

Central Heber Overlay Zone (CHOZ)

- A **General Plan** is a general policy document that provides vision for the long-term, comprehensive land use goals and policies for the community
- An **Overlay Zone** is a zoning district which provides additional standards and uses to an area with existing zoning districts. The base zoning district still applies if the property owner does not want to build the new uses permitted in the Overlay Zone
- In 2023, Heber City adopted an amendment to the **General Plan** for Central Heber entitled “Envision Central Heber”
 - Identifies a new future vision for Central Heber
 - Recommends changes to current zoning ordinance
- The **CHOZ** is an Overlay Zone that implements the goals & policies of the General Plan and overlays the R-2 and R-3 Residential Zoning District

Heber Overlay Zone (CHOZ)

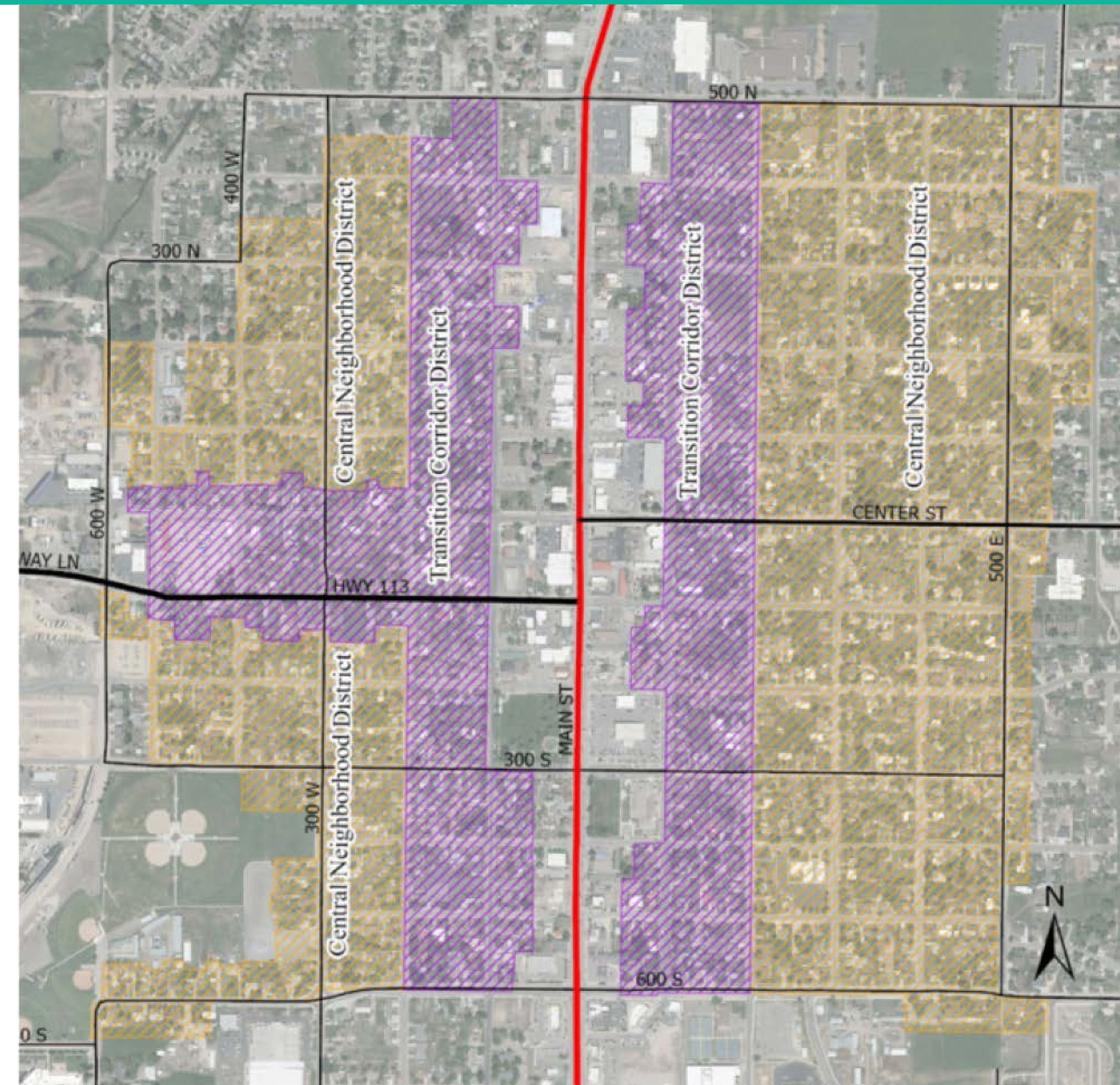
Two Sub-Districts within CHOZ

1. Central Neighborhoods District (CND)

- 200 West/East to about 600 West/East

2. Transition Corridors District (TC)

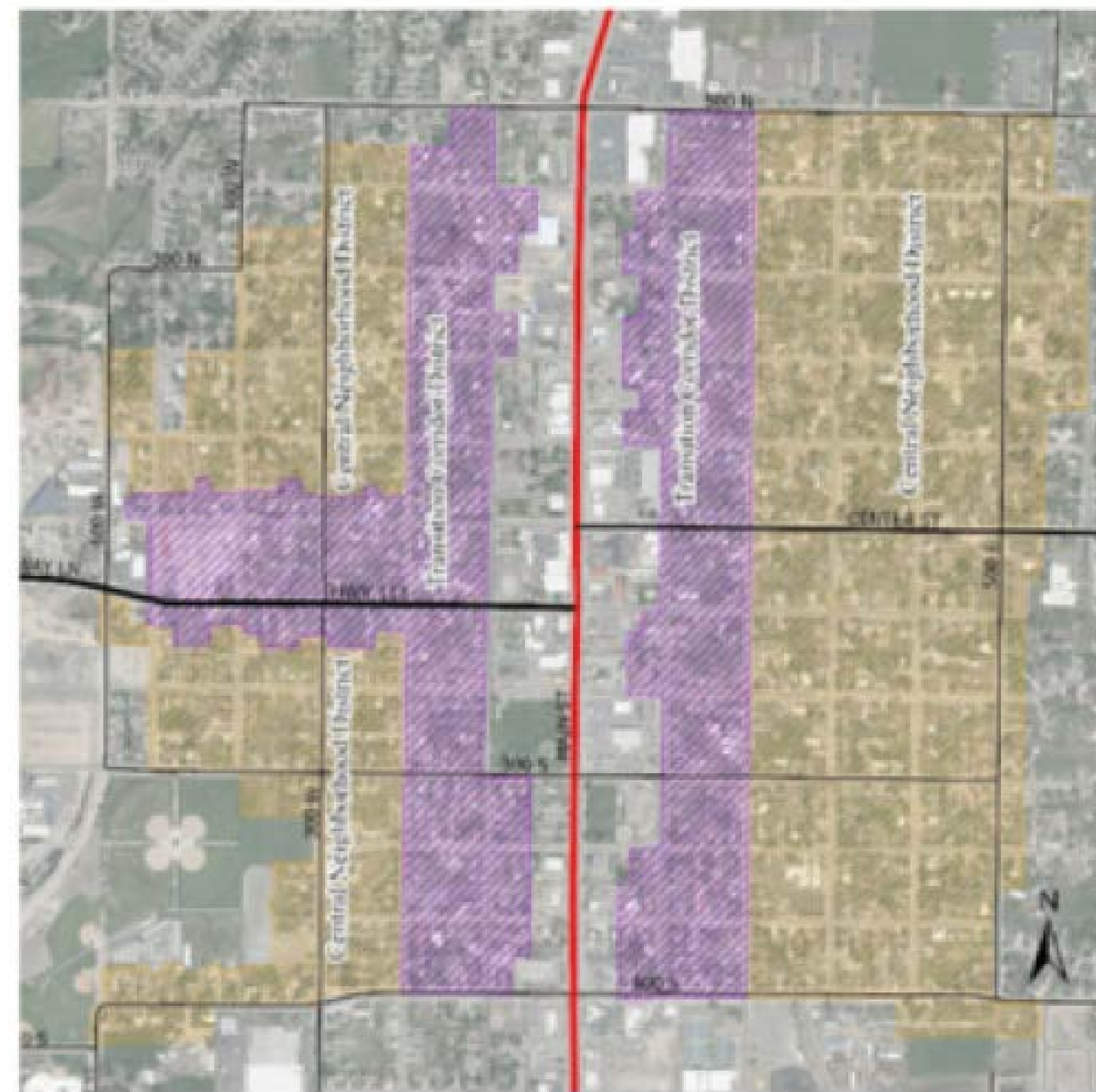
- From about 100 West/East to 200 West/East
- Along Midway Lane and Center Street westward from 100 West to about 600 West



Purpose of Central Heber Overlay Zone (CHOZ)

Central Neighborhoods District (CND)

