



MEMORANDUM

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Planning Commission

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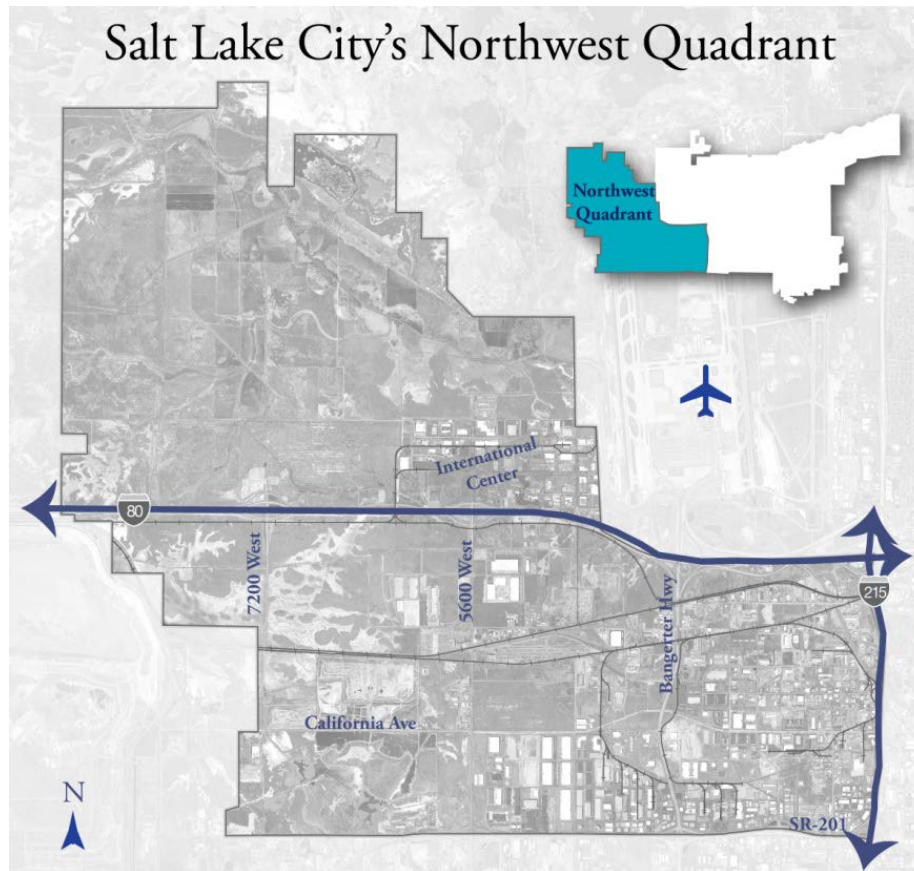
Date: April 26, 2017

Re: Northwest Quadrant Zoning Text Amendments Phase 2 Update

Action Required: No action is required. Planning staff is providing the Planning Commission an update regarding implementation of the Northwest Quadrant (NWQ) Master Plan, more specifically, the proposed zoning amendments.

Background

The Northwest Quadrant Master Plan was adopted on August 16, 2016. The master plan establishes



the vision and goals for the Northwest Quadrant that will guide future development in this area. The Northwest Quadrant of the City includes the area west of the Salt Lake International Airport and I-215 and north of SR-201 to the northern and western City boundaries.

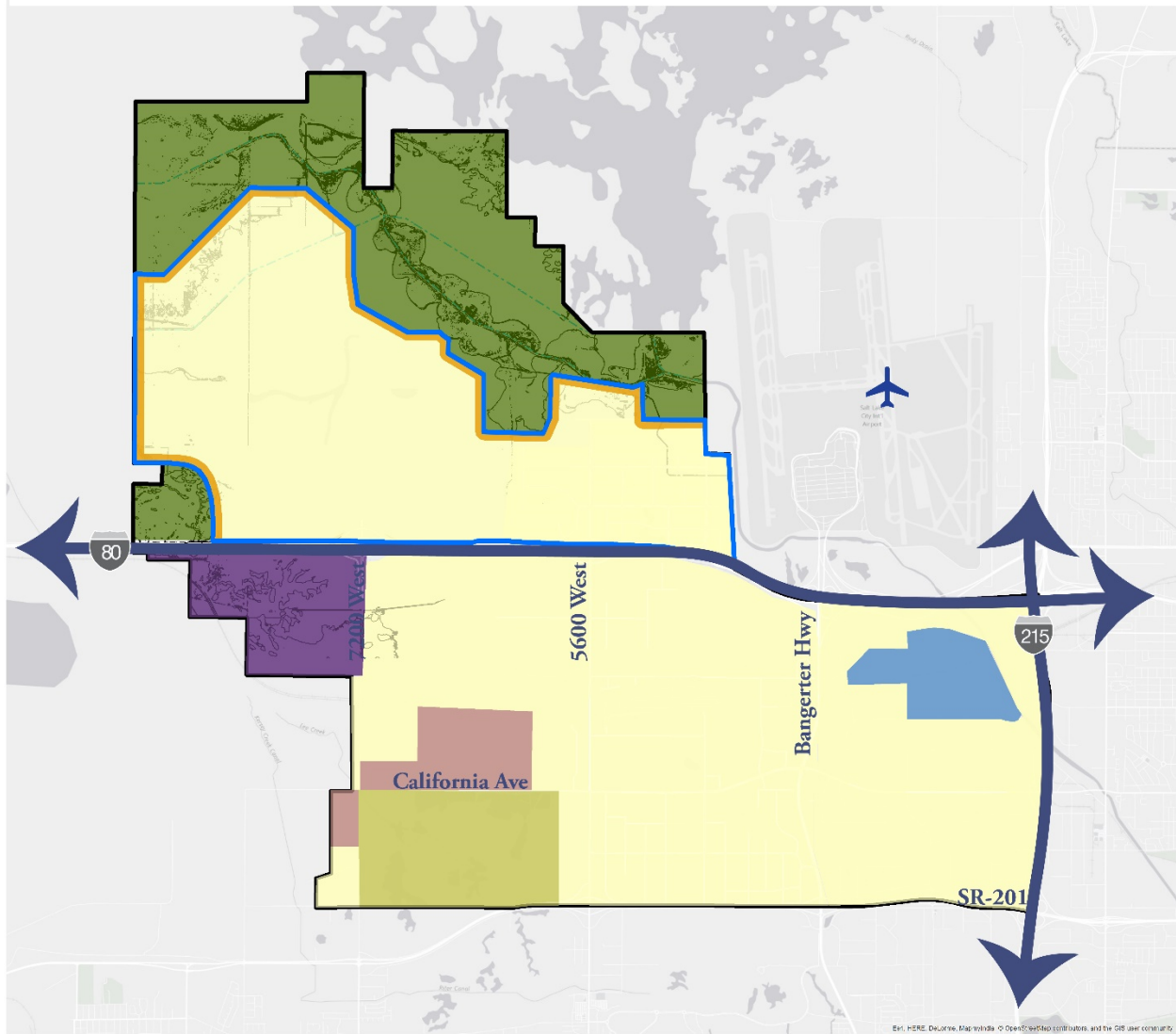
The master plan balances industrial development with wildlife and natural resource protection. Much of the land north of I-80 and west of the International Center is vacant and is currently zoned AG (Agriculture), OS (Open Space), and M-1 (Light Manufacturing).

Here are a few key points from the Northwest Quadrant Master Plan:

- Creation of a development line north of I-80 that delineates where development should occur (development area) and which lands should be preserved (natural area).
- An Eco-industrial buffer that is a transition area between the development area and the natural area.
- Over 4,000 acres of natural areas will be preserved north of I-80 with no development activity and no public roads or trails.
- Approximately 5,000 acres of developable acres north of I-80.
- The Northwest Quadrant as a job center with prime access to interstates, heavy rail, and the airport.
- Light industrial uses north of I-80 with additional development standards for the areas abutting the natural areas.
- The area south of I-80 will remain as is with a majority of land designated as light industrial
- No residential uses in this area

The future land use map from the Northwest Quadrant Master Plan can be found below:

Northwest Quadrant Future Land Use Map



Future Land Use

- | | | |
|--------------------------------|--------------------------------|------------------|
| Northwest Quadrant Boundary | Development Area North of I-80 | Heavy Industrial |
| Canals | Natural Areas | Open Space |
| Elevation 4,215 Feet and below | Light Industrial | Landfill |
| | Eco-Industrial Buffer | Mining |

Master Plan Implementation – Zoning Amendments

Phase 1

Planning Staff initiated the first phase of implementation measures earlier this year. On March 8, 2017, staff presented the first phase of the NWQ zoning text amendments (PLNPCM2017-00001), which included the following changes to the AG (Agricultural) zoning district:

- Remove residential uses,
- Ensure the continuation of agricultural uses, and
- Permit a “Duck Hunting Club” use (which is currently an existing use in this district).

