



Land Use

3.1 Overview	22
3.1.1 Introduction	22
3.2 Existing Conditions	22
3.2.1 Zone Descriptions.	22
3.3 Public Input	27
3.3.1 Survey Data	28
3.3.2 Public Meetings	29
3.4 Goals	29
3.5 Approach and Opportunities	30
3.5.1 Goal 1: Provide for residential, commercial, and industrial areas that support and complement the unique rural quality of Delta.	30
3.5.2 Goal 2: Allocate a variety of densities that support a healthy and successful community.	30

3.1 Overview

3.1.1 Introduction

Delta City was founded as an agricultural town. Although the City has since attracted new businesses and industries, much of the City is still used for agriculture. This chapter will discuss existing zoning districts in Delta, resident input regarding the future of growth and design standards throughout the City, goals to achieve collective desires, and various approaches to achieve these goals.

3.2 Existing Conditions

In order to better understand community needs and future opportunities, an inventory was conducted establishing existing conditions and resources. This section details all current land use designations.

The following is a list of zones provided by Delta City code under Title 12-10.

3.2.1 Zone Descriptions

AGRICULTURAL 1 (A-1)

The purpose of this zone is to create a one-acre agricultural zone which allows for and protects agricultural uses within the City by controlling density and coverage and providing compatible land uses. It is also meant to protect nearby residential uses from possible objectionable effects of certain agricultural operations such as livestock raising and storage of fertilizer, etc.

Allowed uses in this zone include accessory structures (both occupied and unoccupied), agriculture, animal hospitals, single dwellings, farm animals/livestock, electric fencing, home occupations, household pets, kennels, manufactured homes, modular homes, personal use nurseries, public rights of way, solar energy systems, and public and private stables.

Administrative conditional uses include athletic clubs, child care centers and facilities, corner lot fences, razor fences, wildlife/large animal fences, intermittent commercial uses, and public utility stations.

Conditional uses include agriculture industry, bed and breakfast, less intensive commercial businesses, churches, civic clubs, gated communities, group homes such as assisted living facilities, homes for the elderly, and homes for the disabled, heavy/farm equipment sales, lumber sales - storage, master planned development, nursery (including retail sales), outdoor recreation - parks and playgrounds, preschools, recreation vehicle parks, private-quasi public and public schools, and small engine repair.

A business license is required for agriculture industry, animal hospitals, athletic clubs, bed and breakfast, less intensive commercial businesses, child care centers and facilities, nursery (including

retail sales), preschools, recreation vehicle parks, private-quasi public and public schools, and small engine repair.

Minimum Lot and Development Standards allow one acre lots with a width of 100' with no exceptions. Setbacks are as follows: Front: 25', Side: 10', Rear: 10', Corner Lot: 25' on streetside. Building height has a 35' maximum and sidewalks are required along all properties abutting streets, but only on new construction of a primary structure.

AGRICULTURAL 1, NO MFD. HOMES (A-1-NM)

The purpose of this zone is to create a zone identical to the A-1 zone with the only variation being that Manufactured Homes are not allowed in an A-1-NM zone.

The uses in this zone are identical to the uses in the A-1 zone except that Manufactured Homes are not allowed.

Minimum lot and development standards for this zone are identical to Zone District A-1.

AGRICULTURAL 5 (A-5)

The purpose of this zone is to create a five-acre agricultural zone which allows for and protects agricultural uses within the City by controlling density and coverage and providing for compatible land uses. It is also meant to protect nearby residential uses from possible objectionable effects of certain agricultural operations such as livestock raising and storage of fertilizer, etc.

Allowed uses in this zone include accessory structures (both occupied and unoccupied), agriculture, agriculture industry, animal hospitals, single dwellings, farm animals/livestock, electric fencing, home occupations, household pets, kennels, manufactured homes, modular homes, personal use nurseries, public rights of way, solar energy systems, and public and private stables.

Administrative conditional uses include athletic clubs, child care centers and facilities, corner lot fences, razor fences, wildlife/large animal fences, intermittent commercial uses, and public utility stations.

Conditional Uses include bed and breakfast, less intensive commercial businesses, churches, civic clubs, gated communities, group homes such as assisted living facilities, homes for the elderly, and homes for the disabled, heavy/farm equipment sales, lumber sales - storage, master planned development, nursery (including retail sales), outdoor rec - park - play, preschools, recreation vehicle parks, private-quasi public and public schools, and small engine repair.

A business license is required for agriculture industry, animal hospitals, athletic clubs, bed and breakfast, less intensive commercial businesses, child care centers and facilities, all types of group homes, heavy/farm equipment sales, home occupation, intermittent commercial use, kennels, lumber sales - storage, nursery (including retail sales), preschools, recreation vehicle

parks, private-quasi public schools, and small engine repair.

Minimum Lot and Development Standards allow five acre lots with a width of 500' with no exceptions. Setbacks are as follows: Front: 25', Side: 10', Rear: 10', Corner Lot: 25' on streetside. Building height has a 35' maximum, except that a tower, silo, or other facility used in connection with permitted or conditional uses may reach 60' in height without specific Planning Commission review and approval, but may exceed that height only pursuant to an approved conditional use permit. Permitted commercial use structures shall not be located closer than 200 feet to any property line. Permitted non-commercial use structures shall not be located closer on any lot or any adjoining lot than 50 feet from any property line or 100 feet from any dwelling, whichever is the greater distance. Sidewalks are not required.