- Lower density residential infill
- Flexible uses for historic buildings



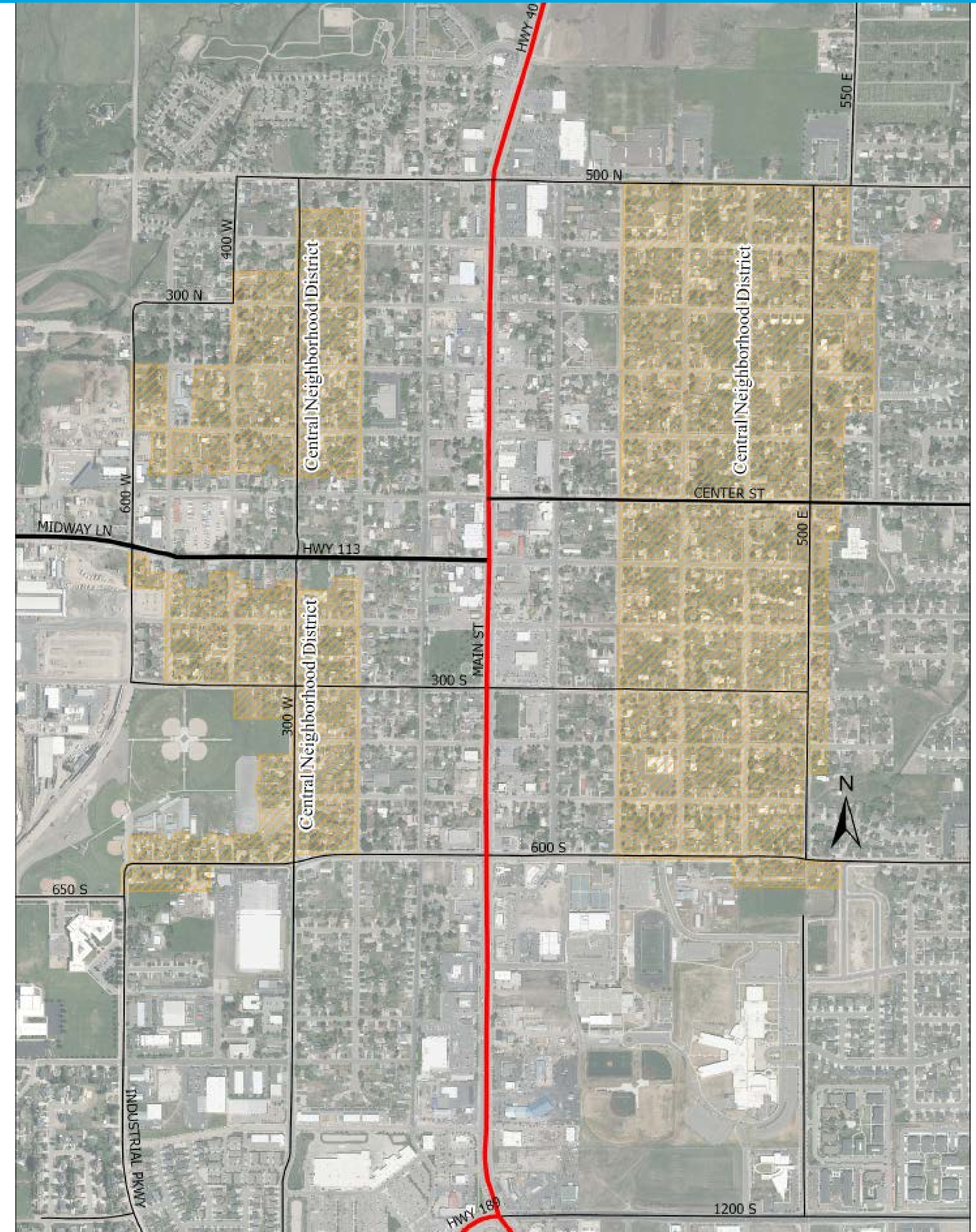
Transition Corridors District (TCD)

- Area of transition from Main Street Commercial to Residential Area
- Moderate density residential infill
- Low intensity commercial
- Flexible Uses for historic buildings

