



Memorandum

Planning Division
Community & Economic Development Department

To: Planning Commission
From: Nick Norris, Senior Planner
Date: June 30, 2009
Re: Petition PLNPCM2009-00173 Zoning text amendment relating to purpose statements for the Residential, Commercial, Manufacturing, Downtown, Gateway and Special Purpose Zoning Districts

As part of the 2009 Zoning Amendment Project, the Planning Division has begun to address issues relating to the purpose statements for the individual zoning districts in Salt Lake City. The intent of the proposed amendments is as follows:

- Remove contradictory statements
- Ensure that each zoning district is implementing the adopted policies of applicable master plans
- Ensure that the purpose statement is consistent with the goals of the Zoning Ordinance
- Ensure that each district is fulfilling the applicable intent statements for the each zoning class (Residential, commercial, manufacturing, etc)
- Assist in administering the zoning ordinance

The Planning Division has met on three different occasions with the Zoning Amendment Project Task Force to identify the issues with the purpose statements, draft purpose statements that accomplish the intent of the project and to solicit feedback on updated purpose statements. In addition, the Planning Division held an open house in February to gather public comment. A second open house was held on June 18, 2009 to gather additional comments on the proposed amendments. The attached documents reflect the Planning Division's proposed purpose statements based on the intent of the project and the feedback acquired from the task force and open houses.

The proposed amendments will be presented to the Planning Commission on July 8, 2009 as a briefing item. If you have any questions, please contact me at 801-535-6173 or nick.norris@slcgov.com Thank you.

Purpose Statements

21A.24 Residential Districts

Intent Statement: The residential districts are intended to provide a range of housing choices to meet the needs of Salt Lake City's citizens, to offer a balance of housing types and densities, to preserve and maintain the city's neighborhoods as safe and convenient places to live, to promote the harmonious development of residential communities, to ensure compatible infill development, and to help implement adopted plans.

21A.24.020 FR-1/43,560 Foothills Estate Residential District:

The purpose of the FR-1/43,560 foothills estate residential district is to promote environmentally sensitive and visually compatible development of lots not less than forty three thousand five hundred sixty (43,560) square feet in size, suitable for foothills locations as indicated in the applicable Community Master Plan. The district is intended to minimize flooding, erosion, and other environmental hazards; to protect the natural scenic character of foothill areas ~~not suitable for~~ by limiting development; to promote the safety and well being of present and future residents of foothill areas; to protect wildlife habitat; and to ensure the efficient expenditure of public funds.

21A.24.030 FR-2/21,780 Foothills Residential District:

The purpose of the FR-2/21,780 foothills residential district is to promote environmentally sensitive and visually compatible development of lots not less than twenty one thousand seven hundred eighty (21,780) square feet in size, suitable for foothills locations as indicated in the applicable Community Master Plan. The district is intended to minimize flooding, erosion, and other environmental hazards; to protect the natural scenic character of foothill areas ~~not suitable for~~ by limiting development; to promote the safety and well being of present and future residents of foothill areas; to protect wildlife habitat; and to ensure the efficient expenditure of public funds.

21A.24.040 FR-3/12,000 Foothills Residential District

The purpose of the FR-3/12,000 foothills residential district is to promote environmentally sensitive and visually compatible development of lots not less than twelve thousand (12,000) square feet in size, suitable for foothills locations as indicated in the applicable Community Master Plan. The district is intended to minimize flooding, erosion, and other environmental hazards; to protect the natural scenic character of foothill areas ~~not suitable for~~ by limiting development; to promote the safety and well being of present and future residents of foothill areas; to protect wildlife habitat; and to ensure the efficient expenditure of public funds. The FR-3/12,000 foothills residential district is intended for application in most areas of foothills development existing as of April 12, 1995.

