

IV. LAND USE CATEGORIES

In order to create an organized and beneficial growth pattern for future development in Mapleton City and for areas which have yet to be annexed, the Land Use Element includes desired future land use patterns and accounts for the impact the new development will have on the community. It is the intention of Mapleton City to plan for these areas to be compatible with adjacent land use patterns and existing zoning designations. In order to do so, general land use designations have been assigned to areas in the city and land located in the unincorporated county which may be annexed at a future date. Each of these designations is described in this section and can be found on the Mapleton City Land Use Map.

Each district has different characteristics which help to define what type of development is intended to occur in the future. The General Plan Land Use Districts should not be confused with Zones or Zoning Districts. The zoning ordinance and zoning map identify specific tracts of land and what uses are allowed in the tract. At the present time, all land located within the municipal boundary has been assigned zoning. Current zoning and the requirements of each zone may be found in the Zoning Ordinance of Mapleton City. The Land Use Element is intended to be consistent with the Zoning Ordinance and all other laws, ordinances, and resolutions of Mapleton City, the State of Utah, and the United States.

The Land Use Element is related to and supports the Zoning Ordinance. The purpose of the Zoning Ordinance is to promote the health, safety and welfare of the community, encourage and facilitate orderly growth and development, protect the tax base, lessen congestion in the streets, prevent the over-crowding of land, secure economy in governmental expenditures and facilitate adequate provisions for transportation, water, sewerage, schools, parks and other public requirements, promote an attractive and wholesome environment, and encourage the most appropriate use of land.

Rationale

The Land Use Element has been developed to meet the following factors: 1. The Vision Statement and other citizen input opportunities which incorporate residents' desires, 2. Preserve rural character while managing the growth in Mapleton, 3. Water Availability, 4. Sewer availability, and, 5. Road availability.

Currently, Mapleton appears to have a maximum sewer capacity to support a community of approximately 4,185 households. Road conditions vary throughout the community, with those to the north of Maple Street more developed than those to the south of Maple Street. However, the Mapleton City Transportation Plan calls for future roads and road improvements throughout the southern part of Mapleton. As directed by the Mapleton Vision Statement, the following land use designations are intended to preserve rural character while managing the growth occurring in Mapleton.

Land Use Designations

1. Rural Residential (RR) (Equivalent to the A-2 and PRC Zones)

The RR Category is established to protect sensitive areas of the community and preserve lands for agricultural and livestock raising purposes. This land is characterized by environmentally conscious development design and open fields and farms devoted to the production of food, fiber, and animal products. Uses may include barns, corrals, row crops, livestock raising, houses of worship, and residential dwellings.

The objectives in the RR Category are to protect and preserve the natural environment, encourage the continued use of agricultural land for agricultural purposes, discourage commercial and industrial uses, and other uses which impede: 1. Environmental protection; 2. Agricultural use; 3. Protection against soil and groundwater pollution; and 4. Efficient cost of providing governmental services. Non-residential uses which would have a lesser impact than residential development may be considered. In order to allow animals and residential agricultural uses on all lots, lots smaller than 1 acre should not be allowed, even with TDR's or development agreements.

Single family residential development is allowed in the RR Category at a minimum of 2 acres per dwelling (exclusive of roads).

Densities higher than 2 acres/unit, but not higher than 1 unit/acre may be allowed pursuant to a development agreement or with the use of "Transferable Development Rights" (TDRs) and zone overlay of TDR-R. PRC zones are also permitted, with or without the use of TDRs.

2. Low Density (LDR) Residential (Equivalent to the RA-1, RA-1-C, and PRC Zones)

The characteristics of this category include low density single family homes with ample open spaces and setback requirements meant to provide adequate spacing between dwellings, and houses of worship. Developments will be designed to maintain a minimum lot size of one dwelling per acre. The clustering of homes is encouraged according to established criteria to maintain an open feel. A higher density than one dwelling per acre may be allowed pursuant to a development agreement or with the use of "Transferable Development Rights" (TDR's) and zone overlay of TDR-R. PRC zones are also permitted, with or without the use of TDRs. Since animals and agricultural uses are allowed in the area, new developments should be sensitive to the agricultural environment and be designed accordingly. In order to allow animals and residential agricultural uses on all lots, lots smaller than 21,780 square feet should not be allowed, even with TDR's or development agreements. Pedestrian access by means of sidewalks, trails or paths should be provided by all new development along with parks and other recreational facilities.

3. Medium Density (MDR) Residential (Equivalent to the RA-2 and R-1-B Zones)

This designation shall have a minimum lot size of 14,500 square feet. Uses characteristic of this designation primarily include single family dwellings, but also including houses of worship. TDRs shall not be permitted to avoid increasing density in this area. These areas shall be located primarily in the northwestern and southern parts of Mapleton. This designation shall

also serve as a buffer and transition area to less intense residential designations east of the Highway 89 General Commercial corridor.