AGRICULTURAL 5, NO MFD. HOMES (A-5-NM)

The purpose of this zone is to create a zone identical to the A-5 zone as set out in this Title with the only variation being that Manufactured Homes are not allowed in an A-5-NM zone.

The allowed uses are identical to Zone District A-5 except that manufactured homes are not allowed.

Minimum lot and development standards are identical to those from Zone District A-5.

COMMERCIAL BUSINESS (C-B)

The purpose of this zone is to create a zone which provides for basic retail, commercial, and office service uses in addition to those uses normally permitted in downtown locations. These commercial uses may be relatively large or intense in nature and require convenient access. Their proximity and location in relation to residential districts should be carefully considered in order to avoid any adverse impact on the residential areas.

Allowed uses in this zone include, but are not limited to, unoccupied accessory structures, bed and breakfast, churches, indoor cinemas, general merchandise sales and service, health care centers, hotels, laundromats, liquor stores, mortuaries, motels, and pawn shops.

Administrative conditional uses include, but are not limited to, child care centers and facilities, fireworks stands, home occupations, intermittent commercial uses, and preschools.

Conditional uses include, but are not limited to, apartment hotels and houses, bars, taverns, and lounges, dry cleaning establishments, single dwellings, military surplus stores, and mental health centers.

A business license is required for almost every type of use listed in this section. These uses include, but are not limited to, athletic clubs, health care centers, light industry, professional offices, pet grooming, and fast food restaurants.

There are no minimum lot standards, but there is

a height restriction of 30'. Sidewalks are also required along all properties abutting streets, but only on new construction of a primary structure.

COMMERCIAL DEVELOPMENT (C-D)

The purpose of the Commercial Development Zone is to provide for and encourage development of commercial uses which are compatible with surrounding land uses and for which adequate public facilities exist or can be constructed. A development permit shall be obtained from the City for all new development or changes in land use within the Commercial Development Zone.

HIGHWAY COMMERCIAL (H-C)

The purpose of this zone is to create a zone which provides an area in the City of Delta for commercial uses that are oriented to vehicular traffic and service related uses.

Allowed uses in this zone include, but are not limited to, unoccupied accessory structures, bed and breakfast, churches, indoor cinemas, convenience goods - sales, health care centers, hotels, laundromats, mortuaries, motels, pawn shops, fast food and cafe restaurants, and concert hall theaters.

Administrative conditional uses include, but are not limited to, fireworks stands, light industry, intermittent commercial uses, public utility stations, and recreational vehicle parks.

Conditional uses include, but are not limited to, apartment hotels and houses, bars, taverns, and lounges, dry cleaning establishments, single dwellings, military surplus stores, community shopping centers, and warehouse storage units (commercial only).

A business license is required for almost every type of use listed in this section. These uses include, but are not limited to, athletic clubs, health care centers, light industry, professional offices, pet grooming, and fast food restaurants.

There is no minimum lot area, but there is a minimum lot width of 100'. Setbacks are as follows: Front: 20', Side: 10', Rear: 10'. There is a height restriction of 30' and sidewalks are required along all properties abutting streets, but only on new construction of a primary structure.

INDUSTRIAL 1 (I-1)

The purpose of this zone is to create a zone which allows for a compatible mixture of commercial and light industrial uses which do not require intensive land coverage, generate large volumes of traffic or create obnoxious sounds, glare, dust or odors. This district includes areas which are well adapted to industrial development, but proximity to residential or business districts makes it desirable to limit the manner and extent of industrial operations.

Allowed uses in this zone include, but are not limited to, unoccupied accessory structures,

Delta City General Plan

agriculture, automotive repair establishments, industrial parks, public services, and welding machine shops.

Administrative conditional uses include, but are not limited to, razor fencing, wildlife/large animal fencing, intermittent commercial use, public stables, and temporary outdoor uses.

Conditional uses include, but are not limited to, adult oriented businesses, bars, taverns, and lounges, coal yards, light and medium industry, and storage containers.

A business license is required for almost every type of use listed in this section. Some of these uses include, but are not limited to, adult oriented businesses, animal hospitals, coal yards, fireworks stands, and industrial parks.

There are not minimum lots standards for this zone. Setbacks are as follows: Front: 20', Side: 10', Side yard when abutting a residential zone: 15', Rear: 10'. Building height has a 35' maximum unless otherwise approved by the Planning Commission. Sidewalks are required along all properties abutting streets, but only on new construction of a primary structure.

INDUSTRIAL DEVELOPMENT (I-D)

The Industrial Development Zone is intended to provide for and encourage development of industrial, manufacturing and similar facilities which can be developed and utilized in such a manner as to not exceed permissible performance criteria designed to limit the adverse impact of such facilities on surrounding land uses and for which adequate public facilities exist to support such use and development. A development permit shall be obtained for all new development or changes in land use within the Industrial Development Zone.

PLAT "B" / LYMAN ROW RESIDENTIAL (L-R-R)

Permitted uses in this zone include one family dwellings, home occupations, signs, accessory buildings, and the keeping of animals and fowl for personal use of family food production (not commercial use).

