

# Land Use Element



## NARRATIVE

The purpose of the land use element is to establish a vision and framework for how land is used within the city. This is done by determining the distribution, location, and characteristics of existing and future land uses. Land is a limited resource and with development it becomes increasingly scarce. The proper application and balance of land uses will provide for the effective, efficient, and sustainable use of land in a way that reflects the values of the community and improves the quality of life.

Land use decisions determine future development patterns and affect the character of the City. The intent of this general plan is to build upon the development patterns and character already established and enjoyed by South Jordan residents. Additional considerations include collaborating with the regional vision established by Wasatch Choices 2040, changing trends in demographics and issues identified by the public, elected officials, and city staff.



Faced with continued growth, it becomes increasingly difficult to preserve the historic character of the City. By absorbing some of this growth in mixed-use villages and town centers, incorporating multi-modal transportation options, and implementing well designed infill/redevelopment projects, the City will be able to not only maintain its character, but enhance it.

Through proper planning and implementation, the application of the land use element will:

- Reduce traffic congestion
- Preserve open space
- Reduce infrastructure cost
- Maintain overall vitality
- Enhance the quality of life
- Respect diversity
- Strengthen community character

## Land Use Types

**Residential** Cities are often characterized by the quality of its housing. South Jordan has long been known for its quality housing and one of the primary purposes of the general plan is to protect the existing neighborhoods. Large-lot single-family homes dominate the City and have continued to preserve the semi-rural feel that attracted many residents. It is anticipated that single-family homes will continue to be the majority of new homes built.

In order to meet market demand for housing throughout the life cycle, especially with the growing numbers of seniors, a variety of housing types will be needed. With the regulated use of accessory apartments, existing neighborhoods can maintain their character and help meet the needs for a housing type currently underserved. The proper introduction of housing into areas identified as adequate for mixed-use will also provide for a variety of housing types, densities, and lifestyles. As the population demands different types of housing, the City will be in a position to continue to provide quality housing.

The majority of the remaining developable rural residential development is currently being used as agricultural. Clustering future residential units within these areas is preferred in order to maintain land as open space. This may be accomplished through a residential overlay zone.

Housing can be located in 10 designations. They are: Planned Community (PC), Town Center Mixed-Use (TC-MU), Village Mixed-Use (VMU), Rural Residential (Rural), Low Density Residential (LD), Medium Density Residential (MD), Medium High Density Residential (MHD), High Density Residential (HD), Village Mixed Residential (VMR), and Transit Oriented Development Mixed-Use (TOD-MU).

**Commercial** While quality neighborhoods have traditionally been the City's focus, commercial uses provide desired goods and services to the community and revenue sources to meet the needs of City services required. The proper balance between the two establishes a higher quality of life for residents and an atmosphere where commercial services

can be successful. When planned properly, the balance between the two will increase the vitality and character of a place.

Retail commercial is most likely to be successful along highly visible corridors and in high intensity nodes (village and town center settings). Design in these areas becomes increasingly important in order to enhance the City's character and mitigate impacts. The following design elements contribute to providing positive experiences for individuals in those commercial areas:

- Buildings that front the street
- Parking screened behind buildings
- Variety of uses within walking distance



In order to provide for these types of places, the City has added various mixed-use land use designations as village centers, town centers, and transit oriented developments. These areas not only mix uses, but also transportation types. Recognizing that the automobile will dominate transportation, mixed-use areas are located around areas where people have the access to other transportation types (transit, bus service) and introduce environments compatible with walking

and/or biking. The proper land use application (design, mixed-use, and density) in these centers provides reciprocal benefits between land use and transportation.

Redwood Road is South Jordan's 'main street'. It is the City's desire that it take on a traditional main street feel. The City will look at opportunities to enhance this corridor through ordinances and design guidelines, most likely through a special district.

Commercial may be located in six designations. They are: Planned Community (PC), Commercial (COM), Town Center Mixed-Use (TC-MU), Village Commercial (VC), Village Mixed-Use (VMU), and Transit Oriented Development Mixed Use (TOD-MU).

**Office** The office land use designations may include small-scale office, large-scale office, and office park. In the appropriate application and with the appropriate design, office is also an acceptable transitional use between residential and more intense, harsh uses (Commercial, Freeways, etc.).

