

Chapter 2: Land Use

2.1 Purpose

The purpose of the Land Use Element is to demonstrate planning for community quality of life and economic vitality by

- showing general land use classifications, and
- establishing land use goals that manage growth.



2.2 Land Use Classifications

Kanab City land uses are divided into residential, commercial, and manufacturing categories, as follows: (see **Exhibit 3**, Land Use and Zoning Chart, and **Exhibit 4**, Kanab City Land Use Map).

Residential Land Uses

All residential areas will be developed with an emphasis on creating safe, attractive neighborhoods. They will include adequate open space and will be linked to schools, shopping areas, parks and other neighborhoods by landscaped pedestrian ways, bicycle paths, and residential scale streets.

- ✚ **Rural Residential / Agricultural** – (Zones included: RA-2, RA-5, RA-10) The Rural Residential / Agricultural (RR/A) classification is for residential uses in areas where a rural atmosphere, open space preservation and agriculture uses are encouraged. Housing density is 1 unit per 2, 5 or 10 acres. One housing unit is allowed per parcel.

Goal:

Encourage attractive, stable, and safe residential neighborhoods.

- Compatible mixtures of densities throughout the city.
- Good traffic circulation patterns in residential developments
- Encourage beautification and enforce maintenance of properties.

Goal:

Maintain balance and manage density through future land use decisions.

- Standards for attractive, stable uses
- Plan for managed growth
- Higher density and intensity located near the center of town
- Future industrial near the airport
- Preservation of agricultural areas.

✚ **Very Low Density Residential** –

(Zones included: RR-1) The Very Low Density Residential (VLDR) classification is for large-lot, low density estate neighborhoods with single-family homes on individual building lots. The housing density should not exceed 1 unit per gross acre. However, within a proposed development, there may be a mixture of larger and smaller lots as long as the total number of dwelling units does not exceed the maximum overall density allowed in the gross residential area.

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✦ **Low Density Residential** – (Zones included: R-1-15, R-1-20) The Very Low Density Residential (LDR) classification is for typical low density neighborhoods with single-family homes on 1/3 to 1/2 acre individual building lots. Typical density will be between 2 to 3 units per gross acre.

✦ **Medium Density Residential** – (Zones included: R-1-8, R-1-10, KCR-720) The Low Density Residential (MDR) classification is for typical medium density suburban neighborhoods with single-family homes on individual building lots. Typical density will be between 3.3 to 5 units per gross acre.

✦ **High Density Residential** – (Zones included: RM-7, RM-9, RM-11, RM-13, RM-15) The High Density Residential (HDR) classification is for smaller individual home lots and multiple family housing units such as patio homes, duplexes, town homes, apartments, condominiums, zero lot line homes and other types of small-scale attached housing units. Such zones should be distributed throughout the community. Typical density will be between 7 to 15 units per gross acre.

Commercial Land Uses – (Zones included: C1, C2, C3) The Commercial (C) classification includes general shopping facilities to satisfy the shopping needs of the community and particular neighborhoods, as well as the commercial and service uses serving the needs of thoroughfare traffic and the traveling public. The intensity of the commercial zone applied will depend on such factors as the nature and location of surrounding uses, the ability to buffer surrounding uses, and the availability of necessary infrastructure.

Goal:
Promote an attractive, stable and sustainable environment throughout the city.

- Maintain and foster compatible mixtures of residential densities throughout the city.
- Update development standards to ensure stable, attractive non-residential uses.

Manufacturing Uses – (Zones included: M1, M2, M3) The Manufacturing (M) classification is intended to provide for a range of industrial and manufacturing uses, including clean and less intensive industrial, manufacturing and technological uses, and warehousing. These areas are envisioned to be quality planned industrial areas and business parks. Facilities and operations to take place within this designation should be designed to protect the environmental quality of adjacent areas.

Planned Development Overlays - (Overlay includes: PD, CPD) Provision is made for the establishment of both residential and commercial planned development overlays, allowing for mixed and special development uses which may vary from zoning regulations, but which will be a desirable asset to the community.

Commercial Overlays - Kanab City has established three overlay districts intended to promote quality

Goal:
Provide for the well-planned growth and redevelopment of the Downtown District.

