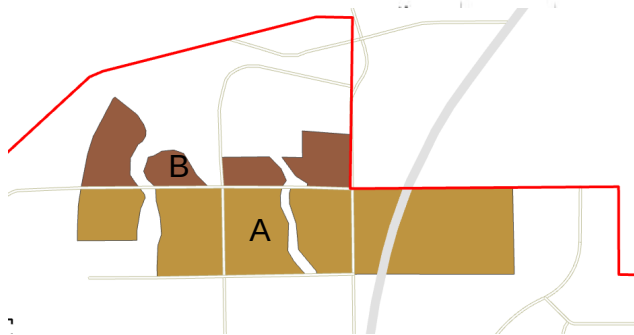


4.1 - RESIDENTIAL

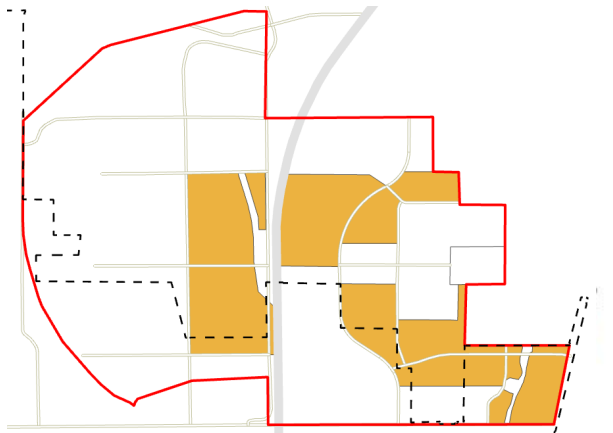
4.1.1 - HIGH DENSITY



Residential High Density housing may consist of a variety of multi-family housing products best suited for the RMF- 10 and RMF -15 Multi-Family Residential Zones identified as Area A (RMF-10) and Area B (RMF -15) under the title High Density in Figure 4-1 Land Use Plan map . These are shared-wall residences either for purchase or for rent. Apartments, condominiums, townhomes, and duplexes fall within this category. Small lot detached homes would also be considered.

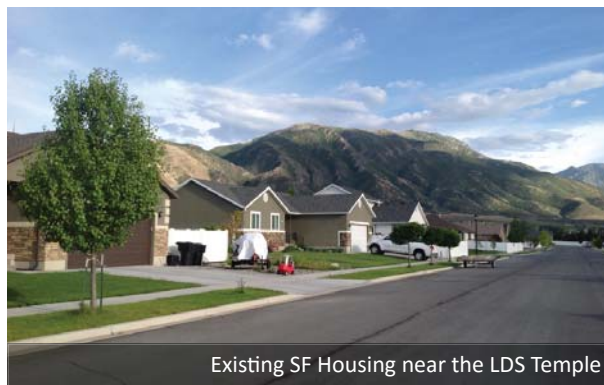
High density housing is shown on the plan adjacent to other compatible uses, such as existing high density housing, and/or other high intensity uses such as higher education, commercial, and transit. This allows for ease of access to these uses for young student families and other residents across a variety of income levels. Due to the context of Payson, the densities shown on the plan are lower than what may be found in other cities.

4.1.2 - SINGLE FAMILY



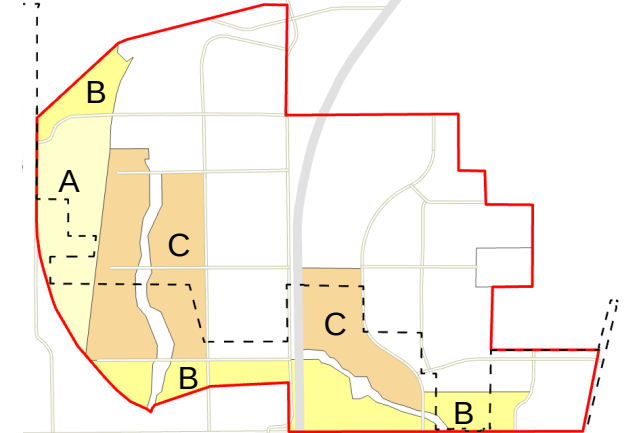
Single Family housing consists of single family detached residences best suited for the the R-1-10, Residential Zone. These neighborhoods will be similar in nature to the existing neighborhoods south and east of the LDS temple.

Single family housing is meant to serve a variety of income levels, age groups, and family sizes with the benefits of a cohesive neighborhood, private yards, tree lined streets, and street connectivity. Single family housing is shown on the plans adjacent to similar density housing near the LDS Temple and as a transition from executive housing and high density housing to large lot residential to the west and south of the planning area.



Existing SF Housing near the LDS Temple

4.1.3 - LARGE LOT SINGLE FAMILY



Large Lot Single Family housing consists of single family detached residence ranging from the R-1-A Residential Agricultural Zone, R-1-20 Residential Zone and R-1-15 Residential Zone. These areas are identified in the Figure 4-1 Land Use Plan map under the title of Large Lot Single Family; Area A (R-1-A), Area B (R-1-20) and Area C (R-1-15). These lots are meant for higher end homes and residents that value a more open and spacious neighborhood.

Large lot homes still enjoy the benefits of a cohesive neighborhood with private yards, tree lined streets, and street connectivity while also providing a transition to the more open agricultural lands to the south and west. The 1 acre lots located on the west side of the planning area may also provide for those interested in property with animal rights.



Property with Animal Rights

FIGURE 4.1 - LAND USE PLAN