Central Heber Neighborhoods District (CND)

Lower Density Residential Uses:

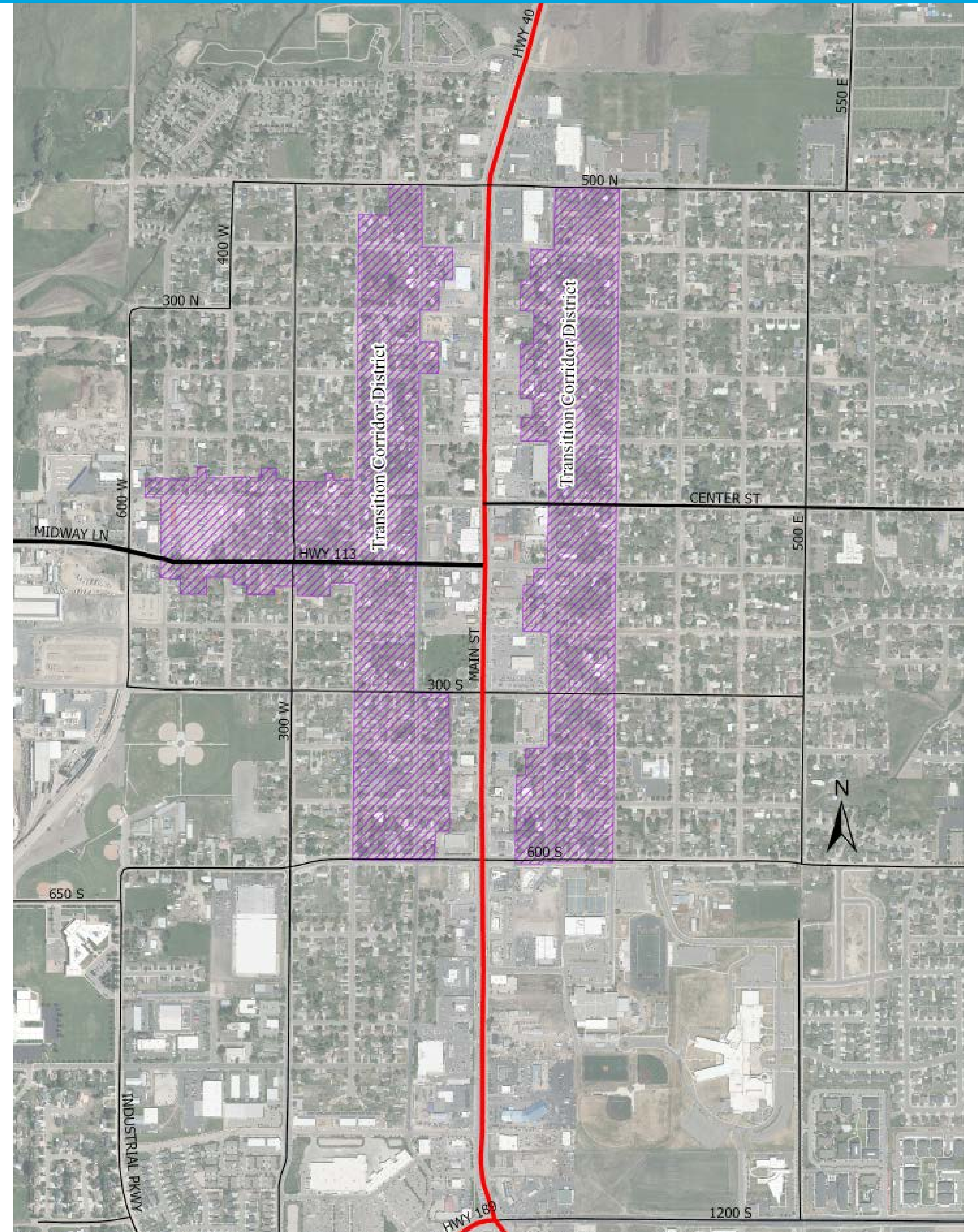
- Duplex and twin home
- Flag lots
- Mansion style apartments
- Small lots
- Subordinate dwelling unit
- Townhouse
- Internal and detached accessory dwellings
- Flexible uses for historic buildings