- Establish a plan for the Downtown District

development in commercial areas: 1) Downtown Overlay (DO) was established to protect and preserve the downtown business district, 2) Transitional Commercial Overlay (TCO) was used to transition between the Downtown and Entry Corridor overlay, 3) Entry Corridor Protection Overlay (ECPO) was established to create attractive entry corridors into Kanab. The underlying zones of the commercial overlay zones include: C1 (DO), C2 (TCO), and C3 (ECPO) zones. It has been expressed that the established commercial overlay districts have created unnecessary complexity for Staff and applicants. The City should consider incorporating appropriate design standards of the commercial overlays into the underlying zones or other reforms that would reduce complexity, while continuing to promote quality design. In reforming the design standards, Kanab City should consider the design the Community Design Goals (see Chapter 3).

2.3 Open Space and Small Town Atmosphere

Open space preservation is recognized as an important land use and function of Kanab City in preserving the small town atmosphere. Several areas within the city are targeted for open space preservation, including proposed new parks and trails throughout the city (see Chapter 7, Parks and Recreation). Some open spaces should be identified and reserved for the preservation of wildlife habitats. Additionally, some areas which fall within designated potential annexation areas include lands which may be best suited for open space and recreational purposes. The City does not currently have an open space designation within the Land Use Ordinance and may consider creating one to preserve these areas.

Dark-sky or shielded lighting is an excellent method to preserve a small town atmosphere and should be required with all new developments and redevelopment areas.

2.4 Annexation Plans

Currently Kanab City has several square miles within its boundaries which have been annexed to accommodate future growth needs. However, it is expected that additional areas will need to be considered for annexation over the projected 20 year life of this Plan. Future possible areas of annexation include east along Highway 89 to Johnson Canyon, north along Highway 89 to Hancock Road, north to the UHP weigh station and the County lands in the vicinity of the city airport. Future annexations should be considered in one mile sections both east and north along Highway 89 as needed in addition to the incorporation of the existing County lands.

The identification of potential annexation lands and annexation policies are outlined in the adopted Annexation Policy Plan (see **Appendix B**, Kanab City Annexation Policy Plan). This plan should be reviewed and updated to include the potential land use designations for annexation areas. The application of the recommended land uses for those properties which seek annexation will allow for well-planned and cohesive growth.

2.5 Transitioning and Maintaining Balance

It is the objective of Kanab City to encourage and provide for proper transitioning between zones and intensity of uses, which should be regulated by the City Land Use Code, the Future Land Use Map and the Kanab City Annexation Policy Plan. The City also seeks to maintain a healthy balance and mix of land uses within the community, representing the atmosphere of existing development. Areas for growth have been planned with a balance for all uses, including agriculture, residential, commercial and industrial uses, as demonstrated in **Exhibit 4**, Kanab City Future Land Use Map. Future decisions regarding land use and zoning in Kanab should be guided by this map. The City promotes orderly growth, with an emphasis for new developments to occur in the core community areas first.

2.6 Environment

Protection of the environment is considered an important part of planning in Kanab. Development plans should be sensitive to the environment of the immediate area, as well as the whole community. Those areas in Kanab which are considered to be environmentally sensitive include land which 1) is within a designated 100 year flood plain, 2) is subject to geological hazards, unstable soil conditions, slopes in excess of 20%, or rock fall areas.



The Sensitive Lands Chapter of the Kanab City Land Use Ordinance regulates development in sensitive lands areas in order to preserve the City's unique visual character and conserve safety and

general welfare. The City should continue to enforce the standards for sensitive land areas. In addition, The City will acquire pertinent geologic conditions information from the developer for proposed building sites to determine the type and intensity of each development.

The Kanab City Flood Damage Prevention Ordinance includes regulations for development occurring in flood plain areas. The FEMA designated flood plain areas have been noted to be out of date and the City should pursue updates of the map in coordination with FEMA. To assist with future land use planning, Kanab City should partner with Utah Geologic Survey to obtain more detailed information about geologic conditions and hazards in the City. Kanab City strongly encourages developers and property owners to research geological and soil conditions for each individual lot being considered for development.

Goal:

Ensure responsible development in environmentally sensitive areas.