Office space may be located in four designations. They are: Office (O), Town Center Mixed-Use (TC-MU), Village Mixed-Use (VMU), Transit Oriented Development Mixed-Use (TOD-MU).

**Industrial** The City's industrial land use is limited to a small area at its north east boundary between the Jordan River and the I-15 frontage road. While not a large area, it is ideally situated in a central location within the Salt Lake valley with good transportation access. Industrial is located in one designation: Industrial Parkway (IND).

**Open Space** Open space is an important component to the quality of life within a community. South Jordan residents benefit from a mixture of passive and natural open space. Open space is found in two designations: Natural Open Space (NOS), Open Space (OS).

**Public** Public is a broad category that includes a wide range of services, facilities, and land uses. The largest use by area is the county landfill situated at South Jordan's western border. The most common, however, are the public schools. The Gale Center recognizes the City's history and has become a valuable community resource. The Historic designation allows the City to protect its heritage by seeking to preserve historical assets and encouraging development that complements the historical character of the City. Public land uses are found in the Public (PUBLIC) and Historic (HIST) designations.

**Planned Community/Daybreak** The planned community designation largely encompasses the western third of the City known as the Daybreak community. The area is characterized by a mixture of uses and housing types. It is maintained on a master community plan and design guidelines. The master community plan broadly describes blocks of land. The design guidelines control various details within the blocks. The area is identified by the Planned Community (PC) designation.

## Future Land Use Map

The future land use map (general plan map) is the visual and geographical representation of the vision, principles, goals, and policies of this section. As such, the future land use map has been updated in conjunction with the general

plan. Land uses are represented by color coded land use designations. Land use designations reflect the intended use and not current zoning. It is the zoning ordinance that actually regulates land use and development. However, the land use map should be highly influential in land

use decisions, particularly when considering requests for changes in zoning.

*(The **Moderate Income Housing Analysis** will be included in the appendix of the General Plan)*

## LAND USE DESIGNATIONS

Land Use	Designation	Map ID	Description	% of Total	% Not Developed by Type
Residential	Rural Residential	RURAL	Provides residential parcels that typically allow for agricultural use and farm animals within a growing urban environment. Historically the residential standard. Clustering residential is preferred in order to preserve open space.	17.2%	15.3%
	Low Density Residential	LD	Semi-rural character feel without farm animal use. Lots generally 1/4 acre is size. The standard residential designation throughout the city.	24.7%	9.1%
	Medium Density Residential	MD	Allows for smaller lot single-family homes as well as lower density condominiums/townhomes.	3.2%	22.0%
	Medium High Density Residential	MHD	Most likely to be townhomes, condominiums, and lower density apartments. A small portion of the residential area throughout the city.	0.6%	100.0%
	High Density Residential	HD	Highest residential density found within the City. Generally used for apartment complexes. Large scale apartment complexes discouraged.	0.5%	0.0%
	Village Mixed Residential	VMR	Allows for the mixture of housing types and densities. Preferred in areas appropriate for higher than standard densities.	0.7%	97.2%
Commercial	Commercial	COM	Commercial areas are likely to be located at along higher profile corridors and intersections.	4.3%	18.0%
	Village Commercial	VCOM	Commercial uses most that most likely accommodate the daily uses of residents and appropriate to be located near residential neighborhoods.	0.2%	29.6%
Office	Office	O	Areas that may include small-scale office, large-scale office, and office park uses. Office uses are an appropriate use between residential and higher intensity uses.	2.0%	24.6%

Industrial	Industrial	IND	A small portion of the City. However, it is centrally located within the Salt Lake Valley and with good access.	0.3%	0.0%
Public	Public	PUBLIC	The largest public use is the county landfill at the western boundary of the city. Public use also includes schools, utility facilities, and historical property.	2.9%	7.7%
Historical	Historic	HIST	Maintains the historic heritage of the City through the preservation of historical assets and development that is consistent and complementary to the City's historical character.	0.2%	78.3%
Open Space	Natural Open Space	NOS	Natural open space is largely found along the Jordan River to preserve its inherent beauty.	3.2%	14.9%
	Open Space	OS	Includes both passive and active uses, which include parks, golf courses, and the county equestrian park.	3.6%	9.6%
Mixed Use	Village Mixed Use	VMU	Includes a mix of compatible uses, including residential, office, and commercial. It is found in appropriately placed nodes throughout the City, utilizing transportation corridors.	3.2%	48.8%
	Town Center Mixed Use	TC-MU	Solely found along Redwood Road around City Hall. The intent is to create a sense of place establish character, and create vitality as a small-scale 'downtown' area.	0.3%	6.9%
	Transit Oriented Development Mixed Use	TOD-MU	Found at the Front Runner Station and I-15. Those two facilities create an intensity that provides an opportunity for the land use and transportation to enhance and support one another. Intensity of the land use in the TOD is anticipated to match the intensity of the accessibility.	0.9%	3.4%
	Large Scale Master Planned Community	PC	Comprises a large portion of the City, the majority of the area west of Bangerter Highway. Known as the Daybreak community, it includes a mix of uses at higher than standard density than is common in South Jordan along with high design guidelines.	32.1%	60.9%