Transition Corridors District (TCD)

Moderate density residential uses and low intensity commercial uses:

- Commercial Buildings
- Duplex & Twin Home
- Flag Lots
- Mansion Style Apartments
- Multi-family Courtyard
- Mixed Use Buildings
- Townhouses
- Subordinate dwelling unit
- Internal and external accessory dwelling units



Flag Lots and Subordinate Dwelling Units

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Place a **Green** dot near items you like & a **Red** dot near items you dislike

Flag Lots

- Separate lot with lot connecting to street with “flag pole”



Subordinate Dwelling Unit (SDU)

Owner occupancy required

- Separate lot with easement to street

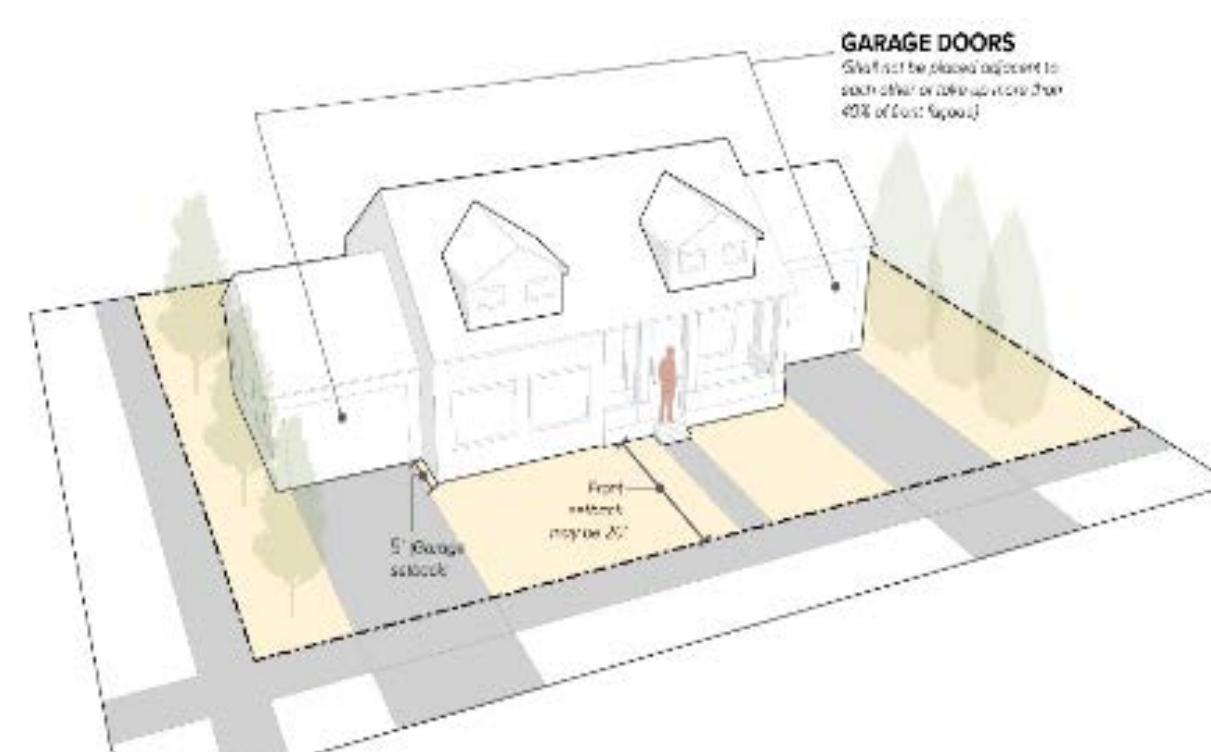


Duplexes/Twin Homes & Mansion Style Apartments

Place a **Green** dot near items you like & a **Red** dot near items you dislike

