

- Rural Estate Residential (2 Units/ Acre Maximum)**
 9,480 acres
Low-density residential development typically by large lots and homes in a rural setting or in areas with limited access, topography constraints, or infrastructure constraints. In these areas the City may provide limited municipal infrastructure and services. The keeping of large animals may be permitted with restrictions. Maximum density is set at 2 units per acre. Accessory buildings are permitted as allowed by zoning ordinance and building codes.
- Low Density Residential (3 Units/ Acre Maximum)**
 12,848 acres
Residential neighborhood development composed of detached single-family homes and supporting community uses such as churches, schools and parks. Maximum density is set at 4 units per acre.
- Medium Density Residential (8 Units/ Acre Maximum)**
 4,842 acres
Residential neighborhood development composed of detached single-family homes and duplexes with supporting community uses such as churches, schools, and parks. Maximum density is set at 8 units per acre. Neighborhood open space amenities are encouraged at this density level. Site plan approvals are recommended as part of the approval process.
- High Density Residential (24 Units/ Acre Maximum)**
 1,061 acres
Development areas composed of a broader range of multi-family housing types including townhomes, condominiums, apartments, patio homes, and stacked flats. Maximum density is set at 24 units per acre with a combination of rental and for sale units allowed. Site density set through approval process. Developments must be enhanced with private open space and amenities. Site plan approvals are recommended as part of the approval process.
- Mixed-Use Development**
 212 acres
Neighborhood-scaled, infill developments composed of a variety of uses including residential, commercial, and office. Residential densities may vary from 8 to 24 units per acre. Projects must include streetlight enhancements and community amenities. Site plan approvals are required. This land use may be used as an overlay district in appropriate areas in the City.
- Central Commercial**
 1,606 acres
Commercial development providing basic community and neighborhood retail or services. This use is typically by the grocery-anchored shopping center or corner commercial district. Proximity to residential neighborhoods is essential.
- Downtown and Main Street Retail District**
 76 acres
Commercial, business, and office uses that line the Main Street corridor and adjacent streets, including the traditional "downtown" shopping district of Cedar City. A mixture of two-story buildings and street presence with sidewalk entrances and windows typify this district.
- Highway and Regional Commercial Services**
 714 acres
Commercial development serving the greater regional area or highway-adjacent commercial services that cater to the transient traffic along the Interstate highway corridor. Locations for this land use occur at interchanges or at intersections of regional arterial roadways.
- Business and Light Manufacturing**
 1,935 acres
Land area suitable for general business operations and smaller warehousing or assembly facilities with automobile and truck access. Rail access may be available for limited use. Residential buffers are encouraged.
- Industrial and Heavy Manufacturing**
 4,166 acres
Primarily large parcels suitable for buildings and developments catering to heavy manufacturing uses within larger, predominantly single-level structures. Typical activities require access for large trucks and rail to provide for both raw materials and finished product shipping. Mining and extraction activities are allowed, subject to limitations specified within the City Code. Buffer zones are required near to residential areas.
- Municipal Uses, Hospitals, Schools and Campus Facilities**
 1,152 acres
Parcels of property that are dedicated to municipal services, regional hospitals and associated uses, public or private schools and campuses, or other similar public facilities. Structures normally associated with these uses and supporting recreational facilities are permitted.
- Developed Open Space and Recreation Facilities**
 412 acres
Open space and recreational facilities that have been improved or developed and are in a managed situation. These facilities may be in public or private ownership. The use of these facilities may also be public or privately controlled.
- Natural Open Space Areas**
 6,065 acres
Areas within the city of natural open space, such as hillsides, stream corridors, drainage channels, and highway or industrial buffer zones. Base residential densities for these parcels are expected to be set at one unit per five acres of land for naturally-difficult development sites, with higher density similar to those of adjoining properties allowed for less difficult development sites. Cluster development and conservation easements are encouraged. Limitations to development in environmentally sensitive areas may exist.
- Southern Utah University Student Housing Areas**
 208 acres
This development designation is intended to be implemented in close proximity to the Southern Utah University main campus. This area is established to create student housing opportunities within walking distance of campus. When compared to other land uses in Cedar City, this area shall have opportunities for a higher density. The area shall primarily accommodate student housing and other uses that are reasonable and necessary for the continued growth of Southern Utah University.
- Native American Reservations**
This land is not under the jurisdiction of Cedar City. These areas are encouraged to develop with a mixture of residential and commercial uses and improvements that are necessary to achieve the needs of the residing Tribe and that are compatible with adjacent land uses.

