



Cottonwood Heights Tomorrow

GENERAL PLAN UPDATE DISCUSSION

Background

Land Use Categories

Commercial:

This land use reserved for community and regional shopping and employment centers. New developments should be located near supporting infrastructure (water, sewer, transportation). Impact on adjacent residential neighborhoods, or other sensitive areas, should be carefully considered in conjunction with new development.

- Corresponding zones: CR – Regional Commercial

Neighborhood Commercial & Residential Office:

This land use is reserved for smaller scale and intensity commercial developments. These land uses are located in residential areas, along through streets and key neighborhood intersections.

- Corresponding zones: NC – Neighborhood Commercial; RO – Residential Office

Land Use Categories

Mixed Use:

This land use allows for a combination of residential and commercial land uses within the same development. Mixed use developments can be designed at a variety of densities and intensities. They are designed to be accessible at the pedestrian scale.

- Corresponding zones: MU – Mixed Use

Office Research & Development:

This land use reserved for office/research park facilities. This land use supports a fairly intensive development density. New centers should be located near supporting infrastructure (water, sewer, transportation). Impact on adjacent residential neighborhoods, or other sensitive areas, should be carefully considered in conjunction with new development.

- Corresponding zones: O-R-D – Office, Research and Development

Land Use Categories

Civic:

This land use is reserved for facilities of community wide importance such as schools, libraries, etc. Future facilities should be located within or near community centers to encourage a sense of community and a pedestrian friendly environment.

- Corresponding zones: PF – Public Facilities

Religious Institutions:

This land use is reserved for religious institutions. Future institutions should be located within community centers to encourage a sense of community and pedestrian friendly development.

- Corresponding zones: All residential zones

Land Use Categories

Residential Rural/Agriculture:

This land use is reserved for large lot (potentially with animal rights) residential development. Clustering may be allowed within this land use to preserve rural character, sensitive open space, or community park space.

- Corresponding zones: RR-1-43 – Rural Residential; RR-1-29 – Rural Residential; RR-1-21 – Rural Residential

Residential Low Density:

This land use is reserved for low density residential. The majority of the city is currently considered low density residential, between 2.5 and five (5) dwelling units per acre.

- Corresponding zones: R-1-15 – Residential Single-Family; R-1-10 – Residential Single-Family; R-1-8 – Residential Single-Family

Land Use Categories

Residential Medium Density:

This land use is reserved for medium density residential, between six (6) and ten (10) units per acre. Future development should occur near community centers.

- Corresponding zones: R-1-6 – Residential Single-Family; R-2-8 – Residential Multi-Family

Residential High Density:

This land use is reserved for high density residential, between 11 and 24 units per acre. Future development should be consistent with existing development and where possible is recommended near community centers.

- Corresponding zones: RM – Residential Multi-Family

Land Use Categories

Open Spaces:

This land use is reserved for publicly-owned, civic park facilities and/or natural open spaces. Existing open spaces should be preserved when possible.

- Corresponding zones: PF – Public Facilities

Sensitive Lands:

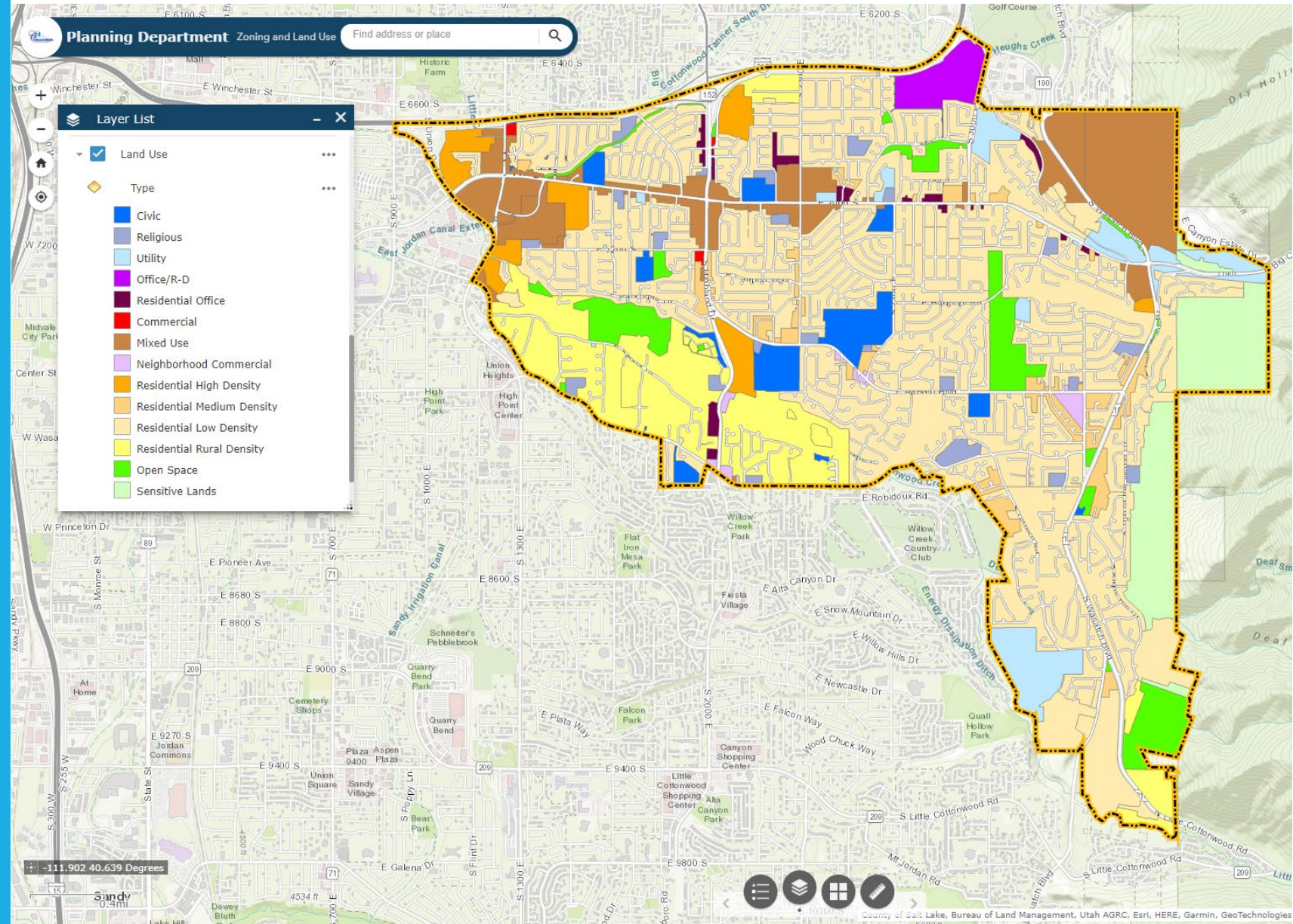
This land use is reserved for lands with natural or environmental characteristics. The City should work with private landowners to ensure that these areas are protected from inappropriate development particularly where safety concerns exist.