## GOALS & POLICIES

**Goal LU-1**     **The Land Use Element and the Future Land Use Plan Map should specify the desired development pattern for South Jordan City.**

Policy LU-1.1     Maintain a land use category system that provides for the location, type and density of development and redevelopment.

- Policy LU-1.2 Require development approvals to be subject to review processes to ensure intergovernmental coordination and public input.
- Policy LU-1.3 Support and Incorporate the land use recommendations and development standards of the "Wasatch Choices 2040 Plan" within the City's development review process.
- Policy LU-1.4 Ensure that development does not exceed the densities established within the Land Use Element and Future Land Use Plan.
- Policy LU-1.5 Review the Future Land Use Map periodically to determine whether existing Land Use Plan boundaries are logically drawn in relation to existing or expected future conditions.
- Policy LU-1.6 Ensure the adequacy of present and future public services such as culinary water, sanitary sewer, storm drainage, schools, parks and recreation, public safety, transportation facilities and other utilities prior to approval of development.

**Goal LU-2**     **Develop and maintain a pattern of residential land uses that provides for a variety of densities and types yet maintains the high standards of existing development.**

- Policy LU-2.1 Create and adopt a floating Residential Conservation Development (RCD) district.
- Policy LU-2.2 Implement subdivision design regulations that encourage housing variation, including setbacks, lot size, house size, exterior materials and architectural enhancements such as front porches and garages set behind the front of house.
- Policy LU-2.3 In order to preserve a semi-rural character in a portion of the City, continued rural residential development with a maximum density of 1.8 units per acre should be encouraged.
- Policy LU-2.4 The City's land development regulations should protect property owners rights to keep and maintain farm animals (horses, cattle) in designated portions of the City.
- Policy LU-2.5 Reconsider the number and type of farm animals on lots with animal rights, including a possible revision to the animal point system as necessary to ensure compatibility with each zone.

Policy LU-2.6 Allow, in specific areas of the City, mixed residential areas with a variety of lot sizes, varied setbacks and a requirement for quality architectural features.

**Goal LU-3** **Locate commercial and office development in areas indicated on the Future Land Use Plan Map that contribute to the welfare and quality of life of South Jordan citizens.**

Policy LU-3.1 Require commercial uses to meet development standards that promote attractive and compatible commercial development while providing needed services and economic benefits to the City.

Policy LU-3.2 Commercial land uses should not be permitted to occur in scattered or "strip" form of development, but should be aggregated in attractively and cohesively designed developments.

Policy LU-3.3 Developments should be encouraged or required, depending on the underlying zone, to have architectural and site design orientation to the street, including the prohibition of parking lots between the building and the street.

Policy LU-3.4 Create and adopt a floating Commercial Conservation Development (CCD) district in order to encourage buildings to be built closer to the street.

Policy LU-3.5 Create and adopt a possible overlay zone for Redwood Road Village Architecture (RRVA), providing design guidelines to help create a 'village' feel along this important corridor, i.e. a pioneer/mining architectural theme.

Policy LU-3.6 Major (larger than 5 acres) commercial development should occur in areas served by arterial and collector streets as indicated on the Future Land Use Plan Map.

Policy LU-3.7 All commercial areas should be designed as outlined in the City's land development regulations to provide adequate on-site parking, access, sign control, landscaping, buffering, building height, building area, and lighting to ensure compatibility with adjacent land uses.