Conditional uses in this zone include churches, cemeteries, public or private schools, public utility and public service stations, public parks, playgrounds, libraries, and community buildings, privately owned community centers, privately operated day nurseries, pre-schools, and kindergartens, service businesses, and limited retail business.

Qualifying restrictions for this zone include a minimum lot size of .14 acre and a lot width of 40'. Setbacks are as follows: Front: 18', Side: 3', Rear: 25'. The maximum height of structures is 35'.

This zone includes qualifying regulations such as a minimum lot size for animals and a maximum number of animals allowed per lot. There are also special conditions such as aesthetic requirements and additional application requirements.

MOBILE HOME (M-H)

The purpose of this zone is to create a zone which allows for mobile homes and related uses in a well planned and safe environment.

Allowed uses in this zone include unoccupied accessory structures, churches, single dwellings, household pets, laundromats, laundry, manufactured homes, mobile homes, modular homes, outdoor recreation - parks and playgrounds, public rights of way, and solar energy systems.

Administrative conditional uses include child care centers and facilities, fencing, home occupations, and intermittent commercial uses.

Conditional uses include athletic clubs, civic clubs, fencing, gated communities, recreational vehicle parks, and subdivisions.

A business license is required for athletic clubs, child care centers and facilities, home occupations, intermittent commercial uses, laundromats, laundry, and recreational vehicle parks.

The minimum lot area for this zone is 6,000/unit and the minimum lot width is 60' with no exceptions. Setbacks are as follows: Front: 15', Side: 10', Rear: 10'. A corner lot shall have 2 fronts, 2 sides, and 0 rear. Front is determined by location of streets. There is a building height restriction of 35' and sidewalks are not required.

PLANNED DEVELOPMENT (P-D)

This zone district requires that any proposal for new development or redevelopment in excess of ten (10) acres in zones A-1, A-5, C-B, C-D, M-H, P-D, R-1-A, R-1-B, R-2, R-4, R-D, R-R, R-R-2-NM, and all No Modular Home Zones, shall be master planned to assure coordination of design, mitigation of adverse impacts, and common open space. There are development requirements for all applications as well as incentives for master planned development design. Some of these incentives include a reduction of setbacks, a reduce of right of way areas, and a reduce of required parking.

PUBLIC/QUASI-PUBLIC (P/QP)

The purpose of this zone is to create a zone in which space in the City is preserved to be developed for both public and semi-public purposes and in which areas are identified as being used in a public or somei-public manner.

Allowed uses in this zone include, but are not limited to, unoccupied accessory structures, aviation airport services and accessory living quarters, churches, health care centers, business or government offices, and public and private schools.

Administrative conditional uses include, but are not limited to, aviation airport accessory living quarters, church accessory living quarters, intermittent commercial use, and preschools.

Conditional uses include, but are not limited to, farm animals/livestock, hospitals, mental health centers,

rollerboard parks, and subdivisions.

A business license is required for aviation airport services and accessory living quarters, health care centers, hospitals, intermittent commercial uses, mental health centers, preschools, telecommunications facilities less than 70' in height, and concert hall theaters.

There are no minimum lot requirements in this zone. Setbacks are as follows: Front: 25', Side: 10', Rear: 10'. There is a building height restriction of 35' unless otherwise approved by the Planning Commission. Sidewalks are required.

SINGLE FAMILY RESIDENTIAL LOW DENSITY (R-1-A)

The purpose of this zone is to create a single-family residential zone that provides for an area of low density residential development.

Allowed uses in this zone include unoccupied accessory structures, single dwellings, household pets, manufactured homes, modular homes, public rights of way, private, quasi-public, and public schools, and solar energy systems.

Administrative conditional uses include home occupations and intermittent commercial uses.

Conditional uses include, but are not limited to, occupied accessory structures, apartment houses, condominiums, group homes, master planned development, and subdivisions.

A business license is required for athletic clubs, child care centers and facilities, churches, group homes, home occupations, intermittent commercial uses, and preschools.

The minimum lot area in this zone is 9,000 square feet and a lot width of 90'. Setbacks are as follows: Minimum Front Yard: 25' (principal or accessory structure), Minimum Side Yard: 10' (principal or accessory structure), Minimum Rear Yard: 30' principal, 2' accessory structure. Corner lots having frontage shall require a 25 foot front yard setback and a setback of 20 foot from the other street frontage. Private garages and accessory buildings located at least 10 feet behind the main dwelling may have a side yard of 5 feet and a rear yard of 2 feet, provided that all corner lots shall maintain a 25 foot minimum front yard setback and a 20 foot minimum setback on the other side. There is a building height restriction of 35'. Sidewalks are required along all properties abutting streets, but only on new construction of a primary structure.

SINGLE FAMILY RESIDENTIAL LOW DENSITY, NO MFD. HOMES (R-1-A-NM)

The purpose of this zone is to create a zone identical to the R-1-A zone with the only variation being that Manufactured Homes are not allowed in an R-1-A-NM zone.

The uses in this zone are identical to the uses in the R-1-A zone except that Manufactured Homes are not allowed.

Minimum lot and development standards for this zone are identical to Zone District R-1-A.