- Corresponding zones: F-20 – Forestry; F-1-43 – Foothill Residential; F-1-21 – Foothill Residential

Land Use & Zoning

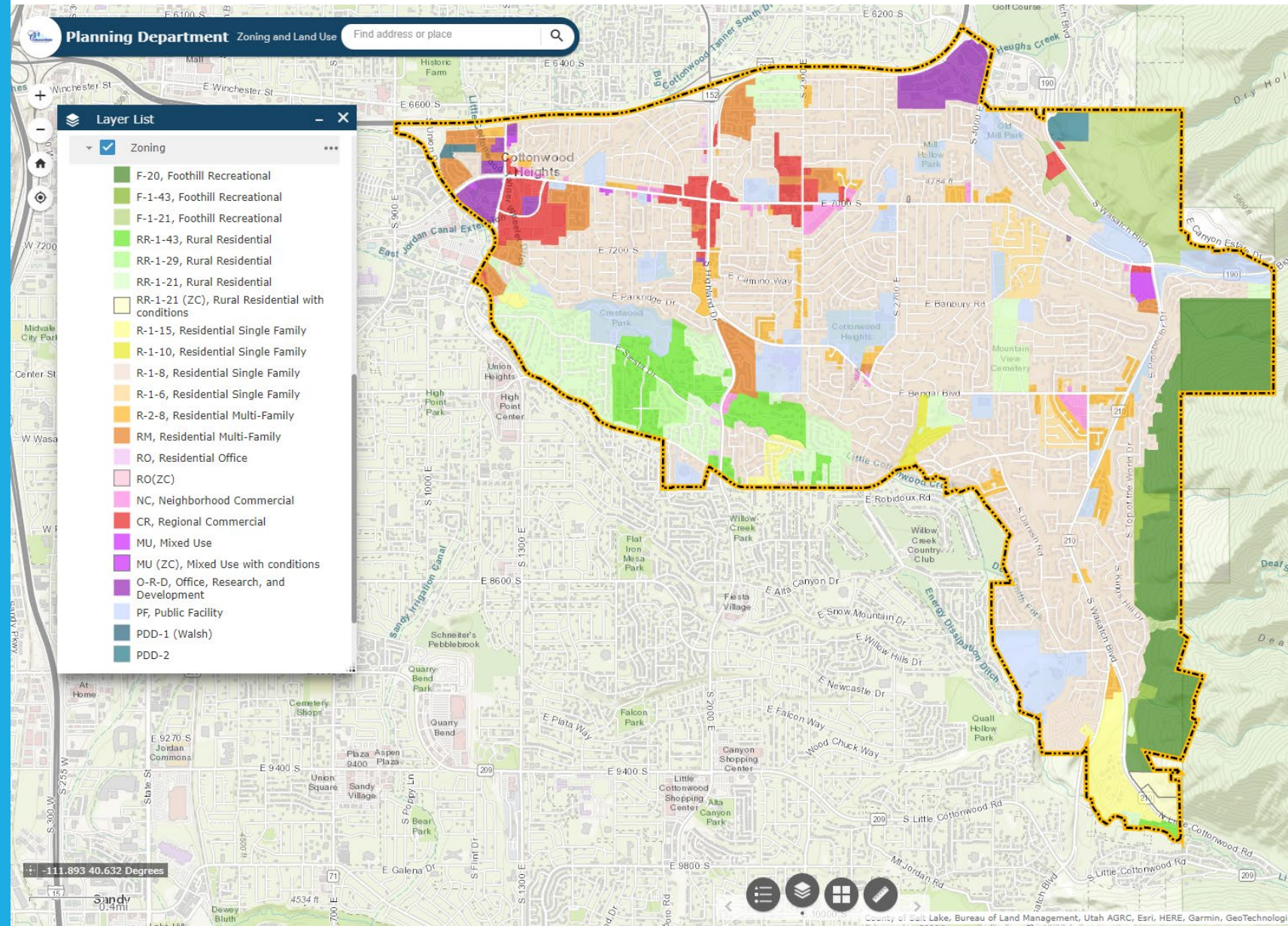
Land Use Map

[General Information Map Link](#)



Zoning Map

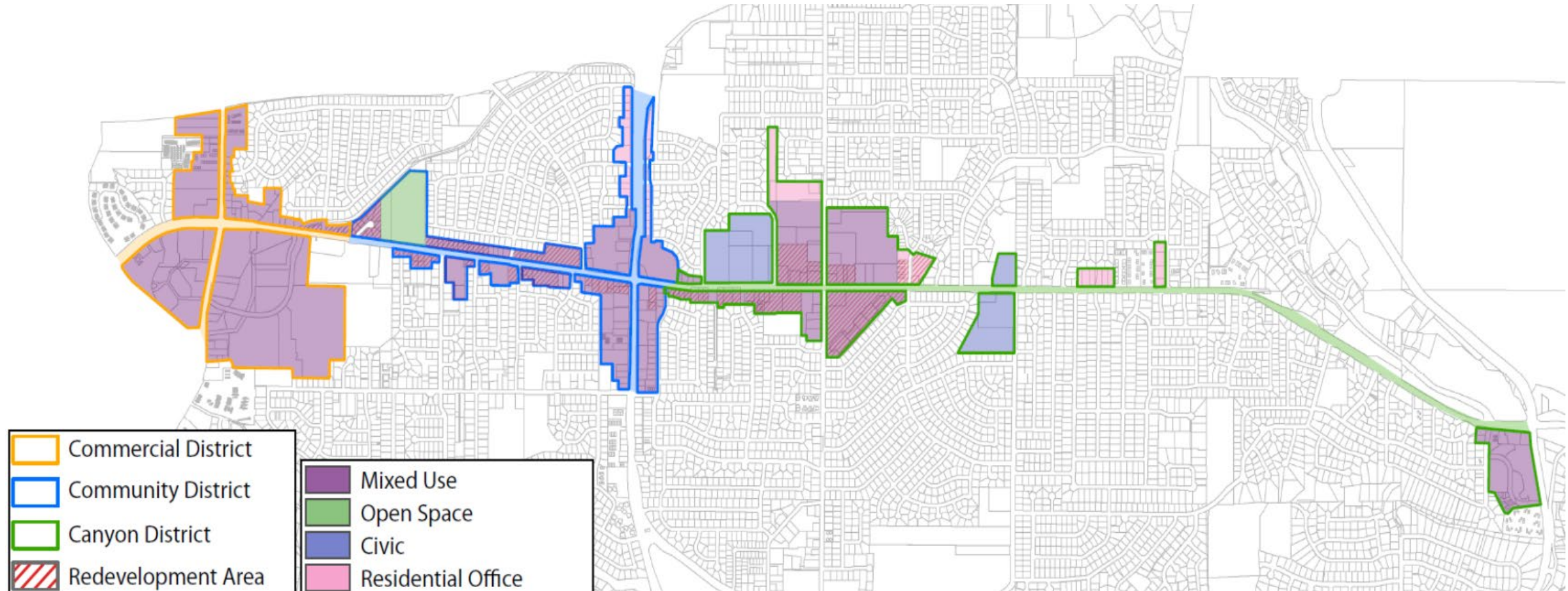
[General Information Map Link](#)



Other Land Use & Corridor Plans

- **Cottonwood Heights General Plan (2005):**
 - Established the vision of Fort Union as a “main street” suitable for new development and a mixture of uses.
 - Established the vision of Hillside Plaza as a future “town center” suitable for a hotel, increased density, small businesses, and restaurants.
 - Identified the Gravel Pit as the largest undeveloped property in the city, suitable for additional study.
- **Fort Union Main Street Corridor Area Plan (2017):**
 - Includes a market analysis by Zions Bank. This included a study of the financial feasibility of residential uses in the plan area.
 - Established three districts along Fort Union: Commercial District, Community District, Canyon District.
- **Wasatch Boulevard Plan (2019):**
 - Recommended future growth be consolidated around the Gravel Pit area, with limited growth along the rest of Wasatch Blvd.
 - Gravel Pit envisioned as a “walkable urban place” with outdoor recreational amenities, transit hub with structured parking, and enhanced bus/BRT to the University of Utah.

Fort Union Corridor Land Use Districts



Future Land Use Concept