The Planning Commission unanimously forwarded a positive recommendation to the City Council. The petition is currently being transmitted to City Council.

Phase 2

In the next phase of the NWQ Zoning Amendments (PLNPCM2016-00724), staff is writing the zoning requirements, which is mostly focused on the area north of I-80 and west of the Salt Lake International Airport. The purpose of the amendments is to make adjustments to the zoning ordinance before re-zoning the properties in the Northwest Quadrant. As plans for the building of the prison continue to move ahead, it is important for the City to have the zoning written and adopted for the area to ensure that future development is consistent with the City’s vision for the Northwest Quadrant.

The zoning amendments include both text and map amendments. Staff is amending existing sections of the zoning ordinance as well as creating a new Northwest Quadrant Overlay and amending the Lowland Conservancy Overlay (both the Northwest Quadrant Overlay and the Lowland Conservancy Overlay will involve map amendments).

The following is a brief summary of the proposed zoning changes to date.

1. **Amend the M-1 Zoning District regulations:** The master plan identifies the development area north of I-80 as light industrial land uses. Properties located within the development area will be zoned M-1 to implement the master plan. The following changes are proposed:
 - a. Minimum Lot Area Requirement: reduced minimum lot size from 20,000 square feet to 10,000 square feet to make it easier for services to locate in this area
2. **Amend Land Uses Tables (for NWQ Development Area and NWQ Eco-Industrial Buffer):** The land use tables govern which uses are permitted and prohibited within a certain zoning district.
 - a. Prohibit kennel, pound, and concrete and/or asphalt manufacturing from the Eco-Industrial Buffer
 - b. Prohibit outdoor recycling processing center and outdoor automobile salvage and recycling from the eco-industrial buffer and the development area
 - c. Permit commercial parking within the M-1 zoning district
 - d. Prohibit cellular towers within the NWQ Eco-Industrial Buffer
3. **Create a new Northwest Quadrant Overlay District:** This is a new overlay zone that will provide specific development regulations that consider the adjacent sensitive lands for the area north of I-80. The standards listed within the overlay will apply in addition to the

base zone requirements. In the case of any conflict, the overlay will take precedence. This overlay identifies three distinct subareas within the overlay summarized as follows:

- a. Overall Northwest Quadrant Overlay
 - i. Require that public improvements be constructed as part of the private development
 - ii. Require that proper applicable permits (404 permits, stream alteration permit) are obtained prior to site development or building permit
 - iii. Areas where the Lowland Conservancy Overlay is mapped within the Development Area or Eco-Industrial Buffer, the Lowland Conservancy Overlay shall take precedence
- b. Development area: This is the subarea that will be rezoned to M-1 in the future to allow for light industrial land uses.
 - i. Front and corner side yard requirements: twenty feet (20') to allow for drainage needs. Current requirement in the M-1 is fifteen feet (15')
 - ii. Require that all lighting on property, including lights on buildings, parking areas, and signs are shielded to direct light downwards.
 - iii. Require light reflective roofing material for all roofs
 - iv. Landscaping Requirements:
 - 1) Landscaping limited to plants in official NWQ Plant List
 - 2) Any areas disturbed by construction activity must be replanted
 - 3) Noxious weeds identified on the State Noxious Weed List shall be removed from landscaped areas and areas disturbed by construction activity
 - 4) Trees are not required for any landscaping, noxious trees prohibited
 - 5) Any shrub/tree plantings required by general City Landscaping shall be substituted with plants with a mature height of at least 3 feet
 - 6) All other City landscaping requirements apply
 - ii. Add in allowance for grade changes to reach elevations required for drainage by Public Utilities
- c. Eco-industrial buffer: This is a 400 foot buffer between the Development Area and the Natural Area. This area will also be rezoned to M-1 to allow for future light industrial land uses. The purpose of the Eco-industrial buffer is to require additional building and site design measures to mitigate impacts to the Natural Area.
 - i. Subject to all development area requirements with these additional requirements:
 - 1) Glass requirements: Buildings with more than 10% on any building elevation – 90% of glass shall be treated to reduce bird collisions
 - 2) Require 6' fence along property when adjacent to natural area to prevent development impacts
- d. Natural area: The purpose of this subarea is protect the environmentally sensitive natural lands north of the Development Area.
 - i. Specific list of allowed permitted uses, improvements and development:
 - 1) Accessory use (associated with an allowed principal use);
 - 2) Agricultural use;
 - 3) Living quarters for caretaker or security;
 - 4) Natural open space;
 - 5) Wildlife and game preserves;

- 6) Necessary infrastructure to support an allowed use;
 - 7) Maintenance to existing infrastructure;
 - 8) Utility, building or structure (Public) (subject to 21A.02.050B);
 - 9) Utility, transmission wire, line, pipe or pole (Public) (subject to 21A.02.050B);
 - ii. Specific list of allowed Conditional Uses and improvements:
 - 1) Hunting Club, Duck (when allowed by the underlying zoning);
 - 2) Underground utility transmission infrastructure (Private), subject to the following:
 - a) An appropriate plan for mitigation of any construction activities shall be prepared, and
 - b) Absent any state or federal regulations, a plan for creating no adverse impact should the line be abandoned shall be prepared;
 - 3) Utility, building or structure (Private) (subject to 21A.02.050B);
 - 4) Utility, transmission wire, line, pipe or pole (Private) (subject to 21A.02.050B); and
 - ii. Conditional uses must comply with additional environmental compatibility standards (see proposed ordinance language)
 - iii. Any areas disturbed by construction activity shall revegetate the land with native plants and with noxious plants removed.
4. **Amend the Lowland Conservancy Overlay:** The Lowland Conservancy Overlay restricts activities within and near waterbodies, such as drainage channels. The proposal reduces the size of these restricted areas and will allow for new public infrastructure within these areas. The overlay is mapped in much of the lands north of I-80. Staff is amending the map and the ordinance language to ensure the overlay makes practical sense when development occurs.
- a. Adjust boundaries of overlay (see attached draft map)
 - b. Add and adjust list of permitted uses and improvements within the waterbody and within the setback
 - c. Add and adjust list of conditional uses and improvements within the waterbody and within the setback

Public Process and Timeline

Staff has met with property owners in the area to discuss the proposed changes. In addition, an Open House was held on April 20, 2017 to discuss the overall changes to the public. Staff will be gathering public comments regarding the proposed changes over the next few weeks. Staff will return to the Planning Commission on May 24, 2017 for a recommendation to City Council regarding the overall proposed zoning amendments for the Northwest Quadrant.

Attachments

- A. Proposed Ordinance Changes (detailed/strike and underline)
- B. Proposed Northwest Quadrant Overlay Map
- C. Proposed Lowland Conservancy Map
- D. Proposed Northwest Quadrant Plant List
- E. Proposed Maps with Ordinance Changes Overview

Attachment A – Proposed Ordinance Changes

Northwest Quadrant Zoning Amendments

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 that~~ desire a clean attractive industrial setting, and that protects nearby sensitive lands and waterways. 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. Safe, convenient and inviting connections that provide access to businesses from public sidewalks, bike paths and streets are necessary and to be provided in an equal way. Certain land uses are prohibited in order to preserve land for manufacturing uses and to promote the importance of nearby environmentally sensitive lands.
- B. Uses: Uses in the M-1 light manufacturing district as specified in section 21A.33.040, "Table Of Permitted And Conditional Uses For Manufacturing Districts", of this title are permitted subject to the general provisions set forth in section 21A.28.010 of this chapter.
- C. Minimum Lot Size
1. Minimum Lot Area ~~Twenty thousand (20,000) square feet~~ Ten thousand (10,000) square feet
 2. Minimum Lot Width: Eighty feet (80')
 3. Existing Lots: Lots legally existing as of April 12, 1995, shall be considered legal
- D. Minimum Yard Requirements:
1. Front Yard: Fifteen feet (15').
 2. Corner Side Yard: Fifteen feet (15').
 3. Interior Side Yard: None required.
 4. Rear Yard: None required.
 5. Accessory Uses, Buildings And Structures In Yards: Accessory uses, buildings and structures may be located in a required yard area subject to section 21A.36.020, table 21A.36.020B of this title.
- E. Landscape Yard Requirements:
1. Front And Corner Side Yards: All required front and corner side yards shall be maintained as landscape yards in conformance with the requirements of chapter 21A.48 of this title.
 2. Buffer Yards: All lots abutting a lot in a residential district shall conform to the buffer yard requirements of chapter 21A.48 of this title.
 3. Properties located within the Northwest Quadrant Overlay are subject to Special Landscape requirements as outlined in Section 21A.34.140B.2.
- F. Maximum Height:

