existing use. This does not mean that the City is pro-actively advocating for that parcel to become that land use or that the property will become that during the life of this General Plan. Instead, the land use designations help the City understand what the area should become if it were to be developed or redeveloped in the future.

It should be understood that the Land Use Plan is a general guide for growth and development and serves as the foundation for decision making; it is not a site-specific development plan. It remains flexible to allow for creative approaches that are consistent with the objectives of this General Plan.

## Map Key

-  **Rural Residential**  
Areas designated for single-family homes, large-lot residential development, and other ancillary uses.
-  **Low Density Residential**  
Areas designated for conventional single-family homes.
-  **Medium Density Residential**  
Areas designated for single-family detached and attached dwellings, including duplexes and townhomes.
-  **High Density Residential**  
Areas designated for higher density attached dwellings, such as townhomes, condos, and apartments.
-  **Neighborhood Commercial**  
Areas designated for low-scale commercial uses supporting general neighborhood needs.
-  **Community Commercial**  
Areas designated for low- to medium-scale commercial uses supporting general neighborhood needs.
-  **Regional Commercial**  
Areas that incorporate retail, employment, entertainment, and civic uses.
-  **Mixed Waterfront**  
Areas designated as a mix of resort, residential, and commercial uses with an emphasis on the lake.
-  **Office**  
Areas designated for office development.
-  **Office Warehouse**  
Areas designated for office and warehousing uses.
-  **Light Industrial**  
Areas designated for fabrication, manufacturing, or warehousing space.
-  **General Industrial**  
Areas designated for general industrial uses.
-  **Planned Community Residential**  
Areas designated for a mixture of residential land uses and could include small scale commercial.
-  **Planned Community Mixed Use**  
Areas designated for a mixture of residential and commercial land uses.
-  **Institutional/Civic**  
Areas designated for civic or institutional space.
-  **Natural Open Space**  
Land remaining undeveloped as natural open space or land with minimal development for passive recreation.
-  **Developed Open Space**  
Areas designated for parks, playground, sports fields, and similar uses.
-  **Future Transit Oriented Development**  
Not an official Land Use category but thought should be given to future uses in this area in anticipation of TRAX and BRT route plans. See [Mountainland Association of Governments TransPlan40](#) for more information.
-  **Commercial Floating Overlay**  
Not an official Land Use category but thought should be given to additional Community Commercial and Neighborhood Commercial as the City Council sees fit along key nodes and intersections along the future Mountain View Corridor.
-  **Waterfront Overlay**  
Overlay buffering the Utah Lake and Jordan River shorelines preserving trail connections, enhancing the pedestrian experience, and articulating appropriate development. Overlay shown is to illustrate the concept only. Refer to the Waterfront Trails and Buffer Overlay Zone for specifications.



**Base Legend**

- City Boundary
- Annexation Boundary