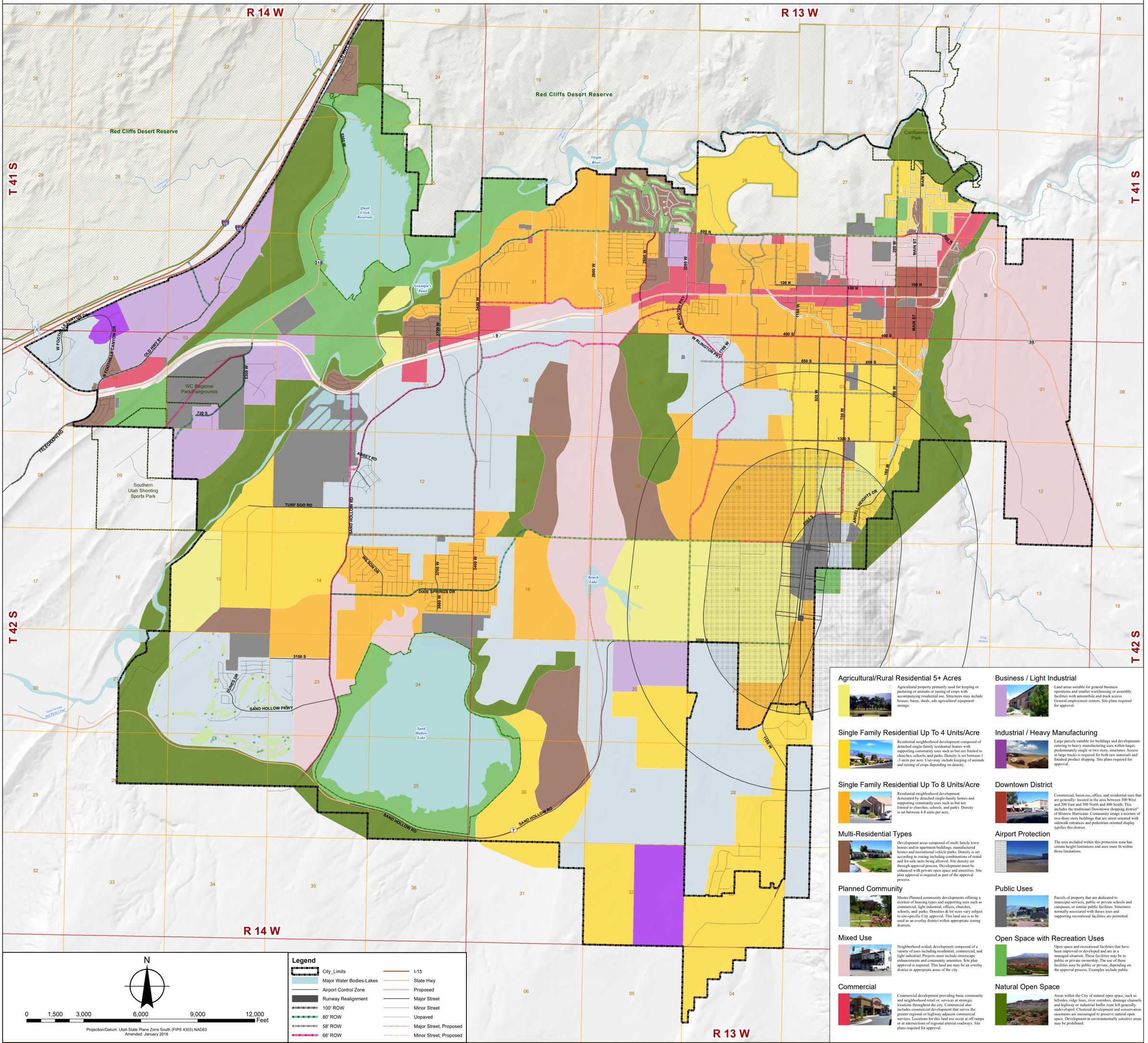
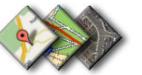




