



MORGAN COUNTY
GENERAL PLAN UPDATE

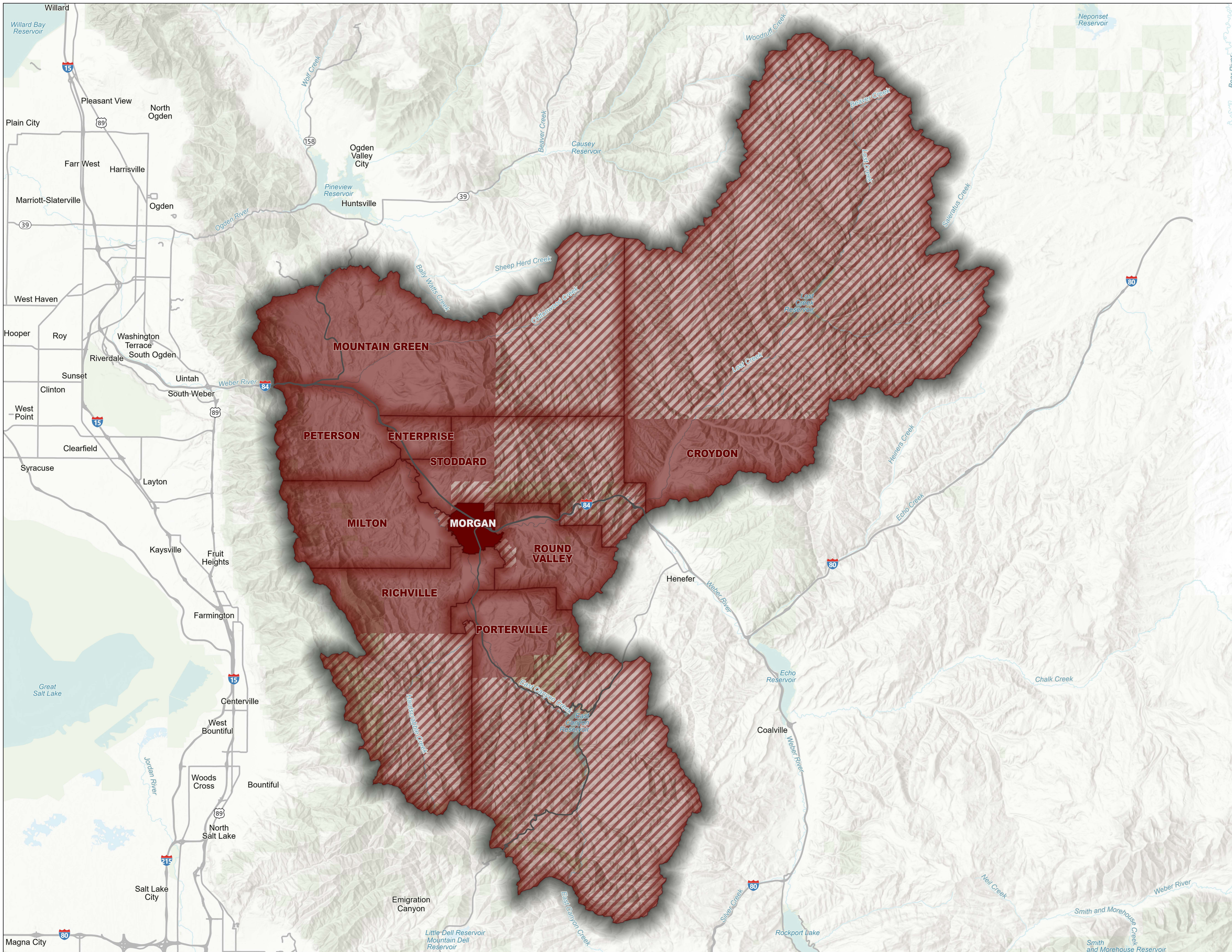
Station 2

Community Areas

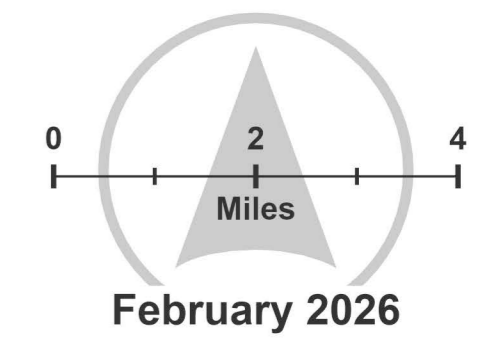
- Morgan County is organized into nine Community Areas, based on the **existing** boundaries used by the County Assessor's Office, this map also shows **proposed** future expansions of the areas.