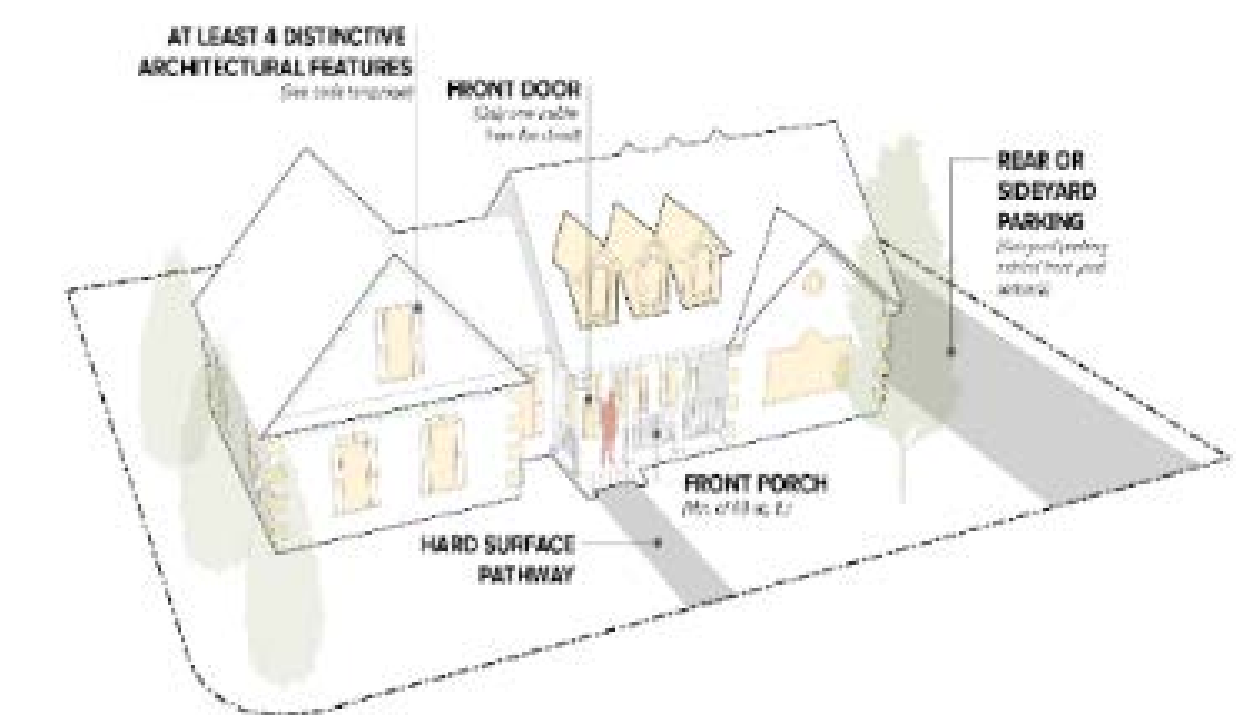
Duplexes/Twin Homes

- Rear loaded garages
- Architectural design standards



Mansion Style Homes

- One front door facing the street
- Architectural design standards

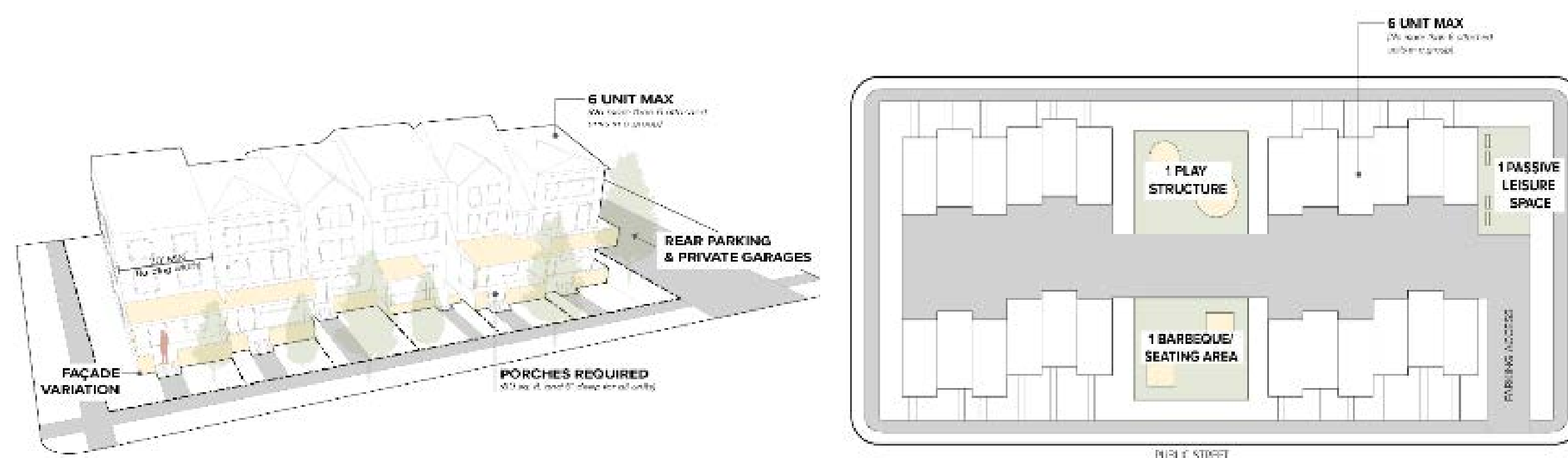


Townhouses and Multi-Family Courtyard Homes

Place a **Green** dot near items you like & a **Red** dot near items you dislike

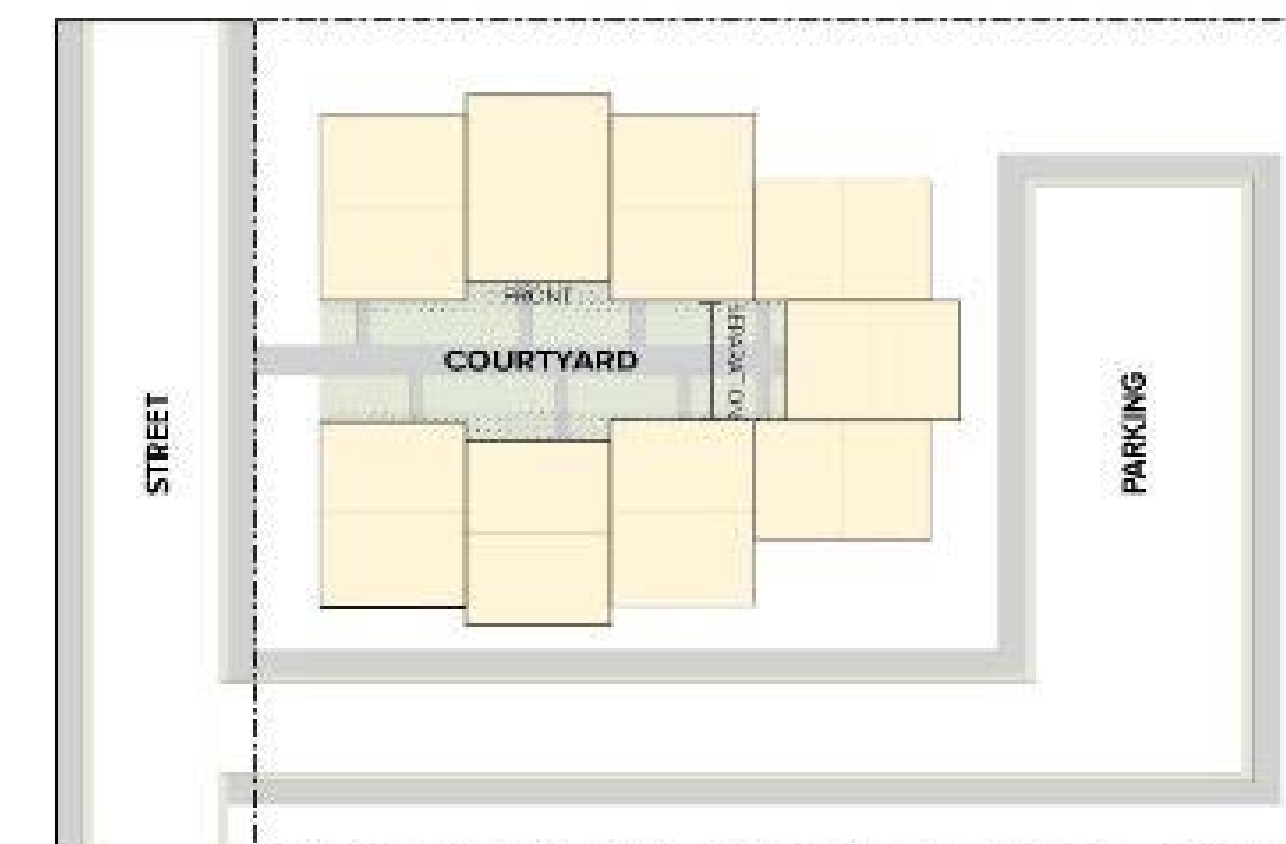
Townhouses

- No more than 4 units per building
 - Rear loaded garages
- Architectural design standards



Multi-Family Courtyard Buildings

- Apartments with street facing courtyard
 - Architectural design standards



Design features for multi-family buildings

Place a **Green** dot near items you like & a **Red** dot near items you dislike

What design elements are important to you?