1. No building shall exceed sixty five feet (65') except that emission free distillation column structures, necessary for manufacture processing purposes, shall be permitted up to the most restrictive federal aviation administration imposed minimal approach surface elevations, or one hundred twenty feet (120') maximum, whichever is less. Said approach surface elevation will be determined by the Salt Lake City department of airports at the proposed locations of the distillation column structure. Any proposed development in the airport flight path protection (AFPP) overlay district, as outlined in section [21A.34.040](#) of this title, will require approval of the department of airports prior to issuance of a building permit. All proposed development within the AFPP overlay district which exceeds fifty feet (50') will also require site specific approval from the federal aviation administration.
2. In the M-1 zoning districts located west of the Salt Lake City International Airport and north of Interstate 80 (I-80), buildings may exceed sixty five feet (65') in height subject to the conditional building and site design review standards and procedures of [chapter 21A.59](#) of this title. In no case shall any building exceed eighty five feet (85').

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21A.33.040: TABLE OF PERMITTED AND CONDITIONAL USES FOR MANUFACTURING DISTRICTS:

Legend:	C =	Conditional	P =	Permitted
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Use	Permitted And Conditional Uses By District	
	M-1	M-2
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	P	P
Adaptive reuse of a landmark site	C	C ⁷
Agricultural use	P	P
Alcohol:		
Brewpub	P ^{6,10}	P ^{6,10}
Distillery	P	P
Social club	C ^{6,10}	C ^{6,10}
Tavern	C ^{6,10}	C ^{6,10}
Winery	P	P
Ambulance services (indoor and/or outdoor)	P	P
Animal:		
Cremation service	P	P
Kennel	P ¹³	P
Pet cemetery	P ²	P ²
Pound	P ^{12,13}	P ¹²
Raising of furbearing animals	C	P
Stockyard	C ¹²	P ¹²
Veterinary office	P	P

Antenna, communication tower	P	P
Antenna, communication tower, exceeding the maximum building height	C	C
Bakery, commercial	P	P
Blacksmith shop	P	P
Bottling plant	P	P
Brewery	P	P
Building materials distribution	P	P
Bus line station/terminal	P	P
Bus line yard and repair facility	P ¹²	P
Check cashing/payday loan business	P ⁹	
Chemical manufacturing and/or storage		C
Community correctional facility, large (see section 21A.36.110 of this title)	C ^{8,12}	
Community correctional facility, small (see section 21A.36.110 of this title)	C ^{8,12}	
Community garden	P	
Concrete and/or asphalt manufacturing	C ^{12,13}	P ¹²
Contractor's yard/office	P	P
Crematorium	P	P
Daycare center, adult	P	
Daycare center, child	P	
Drop forge industry		P
Dwelling, living quarters for caretaker or security guard, limited to uses on lots 1 acre in size or larger and is accessory to a principal use allowed by the zoning district	P	P
Equipment, heavy (rental, sales, service)	P	P

Equipment rental (indoor and/or outdoor)	P	P
Explosive manufacturing and storage		C ¹²
Financial institution with or without drive-through facility	P ¹¹	
Flammable liquids or gases, heating fuel distribution and storage		P ¹²
Food processing	P	P
Gas station	P	P
Government facility	P	P
Government facility requiring special design features for security purposes	P	P
Grain elevator		P
Greenhouse	P	
Heavy manufacturing		P ¹²
Hotel/motel	P	
Impound lot	P ¹²	P ¹²
Incinerator, medical waste/hazardous waste		C ¹²
Industrial assembly	P	P
Laboratory (medical, dental, optical)	P	
Laboratory, testing	P	P
Large wind energy system	P	P
Laundry, commercial	P	P
Light manufacturing	P	P
Limousine service	P	P
Mobile food business (operation in the public right of way)	P	P
Mobile food business (operation on private property)	P	P
Mobile food court	P	P

Office	P	
Office, publishing company	P	
Open space	P	P
Package delivery facility	P	P
Paint manufacturing		P
Parking:		
<u>Commercial</u>	<u>P</u>	
Off site	P	P
Park and ride lot	P	P
Park and ride lot shared with existing use	P	P
Photo finishing lab	P	P
Poultry farm or processing plant		P ¹²
Printing plant	P	
Radio, television station	P	
Railroad, freight terminal facility	C ^{4,12}	C ^{4,12}
Railroad, repair shop		P
Recreation (indoor)	P	
Recreation (outdoor)	P	
Recycling:		
Collection station	P	P
Processing center (indoor)	P	P
Processing center (outdoor)	C ^{12,13,14}	P ¹²
Refinery, petroleum products		C ¹²
Restaurant with or without drive-through facilities	P ¹¹	
Retail goods establishment with or without drive-through facility	P ¹¹	

Retail service establishment:			
	Electronic repair shop	P	
	Furniture repair shop	P	P
	Upholstery shop	P	
Rock, sand and gravel storage and distribution		C	P
School:			
	Professional and vocational (with outdoor activities)	P	
	Professional and vocational (without outdoor activities)	P	
	Seminary and religious institute	P	
Seasonal farm stand		P	P
Sexually oriented business		P ⁵	
Sign painting/fabrication		P	P
Slaughterhouse			P ¹²
Small brewery		P	P
Solar array		P	P
Storage and display (outdoor)		P	P
Storage, public (outdoor)		P	P
Store, convenience		P	P
Studio, motion picture		P	
Taxicab facility		P	P
Tire distribution retail/wholesale		P	P
Truck freight terminal		P ¹²	P ¹²
Urban farm		P	P
Utility:			
	Building or structure	P	P

Electric generation facility	C ^{3,12}	C ^{3,12}
Sewage treatment plant	C	P
Solid waste transfer station	C ¹²	P ¹²
Transmission wire, line, pipe or pole	P ¹	P ¹
Vehicle:		
Auction	P	P
Automobile and truck repair	P	P
Automobile and truck sales and rental (including large truck)	P	P
Automobile part sales	P	P
Automobile salvage and recycling (indoor)	P	P
Automobile salvage and recycling (outdoor)	C ^{12,13,14}	P ¹²
Recreational vehicle (RV) sales and service	P	P
Truck repair (large)	P	P
Vending cart, private property	P	P
Warehouse	P	P
Welding shop	P	P
Wholesale distribution	P	P
Wireless telecommunications facility (see section 21A.40.090 , table 21A.40.090E of this title)		
Woodworking mill	P	P

Qualifying provisions:

1. See subsection [21A.02.050B](#) of this title for utility regulations.
2. Subject to Salt Lake Valley health department approval.
3. Electric generating facilities shall be located within 2,640 feet of an existing 138 kV or larger electric power transmission line.
4. No railroad freight terminal facility may be located within a 5 mile radius of any other existing railroad freight terminal facility.
5. Pursuant to the requirements set forth in section [21A.36.140](#) of this title.
6. If a place of worship is proposed to be located within 600 feet of a tavern, social club, or brewpub, the place of worship must submit a written waiver of spacing requirement as a condition of approval.
7. Building additions on lots less than 20,000 square feet for office uses may not exceed 50 percent

of the building's footprint. Building additions greater than 50 percent of the building's footprint or new office building construction are subject to a conditional building and site design review.

8. A community correctional facility is considered an institutional use and any such facility located within an airport noise overlay zone is subject to the land use and sound attenuation standards for institutional uses of the applicable airport overlay zone within chapter 21A.34 of this title.

9. No check cashing/payday loan business shall be located closer than $\frac{1}{2}$ mile of other check cashing/payday loan businesses.

10. Subject to conformance with the provisions in section [21A.36.300](#), "Alcohol Related Establishments", of this title.