21A.24.050 R-1/12,000 Single-Family Residential District:

The purpose of the R-1/12,000 single-family residential district is to provide for conventional single-family residential neighborhoods with lots twelve thousand (12,000)

square feet in size or larger. This district is appropriate in areas of the City as identified in the applicable Community Master Plan. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

21A.24.060 R-1/7,000 Single-Family Residential District:

The purpose of the R-1/7,000 single-family residential district is to provide for conventional single-family residential neighborhoods with lots not less than seven thousand (7,000) square feet in size. This district is appropriate in areas of the City as identified in the applicable Community Master Plan. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

21A.24.070 R-1/5,000 Single-Family Residential District:

The purpose of the R-1/5,000 single-family residential district is to provide for conventional single-family residential neighborhoods on lots not less than five thousand (5,000) square feet in size. This district is appropriate in areas of the City as identified in the applicable Community Master Plan. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

21A.24.080 SR-1 and SR-1A Special Development Pattern Residential District:

The purpose of the SR-1 special development pattern residential district is to maintain the unique character of older predominantly single-family and two-family dwelling neighborhoods that display a variety of yards, lot sizes and bulk characteristics. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

21A.24.100 SR-3 Special Development Pattern Residential District:

The purpose of the SR-3 special development pattern residential district is to provide lot, bulk and use regulations, including a variety of housing types, in scale with the character of development located within the interior portions of city blocks. Uses are intended to be compatible with the existing scale, density and intensity of the neighborhood. The

standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood. This is a medium density zoning district. Off site parking facilities in this district to supply required parking for new development may be approved as part of the conditional use process.

21A.24.110 R-2 Single and Two-Family Residential District:

The purpose of the R-2 single- and two-family residential district is to preserve and protect for single-family dwellings the character of existing neighborhoods which exhibit a mix of single- and two-family dwellings by controlling the concentration of two-family dwelling units. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play and to promote sustainable and compatible development patterns.

21A.24.120 RMF-30 Low Density Multi-Family Residential District:

The purpose of the RMF-30 low density multi-family residential district is to provide an environment suitable for a variety of housing types of a low density nature, including single family, two family, and multi-family dwellings, with a maximum height of 30 feet. This district is appropriate in areas where the applicable master plan policies recommend multi-family housing with a density of less than 15 dwelling units per acre. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

21A.24.130 RMF-35 Moderate Density Multi-Family Residential District:

The purpose of the RMF-35 Moderate Density Multi-Family Residential District is to provide an environment suitable for a variety of moderate density housing types, including single family, two family, and multi-family dwellings with a maximum height of 35 feet. This district is appropriate in areas where the applicable master plan policies recommend a density of less than 30 dwelling units per acre. This district includes other uses that are typically found in a multi-family residential neighborhood of this density for the purpose of serving the neighborhood. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

21A.24.140 RMF-45 Moderate/High Density Multi-Family Residential District:

The purpose of the RMF-45 Moderate/High Density Multi-Family Residential District is to provide an environment suitable for multi-family dwellings of a moderate/high density with a maximum building height of 45 feet. This district is appropriate in areas where the applicable master plan policies recommend a density of less than 43 dwelling units per acre. This district includes other uses that are typically found in a multi-family

residential neighborhood of this density for the purpose of serving the neighborhood. Such uses are designed to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

21A.24.150 RMF-75 High Density Multi-Family Residential District:

The purpose of the RMF-75 high density multi-family residential district is to provide an environment suitable for high density multi-family dwellings. This district is appropriate in areas where the applicable master plan policies recommend a maximum density less than 85 dwelling units per acre. This district includes other uses that are typically found in a multi-family residential neighborhood of this density for the purpose of serving the neighborhood.. Such uses are designed to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

21A.24.160 RB Residential/Business District:

The purpose of the RB residential/business district is to provide for limited commercial use opportunities within existing residential areas located to create vibrant small scale retail, service, and office uses oriented to the local area within residential neighborhoods along higher volume streets while preserving the attractiveness of the area for single-family residential use. Such commercial areas are. Development is intended to be oriented to the street and pedestrian and transit-oriented, while acknowledging the need for automobile access and parking. Building design should be focused on compatibility with a residential setting This district is appropriate in areas where supported by applicable master plans. The standards for the district are intended to promote appropriate scaled building and site design that focuses on compatibility with existing uses.

