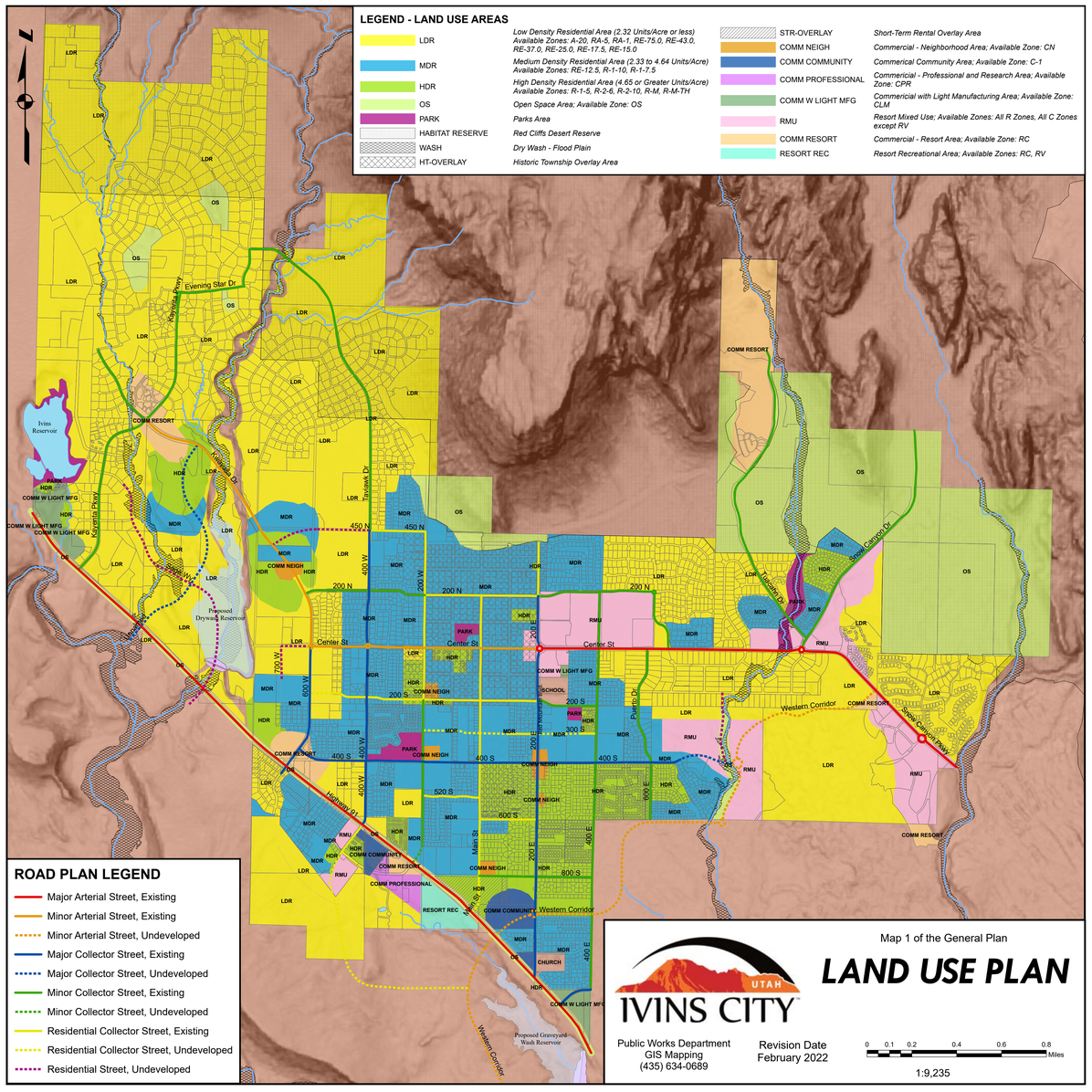
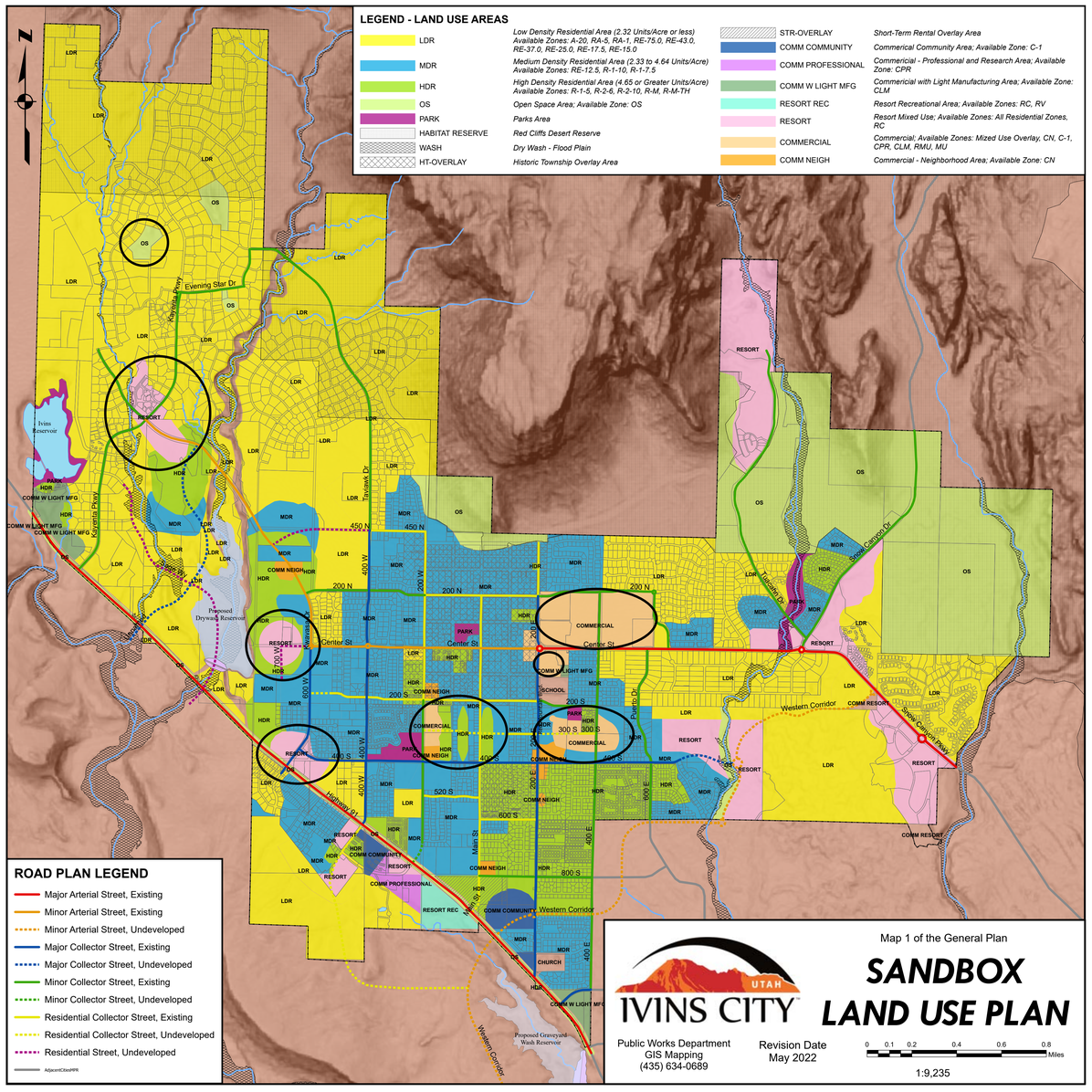
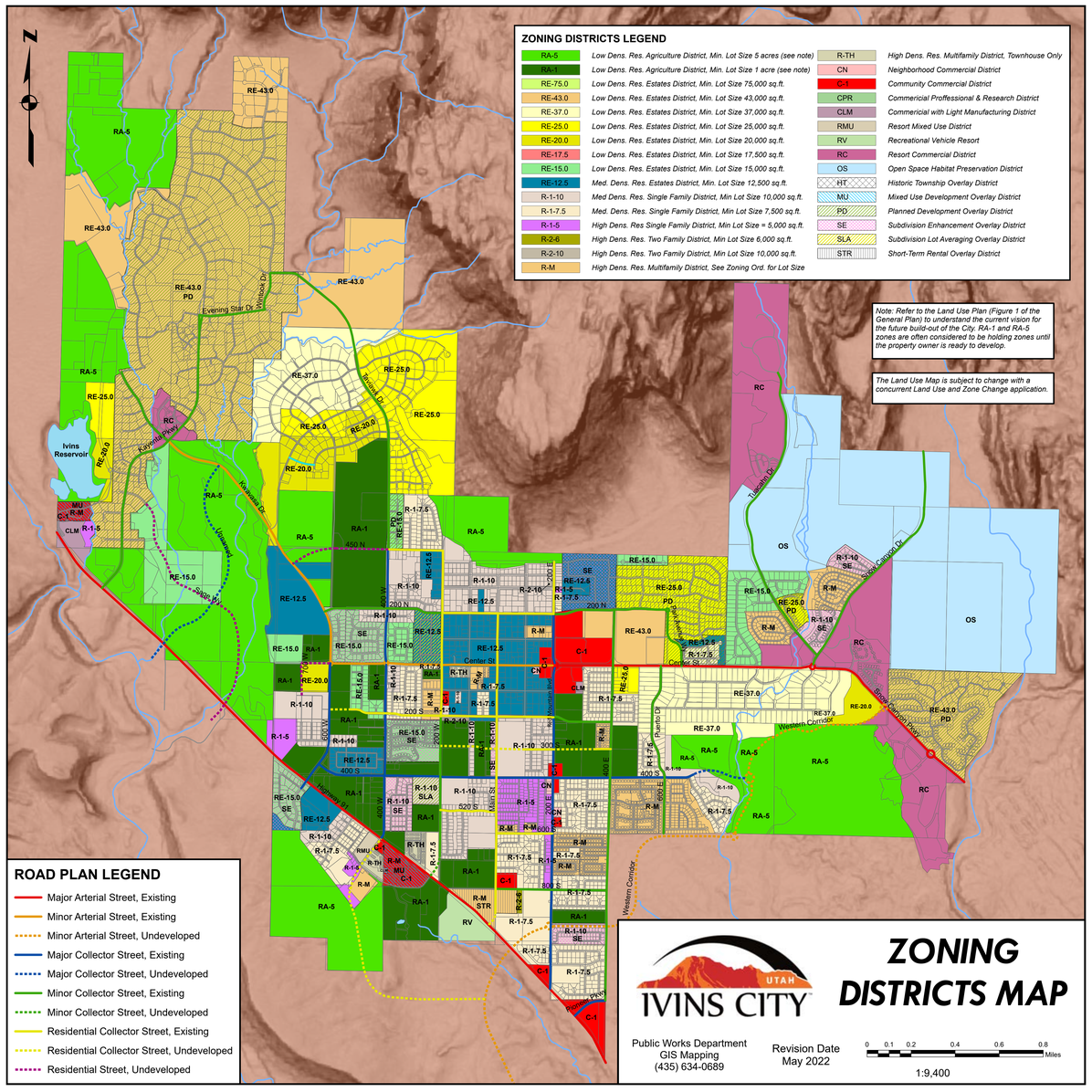
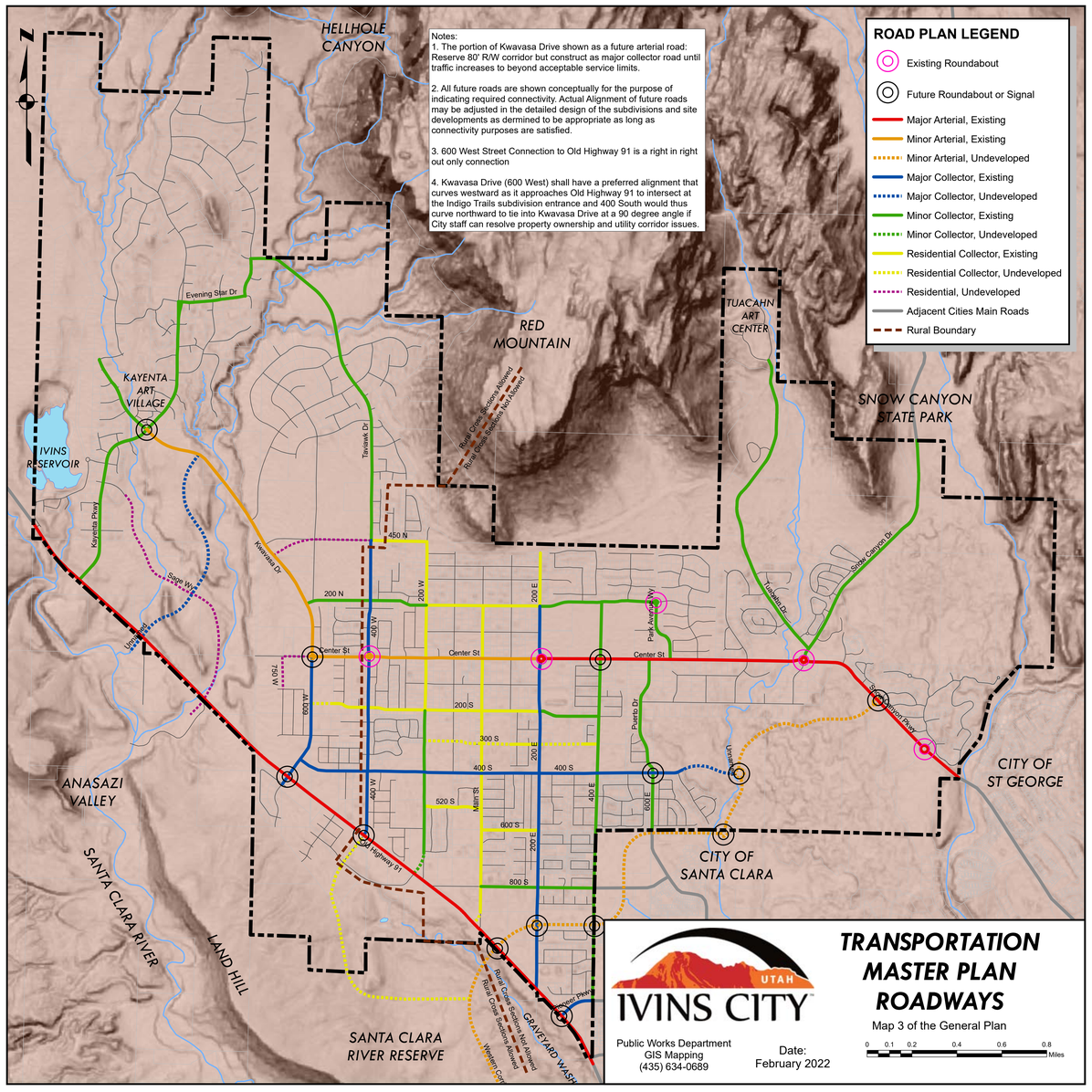

LEGEND - LAND USE AREAS
LDR — Low Density Residential Area (2.32 Units/Acre or less) Available Zones: A-20, RA-5, RA-1, RE-75.0, RE-43.0, RE-37.0, RE-25.0, RE-17.5, RE-15.0
MDR — Medium Density Residential Area (2.33 to 4.64 Units/Acre) Available Zones: RE-12.5, R-1-10, R-1-7.5
HDR — High Density Residential Area (4.65 or Greater Units/Acre) Available Zones: R-1-5, R-2-6, R-2-10, R-M, R-M-TH
OS — Open Space Area; Available Zone: OS
PARK — Parks Area
HABITAT RESERVE — Red Cliffs Desert Reserve
WASH — Dry Wash - Flood Plain
HT-OVERLAY — Historic Township Overlay Area
STR-OVERLAY — Short-Term Rental Overlay Area
COMM NEIGH — Commercial - Neighborhood Area; Available Zone: CN
