

# Orem Neighborhood Plans Goals

## Land Use

- Preserve the single-family nature of the neighborhoods through similar low-density residential development and infill.
- Plan for the future North Village District (1600 North and State Street) to serve as a gateway into the neighborhood, allowing for new retail, office, and residential development.
- Limit land uses in other areas along State Street corridor to office and retail.
- Maintain appropriate setbacks, buffering, and height restrictions.
- Maintain current commercial zoning requirements in the neighborhoods (excluding the North Village District).
- Increase green space as remaining areas develop and provide public open space in each neighborhood.
- Seek future trail opportunities on the North Union Canal, but consult with Police department to ensure that public safety will not be compromised.
- Consider opportunities for community gardens.
- Maintain safe, clean, family-friendly neighborhoods
- Promote low density residential in the neighborhoods
- Preserve and improve existing facilities
- Preserve and invest in existing parks
- Support future plans for canal
- Restrict uses to low density residential
- Buffer residential uses and protect privacy of neighbors along major corridors
- Limit encroachment of apartments
- Maintain / honor existing zoning
- Improve the aesthetic appeal of State Street
- Increase diversity of retail options on State Street
- Allow for a diversity of housing options and business types on State Street at the North Village District and the Canyon Crossing District.
- Preserve the character within the neighborhoods by not approving zone changes that alter the predominantly single-family residential nature.
- Higher density development outside of the neighborhoods is acceptable if strategically located along major roads (State Street and Geneva Road) where future transit can provide transportation alternatives.
- Allow rezoning to occur in the State Street Districts as recommended by the State Street Corridor Master Plan.
- Change the existing ordinance to create better guidelines for buffering between commercial and residential land uses.
- Change the existing ordinance for landscaping on private property to allow for more water efficient xeriscaping techniques.
- Work with Utah Valley University to limit expansion into the neighborhoods by encouraging upwards growth instead of outwards growth.

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- Support the City's goal of prohibiting zone changes in single family residential areas and only build high density housing in the State Street Districts, west of I-15, and on the current Utah Valley University campus.
- Create better guidelines in the land use ordinance for buffer zones between commercial and residential land uses on all corridors, but especially on State Street, University Parkway, and areas near Utah Valley University, including implementing additional requirements on design, building height step downs, and landscaping.
- Maintain a safe, clean, and family friendly neighborhood through neighborhood policing, code enforcement, and yard maintenance requirements.
- Support the preservation of green space as remaining areas develop.
- Strategically locate higher density development on major roads, such as State Street and University Parkway, where current transportation and roadway networks can provide adequate traffic solutions.
- Create better guidelines in the land use ordinance for buffer zones between commercial and residential land uses on all corridors, but especially on State Street, University Parkway, and areas near Utah Valley University, including implementing additional requirements on design, building height step-downs, and landscaping.
- Support the City's goal of prohibiting zone changes within the neighborhood to maintain the single-family residential character.
- Support the City's efforts to implement affordable housing measures, such as accessory apartments, to attract and support a diverse population.
- Support the City's efforts to acquire Hillcrest park from the Alpine School District, if possible, and maintain as a park.
- Maintain a safe, clean, and family friendly neighborhood through neighborhood policing and code enforcement, yard maintenance requirements, and a focus on lowering vacancy rates.
- Explore development density requirements in neighborhoods, lot size and unit sizes and opportunities to reduce lot sizes
- Encourage pocket parks and more green spaces in neighborhoods
- Support the City's Rental Licensing program.
- Consider opportunity along railroad tracks for a greenway.
- Support married student housing for UVU
- Support exploring zoning options that will encourage 'missing middle' housing types, such as tiny homes.
- Support City staff in methods to address affordable housing
- Prioritize and support high-density mixed-use apartment and office developments by University Parkway and encourage redevelopment or repurposing of vacated big box stores.
- Support and encourage mixed use, transit-oriented development along UVX Corridor. Explore options for installing a linear park and greenway as a buffer zone between apartments and neighborhoods.

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- Support City's efforts to address affordable housing through rezoning to allow smaller lots and accessory dwelling units.
- Explore options to educate the community on accessory apartments and options to improve the process of creating a legal accessory apartment that is in compliance with nuisance laws.
- Inform the community of new City information through utility bills and email with the city newsletter.
- Address residential parking requirements citywide, specifically related to higher density developments.
- Explore options to educate property owners about development options and resources.