

Considerations to Rezone from A-20 to RA-20

Iron County Planning Commission – May 2015

1. Primary residences (not secondary residences)
 - Must be primary to be considered
2. Existing platted subdivision (lots created by subdivision process)
 - Platted subdivisions given greatest consideration
3. Cluster of existing homes/development (40-80 acre min.)
 - More homes given greater consideration
4. Proximity to higher density zoning/development or other similar residential development
 - Closer to higher density and other residential development given greater consideration
5. Existing common improvements within community (water, sewer, utilities, roads, etc.)
 - More common improvements given higher consideration
6. Multiple owners (multiple lots not held in ownership by one to two individuals)
 - More owners given greater consideration
7. Proximity to current agricultural uses/practices
 - Proximate heavy agriculture uses may be reason to not rezone)
8. Exiting Tier and/or City/Town annexation boundary
 - Closer proximity to Tier II or III given greater consideration

Note: Each consideration is not intended to receive equal weight, nor are they in any particular order of priority/importance. This is an exercise of comparisons, more than meeting certain threshold criteria.