

THE LAND USE PLAN  
v.  
THE ZONING ORDINANCE



MARCH 15, 2005

# WHAT IS THE LAND USE PLAN?

- A vision for the future build-out of the City.
- A description of the locations, intensities, densities and projected impacts of general land uses throughout the City.
- This is accomplished through general categories of land uses shown in general locations on a base map and accompanied by text descriptions.



# WHY DO WE HAVE A LAND USE PLAN?

- Placement of general land use categories throughout the City is used to predict population growth over time, transportation needs, utility demands, need for public services, etc.
- Used to guide decisions regarding land development proposals and requests.
- Will assist the City in obtaining a reasonable and logical land use pattern; that is, buffering, transitions zones, appropriate amounts of specific uses (Single Family, Multiple Family, Retail, Industrial, etc.).



# ARE WE REQUIRED TO HAVE A LAND USE PLAN?

- Yes, Utah Code requires all municipalities to have a “General Plan”
- The General Plan required in Utah contains a reference to land use categories and the preparation of a map.
- See Section 10-9-301, Utah Code for more information on General Plan requirements. [click here](#)



# ARE WE REQUIRED TO FOLLOW THE LAND USE PLAN CATEGORIES?

- Yes – Though the Land Use Plan is an **advisory** document, the City's ordinances require that land development approvals are consistent with the General Plan.
- Applications to rezone property must be consistent with the adopted Land Use Plan or must also include an application to amend the Land Use Plan.
- There is no entitlement granted by the Land Use Plan to any land owners.



# WHAT IS THE ZONING ORDINANCE?

- The Zoning Ordinance is a **regulatory** ordinance that governs the specific land development entitlements related to property.
- The Zoning Ordinance also contains categories that are intended to have technical provisions that specifically govern how land uses are placed on property:
  - Densities, minimum lot sizes, lot coverage, setbacks, building heights, open space requirements.



# ZONING ORDINANCE-CONTINUED

- Provisions of the zoning ordinance are not advisory, but regulatory; that is, they are not flexible, but mandatory. Neither the Planning Commission or City Council are authorized to make exceptions.
- Provisions cannot be altered, waived or changed except by City Council action to amend the Zoning Ordinance.



# ZONING ORDINANCE-CONTINUED

- The Board of Adjustments may hear appeals regarding interpretations of the Zoning Ordinance and Variances to its provisions, but only under specific and very narrow circumstances—they cannot legislate or change the terms of the Zoning Ordinance.



# HOW DO THE LAND USE PLAN AND THE ZONING ORDINANCE WORK TOGETHER?

- Think of the Land Use Plan as a map of the State of Utah and the Zoning Ordinance as a map (or phone book) of individual cities in Utah.
- If you're traveling to St. George, your Utah map shows I-15 and general locations of cities, geographical information and other major roads and features.
- If you get off the freeway at a city, you need another map or maybe the phone book to get around that city and find an address or a specific location.



# HOW DO THE LAND USE PLAN AND THE ZONING ORDINANCE WORK TOGETHER?

- One tool is general and provides great general information – the second tool is specific and provides detailed requirements on how land is developed.
- The Land Use Plan provides general locations and intensities and the Zoning Ordinance **implements** the descriptions of the Land Use Plan in a very specific way.
- These tools are consistent, but one is general and one is precise – they are not intended to both be precise and detailed.