11. Subject to conformance to the provisions in section [21A.40.060](#) of this title for drive-through use regulations.

12. Prohibited within 1,000 feet of a single- or two-family zoning district.

[13. Prohibited within the Northwest Quadrant Eco-Industrial Buffer Overlay.](#)

[14. Prohibited within the Northwest Quadrant Development Area Overlay.](#)

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21A.34.140: Northwest Quadrant Overlay District

A. Northwest Quadrant Overlay District Boundary

- 1. Purpose: The purpose of the Northwest Quadrant overlay district is to protect sensitive lands and wildlife habitat; allow for the continuation of agricultural uses; and allow for the development of lands in appropriate areas that contribute to the future economic growth of the City and will not negatively impact sensitive lands, habitats, and waterways in the area north of I-80 and west of the Salt Lake International Airport. Sites within this area may be subject to difficult environmental and site conditions. The overlay defines three subareas: the development area, the eco-industrial buffer area, and the natural area.**
- 2. Public Improvements and Dedications: The undeveloped land in the Northwest Quadrant requires public improvements to ensure the long term development potential and success of the area. All development subject to a site development or building permit, shall be required to provide public improvements required by city departments as outlined in their master plans.**
- 3. State and Federal Permits Required: Any site development or building permit shall not be granted unless the applicant has first obtained a section 404 permit from the army corps of engineers and a stream alteration permit from the Utah state department of natural resources, water rights division, as applicable.**
- 4. For areas where the LC lowland conservancy overlay is mapped within the Northwest Quadrant Development area and/or the Northwest Quadrant Eco-Industrial Buffer, the LC lowland conservancy overlay shall take precedence.**

B. Northwest Quadrant Development Area: The purpose of this overlay area is to allow for new development to occur in a way that allows for the growth of light industrial uses in the City while minimizing impacts to wildlife and the surrounding sensitive Great Salt Lake shore lands. This area is identified in the zoning map.

- 1. General Requirements:**
 - a. Minimum Yard Requirements:**
 - i. Front Yard: Twenty feet (20').**
 - ii. Corner Side Yard: Twenty Feet (20').**
 - iii. Interior Side Yard: None required.**
 - iv. Rear Yard: None required.**
 - b. Lighting: All lighting on the property, including lighting on the buildings, parking areas, and for signs shall be shielded to direct light down and away from the edges of the property to eliminate glare or light into adjacent properties and have cutoffs to prevent upward lighting. Uplighting and event searchlights are prohibited.**
 - c. Roof Color: Light reflective roofing material with a minimum solar reflective index (SRI) of 82 shall be used for all roofs.**
- 2. Landscaping Requirements: The purpose of the special landscaping for the Northwest Quadrant New Development Area is to provide appropriate native landscaping that can survive in the unique conditions of the area, prevent**

noxious weeds, and to provide landscaping that will not negatively impact the adjacent sensitive lands and birds areas.

- a. All landscaping shall consist only of native plants as identified in the “Salt Lake City Northwest Quadrant Plant List” on file with the City’s Planning Division.
- b. Any areas disturbed by construction activity that will be left undeveloped shall be landscaped with plantings at an appropriate density to achieve complete cover within two (2) years, as determined by the zoning administrator.
- c. Noxious weed species as identified by the Utah Department of Agriculture and Food (or its successor) in the State of Utah Noxious Weed List (or its successor) shall be removed from landscaped areas and areas disturbed by construction activity.
- d. Trees, including street trees, are not required for any landscaping as required elsewhere in this title. Noxious trees, as identified by the Utah Department of Agriculture and Food (or its successor) in the State of Utah Noxious Weed List (or its successor) are prohibited.
- e. Any shrub and tree plantings required by 21A.48 shall be substituted with allowed plants that have a mature height of at least three feet (3’) as identified in the “Salt Lake City Northwest Quadrant Plant List”.
- f. All other requirements in section 21A.48 apply. This section shall take precedence in the case of a conflict with section 21A.48.

C. Northwest Quadrant Eco-Industrial Buffer: The purpose of this area overlay is to provide an adequate buffer between the natural area, the adjacent Inland Sea Shore and the development of light industrial uses. Requirements in this area are meant to provide an area of transition from the natural environment to the built environment that will limit impacts to wildlife and sensitive areas. This area is identified in the zoning map.

1. In addition to the requirements listed in 21A.34.140(B), properties located within the Northwest Quadrant Eco-Industrial Buffer are subject to the following requirements:

1. Glass requirements: For buildings with more than 10% glass on any building elevation, a minimum of 90% of all glass shall be treated with applied films, coatings, tints, exterior screens, netting, fritting, frosted glass or other means to reduce the number of birds that may collide with the glazing. Any treatment must create a grid pattern that is smaller than 4 inches tall by 2 inches wide.
2. When adjacent to the Northwest Quadrant Natural Area or the western city boundary, a fence with a minimum height of six feet (6’) shall be erected along the property line to protect the natural area from development impacts and trespass.

D. Northwest Quadrant Natural Area: The purpose of this area overlay is to protect sensitive lands and wildlife near the Great Salt Lake shorelands, to allow for the

continuation of existing uses in the area, and to limit new uses and new development in this area. This area is identified in the zoning map.

1. Permitted Uses and Improvements: Within the natural area, permitted developments and improvements to land are limited to the following:
 - a. Accessory use (associated with an allowed principal use);
 - b. Agricultural use;
 - c. Living quarters for caretaker or security guard;
 - d. Maintenance to existing infrastructure;
 - e. Natural open space;
 - f. Necessary infrastructure to support an allowed use;
 - g. Utility, building or structure (Public) (subject to 21A.02.050B);
 - h. Utility, transmission wire, line, pipe or pole (Public) (subject to 21A.02.050B); and
 - i. Wildlife and game preserves;

2. Conditional Uses and Standards
 - a. The following uses and improvements are subject to conditional use standards contained in chapter 21A.54 of this title:
 - i. Hunting Club, Duck (when allowed by the underlying zoning);
 - ii. Underground utility transmission infrastructure (Private), subject to the following:
 - a. An appropriate plan for mitigation of any construction activities shall be prepared, and
 - b. Absent any state or federal regulations, a plan for creating no adverse impact should the line be abandoned shall be prepared;
 - iii. Utility, building or structure (Private) (subject to 21A.02.050B); and
 - iv. Utility, transmission wire, line, pipe or pole (Private) (subject to 21A.02.050B);

 - b. Conditional Use Standards: In addition to demonstrating conformance with the conditional use standards contained in chapter 21A.54 of this title, each applicant for a conditional use within the Northwest Quadrant Natural Area overlay district must demonstrate conformance with the following standards:
 - i. The development will not detrimentally affect or destroy natural features such as ponds, streams, wetlands, and forested areas, nor impair their natural functions, but will preserve and incorporate such features into the development's site;
 - ii. The location of natural features and the site's topography have been considered in the designing and siting of all physical improvements;

- iii. Adequate assurances have been received that the clearing of the site topsoil, trees, and other natural features will not occur before the commencement of building operations; only those areas approved for the placement of physical improvements may be cleared;
 - iv. The development will not reduce the natural retention storage capacity of any watercourse, nor increase the magnitude and volume of flooding at other locations; and that in addition, the development will not increase stream velocities;
 - v. The soil and subsoil conditions are suitable for excavation and site preparation, and the drainage is designed to prevent erosion and environmentally deleterious surface runoff;
 - vi. The proposed development activity will not endanger health and safety, including danger from the obstruction or diversion of flood flow;
 - vii. The proposed development activity will not destroy valuable habitat for aquatic or other flora and fauna, adversely affect water quality or groundwater resources, increase stormwater runoff velocity so that water levels from flooding increased, or adversely impact any other natural stream, floodplain, or wetland functions, and is otherwise consistent with the intent of this title;
 - viii. The proposed water supply and sanitation systems are adequate to prevent disease, contamination and unsanitary conditions; and
 - ix. The availability of alternative locations not subject to flooding for the proposed use.
3. Landscaping: Landscaping is not required for uses and improvements within the Natural Area, except:
- a. Any areas disturbed by construction activity that will be left undeveloped shall be revegetated with native plants as listed in the "Salt Lake City Northwest Quadrant Plant List."
 - b. Noxious weed species as identified by the Utah Department of Agriculture and Food (or its successor) in the State of Utah Noxious Weed List (or its successor) shall be removed from landscaped areas and areas disturbed by construction activity.