4. High Density Residential (HDR) (Equivalent to the R-2, SDP, and PD Zones)

This designation shall have minimum lot sizes of less than 14,500 square feet. The purpose of this category is to help provide affordable housing and will take place as a result of transfer of development rights, multi-family dwellings, or accessory apartments. It is intended that this category comprise a relatively low percentage of land within Mapleton and that it will occur where and when the need arises. Other uses characteristic of this designation include houses of worship. Areas in this designation shall primarily be located on the west of the General Commercial area on Highway 89, in the southern limits of the city, and in the north-central area of the city. Specific development plans and planned developments may allow for clustered housing and townhomes.

5. General Commercial (Equivalent to the GC-1, SDP, and PD Zones)

The Highway 89 corridor between 1200 North to the southern annexation boundary of the city will develop primarily as commercial area. This area is designed to maintain a 300-foot deep corridor on both sides of Highway 89, measured from the road centerline, and wider or narrower in certain areas considering current and proposed future land uses. Since these areas abut Highway 89, the Utah Department of Transportation (UDOT) should be involved in planning projects along the Highway.

Uses characteristic of this category are retail goods and services, shopping centers, professional offices, office parks, and other appropriate commercial uses. Mixed use commercial/residential shall be permitted as specific zoning ordinances allow. Uses not characteristic of this designation are heavy commercial/manufacturing and warehouses. Uses will be surrounded by ample landscaping that shields the businesses from Highway 89 and provides ample room for pedestrians. Developments should allow for a pedestrian trail on the east side of Highway 89 with at least a 30 feet deep landscaped area. The design shall be pedestrian friendly and shall fit the rural character of the community.

6. Shopping Center Commercial

The major intersections of Highway 89, where possible, should specifically be reserved for shopping centers. This includes the intersections of Highway 89 with 800 North, Maple Street, and 1600 South. These areas should be squares measuring approximately 1200' north to south and 1200' east to west, for approximately 8 acre areas on each corner of the intersections. Since these areas abut Highway 89, the Utah Department of Transportation (UDOT) should be involved in planning projects along the Highway. Uses characteristic of this designation include a variety of large chain grocery stores, retail/wholesale chains, department stores, shops, and service businesses grouped into architecturally harmonious buildings. Developments should allow for a pedestrian trail on the east side of Highway 89 with at least a 30 feet deep landscaped area, providing continuity with the General Commercial areas. Developments shall incorporate cross-access easements to allow for safe traffic circulation without having to re-enter public streets.

7. Central Business District (Equivalent to the CC-1 Zone)

The purpose of the Central Business District Designation is to create a commercial area centered around the Public Facilities areas encompassing the city center building. This area is designed to be an island of commercial uses near the historic center of Mapleton, in close proximity to public uses, which encourages a friendly atmosphere for pedestrians, with adequate parking which does not detract from the streetscape. The types of retail will be limited to neighborhood-type commercial uses. The design shall follow "heritage" streetscape guidelines that reflect early Utah architecture, be pedestrian friendly, and will create a community gathering place. The Central Business District area roughly includes the area between Main Street and 300 West and Maple and 400 North.

8. Industrial and Manufacturing (Equivalent to the I&M-1 and M&HM-1 Zones)

The purpose of the Industrial and Manufacturing designation is to provide areas for light and heavy industrial activities which have a more intense land use than those in the General Commercial designation. Uses characteristic of the designation are commercial, storage facilities, warehousing, manufacturing and retail industrial businesses. The site and building design shall fit with the general rural character of the community by incorporating attractive facades and landscaping, and shall not cause threats to the public health, safety, or welfare.

9. Public Facilities

The purpose of the Public Facilities designation is to set aside lands used for the benefit of the community. These areas should be acquired and held by Mapleton City in perpetuity where possible. These areas should provide developed community gathering places for recreation, city business, civil meetings, and education. Specific uses include public schools, city facilities, utility company facilities, cemeteries, parks and land designated for these purposes. City-owned parks in the Public Facilities areas may be used as TDR sending (TDR-S) sites.

10. Critical Environment (Equivalent to the CE-1 Zone)

The purpose of this designation is to protect Mapleton's most sensitive lands from development. Uses characteristic of this designation are naturally preserved areas in federal, state, or municipal ownership, private agriculture and single family homes. Because the Land Use Element primarily addresses land development, it is important to reiterate the community members' desires to protect the natural environment and open space found within the community as indicated by the Vision Statement. Development of sensitive areas, such as steep slopes, flood plains, ridge lines, aquifer recharge zone, fault zones, and other areas containing geologic hazards will be avoided to the extent possible. It is the city's desire to transfer bench development rights to locations off the bench. If property owners desire to develop their land rather than sell their development rights, lots for single family homes should be at least 3 acres in size, in order to reduce impact on the land. Building sites should be located on geologically safe parts of each lot, and shall not include natural slopes over thirty percent.

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