Indicated Arterial and Collector Streets
 Streets and Roads on the General Land Use Plan are for reference only. For more detailed information, see the Transportation Plan and Map.

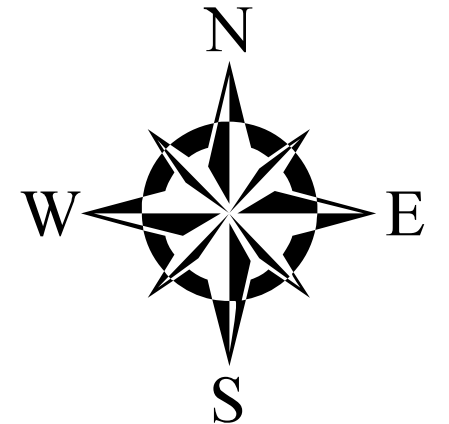
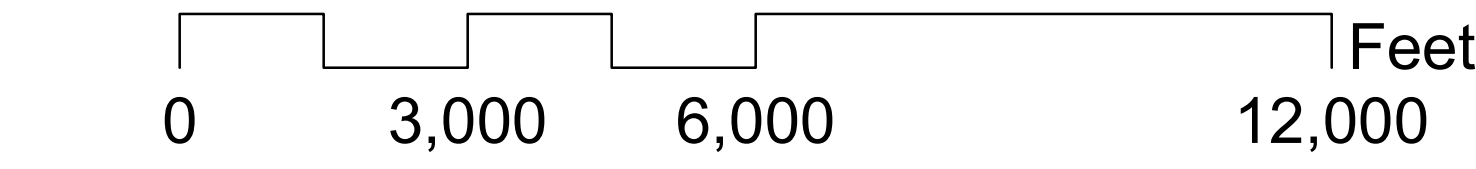
Informational Lines
 Note: Informational lines on this Land Use map including those indicating drainages, property boundaries, road systems, political boundaries and similar items, are overlays to the actual map. They are included to provide context for the indicated land uses and their indication may be altered as needed without amendment to this plan.

Legend

- City Limits
- Coal Creek
- 1,000 acres
Landuse area color with estimated acreage

Council Resolution Amendments

Resolution Ordinance No.	Description
No. 0323-22-2	901 S. Joe Thurston Way (Mixed Use to High Density Resid.)
No. 0223-22-4	2901 S. Tipple Road (Central Comm. to Med. Density Resid.)
No. 0323-22-6	3000 N. 175 W. (Med. Density Resid. to Residential Estates)
No. 0608-22-6	300 W. Green St. (Mixed Use to High Density Resid.)
No. 0713-22-3	2000 S. Scenic Dr. (Low Density Resid. to Medium Density Resid.)
No. 0713-22-5	250 S. Cross Hollow Rd. (Central Commercial to High Density Resid.)
No. 0810-22-3	800 N. Lund Highway (Low Density Resid. to Med. Density Resid.)
No. 0810-22-5	800 N. Lund Highway (Low Density Resid. to Med. Density Resid.)
No. 0810-22-7	800 N. Lund Highway (Low Density Resid. to High Density Resid.)
No. 0810-22-9	800 N. Lund Highway (Low Density Resid. to High Density Resid.)
No. 0810-22-11	800 N. Lund Highway (Low Density Resid. to Central Commercial)
No. 0928-22-3	230 N. 700 W. (Regional Commercial Services to High Density Resid.)
No. 1026-22-3	158 N. 700 W. (Med. Density Resid. to Student Housing District)
No. 1026-22-5	141 N. 700 W. (Med. Density Resid. to Student Housing District)



Proposed Land Use

CEDAR CITY

General Plan 2022

Council Approved:
March 9, 2022
 Ordinance: 0309-22-6
 Printed: 10/27/22