21A.34.050: LC LOWLAND CONSERVANCY OVERLAY DISTRICT:

A. Purpose Statement: It is the purpose of this district to promote the public health, safety and general welfare of the present and future residents of the city and downstream drainage areas by providing for the protection, preservation, proper maintenance, and use of the city's watercourses, lakes, ponds, floodplain and wetland areas. The requirements of this district shall supplement other applicable codes and regulations, including state and federal regulations and the Salt Lake City floodplain ordinance.

B. Lowland Protection Areas: Areas protected by the LC lowland conservancy overlay district encompass areas consisting of waterbodies such as drainage channels, streams, lakes, ponds and wetlands, as identified on the zoning map, and also the Jordan River and the Surplus Canal. These areas are referred to herein as lowland protection areas.

C. Lowland Protection Area Standards:

1. Setback Required: A nonbuildable setback area around the waterbodies described in subsection B of this section shall be required. The nonbuildable setback shall be fifty feet (50') for nonresidential uses and twenty five feet (25') for residential uses from the boundary line of the LC lowland conservancy overlay district as identified on the zoning map, or from the banks of the Jordan River or Surplus Canal.

2. Permitted Uses, Improvements, and Developments: ~~No development or improvement to land shall be permitted within the limits of a water body.~~

a. Within the limits of a water body, permitted developments and improvements to land are limited to the following:

(1) Public roads and bridges;

(2) Public and private drainage infrastructure;

(3) Repair or replacement of existing private utility poles, lines and towers.

(4) Utility, building or structure (Public) (subject to 21A.02.050B); and

(5) Utility, transmission wire, line, pipe or pole (Public) (subject to 21A.02.050B);

b. Within the setback area identified in subsection C1 of this section, permitted uses shall be limited to the following, subject to the other requirements of this district:

(1) ~~a.~~ Agricultural uses, provided such uses are permitted in the underlying district and do not involve any grading, earthmoving, modification of site hydrology, removal of wetland vegetation or construction of permanent buildings/structures;

(2) ~~b.~~ Open space and recreational uses that do not involve any grading, earthmoving, modification of site hydrology, removal of wetland vegetation or construction of permanent buildings/structures; and

(3) All other uses listed as permitted uses within the limits of a water body.

3. Conditional Uses:

a. Within the limits of a water body, conditional uses shall be limited to those involving only limited filling, excavating or modification of existing hydrology, as listed below:

- 1) Boat docks and piers;
- 2) Boat launching ramps;
- 3) Observation decks and walkways within wetlands;
- 4) Public and private parks including wildlife and game preserves, fish and wildlife improvement projects, and nature interpretive centers;
- 5) ~~Repair or replacement of existing utility poles, lines and towers;~~
- 6) ~~Private~~ roads and bridges;
- 7) Swimming beaches;
- 8) Underground utility transmission infrastructure- (Private), subject to the following:
 - a. ~~4-~~An appropriate plan for mitigation of any construction activities shall be prepared, and
 - b. ~~2-~~Absent any state or federal regulations, a plan for creating no adverse impact should the line be abandoned shall be prepared; and
- 9) Watercourse relocation and minor modifications.

b. Within the setback area identified in subsection C1 of this section, conditional uses shall be limited to the following:

1. ~~All other uses listed above as conditional uses within the limits of a water body;~~
2. Pedestrian paths and trails; and
3. Public and private open space that requires grading or modification of site hydrology; ~~Stormwater drainage and detention facilities.~~

4. Natural Vegetation Buffer Strip: A natural vegetation strip shall be maintained along the edge of the stream, lake, pond or wetland to minimize erosion, stabilize the stream bank, protect water quality, maintain water temperature at natural levels, preserve fish and wildlife habitat, to screen manmade structures, and also to preserve aesthetic values of the natural watercourse and wetland areas. Within the twenty five foot (25') natural vegetation strip, no buildings or structures (including paving) may be erected, except as allowed by conditional use. However, normal repair and maintenance of existing buildings and structures shall be permitted. The natural vegetation strip shall extend landward a minimum of twenty five feet (25') from the ordinary high water mark of a perennial or intermittent stream, lake or pond and the edge of a wetland. The natural vegetation strip may be interrupted to provide limited access to the water body.

Within the natural vegetation strip, trees and shrubs may be selectively pruned or removed for harvest of merchantable timber, to achieve a filtered view of the water body from the principal structure and for reasonable private access to the stream, lake, pond or wetland. Said pruning and removal activities shall ensure that a live root system stays intact to provide for stream bank stabilization and erosion control.

5. Landscape Plan Required: A landscape plan shall be submitted with each conditional use permit application for development activity within the LC lowland conservancy overlay district and contain the following:

- a. A plan describing the existing vegetative cover of the property and showing those areas where the vegetation will be removed as part of the proposed construction;

- b. A plan describing the proposed revegetation of disturbed areas specifying the materials to be used. The vegetation must be planned in such a way that access for stream maintenance purposes shall not be prevented; and
 - c. Such a plan shall be in conformance with the requirements of chapter 21A.48 of this title.
- D. State And Federal Permits Required: A conditional use shall not be granted unless the applicant has first obtained a section 404 permit from the army corps of engineers and a stream alteration permit from the Utah state department of natural resources, water rights division, as applicable.
- E. Conditional Use Standards: In addition to demonstrating conformance with the conditional use standards contained in chapter 21A.54 of this title, each applicant for a conditional use within the LC lowland conservancy overlay district must demonstrate conformance with the following standards:
- 1. The development will not detrimentally affect or destroy natural features such as ponds, streams, wetlands, and forested areas, nor impair their natural functions, but will preserve and incorporate such features into the development's site;
 - 2. The location of natural features and the site's topography have been considered in the designing and siting of all physical improvements;
 - 3. Adequate assurances have been received that the clearing of the site topsoil, trees, and other natural features will not occur before the commencement of building operations; only those areas approved for the placement of physical improvements may be cleared;
 - 4. The development will not reduce the natural retention storage capacity of any watercourse, nor increase the magnitude and volume of flooding at other locations; and that in addition, the development will not increase stream velocities;
 - 5. The soil and subsoil conditions are suitable for excavation and site preparation, and the drainage is designed to prevent erosion and environmentally deleterious surface runoff;
 - 6. The proposed development activity will not endanger health and safety, including danger from the obstruction or diversion of flood flow;
 - 7. The proposed development activity will not destroy valuable habitat for aquatic or other flora and fauna, adversely affect water quality or groundwater resources, increase stormwater runoff velocity so that water levels from flooding increased, or adversely impact any other natural stream, floodplain, or wetland functions, and is otherwise consistent with the intent of this title;
 - 8. The proposed water supply and sanitation systems are adequate to prevent disease, contamination and unsanitary conditions; and
 - 9. The availability of alternative locations not subject to flooding for the proposed use.

21A.36.020: CONFORMANCE WITH LOT AND BULK CONTROLS:

A. Conformance With District Requirements: No structure or lot shall be developed, used or occupied unless it meets the lot area, lot width, yards, building height, and other requirements established in the applicable district regulations, except where specifically established otherwise elsewhere in this title.

In any residential district, on a lot legally established prior to April 12, 1995, a single-family dwelling may be erected regardless of the size of the lot, subject to complying with all yard area requirements of the R-1/5,000 district. Legal conforming lots in nonresidential districts shall be approved for any permitted use or conditional use allowed in the zoning district.

B. Obstructions In Required Yards: Accessory uses and structures, and projections of the principal structure, may be located in a required yard only as indicated ("X") in table 21A.36.020B of this section. No portion of an obstruction authorized in table 21A.36.020B of this section shall extend beyond the authorized projection. Dimensions shall be measured from the finished surface of the building or structure.