SINGLE FAMILY RESIDENTIAL MEDIUM DENSITY (R-1-B)

The purpose of this zone is to create a single-family residential zone that provides for an area of medium density residential development.

Allowed uses in this zone include unoccupied accessory structures, single dwellings, home occupations, household pets, manufactured homes, modular homes, public rights of way, and solar energy systems.

Administrative conditional uses include child care centers and facilities, intermittent commercial uses, and preschools.

Conditional uses include, but are not limited to, occupied accessory structures, apartment houses, condominiums, group homes, master planned development, and subdivisions.

A business license is required for apartment houses, athletic clubs, child care centers and facilities, group homes, home occupations, intermittent commercial uses, and preschools.

The minimum lot area in this zone is 7,500 square feet and a lot width of 75'. Setbacks are as follows: Minimum Front Yard: 25' (principal or accessory structure), Minimum Side Yard: 8' (principal or accessory structure), Minimum Rear Yard: 20' principal, 2' accessory structure. Corner lots having frontage shall require a 25 foot front yard setback and a setback of 20 foot from the other street frontage. Private garages and accessory buildings located at least 10 feet behind the main dwelling may have a side yard of 5 feet and a rear yard of 2 feet, provided that all corner lots shall maintain a 25 foot minimum front yard setback and a 20 foot minimum setback on the other side. There is a building height restriction of 35'. Sidewalks are required along all properties abutting streets, but only on new construction of a primary structure.

SINGLE FAMILY RESIDENTIAL MEDIUM DENSITY, NO MFD. HOMES (R-1-B-NM)

The purpose of this zone is to create a zone identical to the R-1-B zone with the only variation being that Manufactured Homes are not allowed in an R-1-B-NM zone.

The uses in this zone are identical to the uses in the R-1-B zone except that Manufactured Homes are not allowed.

Minimum lot and development standards for this zone are identical to Zone District R-1-B.

SINGLE & TWO-FAMILY RESIDENTIAL (R-2)

The purpose of this zone is to create a residential zone that provides for a compatible mixture of single and two-family dwellings with relatively medium densities.

Allowed uses in this zone include unoccupied

Delta City General Plan

accessory structures, single dwellings, 2 Family dwellings, home occupations, household pets, manufactured homes, modular homes, public rights of way, and solar energy systems.

Administrative conditional uses include just intermittent commercial uses.

Conditional uses include, but are not limited to, occupied accessory structures, apartment houses, condominiums, gated communities, group homes, master planned development, and subdivisions.

A business license is required for apartment houses, athletic clubs, child care centers and facilities, group homes, home occupations, intermittent commercial uses, and preschools.

The minimum lot area for single family homes is 6,000 square feet with a lot width of 70'. The minimum lot area for two family homes is 2,000 square feet with a lot width of 70'. Setbacks are as follows: Minimum Front Yard: 25' (principal or accessory structure), Minimum Side Yard: 8' (principal or accessory structure), Minimum Rear Yard: 10' principal, 2' accessory structure. Corner lots having frontage shall require a 25 foot front yard setback and a setback of 20 foot from the other street frontage. Private garages and accessory buildings located at least 10 feet behind the main dwelling may have a side yard of 5 feet and a rear yard of 2 feet, provided that all corner lots shall maintain a 25 foot minimum front yard setback and a 20 foot minimum setback on the other side. There is a building height restriction of 35'. Sidewalks are required along all properties abutting streets, but only on new construction of a primary structure.

SINGLE & TWO-FAMILY RESIDENTIAL, NO MFG. HOMES (R-2-NM)

The purpose of this zone is to create a zone identical to the R-2 zone with the only variation being that Manufactured Homes are not allowed in an R-2-NM zone.

The uses in this zone are identical to the uses in the R-2 zone except that Manufactured Homes are not allowed.

Minimum lot and development standards for this zone are identical to Zone District R-2.

SINGLE & MULTI-FAMILY RESIDENTIAL (R-4)

The purpose of this zone is to create a residential zone that provides for a mixture of single- and multiple-family dwellings and uses of an institutional, semi-public or commercial nature compatible with a residential environment.

Allowed uses in this zone include unoccupied accessory structures, single dwellings, multi-family dwellings, home occupations, household pets, manufactured homes, modular homes, public rights of way, private, quasi-public, and public schools, and solar energy systems.

Administrative conditional uses include child care centers and intermittent commercial uses.

Conditional uses include, but are not limited

to, occupied accessory structures, apartment houses, retail and service businesses, community facilities, condominiums, gated communities, group homes, master planned development, and subdivisions.

A business license is required for apartment houses, athletic clubs, child care centers and facilities, group homes, home occupations, intermittent commercial uses, and preschools.

The minimum lot area for single family homes is 6,000 square feet with a lot width of 60'. The minimum lot area for multi-family homes is 6,000 square feet plus 2,000 square feet for each additional unit after the first. These also have a lot width of 70'. Setbacks are as follows: Minimum Front Yard: 25' (principal or accessory structure), Minimum Side Yard: 10' (principal or accessory structure), Minimum Rear Yard: 10' principal, 2' accessory structure. Corner lots having frontage shall require a 25 foot front yard setback and a setback of 20 foot from the other street frontage. Private garages and accessory buildings located at least 10 feet behind the main dwelling may have a side yard of 5 feet and a rear yard of 2 feet, provided that all corner lots shall maintain a 25 foot minimum front yard setback and a 20 foot minimum setback on the other side. There is a building height restriction of 35'. Sidewalks are required along all properties abutting streets, but only on new construction of a primary structure.

