

Land Use Chip Designation Key

Residential Chips

Notes:

--Approximately 20% of the land in subdivision developments is utilized for infrastructure such as roads. The numbers of units a chip represents is listed below, assuming 20% of the chip would be infrastructure, and 80% would be housing.

--On average, each household in Tooele Valley will contain 2.78 residents



Residential Ranch Homes

Ultra Low Density, 1 Residential Single Family Unit per Twenty Acres

This chip represents 45 acres of land that could be developed as single family detached homes, each home on a twenty-acre lot

Approximately 2 units per chip, or 5-6 Residents.



Residential Rural Cluster

Very Low Density, 1 Residential Single Family Unit per Ten Acres

This chip represents 45 acres of land that could be developed as single family detached homes, each home on a ten-acre lot

Approximately 4 units per chip, or 11-12 Residents.



SF Large Lot

Low Density, 1 Residential Single Family Unit Per Two Acres

This chip represents 20 acres of land that could be developed as large lot single family detached homes

Approximately 8 units per chip, or 23 Residents



SF Small Lot

Medium Density, 4 Residential Single Family Units Per Acre

This chip represents 20 acres of land that could be developed as single family detached homes, each on a 1/4 acre lot.

Approximately 65 units per chip, or 180 Residents

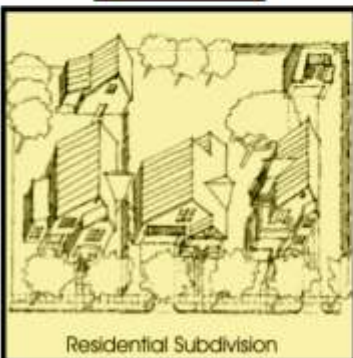


Town homes

High Density, 8-10 Residential Units Per Acre

This chip represents 20 acres of land that could be developed as single family attached town home units

Approximately 160-200 units per chip, or 445-556 Residents



Residential Subdivision

This chip represents a 80 acre residential, single family subdivision.

@Low Density, 1 Residential Units Per Two Acre

Approximately 40 units per chip, or 111 Residents

@Medium Density, 4 Residential Units Per Acre

Approximately 320 units per chip, or 890 Residents

Development Chips

Notes:



Mixed Use Retail

This chip represents 20 acres of land that could be developed as mixed use. This type of development could allow several types of land uses to be mixed in one development. For example, office or residential units on the upper floors over retail.

Retail Shops

This chip represents 20 acres of land that could be developed as retail shops of varying types. These could be individually owned cafés, small store retailers, etc...

Regional Anchor

This chip represents 20 acres of land that could be developed as regional retail anchor stores. This type of store could be a large scale grocer, clothing retailer, hardware store, etc.

Industrial/Office Park

This chip represents 20 acres of land that could be developed as an industrial or office park. This type of development might include large warehouse distribution centers, business or corporate uses, etc...

Town Center

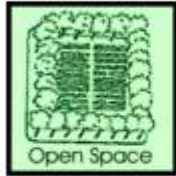
This chip can be placed to locate where a town center may be located. A town center can be defined as the center point of a development node. For example, Tooele and Grantsville currently function as town centers.

Transit Node

This chip can be placed to represent a location of a transit node. A transit node is where residents can go to catch a ride on transit to other locations in the valley or to the Salt Lake Valley. When transit nodes are located near town centers, the town centers can become transit oriented developments.

Natural Resource Chips

Notes:



Natural Open Space

This chip represents 20 acres of land that could be retained as undeveloped land. This type of land may be left natural land, or it may be included in a neighborhood trail system or similar non-intrusive use.

Agriculture

This chip represents 20 acres of land that could remain as existing agriculture or similar land use.

Grazing

This chip represents 20 acres of land that could remain or become range or grazing lands.

Cultural Resources

This chip can be placed to represent an existing cultural resource, or to represent where a cultural resource may be located. A cultural resource can include historic sites, or other sites of local significance.

Recreation Area

This chip can be used to locate existing recreation areas, as well as to locate where new recreation areas should be located. Recreation areas can include built facilities such as fairgrounds, as well as outdoor locations that might include hiking or fishing.

Wildlife Habitat

This chip can be used to locate places you currently consider wildlife habitat, or to locate where you would like to see wildlife habitat preserved in the valley

Blank Chip

This chip represents 20 acres of land that could be used for any land use not otherwise represented by a colored chip