COMM COMMUNITY — Commerical Community Area; Available Zone: C-1
COMM PROFESSIONAL — Commercial - Professional and Research Area; Available Zone: CPR
COMM W LIGHT MFG — Commercial with Light Manufacturing Area; Available Zone: CLM
RMU — Resort Mixed Use; Available Zones: All R Zones, All C Zones except RV
COMM RESORT — Commercial - Resort Area; Available Zone: RC
RESORT REC — Resort Recreational Area; Available Zones: RC, RV
ROAD PLAN LEGEND
Major Arterial Street, Existing
Minor Arterial Street, Existing
Minor Arterial Street, Undeveloped
Major Collector Street, Existing
Major Collector Street, Undeveloped
Minor Collector Street, Existing
Minor Collector Street, Undeveloped
Residential Collector Street, Existing
Residential Collector Street, Undeveloped
Residential Street, Undeveloped
Map 1 of the General Plan
LAND USE PLAN
IVINS CITY
UTAH
Public Works Department
GIS Mapping
(435) 634-0689
Revision Date
February 2022
0 0.1 0.2 0.4 0.6 0.8 Miles
1:9,235


LEGEND - LAND USE AREAS
LDR — Low Density Residential Area (2.32 Units/Acre or less) Available Zones: A-20, RA-5, RA-1, RE-75.0, RE-43.0, RE-37.0, RE-25.0, RE-17.5, RE-15.0
MDR — Medium Density Residential Area (2.33 to 4.64 Units/Acre) Available Zones: RE-12.5, R-1-10, R-1-7.5
HDR — High Density Residential Area (4.65 or Greater Units/Acre) Available Zones: R-1-5, R-2-6, R-2-10, R-M, R-M-TH
OS — Open Space Area; Available Zone: OS
PARK — Parks Area
HABITAT RESERVE — Red Cliffs Desert Reserve
WASH — Dry Wash - Flood Plain
HT-OVERLAY — Historic Township Overlay Area
STR-OVERLAY — Short-Term Rental Overlay Area
COMM COMMUNITY — Commerical Community Area; Available Zone: C-1
COMM PROFESSIONAL — Commercial - Professional and Research Area; Available Zone: CPR