SINGLE & MULTI-FAMILY RESIDENTIAL, NO MFG. HOMES (R-4-NM)

The purpose of this zone is to create a zone identical to the R-4 zone with the only variation being that Manufactured Homes are not allowed in an R-4-NM zone.

The uses in this zone are identical to the uses in the R-4 zone except that Manufactured Homes are not allowed.

Minimum lot and development standards for this zone are identical to Zone District R-4.

RESIDENTIAL DEVELOPMENT (R-D)

The Residential Development Zone is intended to provide for development of compatible residential uses. Single family residences, twin homes and duplexes shall be permitted as a matter of right, provided, that all other applicable standards are met. Subdivisions providing for single family residences, duplexes and twin homes shall be permitted upon compliance with the subdivision ordinance regulations and other applicable codes. Residential developments providing for greater densities or density transfers shall be required to obtain a permit as provided in this ordinance. The purpose of the permit shall be to assure that that larger residential development will be compatible with surrounding land uses and that sufficient public facilities are available or can be made available to serve the proposed development.

RURAL RESIDENTIAL (R-R)

The purpose of this zone is to create a rural residential zone which is intended as a permanent residential district for those areas of the community where it is desirable to maintain low residential densities.

Allowed uses in this zone include unoccupied accessory structures, agriculture, single dwellings, farm animals/livestock (non-commercial uses), home occupations, household pets, manufactured homes, modular homes, public rights of way, private stables, and solar energy systems.

Administrative conditional uses include child care centers, electric fencing, wildlife/large animal fencing, intermittent commercial uses, preschools, public utility stations (except sewer), and small engine repair.

Conditional uses include, but are not limited to, occupied accessory structures, 2 Family dwellings, gated communities, group homes, master planned development, public/commercial stables, and subdivisions.

A business license is required for child care centers and facilities, group homes, home occupations, intermittent commercial uses, outdoor recreation - parks and playgrounds, preschools, small engine repair, and public/commercial stables.

The minimum lot area for this zone is one acre or not less than ½ acre with additional restrictions. The minimum lot with is 150'. Setbacks are as follows: Front: 25', Side: 15', Rear: 40'. Accessory structure setbacks are as follows: Front: 50', Side: 10', Rear: 10'. Corner lots having frontage shall require a 25 foot front yard setback and a setback of 20 foot from the other street frontage. There is a building height restriction of 35' and sidewalks are required along all properties abutting streets, but only on new construction of a primary structure.

RURAL RESIDENTIAL, NO MFG. HOMES (R-R-NM)

The purpose of this zone is to create a zone identical to the R-R zone with the only variation being that Manufactured Homes are not allowed in an R-R-NM zone.

The uses in this zone are identical to the uses in the R-R zone except that Manufactured Homes are not allowed.

Minimum lot and development standards for this zone are identical to Zone District R-R.

RURAL RESIDENTIAL 2, NO. MFG. HOMES (R-R-2-NM)

The purpose of this zone is to create an expanded or enlarged rural residential zone which is intended as a permanent residential district for those areas of the community where it is desirable to maintain low residential densities with large lot sizes.

Allowed uses in this zone include unoccupied accessory structures, agriculture, single dwellings, farm animals/livestock (non-commercial uses), home occupations, household pets, public rights of way, private stables, and solar energy systems.

Administrative conditional uses include child care

centers, electric fencing, wildlife/large animal fencing, intermittent commercial uses, preschools, public utility stations (except sewer), and small engine repair.

Conditional uses include, but are not limited to, occupied accessory structures, 2 Family dwellings, gated communities, group homes, master planned development, public/commercial stables, and subdivisions.

A business license is required for child care centers and facilities, group homes, home occupations, intermittent commercial uses, outdoor recreation - parks and playgrounds, preschools, small engine repair, and public/commercial stables.

The minimum lot area for this zone is 2 acres and the minimum lot with is 200'. Setbacks are as follows: Front: 25', Side: 15', Rear: 40'. Accessory structure setbacks are as follows: Front: 50', Side: 10', Rear: 10'. Corner lots having frontage shall require a 25 foot front yard setback and a setback of 20 foot from the other street frontage. There is a building height restriction of 35' and sidewalks are not required.

PUBLIC FACILITIES (P-F)

The purpose of this zone is to create a public facilities zone which provides a place where facilities designed and designated for the service of the community in whole and the citizens of Delta may be located. Such facilities are typically governmentally owned and operated or owned and operated by a private utility company, although private property dedicated to the use and benefit of the community in whole also may be designated within the public facilities (PF) zone.

Allowed uses in this zone include unoccupied accessory structures, electric fencing, public services, public rights of way, public utility stations, and solar energy systems.

Administrative conditional uses include just intermittent commercial uses.

There are no conditional uses or business license required uses.