- Update FEMA flood zone maps
- Follow Sensitive Lands Ordinance

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Protection of the environment throughout the City also requires continued attention to preserving and improving air quality, water quality, and the planting of trees.

2.7 Land Use Goals			
Goals	Strategies	Actions	
1. Maintain balance and manage density through future land use decisions.	A. Sustain development standards that ensure attractive, stable non-residential and residential uses.	i. Review and update the zoning ordinances, including zoning classifications and development standards, and consolidate and streamline language.	
	B. Make plans for better managed community growth.	i. Develop specific, strategic 5 to 10 year plans with defined objectives for the community.	
	C. Plan densities and intensity of uses to be higher near the center of the city and lower on the outskirts that is appropriate for the zoning.		i. Follow the spirit and intent of the General Plan when reviewing applications for changes in land use and zoning.
			ii. Review possibilities for creating mixed-use areas.
	D. Encourage future industrial growth to occur primarily near the airport, west of SR89A and south of Kanab Creek Drive to the State Border.	i. Develop a master plan for industrial areas and uses including economic development.	
	E. Foster the preservation of agricultural areas.	i. Designate agricultural areas to preserve using the Future Land Use Map.	
2. Encourage attractive, stable, and safe residential neighborhoods.	A. Encourage desirable and compatible mixtures of residential densities throughout the city.	i. Maintain the current nature of established single-family residential areas, while providing for a mix of multi-family uses in various locations in the city.	
	B. Require good traffic circulation patterns from residential to collector streets in all new residential developments.		i. Review and update development standards for all applicable street widths and street designs including traffic calming devices for neighborhood streets.
			ii. Encourage the development of through streets, ensuring the even distribution of traffic.
C. Encourage neighborhood stability and beautification through maintenance of properties.		i. Promote property maintenance through proactive zoning enforcement.	
		ii. Establish and encourage participation in a citizen beautification committee to sponsor community beautification programs.	

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2.7 Land Use Goals		
Goals	Strategies	Actions
3. Promote the preservation of the small town, rural atmosphere of Kanab.	A. Preserve open spaces where possible in areas throughout the city.	i. Adopt an ordinance which establishes the use and parameters of open space, including clustering and other open space preservation methods and providing for wildlife habitat preservation.
	B. Support open space preservation efforts on properties targeted for future parks and trails throughout the city and in future annexation areas.	i. Develop a plan and priorities for acquiring parcels planned for parks and opens spaces, and for preserving wildlife habitat areas.
		ii. Encourage and enforce the allocation by new developments of open space for planned neighborhood parks, recreation trails or other open spaces where possible.
		iii. Create a citizen study committee to recommend additional areas / parcels to be preserved as part of Kanab’s open space preservation efforts.
	C. Preserve night skies through the use of dark-sky compliant street and exterior development lighting.	i. Develop ordinances that require dark-sky compliant developments both residential and commercial.
D. Prepare a new annexation Policy Plan which addresses potential land uses in areas adjacent to Kanab.	i. Adopt and continue to update the Annexation Policy Plan.	
4. Promote an attractive, stable and sustainable environment throughout the city.	A. Update development standards to ensure stable, attractive non-residential uses.	i. Ensure the Design Guidelines are followed when approving development projects.
		ii. Use specific plans in conjunction with development agreements to manage architectural design features.
5. Provide for the well-planned growth and redevelopment of the Downtown District.	A. Establish a plan, guidelines and zoning code for the Downtown District, and other commercial areas	i. Review and update zoning code requirements for good commercial development planning.
		ii. Incorporate appropriate design and other standards, utilizing the three commercial zones - C1, C2, and C3.

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2.7 Land Use Goals		
Goals	Strategies	Actions
6. Ensure responsible development in environmentally sensitive areas	A. Pursue the updating of FEMA flood zone maps.	i. Work with FEMA to ensure the continued effort to update flood zone maps are completed.
	B. Adopt an ordinance / policies which address the limited abilities to develop on hillsides.	i. Enforce the Sensitive Lands Section of the Land Use Ordinance that protects the ridgelines around Kanab City and provides standards for development in hillside areas.
	C. Protect Kanab Creek environment and plant life	i. Continue to develop Sensitive Lands Section of the Land Use Ordinance to protect creek sides.