



ERDA CITY
2163 W Erda Way – Erda,
UT (435)243-5577

ERDA CITY ADMINISTRATIVE POLICY

Policy Title: Residential Intensity Classification

Approved By: Erda City Planning Commission & City Council

Policy Type: Administrative

Effective Date: [Insert Date]

Policy Number: 2025-001

1. Purpose

This administrative policy provides a standardized definition of "**Residential Intensity**" for use in interpreting and applying the Erda City General Plan Land Use Element. It ensures consistency in evaluating zoning categories, development applications, and land use designations based on residential lot sizes and associated intensity levels.

2. Authority

This policy is issued under the administrative authority of the Erda City Council to support consistent interpretation and implementation of the General Plan.

3. Policy Statement

"Residential Intensity" shall be categorized based on minimum lot size requirements in zoning districts as follows. Two classification options are included for administrative guidance and discussion:

4. Residential Intensity Classification Options

Option #1: 10-Acre Threshold

- **Low Intensity Residential**
Zoning districts with **lot sizes greater than 10 acres**
- **Medium Intensity Residential**
Zoning districts with **lot sizes greater than 1 acre and up to 10 acres**
- **High Intensity Residential**
Zoning districts with **lot sizes of 1 acre or less**

Option #2: 5-Acre Threshold



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- **Low Intensity Residential**
Zoning districts with **lot sizes 5 acres and greater**
- **Medium Intensity Residential**
Zoning districts with **lot sizes greater than 1 acre and up to 5 acres**
- **High Intensity Residential**
Zoning districts with **lot sizes of 1 acre or less**

5. Implementation

- The Planning Commission, City Staff, and City Council may apply this policy to support administrative interpretations of the General Plan Land Use Map and zoning consistency evaluations.
- This policy does **not** alter zoning regulations or create enforceable development standards. It serves as a planning tool to inform decision-making and ensure alignment between zoning and General Plan land use categories.
- A single option may be formally designated as the default classification framework upon consensus by the Planning Commission and Council, or both options may remain available as context-specific guidance.

6. Review and Amendments

This policy may be updated by administrative action of the Planning Commission and City Council as needed to reflect evolving planning goals, population trends, or regulatory changes.

Prepared by:

Erda City Planning Staff

Approved by:

Planning Commission Chair: _____

City Council Chair: _____

Date of Approval: _____