21A.24.164 R-MU-35 Residential/Mixed Use District:

The purpose of the R-MU-35 residential/mixed use district is to implement the objective of the applicable master plan through district regulations that reinforce the residential character of the area and encourage the development of areas as low/medium density residential urban neighborhoods containing supportive retail, service commercial, and small scale office uses. provide areas within the city for mixed use development that promote residential urban neighborhoods containing residential, retail, service commercial and small scale office uses. This district is appropriate in areas where the applicable master plan policies recommend mixed use with a residential density less than 30 dwelling units per acre. The standards for the district reinforce the mixed use character of the area and promote appropriately scaled development that is pedestrian oriented. This zone is intended to provide a buffer for lower density residential uses and nearby collector, arterial streets and higher intensity land uses.

21A.24.168 R-MU-45 Residential/Mixed Use District:

The purpose of the R-MU-45 residential/mixed use district is to implement the objective of the applicable master plan through district regulations that reinforce the residential

character of the area and encourage the development of areas as medium density residential urban neighborhoods containing supportive retail, service commercial, and small scale office uses. provide areas within the city for mixed use development that promotes residential urban neighborhoods containing residential, retail, service commercial and small scale office uses. This district is appropriate in areas where the applicable master plan policies recommend mixed use with a residential density less than 44 dwelling units per acre. The standards for the district reinforce the mixed use character of the area and promote appropriately scaled development that is pedestrian oriented.

21A.24.170 R-MU Residential/Mixed Use District:

The purpose of the R-MU residential/mixed use district is to reinforce the ~~residential~~ mixed use character of the area and encourage the development of areas as high density residential urban neighborhoods containing ~~supportive~~ retail, service commercial, and small scale office uses. NICK, THIS ZONE ALLOWS NON-RESIDENTIAL UP TO THREE STORIES- IS THAT SMALL SCALE? This district is appropriate in areas of the city where the applicable master plans support high density, mixed use development. The ~~design~~ guidelines standards for the district are intended to facilitate the creation of a walkable urban neighborhood with an emphasis on pedestrian scale activity while acknowledging the need for transit and automobile access.

21A.24.180 RO Residential/Office District:

The RO residential/office district is intended to provide a suitable environment for ~~existing and future mixed use areas consisting of~~ a combination of residential dwellings and office use. ~~This district should encourage the maintenance and rehabilitation of appropriate existing buildings and neighborhood scale.~~ This district is appropriate in areas of the city where the applicable master plans support high density mixed use development. The standards encourage the conversion of historic structures to office uses for the purpose of preserving the structure and promote new development that is appropriately scaled and compatible with the surrounding neighborhood.

Purpose Statements:

Commercial Districts

21A.26.010 General Provisions:

A. **Statement Of Intent:** The commercial districts are intended to provide controlled and compatible settings for office and business/commerce developments, to enhance employment opportunities, to encourage the efficient use of land, to enhance property values and the tax base, to ensure high quality of design, and to help implement officially adopted master plans.

21A.26.040 CS Community Shopping District:

A. **Purpose Statement:** The purpose of the CS community shopping district is to provide an environment for vibrant, efficient and attractive shopping center development at a community level scale while promoting compatibility with adjacent neighborhoods through design standards. This district provides economic development opportunities through a mix of land uses, including retail sales and services, entertainment, office and residential. This district is appropriate in areas where supported by applicable master plans, along City and State arterial streets and where the mass and scale of development is compatible with adjacent land uses. Development is intended to be oriented towards the pedestrian while accommodating other transportation modes.

21A.26.050 CC Corridor Commercial District:

A. **Purpose Statement:** The purpose of the CC corridor commercial district is to provide an environment for efficient and attractive ~~automobile-oriented~~ commercial development with a local and regional market area along arterial and major collector streets while promoting compatibility with adjacent neighborhoods through design standards. This district provides economic development opportunities through a mix of land uses, including retail sales and services, entertainment, office and residential. While development in this zone is primarily accessed by the automobile, safe pedestrian connections to adjacent streets and neighborhoods is necessary. This district is appropriate in areas where supported by applicable master plans. The standards are intended to promote a safe and aesthetically pleasing environment to all users.

