

Master Planned Development Overlays



A master planned development can include a wide range of housing types and uses. This is seen with the approved Firelight Development on the west side of the city. Uses range from single family detached homes to townhomes, apartments, and commercial development.

This planned community includes a wide range of housing types, including single family attached and detached homes, and commercial uses. The types of uses are laid out in an approved development agreement.

In addition to the standard zoning districts and zoning map, the Firelight Community has received approvals, including a signed Development Agreement. This agreement outlines land uses, which include residential development at low density (approximately ½ acre lots), medium density (approximately 1/3 acre lots), and high density (from ¼ acre lots to multi-family at 10 units/acre), active adult residential, mixed-use / resort development, and commercial.

UNDERSTANDING THE LAND USE MAP

The land use map serves as a guide for future land use decisions. It is not the city's zoning map. Unlike a zoning map, which details permitted uses and exact properties, this map represents a wide range of possible land use types and densities the city could pursue through zoning and the general area of where those zones could be located. The City Council maintains discretion to determine the exact location and type of zoning. An applicant is not entitled to any particular land use, density, or zone. While newly approved zones should be generally consistent with the map's overall geographical and land use themes, the map is not intended to be a parcel by parcel depiction of land use locations, nor prescribe specific zones. Please see the current Zoning Map for specific land use and parcel information.

Open Space / Agricultural
This area supports open space and agricultural goals. This can range from residential agricultural zoning (A-0.5 and A-1) to other zones that permit agricultural uses (such as the MU-20), open space, large lot residential (half acre to fifty acre minimums), and agricultural or open space related business.

Residential
This area primarily supports residential uses. This includes the R-1-12, R-1-15, and R-1-20 zones and any other similar zone created that supports single family detached zoning as well as the RM-1 and RM-2 zones, which permit attached housing.

Mixed-Use Residential
This area supports a mix of residential uses with limited commercial and other services. Zones could include the Historic District Overlay and any zone or overlay created in line with these goals.

Commercial
This area supports a variety of commercial enterprises. This may include the HC Highway Commercial, PC Planned Commercial, M-1 Light Industrial, or Business Manufacturing zones, or any other similar commercial-oriented zone.

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This area supports land use as outlined in approved overlay documents. Please consult any applicable development agreement for specific information. Permitted land uses may include a wide variety of land use types. The general principle is to promote a mix of housing types with supporting services.

***Public facilities permitted in any land use category**

A live version of the map can be accessed using the following web address:

<https://webaps.cloudsmartgis.com/ClientRelated/Utah/WashingtonCounty/Toquerville/ToquervilleZoningDistrictViewer/>