TABLE 21A.36.020B
OBSTRUCTIONS IN REQUIRED YARDS¹

Type Of Structure Or Use Obstruction	Front And Corner Side Yards	Side Yard	Rear Yard
Accessory buildings subject to the provisions of chapter 21A.40 of this title, and located at least 1 foot from the side property line except for the FP and FR districts where no accessory building is permitted in any yard. Accessory buildings shall be at least 10 feet from a principal residential building on an adjacent lot		X ³	X
Arbors and trellises not to exceed 12 feet in height or 120 square feet in residential districts. This requirement shall also apply to nonresidential districts unless otherwise authorized	X	X	X
Architectural ornament not elsewhere regulated projecting not more than 4 inches	X	X	X
Awnings and canopies, extending not more than 2 ¹ / ₂ feet into front, corner side, or side yards and not more	X	X	X

than 5 feet into rear yards allowed in residential districts only			
Balconies projecting not more than 5 feet			X
Basketball hoop and backboard on or adjacent to permitted driveways	X	X	X
Bay windows which are 1 story high, not more than 10 feet long, project 2 feet or less and are located not less than 4 feet from a lot line	X	X	X
Below grade encroachments ²	X	X	X
Breezeways and open porches			X
Central air conditioning systems, heating, ventilating, pool and filtering equipment, the outside elements shall be located not less than 4 feet from a lot line. Structures less than 4 feet from the property line shall be reviewed as a special exception according to the provisions of section 21A.52.030 of this title		X	X
Changes of established grade for commercial or industrial uses in zones, where conditionally or otherwise permitted, the grade is changed to accommodate site retention or detention requirements	X	X	X
<u>Changes of grade within the Northwest Quadrant Development Area and Eco-Industrial Buffer Overlay as identified in 21A.34.140 to reach an elevation as required for drainage by the Department of Public Utilities</u>	<u>X</u>	<u>X</u>	<u>X</u>
Changes of established grade of 4 feet or less except for the FP and FR districts which shall be subject to the provisions of subsection 21A.24.010P of this title. (All grade changes located on a property line shall be supported by a retaining wall.) For properties outside of the H historic preservation overlay, changes of established grade greater than 4	X	X	X

feet are special exceptions subject to the standards and factors in chapter 21A.52 of this title			
Chimneys projecting 2 feet or less into the yard must be located not less than 2 feet from a lot line		X	X
Decks (open) 2 feet high or less	X	X	X
Eaves, not including gutters projecting 2 feet or less into the yard. 4 foot eave may project into a 20 foot yard area	X	X	X
Fallout shelters (completely underground), conforming to applicable civil defense regulations and located not less than 4 feet from a lot line			X
Fences or walls subject to applicable height restrictions of chapter 21A.40 of this title	X	X	X
Fire escapes projecting 4 feet or less			X
Flagpoles:			
Residential districts: 1 permanent flagpole per street frontage	X	X	X
Nonresidential districts: 3 flagpoles per street frontage	X	X	X
Subject to provisions of table 21A.36.020C of this section			
Ground mounted utility boxes subject to the provisions of section 21A.40.160 of this title	X	X	X
Ham radio antennas subject to provisions of subsection 21A.40.090D of this title			X
Landscaping, including decorative berms 4 feet or less in height with no grade change along any property line, provided that if such landscaping obstructs the visibility	X	X	X

of an intersection the city may require its pruning or removal			
Laundry drying equipment (clothesline and poles)			X
Parking, carports and covered parking spaces except as otherwise expressly authorized by section 21A.44.060 of this title			X
Patios on grade	X	X	X
Patios on grade (attached, covered and unenclosed) maintaining a minimum 15 foot setback from the rear property line			X
Porches (attached, covered and unenclosed) projecting 5 feet or less			X
Recreational (playground) equipment			X
Refuse and recycling dumpster			X
Removable ramp for persons with disabilities (when approved as a special exception)	X	X	X
Satellite dish antennas		X	X
Signs, subject to the provisions of chapter 21A.46 of this title	X	X	X
Steps and required landings 4 feet or less above or below grade which are necessary for access to a permitted building and located not less than 4 feet from a lot line	X	X	X
Swimming pools (measured to the water line), tennis courts, game courts, and similar uses shall not be located less than 10 feet from a property line		X	X
Window mounted refrigerated air conditioners and evaporative "swamp" coolers located at least 2 feet from	X	X	X

the property line. Window mounted refrigerated air conditioner units and "swamp" coolers less than 2 feet from the property line shall be reviewed as a special exception according to the provisions of section 21A.52.030 of this title			
Window wells not over 6 feet in width and projecting not more than 3 feet from structure	X	X	X

Notes:

1. "X" denotes where obstructions are allowed.
2. Below grade encroachments (encroachments which are completely below grade where the surface grade remains intact and where the below grade encroachment is not visible from the surface) into required yards shall be treated as a special exception in accordance with the procedures set forth in chapter 21A.52 of this title.
3. The accessory structure shall be located wholly behind the primary structure on the property.

21A.40.090.E (Wireless Telecommunications Facilities; Low Power Radio Services Facilities)

E. Wireless Telecommunications Facilities; Low Power Radio Services Facilities: The purpose of this section is to address planning issues brought on by the rapid growth in demand for low power radio services. This section distinguishes low power radio from other broadcasting type telecommunication technologies and establishes provisions that deal with issues of demand, visual mitigation, noise, engineering, residential impacts, health, safety and facility siting. The requirements of this section apply to both commercial and private low power radio services. Low power radio services facilities include "cellular" or "PCS" (personal communications system) communications and paging systems.

1. Uses: The uses specified in table 21A.40.090E of this section, indicate which facility types are allowed as either a permitted or conditional use within specific zoning districts. Low power radio service facilities may be an accessory use, secondary use or principal use.

- a. Administrative Consideration Of Conditional Uses: Applications for low power wireless telecommunication facilities that are listed as conditional uses shall be reviewed according to the procedures set forth in section 21A.54.155 of this title.

TABLE 21A.40.090E

WIRELESS TELECOMMUNICATIONS FACILITIES

			Monopole With Antennas And Antenna Support	Monopole With Antennas And Antenna Support	
--	--	--	---	---	--

	Wall Mount ³	Roof Mount ³	Structure Less Than 2 Feet Wide ³		Structure Greater Than 2 Feet Wide ³		Lattice Tower
			District Height Limit But Not To Exceed 60 Feet (Whichever Is Less)	60 Feet Or Exceeding The Maximum Height Limit Of The Zone	District Height Limit But Not To Exceed 60 Feet (Whichever Is Less)	60 Feet Or Exceeding The Maximum Height Limit Of The Zone	
Residential districts:							
R-1/12,000	P ¹						
R-1/7,000	P ¹						
R-1/5,000	P ¹						
SR-1	P ¹						
SR-3	P ¹						
R-2	P ¹						
RMF-30	P ¹						
RMF-35	P ¹						
RMF-45	P	C					
RMF-75	P	C					

Mixed use - residential/office districts:

RB	P ¹						
R-MU	P	C					
RO	P ¹						

Commercial/manufacturing districts:

CN	P ¹						
CB	P	C					
CS	P	P					
CC	P	P	P	C	C	C	
CSHBD	P	P	P	C	C	C	
CG	P	P	P	C	C	C	C
D-1	P	P	P	C	C	C	
D-2	P	P	P	C	C	C	
D-3	P	P	P	C	C	C	
D-4	P	P	P	C	C	C	
G-MU	P	P	P	C	C	C	
M-1	P	P	P ⁴	C ⁴	P ⁴	C ⁴	C ⁴
M-2	P	P	P	C	P	C	C

Special purpose/overlay districts:

RP	P	C					
BP	P	P	P	C	C	C	
AG	P ¹	P ¹	C	C	C		
AG-2	P ¹	P ¹	C	C	C		
AG-5	P ¹	P ¹	C	C	C		
AG-20	P ¹	P ¹	C	C	C		
A	P	P	P	P	P	C	C
PL	P	C					
PL-2	P	C					
I	P	C					
UI	P	P	C	C	C		
OS ²			C	C	C	C	C
EI	P	P	P	C	C	C	
MU	P	C					

Notes:

P Permitted use

C Conditional use

1. Allowed as a permitted use on a residential building consisting of 4 or more attached dwelling units and on nonresidential buildings. Zoning administrator approval is required to assure compliance to subsection E2a of this section.