Policy LU-3.8 Designated properties adjacent to 1-15, South Jordan Parkway, Redwood Road, Jordan Gateway, 11400 South Street, 11800 South Street, Bangerter Highway, 9800 South Street, Bangerter Highway, and the Mountain View Corridor, should be considered for acceptable locations for major retail land uses. Proposals for commercial development or redevelopment should be

encouraged in these areas as designated on the Future Land Use Plan Map (see LU-3.2).

- Policy LU-3.9 Office uses should be encouraged in areas that provide buffers between residential uses and heavily used traffic arteries and other intense uses, and in locations that promote economic development and expansion of the employment base.
- Policy LU-3.10 Office uses should also be encouraged as part of major commercial clusters and mixed use developments to promote commerce as well as personal service and retail support.
- Policy LU-3.11 Appropriate accessory uses, i.e. limited personal service and retail uses, should be allowed and encouraged as an integral part of any office complex, depending on the ability of the office uses to support those ancillary uses.
- Policy LU-3.12 Notwithstanding the foregoing policies, commercial uses in Large-Scale Master-Planned Communities should be integrated with other uses in accordance with the land use categories applicable to the Large-Scale Master Planned Communities.
- Policy LU-3.13 Pursuant to the adoption of this Plan, the City Council may rezone specific properties, designating such for commercial, industrial, office, residential, recreational, open space, or for mixed uses, including some or all of the aforementioned uses.
- Policy LU-3.14 Small office and neighborhood commercial development should be encouraged to blend architecturally with adjacent residential uses.
- Policy LU-3.15 High architectural and landscaping standards should be promoted through zoning regulations and implemented during development review.
- Policy LU-3.16 Reassess proper parking ratios and parking lot design. Encourage shared parking to avoid 'over parking' when it can be shown that the number of stalls and the parking design is sufficient to meet the need.

**Goal LU-4** **Industrial Park development should be located in areas indicated on the Future Land Use Plan Map and should meet development standards that require attractive and compatible industrial development.**

- Policy LU-4.1 The City's industrial developments should be located adjacent to major transportation facilities to avoid impact on the City's residential neighborhoods or residential street systems.

- Policy LU-4.2 The City's land development regulations should encourage the establishment of flexible industrial park regulations which should also provide for open space, landscaping, screening and other forms of adequate buffering.
- Policy LU-4.3 The City should continue to evaluate areas for industrial development in appropriate locations as described on the Future Land Use Map.
- Policy LU-4.4 Notwithstanding the foregoing policies, industrial uses in Large-Scale Master-Planned Communities should be integrated with all other uses in accordance with the land use categories applicable to Large-Scale Master Planned Communities.
- Policy LU-4.5 Industrial uses are encouraged to locate in conveniently accessed work centers for local residents, thus reducing vehicle trips, traffic congestion and air pollution.
- Policy LU-4.6 Industrial developments should be designed with high standards of landscaping and architecture which are representative of South Jordan City.

**Goal LU-5** **Amend the City's land development regulations to be consistent with the General Plan and so that future growth and development may be managed through the preparation, adoption, implementation, and enforcement of regulations, which ensure compliance with this Plan.**

- Policy LU-5.1 Pursuant to the adoption of this Land Use Element of the General Plan, the following land development and use regulations should be reviewed periodically and amended such that the regulations may properly implement the goals and policies of the Plan:
1. Zoning Ordinance;
  2. Development Code;
- Policy LU-5.2 The City should encourage consistent interpretation and administration of land development and use regulations among the City Council, Planning Commission, Board of Adjustment, and city Staff through regular reports and interactions, both formally and informally.
- Policy LU-5.3 The City's land development and use regulations should be reviewed continually to ensure that compliance with goals and policies of the General Plan is being effectively administered.
- Policy LU-5.4 The City's land development and use regulations should be amended as necessary to ensure compliance with General Plan.

Policy LU-5.5 The land use goals and policies of the General Plan should be consistent with each other.

**Goal LU-6**      **Avoid the creation of incompatible land uses through the adoption of land development and use regulations and design guidelines.**

Policy LU-6.1 Development requests should be properly evaluated to ensure that land use incompatibility is minimized.

Policy LU-6.2 The City's land development regulations should establish mitigation requirements that may provide mutual relief from incompatible land uses.

Policy LU-6.3 Land uses in Large-Scale Master-Planned Communities will be regulated and buffered according to design guidelines adopted for the development.