3.3 Public Input

Collecting and addressing public input in the drafting of a General Plan is integral to the success of the Plan and the community. Ideas and goals that are created using resident input are far more likely to come to fruition than those that are formed without public participation. Throughout the writing process of Delta City's General Plan, residents, property and business owners, and developers were asked to share their thoughts, recommendations, and desires for the future of the City. The following subsections explain methods used to obtain this feedback and the accompanying results. Although some of the information and feedback gleaned from resident input has already been synthesized into previous sections and subsections of this chapter, it is also included here for clarity and separation of

Delta City General Plan

Figure 3.3.1.1: Q5 - Which types of new housing should be allowed in Delta? Choose all options that apply.

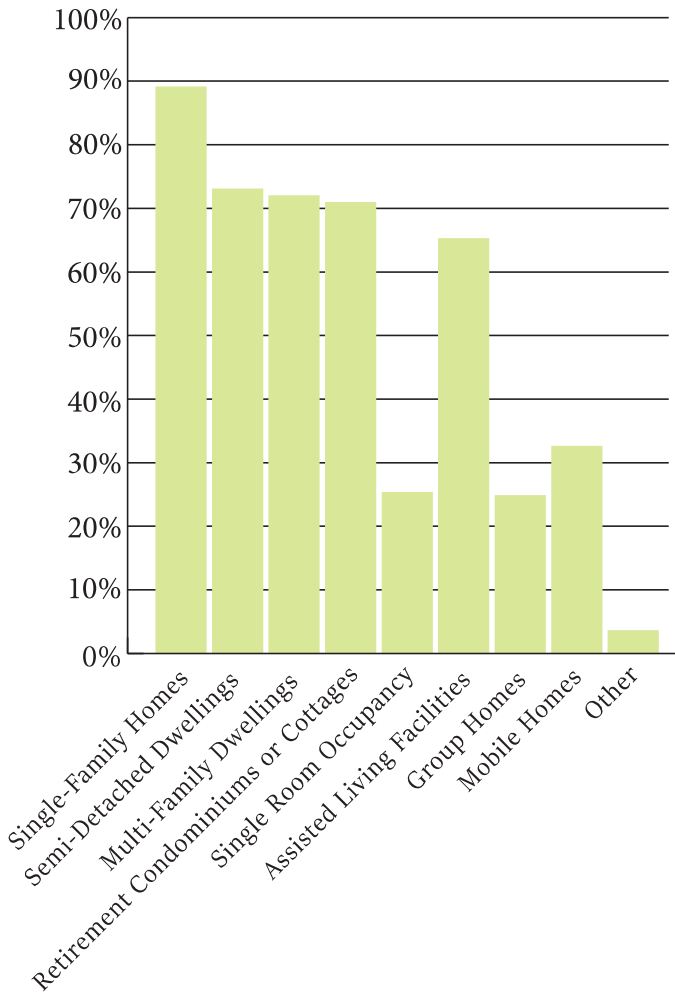


Figure 3.3.1.2: Q6 - If the following housing choices were to be allowed in Delta, which (if any) should be restricted to certain zones within the city? Choose all options that apply.

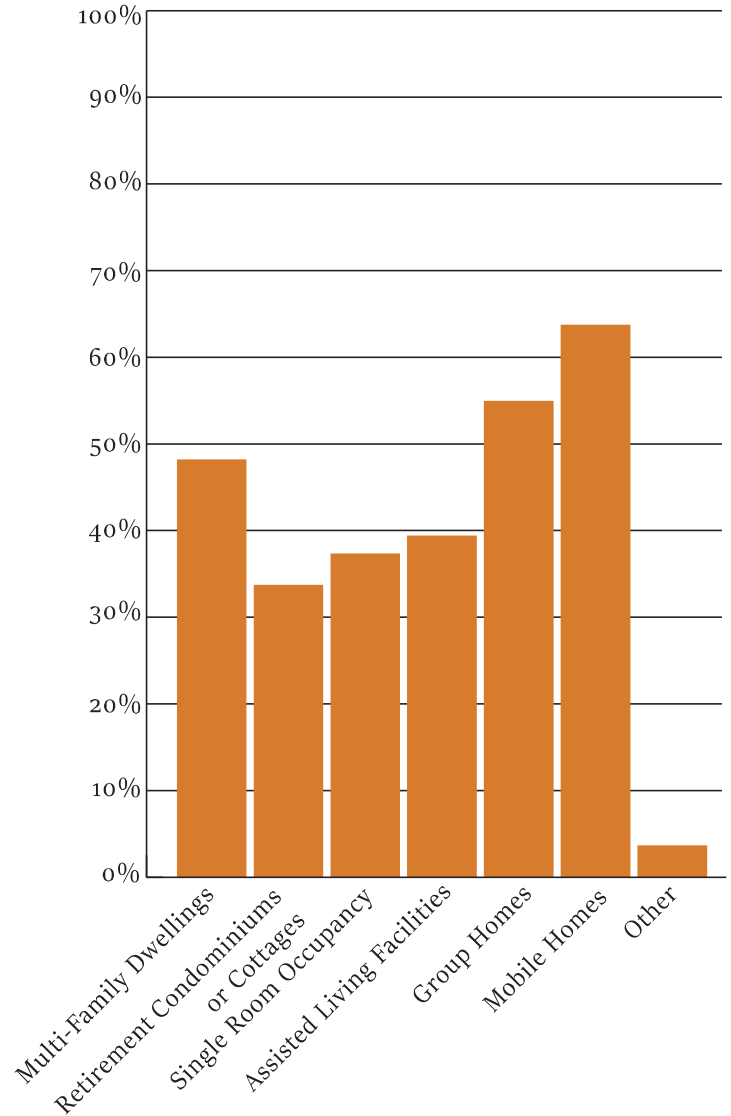
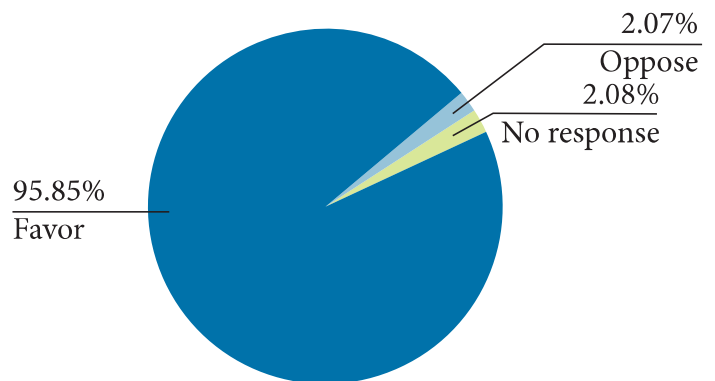