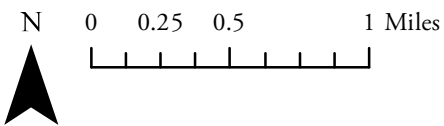
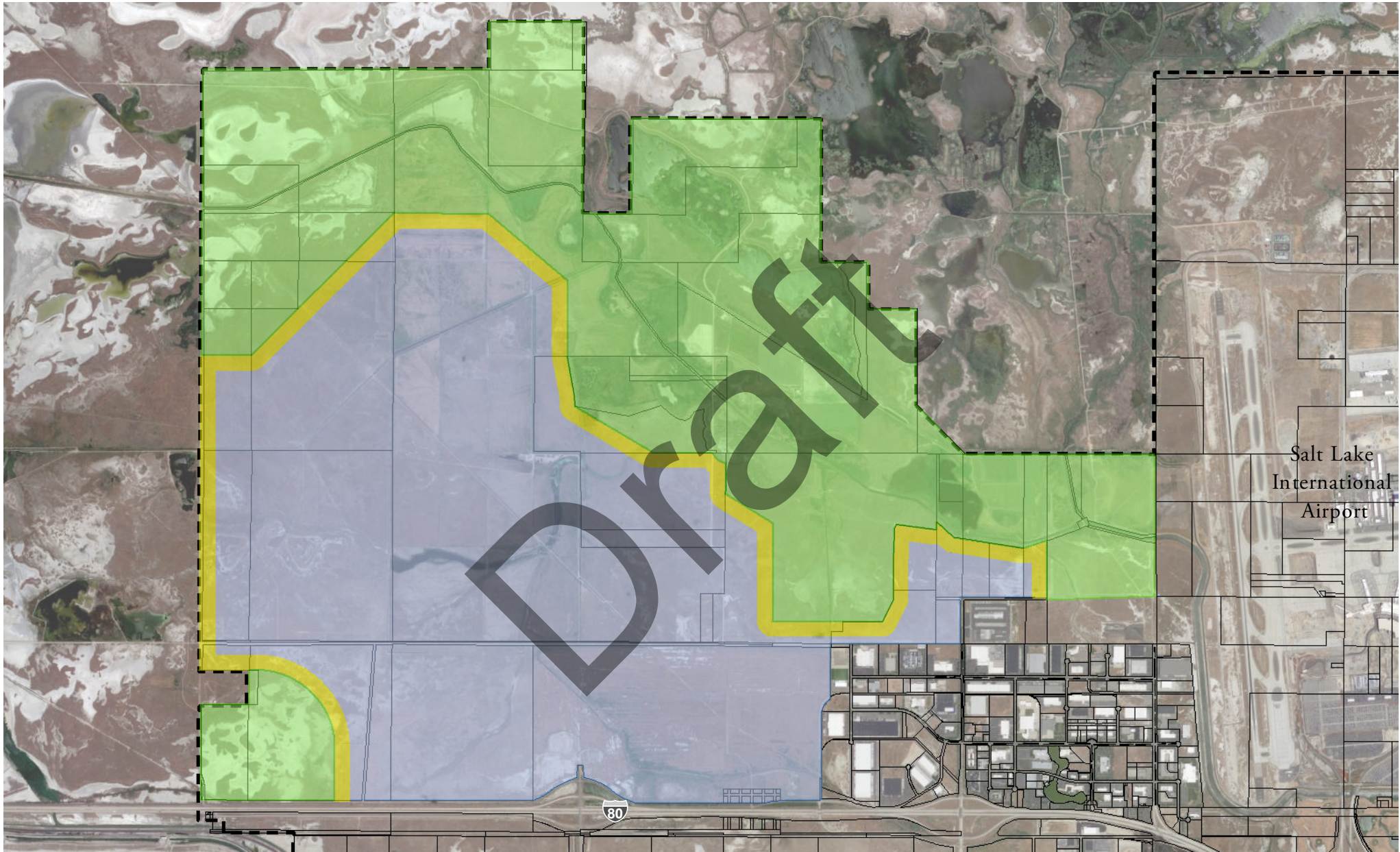
2. New telecommunications towers are allowed outside the telecommunication corridor in the OS zone for public safety purposes only.

3. Collocation of a wireless telecommunication facility is allowed per subsection E4 of this section.

4. Prohibited within the Northwest Quadrant Eco-Industrial Buffer Overlay.

Attachment B – Proposed NWQ Overlay Map

Northwest Quadrant Overlay District



NWQ Zoning Amendments

Legend

NWQ Overlay District

Natural Area

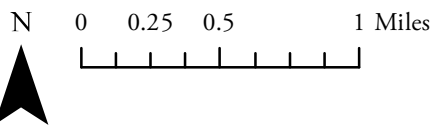
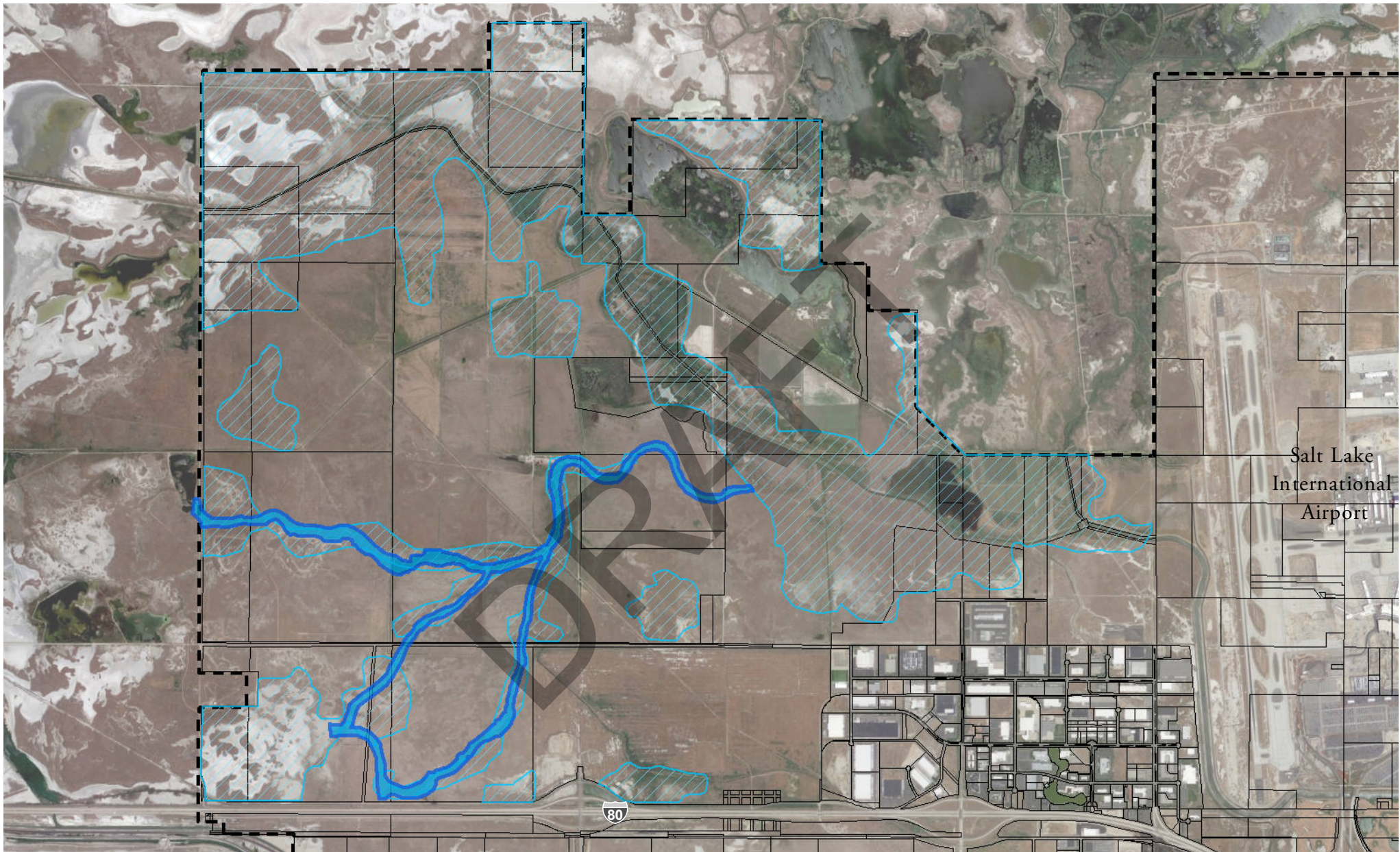
Eco-Industrial Buffer Area

Development Area

City Boundary

Attachment C – Proposed Lowland Conservancy Map

Lowland Conservancy Overlay (Current and Proposed)



- Legend**
- Lowland Conservancy Overlay (Proposed)
 - Lowland Conservancy Overlay (Current)
 - City Boundary

Attachment D – NWQ Plant List

Northwest Quadrant Recommended Plant Species and Prohibited Noxious Weed Species

Recommended Plant List

The following plant species list is recommended for the Northwest Quadrant of Salt Lake City. Moisture gradient and soil types, will dictate which species will result in successful establishment.