21A.26.060 CSHBD Sugar House Business District (CSHBD1 And CSHBD2):

In this chapter and the associated zoning map, the CSHBD zone is divided into two (2) subareas for the purpose of defining design criteria. In other portions of this text, the CSHBD1 and CSHBD2 zones are jointly referred to as the CSHBD zone because all other standards in the zoning ordinance are the same.

- A. **Purpose Statement:** The purpose of the CSHBD Sugar House business district is to promote a walkable community with a transit oriented, mixed use town center that can support a twenty four (24) hour population. The CSHBD provides for residential, commercial and office use opportunities, with incentives for high density residential land use in a manner compatible with the existing form and function of the Sugar House master plan and the Sugar House business district.

21A.26.070 CG General Commercial District:

- A. **Purpose Statement:** The purpose of the CG general commercial district is to provide an environment for a variety of commercial uses, some of which involve the outdoor display/storage of merchandise or materials. This district provides economic development opportunities through a mix of land uses, including retail sales and services, entertainment, office, residential, heavy commercial and low intensities of manufacturing and warehouse uses. This district is appropriate in locations where supported by applicable master plans and along major arterials. While development in this zone is primarily accessed by the automobile, safe pedestrian and bicycle connections to adjacent streets and neighborhoods are necessary. The standards are intended to create a safe and aesthetically pleasing commercial environment for all users.

21A.26.077 TC-75 Transit Corridor District:

- A. **Purpose Statement:** The purpose of the TC-75 transit corridor district is to create transit oriented neighborhoods near stations along major transit corridors with a high residential density that promotes commercial and economic growth, increases transit rider ship and improves the vitality of the community. ~~provide an environment for efficient and attractive transit and pedestrian oriented commercial, residential and mixed use development along major transit corridors.~~ The primary focus is to increase residential density through development that takes advantage of the proximity to transit and creates a sustainable, transit oriented neighborhood. The design guidelines standards for the district are intended to create a pedestrian friendly environment and to emphasize that pedestrian and mass transit access is the primary focus of development.

Purpose Statements:

Downtown Districts

21A.30.010 General Provisions:

A. Statement Of Intent: The downtown districts are intended to provide use, bulk, urban design and other controls and regulations appropriate to the commercial core of the City and adjacent areas in order to enhance employment opportunities; to encourage the efficient use of land; to enhance property values; to improve the design quality of downtown areas; to create a unique downtown center which fosters the arts, entertainment, financial, office, retail and governmental activities; to provide safety and security; encourage permitted residential uses within the downtown area; and to help implement adopted plans.

21A.30.020 D-1 Central Business District:

A. Purpose Statement: The purpose of the D-1 Central Business District is to provide for commercial and economic development within Salt Lake City's most urban and intense areas. A broad range of uses, including very high density housing, are intended to foster a 24-hour activity environment consistent with the area's function as the business, office, retail, entertainment, cultural and tourist center of the community and the region. Development is intended to be very intense with high lot coverage and large buildings that are placed close together while being oriented towards the pedestrian with a strong emphasis on a safe and attractive streetscape and preserving the urban fabric of the downtown area. This district is appropriate in areas where supported by applicable master plans. The standards are intended. Inherent in this purpose is the need for careful review of proposed development in order to achieve established objectives for urban design, pedestrian amenities and land use control, particularly in relation to retail commercial uses.

21A.30.030 D-2 Downtown Support District:

A. Purpose Statement: The purpose of the D-2 downtown support commercial district is to provide an area that fosters the development of a sustainable urban neighborhood that accommodates commercial, office, residential and other associated activities uses that relate to and support the central business district but do not require a location within the central business district. Development within the D-2 downtown support commercial district is intended to be less intensive than that of the central business district, with high lot coverage and buildings placed close to the sidewalk. This district is appropriate in areas where supported by applicable master plans. Design standards are intended to promote pedestrian oriented development with a strong emphasis on a safe and attractive streetscape and to retain the historic fabric of the neighborhood.