Land Use Place Types

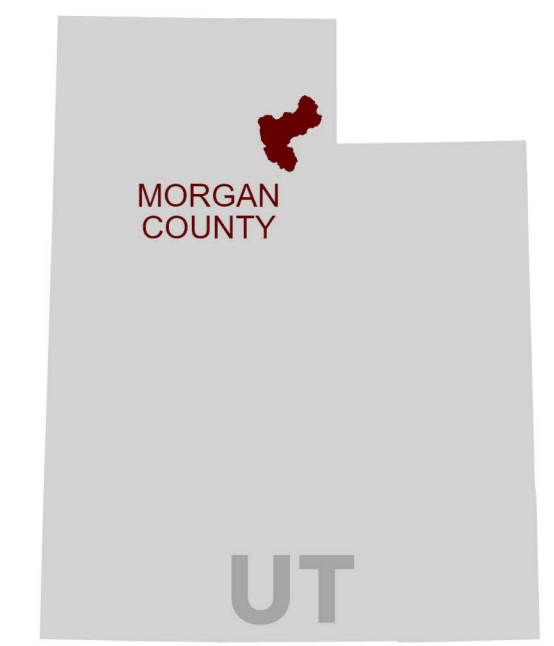
- Each Community Area has a **Future Land Use Map** showing where neighborhoods, employment areas, and rural/agricultural lands either currently exist, or are expected to develop over time.
- Take a moment here to read about the Land Use Place Types **before** you visit your community's detailed map.



COUNTY OVERVIEW



-  Morgan
-  Community Areas
-  Future Area



Place Type Descriptions

Morgan County PLACE TYPE	Implementing Zoning District
LP-AG Large Parcel Agriculture	F-1: Forestry District MU-1 60: Multiple Use District
<p>Areas kept largely free of development to protect natural features, steep slopes, waterways, and habitat, and to provide trails and passive recreation. Includes public parks, greenways, conservation easements, and other lands where open space is the primary, long-term use.</p>	
AG Agricultural/Working Lands	F-1: Forestry District MU-1 60: Multiple Use District A-20: Agriculture District
<p>Large contiguous areas of active farming and ranching with farmsteads, irrigation infrastructure, and associated ag support uses. Residential uses are very low density and clearly secondary so that crop production, pasture, grazing, and related operations remain the dominant use and visual character.</p>	
RL Rural Living	RR-1: Rural Residential District RR-5: Rural Residential District RR-10: Rural Residential District R1-20 Rural Residential District
<p>Large-lot homes, hobby farms, and small rural subdivisions that maintain a landscape-dominated, “country” character. Lots typically allow limited animals and small-scale agriculture, with rural road standards and reduced urban services compared to suburban neighborhoods.</p>	
RC Rural Corridor	RR-1: Rural Residential District RR-2.5: Rural Residential District R1-20: Residential District
<p>Linear patterns of rural residential, agricultural, and small-scale commercial or service uses fronting a rural highway or main road. Primarily auto-oriented, with scattered businesses that support nearby residents and agricultural activity while retaining a largely open, rural setting.</p>	

Place Type Descriptions

Morgan County PLACE TYPE	Implementing Zoning District
SN Suburban Neighborhood	R1-8: Residential District R1-12: Residential District
<p>Predominantly single-family residential areas on standard suburban lots in a mostly auto-oriented street pattern. May include some small parks, schools, and churches, with connectivity to nearby commercial areas and modest sidewalks or trails.</p>	
VRN Village Residential Neighborhood	RM-7: Multiple Residential District RM-15: Multiple Residential District
<p>Neighborhoods with a mix of house-scale housing types, such as small lots, cottages, townhomes, and small multifamily, in a walkable pattern. Densities are higher than typical single-family suburbs but still neighborhood-scaled, often near a Village Mixed Use Center.</p>	
VMU Village Mixed Use Center	TC: Town Center District PC: Peterson Commercial District MGC: Mountain Green Commercial District
<p>Compact, walkable core with a mix of shops, services, civic uses, and housing organized around streets and public spaces. Buildings are typically 1–3 stories, with active ground floors, good streetscapes, and parking located behind or to the side to support a main-street feel.</p>	
NS Neighborhood Services & Retail	NC: Neighborhood Commercial District PC: Peterson Commercial District MGC: Mountain Green Commercial District
<p>Small-scale commercial nodes embedded in or next to neighborhoods that provide daily goods and services. Uses might include convenience retail, cafes, and personal services sized to serve nearby residents, with building and site design compatible with the neighborhood context.</p>	

Place Type Descriptions

Morgan County PLACE TYPE	Implementing Zoning District
CC Commercial Centers & Corridors	CS: Commercial Shopping District CH: Highway Commercial District GC: General Commercial District BP: Business Park District TPC: Technical and Professional Campus District
<p>Larger commercial areas and corridors with shopping centers, restaurants, offices, and auto-oriented services drawing customers from across the community or region. Often located along major roads or at key intersections, with higher traffic volumes, shared access, and opportunities for reinvestment or partial retrofits toward more walkable patterns.</p>	
EI Employment & Industrial	LM: Light Manufacturing District I: Industrial District BP: Business Park District CB: Commercial Buffer District
<p>Areas reserved for job-producing uses such as offices, light and general industrial, warehousing, logistics, and the airport. Sometimes they may be in business park or campus settings. Non-industrial uses are limited so the district remains primarily employment-focused, with site design managing truck access, noise, and screening next to more sensitive areas.</p>	
REC Recreation/Resort	RSD: Resort Special District
<p>Resort, recreation, and tourism-focused areas with lodging, second homes, and recreation facilities such as ski areas, golf courses, or destination parks. These places often combine visitor lodging with amenities and significant open space, and can generate seasonal population and traffic peaks.</p>	