Figure 3.3.1.3: Q7 - Do you favor or oppose encouraging commercial growth within the City?



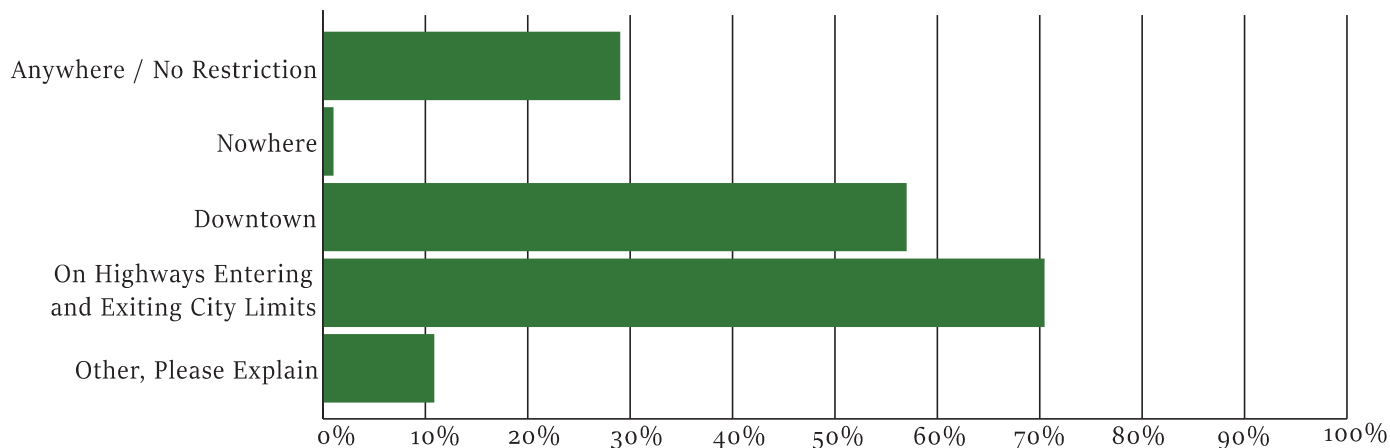
sources.

Over the course of the creation of this General Plan, there were six public meetings. During the first two, the executive committee discussed what they would like to see in the vision statement and goals. After drafting a vision statement and element goals, two more meetings provided opportunities for individual residents to give insight, feedback, and comments to the BYU team. A survey was then conducted to gather further public input. In the final two meetings, after hearing public comment the Plan was recommended to and adopted by the City Council. All public input relevant to this chapter has been included below.

3.3.1 Survey Data

A survey composed by the BYU team and the Executive Committee was dispersed to Delta residents, business owners, and property owners via social media and water bills. Of the estimated 3,478 people currently living in Delta (as per the American Community Survey's 2017 data), 193 residents, or

Figure 3.3.1.4: Q8 - Where in the City should commercial growth occur? Choose all that apply.



5.5%, participated in the survey. Consequently, it should be acknowledged that data summarized in this subsection represents the insights of a small portion of Delta’s population and may not be proportionally representative of the opinions of the community as a whole. Survey questions pertaining in some way to land use in Delta are shown with graphics.

3.3.2 Public Meetings

This section summarizes resident comments from each of the public input meetings held at the Community Center on Main Street. Those who attended were encouraged to provide feedback on goal statements, idea lists, questions, and maps drafted for each of the eight General Plan elements. A scanned image of the land use map used at these meetings can be seen on page 158.

Public comments regarding the Land Use section included concern over the newly annexed agrarian land. It is important to the citizens that a general “halo” of land around the City’s edges should be reserved for agrarian use. In short, it is desired that agricultural land stay agricultural.

Residents also mentioned a desire for more form-based zoning rather than Euclidean zoning. This would allow and encourage more mixed-use development. In addition, comments were made that the City should allow for more duplexes and vary housing types.