21A.30.040 D-3 Downtown Warehouse/Residential District:

A. Purpose Statement: The purpose of the D-3 downtown warehouse/residential district is to provide for the reuse of existing warehouse buildings for multi-family and mixed-use while also allowing for continued retail, office and warehouse use within the district. The reuse of existing buildings and the construction of new buildings are to be done as multi family residential or mixed use developments containing retail or office uses on the lower floors and residential on the upper floors. This district is appropriate in areas where supported by applicable master plans. The standards are intended to create a unique and sustainable downtown neighborhood with a strong emphasis on urban design, adaptive reuse of existing buildings, alternative forms of transportation and pedestrian orientation.

21A.30.045 D-4 Downtown Secondary Central Business District:

A. Purpose Statement: The purpose of the D-4 secondary central business district is to foster an environment consistent with the area's function as a housing, entertainment, cultural, convention, business, and retail section of the city that supports the Central Business District. ~~Inherent in this purpose is the need for careful review of proposed development in order to~~ Development is intended to support the regional venues in the district, such as the Salt Palace Convention Center, and to be less intense than in the Central Business District. This district is appropriate in areas where supported by applicable master plans. The standards are intended to achieve established objectives for urban and historic design, pedestrian amenities, and land use control, particularly in relation to retail commercial uses.

Purpose Statements:

Manufacturing Districts

- A. Statement Of Intent: The manufacturing districts are intended to provide appropriate locations for manufacturing, fabrication, processing, packaging, distribution, storage, shipping and other transportation activities contributing to the economic base of the city; to enhance employment opportunities; to encourage the efficient use of land; to enhance property values and the tax base; to improve the design quality of industrial areas; and to help implement adopted plans.

21A.28.020 M-1 Light Manufacturing District:

- A. Purpose Statement: The purpose of the M-1 light manufacturing district is to provide an environment for light industrial uses that produce no appreciable impact on adjacent properties and desire a clean attractive industrial setting. This zone is appropriate in locations that are supported by the applicable master plan policies adopted by the City. This district is intended to provide areas in the City that generate employment opportunities and to promote economic development. The uses include other types of land uses that support and provide service to manufacturing and industrial uses. Certain land uses are prohibited in order to preserve land for manufacturing uses.

21A.28.030 M-2 Heavy Manufacturing District:

- Purpose Statement: The purpose of the M-2 heavy manufacturing district is to provide an environment for larger and more intensive industrial uses that do not require, and may not be appropriate, for a nuisance free environment. This zone is appropriate in locations that are supported by the applicable master plan policies adopted by the City. This district is intended to provide areas in the City that generate employment opportunities and to promote economic development. The uses include other types of land uses that support and provide service to manufacturing and industrial uses. Due to the nature of uses allowed in this zone, land uses that may be adversely impacted by heavy manufacturing activities are not permitted. Certain land uses are prohibited in order to preserve land for manufacturing uses.

A.

Purpose Statements:

Gateway Mixed Use Zoning District

Intent Statement: The gateways districts are intended to provide controlled and compatible settings for residential, commercial, and industrial development and implement the objectives of the adopted Gateway Development Master Plan through district regulations that reinforce the mixed use character of the area and encourage the development of urban neighborhoods containing supportive retail, service commercial, office, industrial uses and high density residential.

Purpose Statement: The G-MU Mixed-Use District is intended to implement the objectives of the adopted Gateway Development Master Plan and encourage the mixture of residential, commercial and industrial assembly uses within an urban neighborhood atmosphere. The 200 South corridor is intended to encourage ~~neighborhood~~ commercial development on an urban scale and the 500 West corridor is intended to be a primary residential corridor from North Temple to 400 South. Development in this district is intended to create an urban neighborhood that provides employment and economic development opportunities that are oriented towards the pedestrian with a strong emphasis on a safe and attractive streetscape. The standards are intended to achieve established objectives for urban and historic design, pedestrian amenities and land use control-regulation.

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 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.