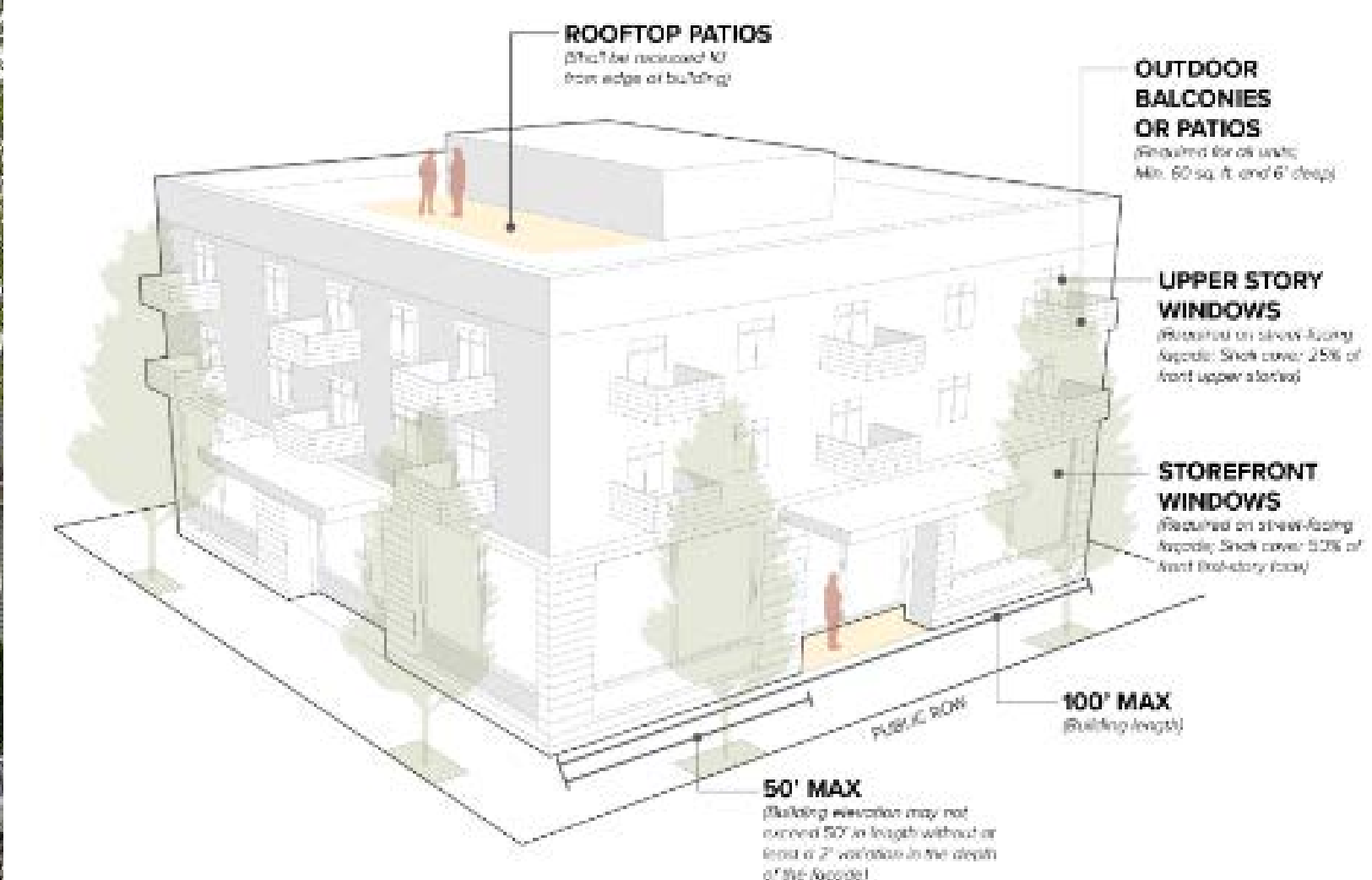
- Brick, rock/stone, board and batten siding
- Balconies (for multi-family homes)
- Doors on the street with patios/porches
- Rear loaded garages
- Pitched roofs and/or decorative varying height parapets
- Open space type playground or recreational features
- Rooftop patios (townhouses)
- 35 foot height limit

Mixed-Use Buildings (Permitted in Transition Corridor District only)

Place a **Green** dot near items you like & a **Red** dot near items you dislike

What design elements are important to you?