City of Hurricane - General Plan



<p>Agricultural/Rural Residential 5+ Acres</p>  <p>Agricultural property primarily used for keeping or pasturing or animals or raising of crops with accompanying residential use. Structures may include houses, barns, sheds, and agricultural equipment storage.</p>	<p>Business / Light Industrial</p>  <p>Land areas suitable for general business operations and smaller warehousing or assembly facilities with automobile and truck access. General employment centers. Site plans required for approval.</p>
<p>Single Family Residential Up To 4 Units/Acre</p>  <p>Residential neighborhood development composed of detached single-family residential homes with supporting community uses such as but not limited to churches, schools, and parks. Density is set between 1-3 units per acre. Uses may include keeping of animals and raising of crops depending on density.</p>	<p>Industrial / Heavy Manufacturing</p>  <p>Large parcels suitable for buildings and development catering to heavy manufacturing uses within larger, predominantly single or two-story, structures. Access in large trucks is required for both raw materials and finished product shipping. Site plans required for approval.</p>
<p>Single Family Residential Up To 8 Units/Acre</p>  <p>Residential neighborhood development dominated by detached single-family homes and supporting community uses such as but not limited to churches, schools, and parks. Density is set between 4-8 units per acre.</p>	<p>Downtown District</p>  <p>Commercial, business, office, and residential uses that are generally located in the area between 300 West and 200 East and 300 North and 400 South. This includes the traditional "town-square shopping district" of Historic Hurricane. Community image a mixture of two-three story buildings that are street oriented with sidewalk entrances and pedestrian oriented display typifies this district.</p>
<p>Multi-Residential Types</p>  <p>Development areas composed of multi-family town homes and/or apartment buildings, manufactured homes and recreational vehicle parks. Density is set according to zoning including combinations of rental and for-sale units being allowed. Site density set through approval process. Development must be enhanced with private open space and amenities. Site plan approval is required as part of the approval process.</p>	<p>Airport Protection</p>  <p>The area included within this protection zone has certain height limitations and uses must fit within those limitations.</p>
<p>Planned Community</p>  <p>Master Planned community developments offering a mixture of housing types and supporting uses such as commercial, light industrial, offices, churches, schools, and parks. Densities & lot sizes vary subject to site-specific City approval. This land use is to be used as an overlay district within appropriate zoning districts.</p>	<p>Public Uses</p>  <p>Parcels of property that are dedicated to municipal services, public or private schools and camps, or similar public facilities. Structures normally associated with these uses and supporting recreational facilities are permitted.</p>
<p>Mixed Use</p>  <p>Neighborhood scaled, development composed of a variety of uses including residential, commercial, and light industrial. Projects must include street-scene enhancements and community amenities. Site plan approval is required. This land use may be an overlay district in appropriate areas of the city.</p>	<p>Open Space with Recreation Uses</p>  <p>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 be public or private, depending on the approval process. Examples include public</p>
<p>Commercial</p>  <p>Commercial development providing basic community and neighborhood retail or service at strategic locations throughout the city. Commercial also includes commercial development that serves the greater regional or highway adjacent commercial services. Locations for this land use occur at off ramps or at intersections of regional arterial roadways. Site plans required for approval.</p>	<p>Natural Open Space</p>  <p>Areas within the City of natural open space, such as hillside, ridge lines, river corridors, drainage channels and highway or industrial buffer zone left generally undeveloped. Clustered development and conservation easements are encouraged to preserve natural open space. Development in environmentally sensitive areas may be prohibited.</p>

Projection/Date: Utah State Plane Zone South (FIPS 4303) NAD83
Amended: January 2016

Legend

	City Limits		I-15
	Major Water Bodies-Lakes		State Hwy
	Airport Control Zone		Proposed
	Runway Realignment		Major Street
	100' ROW		Minor Street
	80' ROW		Unpaved
	58' ROW		Major Street, Proposed
	66' ROW		Minor Street, Proposed

This map is provided as an "as is" basis. The City of Hurricane makes no warranties expressed or implied as to the quality and completeness of the map and data provided. While the City of Hurricane has reviewed the information on this map, in no event shall the City of Hurricane be liable for damages arising from use by others.