COMM W LIGHT MFG — Commercial with Light Manufacturing Area; Available Zone: CLM
RESORT REC — Resort Recreational Area; Available Zones: RC, RV
RESORT — Resort Mixed Use; Available Zones: All Residential Zones, RC
COMMERCIAL — Commercial; Available Zones: Mixed Use Overlay, CN, C-1, CPR, CLM, RMU, MU
COMM NEIGH — Commercial - Neighborhood Area; Available Zone: CN
ROAD PLAN LEGEND
Major Arterial Street, Existing
Minor Arterial Street, Existing
Minor Arterial Street, Undeveloped
Major Collector Street, Existing
Major Collector Street, Undeveloped
Minor Collector Street, Existing
Minor Collector Street, Undeveloped
Residential Collector Street, Existing
Residential Collector Street, Undeveloped
Residential Street, Undeveloped
AdjacentCitiesMPR
Map 1 of the General Plan
SANDBOX
LAND USE PLAN
IVINS CITY
UTAH
Public Works Department
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(435) 634-0689
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May 2022
0 0.1 0.2 0.4 0.6 0.8 Miles
1:9,235


ZONING DISTRICTS LEGEND
RA-5 — Low Dens. Res. Agriculture District, Min. Lot Size 5 acres (see note)
RA-1 — Low Dens. Res. Agriculture District, Min. Lot Size 1 acre (see note)
RE-75.0 — Low Dens. Res. Estates District, Min. Lot Size 75,000 sq.ft.
RE-43.0 — Low Dens. Res. Estates District, Min. Lot Size 43,000 sq.ft.
RE-37.0 — Low Dens. Res. Estates District, Min. Lot Size 37,000 sq.ft.
RE-25.0 — Low Dens. Res. Estates District, Min. Lot Size 25,000 sq.ft.
RE-20.0 — Low Dens. Res. Estates District, Min. Lot Size 20,000 sq.ft.
RE-17.5 — Low Dens. Res. Estates District, Min. Lot Size 17,500 sq.ft.
RE-15.0 — Low Dens. Res. Estates District, Min. Lot Size 15,000 sq.ft.
