

Purpose Statements:

Special Purpose Districts

21A.32.010 General Provisions:

A. Statement Of Intent: Certain geographic areas of the city contain land uses or platting patterns that do not fit traditional zoning classifications (e.g., residential, commercial, industrial) or uniform bulk regulations. These areas currently contain special land uses (e.g., airports or medical centers) which have a unique character, or contain mixed land uses which are difficult to regulate using uniform bulk and density standards. Because these areas have unique land uses, platting patterns and resources, special districts are needed to respond to these conditions. These special purpose districts are further intended to maintain the integrity of these areas, allow for greater flexibility in site design, and achieve the specialized goals for these areas.

21A.32.020 RP Research Park District:

A. Purpose Statement: The purpose of the RP research park district is to provide a ~~nuisance free~~, campus like environment for high technology research and development uses and related activities and to create employment centers that may benefit from being located near the University of Utah. This district is appropriate in areas of the City where the applicable master plans support this type of land use. The standards promote development that is intended to create an environment that is compatible with nearby, areas.

21A.32.030 BP Business Park District:

A. Purpose Statement: The purpose of the BP business park district is to provide a ~~nuisance free~~, an attractive environment for modern offices, light assembly and warehouse development and to create employment and economic development opportunities within the City in a campus like setting?. This district is appropriate in areas of the City where the applicable master plans support this type of land use. The standards promote development that is intended to create an environment that is compatible with nearby, existing developed areas.

21A.32.040 FP Foothills Protection District:

A. Purpose Statement: The purpose of the FP foothills protection district is to protect the foothill areas from intensive development in order to protect the scenic value of these areas, wildlife habitats and to minimize flooding and erosion. This district is appropriate in areas where supported by applicable master plans.

21A.32.050 AG Agricultural District:

A. Purpose Statement: The purpose of the AG Agricultural District is to preserve and protect agricultural uses in suitable portions of Salt Lake City until these lands can be developed for the most appropriate use. These regulations are also designed to minimize conflicts between agricultural and nonagricultural uses. This district is appropriate in areas of the City where the applicable master plans support this type of land use.

21A.32.052 AG-2 Agricultural District:

A. Purpose Statement: The purpose of the AG-2 Agricultural District is to preserve and protect agricultural uses in suitable portions of Salt Lake City on lots not less than two (2) acres. These regulations are also designed to minimize conflicts between agricultural and nonagricultural uses. This district is appropriate in areas of the City where the applicable master plans support this type of land use.

21A.32.054 AG-5 Agricultural District:

A. Purpose Statement: The purpose of the AG-5 Agricultural District is to preserve and protect agricultural uses in suitable portions of Salt Lake City on lots not less than five (5) acres. These regulations are also designed to minimize conflicts between agricultural and nonagricultural uses. This district is appropriate in areas of the City where the applicable master plans support this type of land use.

21A.32.056 AG-20 Agricultural District:

A. Purpose Statement: The purpose of the AG-20 agricultural district is to preserve and protect agricultural uses, on lots not less than twenty (20) acres, in suitable portions of Salt Lake City. These regulations are also designed to minimize conflicts between agricultural and nonagricultural uses. This district is appropriate in areas of the City where the applicable master plans support this type of land use.

21A.32.060 A Airport District:

A. Purpose Statement: The purpose of the A airport district is to provide a suitable environment for the Salt Lake City international airport and private uses that function in support of the airport facility. This district is appropriate in areas of the City where the applicable master plans support this type of land use.

21A.32.070 PL Public Lands District:

A. Purpose Statement: The purpose of the PL public lands district is to specifically delineate areas of public use and to control the potential redevelopment of public uses, lands and facilities. This district is appropriate in areas of the City where the applicable master plans support this type of land use.

21A.32.075 PL-2 Public Lands District:

A. Purpose Statement: The purpose of the PL-2 public lands district is to specifically delineate areas of public use and to control the potential redevelopment of public uses, lands and facilities in an urban context. This district is appropriate in areas of the City where the applicable master plans support this type of land use.

21A.32.080 I Institutional District:

A. Purpose Statement: The purpose of the I institutional district is to regulate the development of larger public, ~~and~~ semipublic and private institutional uses in a manner harmonious with surrounding uses. The uses regulated by this district are generally those having multiple buildings on a campus like site setting. Such uses are intended to be compatible with the existing scale and intensity of the neighborhood and to enhance the character of the neighborhood. This district is appropriate in areas of the City where the applicable master plans support this type of land use.

21A.32.090 UI urban institutional district.

A. Purpose Statement: The purpose of the UI urban institutional district is to regulate the development of larger public, semipublic and private institutional uses in an urban context. The uses regulated by this district are generally those having multiple buildings on a campus like site setting, located within a developed community. Such uses are intended to be compatible with the existing scale and intensity of the neighborhood and to enhance the character of the neighborhood. This district is appropriate in areas of the City where the applicable master plans support this type of land use.

21A.32.100 OS Open Space District:

A. Purpose Statement: The purpose of the OS open space district is to preserve and protect areas of public and private open space and exert a greater level of ~~control~~ regulation over any potential redevelopment of existing open space areas. This district is appropriate in areas of the City where the applicable master plans support this type of land use.

21A.32.105 NOS Natural Open Space District:

A. Purpose Statement: The purpose of the NOS natural open space district is to protect and ensure stewardship over important natural open land areas of citywide or regional importance. This district is appropriate in areas of the City where the applicable master plans support this type of land use.

21A.32.110 MH Mobile Home Park District:

A. Purpose Statement: The purpose of the MH mobile home park district is to create an environment suitable for mobile home dwelling units. This district establishes regulations

for the development of sites suitable for mobile homes. This district is appropriate in areas of the City where the applicable master plans support this type of land use.

21A.32.120 EI Extractive Industries District:

A. Purpose Statement: The purpose of the EI extractive industries district is to provide locational control over extractive uses and to promote the reclamation of these sites. Inherent in this purpose is the need to provide appropriate buffering adjacent to other zoning districts. This district is appropriate in areas of the City where the applicable master plans support this type of land use.

21A.32.130 MU Mixed Use District:

A. Purpose: The purpose of the MU mixed use district is to encourage the development of areas as a mix of compatible residential and commercial uses. The district is to provide for limited commercial use opportunities within existing mixed use areas while preserving the attractiveness of the area for residential use. The district is intended to provide a higher level of control over nonresidential uses to ensure that the use and enjoyment of residential properties is not substantially diminished by nonresidential redevelopment. The intent of this district shall be achieved by designating certain nonresidential uses as conditional uses within the mixed use district and requiring future development and redevelopment to comply with established standards for compatibility and buffering as set forth in this section. The design ~~guidelines~~ standards are intended to facilitate walkable communities that are pedestrian and mass transit oriented while still ensuring adequate automobile access to the site.