

Land Use Overview

Jones Ranch is to be zoned a Planned Community (PC) and will feature four residential types. The intent of the different residential types is to provide future residents of Jones Ranch with a variety of home sizes, architectural styles, lifestyles, and affordability. This diversity of housing types will appeal to a broad group of West Jordan homeowners and will help create a more sustainable community.

The residential types at Jones Ranch are:

<i>Housing Designation</i>	<i>Density Range</i>
Very Low (VL)	Up to 2.5 units / acre
Low (L)	1 to 3 units / acre
Medium (M)	3.1 to 5.5 units / acre
High (H)	5.6 to 10 units / acre
Commercial (C)	

Note: Uses and densities are consistent with West Jordan Planned Development Zone Ordinance (13-5C-3) and West Jordan City's 2012 Comprehensive Plan.

Institutional Land Uses

In the event that institutional uses such as churches & schools are developed within Jones Ranch, the ERUs associated with the respective land use (as outlined in the table above) shall be allocated to these institutional uses. Institutional buildings and structures shall not exceed two (2) stories or 45', whichever is greater.

Village / Phase Sub-Area Development Plan Approval

Phase Sub-Area Development Plans: Each phase (Village) described in the Jones Ranch MDP shall be submitted in the form of a Phase Sub-Area Development Plan, following 13-5J-10 of 2009 City Code and the standards and guidelines established in the MDP. All roads and private lanes shall also be approved through the Phase Sub-Area Development Approval Process, however private lanes shall only be allowed in High (H) and Very Low (VL) designations.

JONES RANCH LAND USE DIAGRAM