RE-12.5 — Med. Dens. Res. Estates District, Min. Lot Size 12,500 sq.ft.
R-1-10 — Med Dens. Res. Single Family District, Min Lot Size 10,000 sq.ft.
R-1-7.5 — Med. Dens. Res. Single Family District, Min Lot Size 7,500 sq.ft.
R-1-5 — High Dens. Res Single Family District, Min Lot Size = 5,000 sq.ft.
R-2-6 — High Dens. Res. Two Family District, Min Lot Size 6,000 sq.ft.
R-2-10 — High Dens. Res. Two Family District, Min Lot Size 10,000 sq.ft.
R-M — High Dens. Res. Multifamily District, See Zoning Ord. for Lot Size
R-TH — High Dens. Res. Multifamily District, Townhouse Only
CN — Neighborhood Commercial District
C-1 — Community Commercial District
CPR — Commericial Proffessional & Research District
CLM — Commericial with Light Manufacturing District
RMU — Resort Mixed Use District
RV — Recreational Vehicle Resort
RC — Resort Commercial District
OS — Open Space Habitat Preservation District
HT — Historic Township Overlay District
MU — Mixed Use Development Overlay District
PD — Planned Development Overlay District
SE — Subdivision Enhancement Overlay District
SLA — Subdivision Lot Averaging Overlay District
STR — Short-Term Rental Overlay District
Note: Refer to the Land Use Plan (Figure 1 of the General Plan) to understand the current vision for the future build-out of the City. RA-1 and RA-5 zones are often considered to be holding zones until the property owner is ready to develop.
The Land Use Map is subject to change with a concurrent Land Use and Zone Change application.
ROAD PLAN LEGEND
Major Arterial Street, Existing
Minor Arterial Street, Existing
Minor Arterial Street, Undeveloped
Major Collector Street, Existing
Major Collector Street, Undeveloped
Minor Collector Street, Existing
Minor Collector Street, Undeveloped
Residential Collector Street, Existing
Residential Collector Street, Undeveloped
Residential Street, Undeveloped
ZONING DISTRICTS MAP
IVINS CITY
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0 0.1 0.2 0.4 0.6 0.8 Miles
1:9,400


Notes:
1. The portion of Kwawasa Drive shown as a future arterial road: Reserve 80' R/W corridor but construct as major collector road until traffic increases to beyond acceptable service limits.
2. All future roads are shown conceptually for the purpose of indicating required connectivity. Actual Alignment of future roads may be adjusted in the detailed design of the subdivisions and site developments as dermined to be appropriate as long as connectivity purposes are satisfied.
3. 600 West Street Connection to Old Highway 91 is a right in right out only connection
4. Kwavasa Drive (600 West) shall have a preferred alignment that curves westward as it approaches Old Highway 91 to intersect at the Indigo Trails subdivision entrance and 400 South would thus curve northward to tie into Kwavasa Drive at a 90 degree angle if City staff can resolve property ownership and utility corridor issues.
HELLHOLE CANYON
RED MOUNTAIN
TUACAHN ART CENTER
SNOW CANYON STATE PARK
KAYENTA ART VILLAGE
IVINS RESERVOIR
ANASAZI VALLEY
SANTA CLARA RIVER
LAND HILL
SANTA CLARA RIVER RESERVE
GRAVEYARD WASH
CITY OF ST GEORGE
CITY OF SANTA CLARA
ROAD PLAN LEGEND
Existing Roundabout
Future Roundabout or Signal
Major Arterial, Existing
Minor Arterial, Existing
Minor Arterial, Undeveloped
Major Collector, Existing
Major Collector, Undeveloped
Minor Collector, Existing
Minor Collector, Undeveloped
Residential Collector, Existing
Residential Collector, Undeveloped
Residential, Undeveloped
Adjacent Cities Main Roads
Rural Boundary
TRANSPORTATION MASTER PLAN ROADWAYS
Map 3 of the General Plan
IVINS CITY
UTAH
Public Works Department
GIS Mapping
(435) 634-0689
Date:
February 2022
0 0.1 0.2 0.4 0.6 0.8 Miles