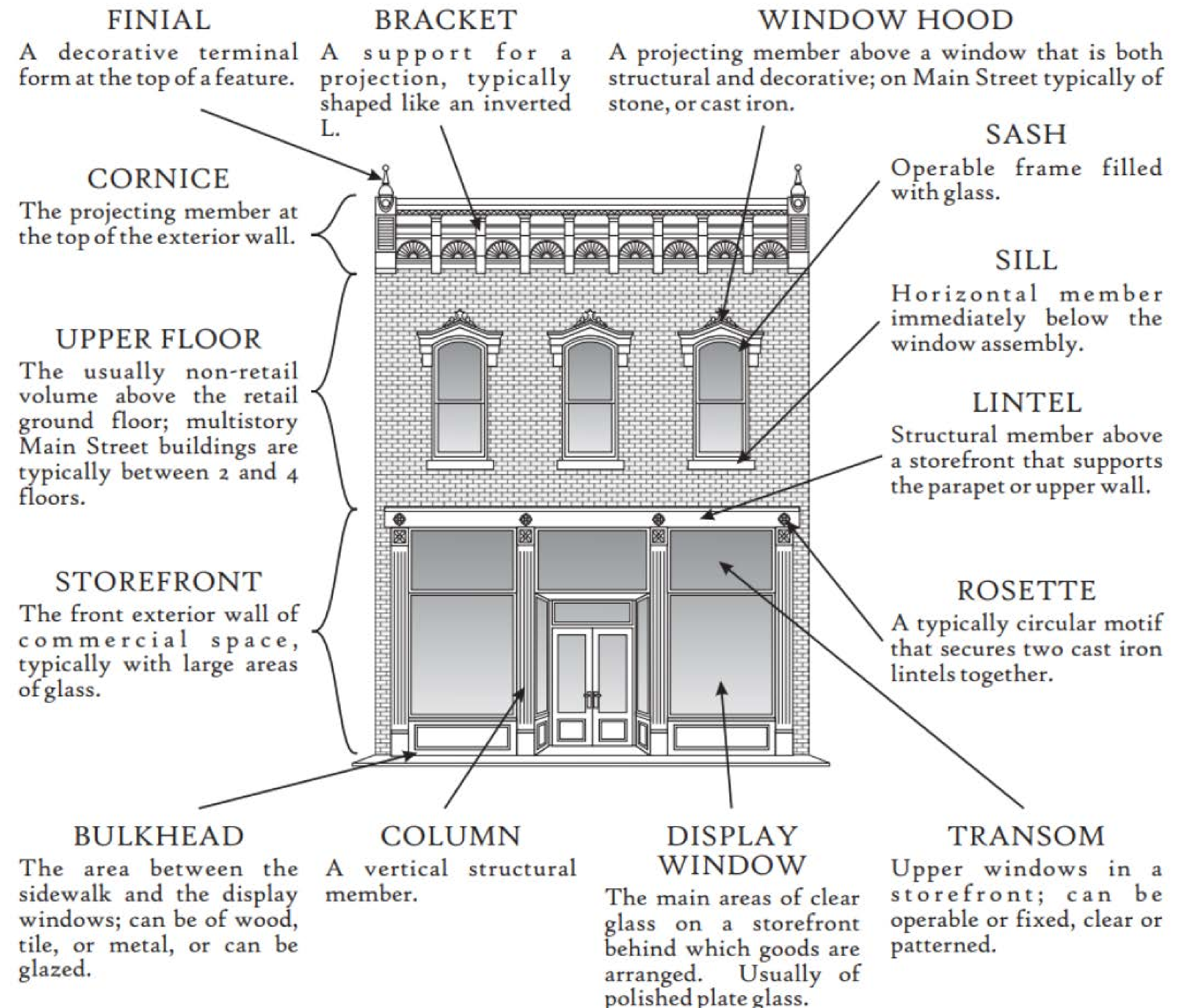
- First floor commercial use
- Awnings
- Upper story balconies
- Materials – brick, stone, composites
- Stepbacks on upper floors
- Façade indentations
- Gooseneck light fixtures
- Defined sign spaces
- Varying height parapets
- 35 foot height limit



Commercial Buildings (Permitted in Transition Corridor District only)

Place a **Green** dot near items you like & a **Red** dot near items you dislike

Which design features do you like the most?



Historic Building Use Flexibility

Place a **Green** dot near items you like & a **Red** dot near items you dislike

Which uses do you most support?

- Bed & Breakfast
- Commercial Daycare (TCD only)
- Instructional/private schools
- Mansion Style Apartment Housing
- Minor retail/sales/galleries
- Offices
- Personal services
- Restaurant/Bakery/Coffee shop



Purpose: to provide historic building owners with additional permitted uses so they will be less likely to tear down their historic building

Will CHOZ cause my home or neighborhood to change significantly?

No. The CHOZ just provides new infill development options.

- The Base Zoning Districts R-2 & R-3 Residential stay in place.
- Homeowners choose if an infill option works for them, not the city or developers.
- Many homeowners may not want to use the infill development options.
- Adoption of the CHOZ does not mean the city is going to condemn your property.
- Development standards include:
 - 35-foot height limit
 - Minimum building setbacks from property lines
 - Open space
 - Architectural design standards

CHOZ: How can I be involved?

Scan this QR Code
to see a copy of the
proposed CHOZ
regulations



See also
envisionheber.com

Upcoming meetings

- **Voice your Comments**

Public hearing on March 25, City
Hall, 75 N Main St at 6 pm

Optional CHOZ summary
presentations at 5:30 pm

- **Email comments**

pcpublic@heberut.gov



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Join Us

for Important Discussions on the **FUTURE OF CENTRAL HEBER**

The City of Heber invites you to participate in upcoming public meetings about the Central Heber Overlay Zone (CHOZ)—a proposal to enhance housing options and support historic preservation in our community.

Scan for
more information
envisionheber.com



3/20

6:00 PM

PUBLIC OPEN HOUSE
& WORKSHOP

3/25

5:30 PM | Q & A
6:00 PM | PUBLIC HEARING

UPCOMING EVENTS

MAR
20

Public Open House & Workshop

6:00 PM
Public Safety Building
301 S Main Street

Learn about the **CHOZ proposal**,
share your input, and ask questions.

MAR
25

Public Hearing

5:30 PM CHOZ Q&A
6:00 PM Public Hearing
75 N Main Street

The Planning Commission will
review feedback and consider
recommendations for adoption.



What is the CHOZ?

The Central Heber Overlay Zone introduces two key districts:

- Central Neighborhoods District (CND): Allows for infill housing like flag lots, small lots, duplexes, and courtyard buildings in the Downtown area.
- Transition Corridors District (TCD): Supports a mix of residential and commercial uses along Main Street and Midway Lane, with medium to higher-density housing options.

Supporting Historic Homes

The proposal also introduces new use options for historic buildings to help preserve their character while offering property owners additional income opportunities and potential tax credits.



Your Voice Matters!

Help shape the future of Heber by attending these meetings and sharing your thoughts.

Learn more at envisionheber.com