



SUMMARY OF LAND USE / ZONING AND PERMITTED USES

This document is solely intended to provide a brief overview of each zoning district and should not be used to determine permitted and/or prohibited uses.

AGRICULTURAL

A1 – Limited Agricultural

Minimum parcel size one acre. Permitted uses include one single family dwelling unit per lot, six dogs and six cats, livestock, orchards, nurseries, and other agricultural uses. Second dwelling units are subject to approval of special use permit. Additional uses include dog kennels, animal hospitals with outside runs, and commercial riding stables (minimum 5 acres).

A1-2 ½ - Limited Agricultural - 2 ½

Minimum parcel size 2.5 acres (1 dwelling unit). Livestock keeping, horses, and other large-animal uses are intended to be protected and preserved within this designation.

A2 – General Agricultural

Minimum parcel size five acres (1 dwelling unit). Permitted uses include those listed in the A-1 zone district above. Additional uses include dairies, hay yards and dude or guest ranches.

RURAL RESIDENTIAL

RR 2 ½ – Rural Residential

Permitted uses include one single family dwelling unit per 2.5 acre lot as well as accessory buildings and structures. Permitted uses include equestrian and other large animal uses.

RR (SD) – Rural Residential Special Development

Requires comprehensive planning in the Summit Valley sphere of influence.

RR-1 – Rural Residential

Permitted uses include one single family dwelling unit per lot as well as accessory buildings and structures. Minimum one acre lot size and is intended to protect large animal keeping.

RR-20000 – Rural Residential

Permitted uses include one single family dwelling unit per 20,000 sq ft / max 2 dwelling units per acre as well as accessory buildings and structures. Minimum 20,000 lot size and some large animal keeping allowed depending on lot size.

RESIDENTIAL

R1-18000 – Single Family Residence

Permitted uses include one single family dwelling unit per 18,000 lot / max 2 dwelling units per acre as well as accessory buildings and structures. Limited keeping of large animals unless they are permitted through the lot size requirements.

R-1 – Single Family Residence

Permitted uses include one single family dwelling unit per lot / 2.5 to 4.5 dwelling units per acre (minimum 7,200 square foot lot sizes to 18,000 square foot lots) as well as accessory buildings and structures. Horses not intended for this designation but are permitted on lots over 20,000 square feet in area.

R1- 4500 – Single Family Residence

Areas within this designation may be developed from one dwelling unit per 0.21 acres to 0.125 acres (minimum 4,000 sq ft lot sizes to less than 7,200 sq ft lots) 8 du per acre. Large animals not intended for this designation.

R3 – Multiple Family Residence

Permitted uses include multiple family dwellings, boarding and lodging houses. Additional uses include mobile home parks, motels, hotels and recreational vehicle parks. Large animals not intended for this designation.

C1 – Neighborhood Commercial

This zone is intended to provide opportunities for immediate day-to-day convenience shopping and services for the residents of the immediate neighborhood.

Permitted uses include retail uses such as bakeries, book or stationery stores, florist or gift shops, jewelry stores, barber shops or beauty parlors, laundry and dry cleaning establishments and shoe stores. All uses must be conducted within an enclosed building.

C2 – General Commercial

This zone is intended to provide opportunities for the full range of retail and service businesses accessible from all areas of the city and surrounding communities for the purchase of primary shopper's goods.

Permitted uses include those listed in the C-1 zone district above. Other permitted uses include amusement enterprises, pet shops, commercial nurseries, automobile sales, veterinary clinic for small animals and automobile repair shops. All uses must be conducted within an enclosed building except for uses requiring outdoor display of large items for sale (autos, boats and RVs).

C3 – Service Commercial

This zone is intended to be primarily supportive to the commercially oriented consumer, business to business retail and wholesale sales and services, and to provide convenient services for those people employed in the immediate area.

Permitted uses include some wholesale and retail trade uses, business services, professional services, and mini-storage. Additional uses include vocational and trade schools, correspondence schools and business associations.

I1 - Limited Manufacturing / Industrial

This zone is intended to provide for light industrial, light manufacturing and industrial support uses mainly conducted within enclosed buildings.

Permitted uses include manufacturing of various meat and dairy products, bottling, bakery products, various textiles such as yarn and broad woven fabrics, apparel, lumber and wood products, furniture, leather and leather products, machine shops, and fabricated plastic products. Additional uses include wholesale business; motion picture studios; truck terminals; contractor's equipment storage yards, hay, grain, wood and fuel oil storage and sales yards; auctions and construction equipment sales lots.

I2- General Manufacturing / Industrial

This zone is intended to provide for a full range of manufacturing, fabrication, assembly, warehousing and distribution use types associated with heavy industrial land uses, including outside manufacturing, warehousing and storage.