3.4 Goals

Delta’s community vision is to foster a thriving city by preserving Delta’s heritage, expanding the local economy, and facilitating a sense of community. The land use goals seek to achieve the community vision by guiding development within the City. This will aid both the aesthetic and economy of the community. These goals are further supported by the strategies found in the Approach and Opportunities section of this chapter.

GOAL 1: PROVIDE FOR RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL AREAS THAT SUPPORT AND COMPLEMENT THE

Figure 3.3.1.5: Q9 - What types of commercial growth would you like to see in Delta? i.e. restaurants, grocery stores, services, industrial development, etc.



Delta City General Plan

UNIQUE RURAL QUALITY OF DELTA.

GOAL 2: ALLOCATE A VARIETY OF DENSITIES THAT SUPPORT A HEALTHY AND SUCCESSFUL COMMUNITY.

3.5 Approach and Opportunities

This section suggests strategies intended to help individual parties work together to achieve community goals. Each goal is discussed individually, considering community planning principles, public input, and potential opportunities that the City may choose to explore in order to ensure maximum effectiveness. The subsequent tables designate responsibilities and actions to individual parties.

3.5.1 Goal 1: Provide for residential, commercial, and industrial areas that support and complement the unique rural quality of Delta.

Table 3.5.1 lists the ways that different residents of Delta can help make the first goal a reality. Residents, business owners, and developers can help rehabilitate and repurpose vacant lots. Many of these lots have become dilapidated and covered in trash which seriously detracts from the unique rural quality of Delta. Improving these lots will not only help the local economy, but will also contribute to the look and feel of the City. Business owners and developers should concentrate their business presence on and around Main Street instead of being randomly interspersed throughout the City.

This concentration of commercial businesses can help support and complement the City's historic Main Street. On the same note, the Planning Commission can also work towards updating zoning code to encourage industries and small businesses that are sustainable given the size of the community. Adding smaller, more sustainable industries and businesses to the City has the potential to help Main Street thrive and become more of a "downtown". Additionally, because of the City's pride in

its "small town feel", smaller businesses and industries will certainly add to this desired aesthetic.

The Planning Commission and City Council have several avenues available to them to achieve this goal. These include determining and implementing future growth boundaries for each land use type to provide structure to the City and prepare for future growth, adding language to the zoning code to regulate the upkeep of vacant lots that detract from the aesthetic and unique rural quality of Delta, and reevaluating the zoning status of vacant lots to incentivize renovation with the help of business owners and residents.

Deciding on future growth boundaries will give the City direction for how and where growth and change is wanted or needed. If a certain look is desired, boundaries can help shape and create that look. The upkeep of vacant lots was a very prominent concern of citizens at the public meeting. Adding language to code is good, but is insignificant if not enforced. If the City provides incentives for renovation, it may encourage more residents and business owners to contribute to beautifying the City.

3.5.2 Goal 2: Allocate a variety of densities that support a healthy and successful community.

Table 3.5.1 lists the ways that different groups of people within Delta can make the second goal a reality. This goal can primarily be attained by the Planning Commission and City Council. Together, they can work to create districts that encourage appropriate land use combinations. This can be accomplished by incorporating mixed use, such as commercial businesses on Main Street with residential living spaces in the basements or second floors. The Planning Commission can also determine appropriate maximum and minimum densities for each land use type. Lastly, the City Council can determine and implement future growth boundaries for each type of land use. These changes may seem controlling and restrictive to some, but they can be crucial in creating a cohesive community.

RESIDENTS	BUSINESS OWNERS AND DEVELOPERS	PLANNING COMMISSION	CITY COUNCIL	MAYOR
Rehabilitate and repurpose vacant lots		Determine and implement future growth boundaries for each type of land use		
	Update zoning code to encourage industries and small businesses that are sustainable given the size of the community			
	Concentrate business presence on and around Main Street	Add language to the zoning code to regulate the upkeep of vacant lots that detract from the aesthetic and unique rural quality of Delta		
	Reevaluate the zoning status of vacant lots to incentivize renovation			

Table 3.5.1: Land Use Goal 1 Approach and Opportunities

RESIDENTS	BUSINESS OWNERS AND DEVELOPERS	PLANNING COMMISSION	CITY COUNCIL	MAYOR
		Determine appropriate maximum and minimum densities for each type of land use	Determine and implement future growth boundaries for each type of land use	
		Create districts that encourage appropriate land use combinations		

Table 3.5.2: Land Use Goal 2 Approach and Opportunities



MAP 3.1: ZONING

Land Use: Zoning Map

- (A-1) Agricultural 1
- (A-5) Agricultural 5
- (H-C) Highway Commercial
- (C-B) Commercial Business
- (I-1) Industrial 1
- (I-D) Industrial Development
- (M-H) Mobile Home
- (L-R-R) Lyman Row Residential
- (P-D) Planned Development
- (P/QP) Public/Quasi-Public
- (R-D) Residential Development
- (R-R) Rural Residential
- (R-R-2) Rural Residential 2
- (R-1-A) Single Family Residential Low Density
- (R-1-A-NM) Single Family Residential Low Density, No Mfd. Homes
- (R-1-B) Single Family Residential Medium Density
- (R-2) Single & Two-Family Residential
- (R-4) Single & Multi-Family Residential