Permitted uses include retail and wholesale sales of products manufactured on site. Manufacturing uses include textile mill products; food and kindred products; lumber and wood products; products of petroleum and coal; leather and leather products; stone, clay and glass products; machinery and electrical machinery; transportation equipment and rubber products. Additional uses include meat packing; sea food canning and curing; fireworks and pyrotechnics; motor vehicle dismantling and junk and salvage facilities; blast furnace or coke ovens; livestock feed and sales yards; sandblasting plants; tank farms for petroleum products; iron, steel, brass or copper foundry, rolling mill and boiler works and railroad yards.

P-SCHOOL / P-GOVT / P-PARK/REC

This zone is intended to preserve and protect public facilities and those privately owned facilities, which provide a service to the general public, including schools, churches, post offices, fire stations, hospitals, civic centers, and publicly owned land.

Permitted uses include electrical, gas, water and sewage transmission facilities, radio and television stations and towers, government protective functions and postal services, public works maintenance and storage yards, museums and art galleries, parks, playgrounds and athletic fields, recreation and community centers, churches, synagogues, mosques or other houses of worship, elementary, intermediate and senior high schools, and colleges and universities.

MSFC-SP Main Street Freeway Corridor Specific Plan

ASC - Auto Sales Commercial

Allows vehicle dealerships (including automobiles, trucks, RVs, boats, trailers, etc.) to locate within close proximity of each other and build upon the synergy of each other's presence. This zone is also established to allow limited commercial uses that support the vehicle sales uses, as well as limited industrial and business park uses in the areas away from the freeway frontage.

CIBP – Com/Ind Business Park

This zone is intended to provide for service commercial, light industrial, light manufacturing, and industrial support uses, mainly conducted in enclosed buildings, which will produce only a small environmental impact, such as noise, vibration, air pollution, glare or waste disposal.

GI – General Industrial

This zone is intended to provide the full range of manufacturing, fabrication, assembly, warehousing and distribution use types associated with heavy industrial land uses, including outside manufacturing, warehousing and storage.

HDR - High Density Residential

This zone contains multi-story residential development with amenities and common recreational space for the residents.

LDR – Low Density Residential

The purpose of this Specific Plan zone is to provide areas for single family residences with a variety of lot sizes and housing choices. While the most prevalent housing type in this zone is envisioned to be single-family homes on generous sized lots, this zone also permits small lot subdivisions as well as attached ownership products such as condominiums and townhomes, at the higher end of the permitted density range.

MDR – Medium Density Residential

This Specific Plan zone is established to provide areas for medium density multi-family housing in a garden setting such as courtyard apartments, condominiums and walk-up townhomes. This zone also permits single family residences in small lot subdivisions.

VLR – Very Low Density Residential

The purpose of this Specific Plan zone is to provide areas for large lot single family residences while creating a transition from higher density residential uses to less dense rural and agricultural residential uses.

MU –Mixed Use

The intent of the Mixed-Use zone is to provide for a variety of low density residential uses, office uses, and the opportunity for live/work uses in an environment that is typically residential in character. This zone serves as a transition area to the single-family residential neighborhoods to the north and east, and therefore, is intended for lower intensity development. Single family residential uses are allowed and encouraged to remain in this zone, as well as adaptive reuse of these structures for low-density office or live/work uses, which will maintain the residential feel of the area.

NC – Neighborhood Commercial

This Specific Plan zone has been created to provide areas for immediate day-to-day convenience shopping and services for the residents of nearby neighborhoods.

OC – Office Commercial

The Office Commercial zone is intended to be a low intensity office zone along a major arterial corridor that allows for small scale office uses as either stand-alone businesses or as part of commercial centers or office developments, along with a limited range of supportive retail uses.

OP – Office Park

This Specific Plan zone is intended for the location of offices for administrative, business and professional activities in relatively large, campus-like settings. This zone is also established to allow limited commercial uses that support the office uses and their employees.

PC – Pedestrian Commercial

The purpose of this Specific Plan zone is to serve the specialty retail, office, restaurant, and entertainment needs of the city's residents, along with creating opportunities to attract visitors from the region.

RC – Regional Commercial

The Regional Commercial zone is intended for regional-serving commercial and service uses that are designed to serve the region as a whole. The regional commercial uses envisaged in this zone include large-scale "big box" regional shopping centers, hospitality and entertainment uses such as movie complexes, a casino, hotels, convention spaces, as well as restaurants, specialty and supporting retail.

PIO – Public/Institutional Overlay

The purpose of this zone is intended to preserve and protect public facilities and those privately owned facilities that provide a service to the general public, including parks and open space, schools, churches, post offices, fire stations, hospitals, civic centers, and publicly owned land.

RER – Rural Estate Residential

The purpose of this Specific Plan zone is to provide areas for large lot single family residences while creating a transition from higher density residential uses to less dense rural and agricultural residential uses. (same as VLR)