Grasses

Nuttalls alkaligrass (*Puccinellia nuttalliana*)
Western wheatgrass (*Pascopyrum smithii*)
Bottlebrush squirreltail (*Elymus elymoides*)
Saltgrass (*Distichlis spicata*)
Alkali sacaton (*Sporobolus airoides*)
Crested wheatgrass (*Agropyron cristatum*)
Perennial ryegrass (*Lolium perenne*)
Russian Wildrye (*Psathrostachys juncea*)
Field sedge (*Carex praegracilis*)
Great Basin Wildrye (*Elymus cinereus*)
Wiregrass (*Juncus balticus*)

Forbs/Wildflowers

Annual sunflower (*Helianthus annuus*)
Scarlet globemallow (*Sphaeralcea coccinea*)
Alfalfa (*Medicago sativa*)

Depending on soil moisture level, additional species to consider for wet sites: pickleweed (*Salicornia rubra*), *Asclepias incarnata* and/or *Asclepias speciosa* (good milkweed species for relatively wet, relatively low salinity areas), or sea purslane (*Sessuvium verrucosum*).

Prohibited Invasive Plant/Weed Species

Weeds identified by the Utah State Department of Agriculture and Food's "State of Utah Noxious Weed List" are also prohibited in the Northwest Quadrant:

The Zoning Administrator may approve other plants if the applicant can demonstrate that the proposed plants can grow in the soil conditions, are not invasive to the area.

Attachment E - Proposed Maps with Ordinance Changes Overview

Northwest Quadrant Overlay District Proposed Regulations

Development Area Regulations

This area will be rezoned to allow for light industrial development. The standards below will supplement the base light industrial development standards.

Front and Corner Side Yards:

- Twenty feet (20') to allow for drainage needs.

Lighting:

- Must be shielded to direct light downwards.

Roofing:

- Must be reflective

Landscaping:

- Limited to plants in official NWQ Plant List
- Areas disturbed by construction activity must be replanted
- Noxious weeds identified on the State Noxious Weed List to be removed from landscaped areas and areas disturbed by construction activity
- No trees required; noxious trees prohibited
- Any shrub/tree plantings required by general landscaping requirements shall be substituted with plants with a mature height of at least 3 feet
- All other City landscaping requirements apply

Prohibited Uses:

- Outdoor recycling processing center
- Outdoor automobile salvage and recycling

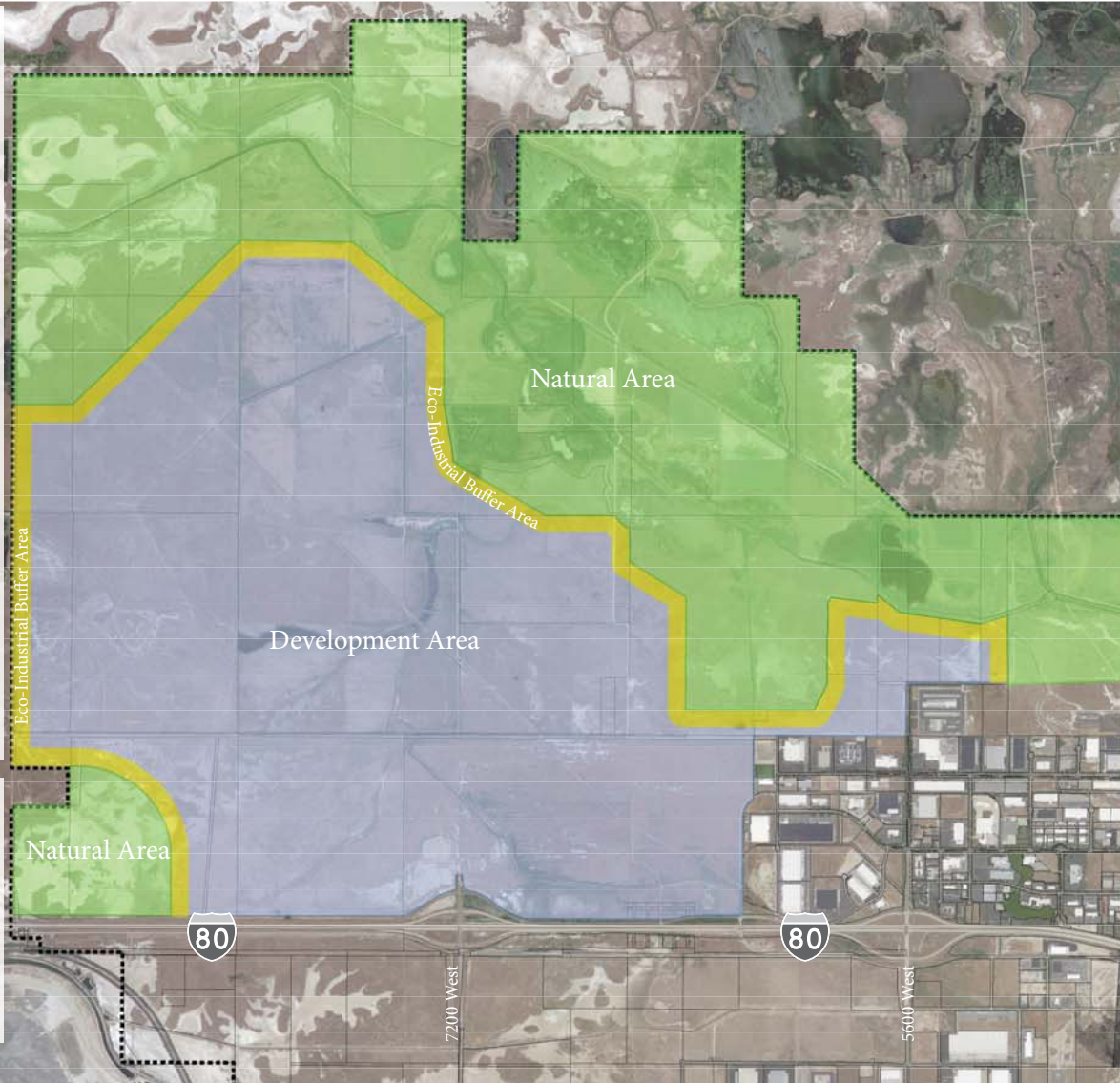
Other Regulations

General Requirements:

- Public improvements required with new development (road/sidewalk/utilities/etc.)
- Federal/State permits required where applicable

M-1 Changes:

- "Commercial Parking" added to allowed uses
- Min. lot size reduced to 10,000 sq ft to allow smaller service uses (restaurants, etc.)



Natural Area Regulations

This overlay is intended to protect the environmentally sensitive lands north of the development area and will limit allowed activities in the area to only those listed below.

Limited permitted activities:

- Accessory uses (to an allowed permitted use)
- Agricultural use
- Living quarters for caretaker or security guard
- Natural open space
- Necessary infrastructure to support an allowed use
- Maintenance to existing infrastructure
- Public utility infrastructure
- Wildlife and game preserves

Limited conditional use activities:

- Hunting Club, Duck (when allowed by the underlying zoning)
- Underground utility transmission infrastructure (Private), with conditions (see ordinance)
- Private utilities

All conditional uses must comply with additional environmental compatibility standards.

Landscaping:

- None required. Land disturbed by construction activity must be restored with native plants.

Eco-Industrial Buffer Area Regulations

This is a 400 foot buffer between the Development Area and the Natural Area. This area will also be rezoned to allow light industrial uses. The buffer is intended to mitigate impacts to the Natural Area with additional building and design requirements.

All other "Development Area" regulations apply. Additional specific regulations for this area:

Glass:

- Buildings with >10% glass on an elevation must treat glass to reduce bird collisions

Fencing:

- 6' fence required next to natural area to prevent development impacts

Prohibited Uses:

- Kennels and pounds
- Cellular towers
- Concrete/asphalt manufacturing



Lowland Conservancy Overlay District Proposed Regulations

Lowland Conservancy Overlay Regulations

This overlay restricts activities within and near waterbodies, such as drainage channels. The proposal reduces the size of these restricted areas and will allow for new public infrastructure within these areas.

Permitted activity within waterbody limits:

- Public roads and bridges
- Public utility infrastructure
- Drainage infrastructure
- Repair of existing private infrastructure

Permitted activity within 50' waterbody setback:

- Agricultural, open space, and recreational uses that do not involve grading, earthmoving, modification of site hydrology, removal of wetland vegetation or construction of permanent buildings/structures.
- All other permitted uses within waterbody.

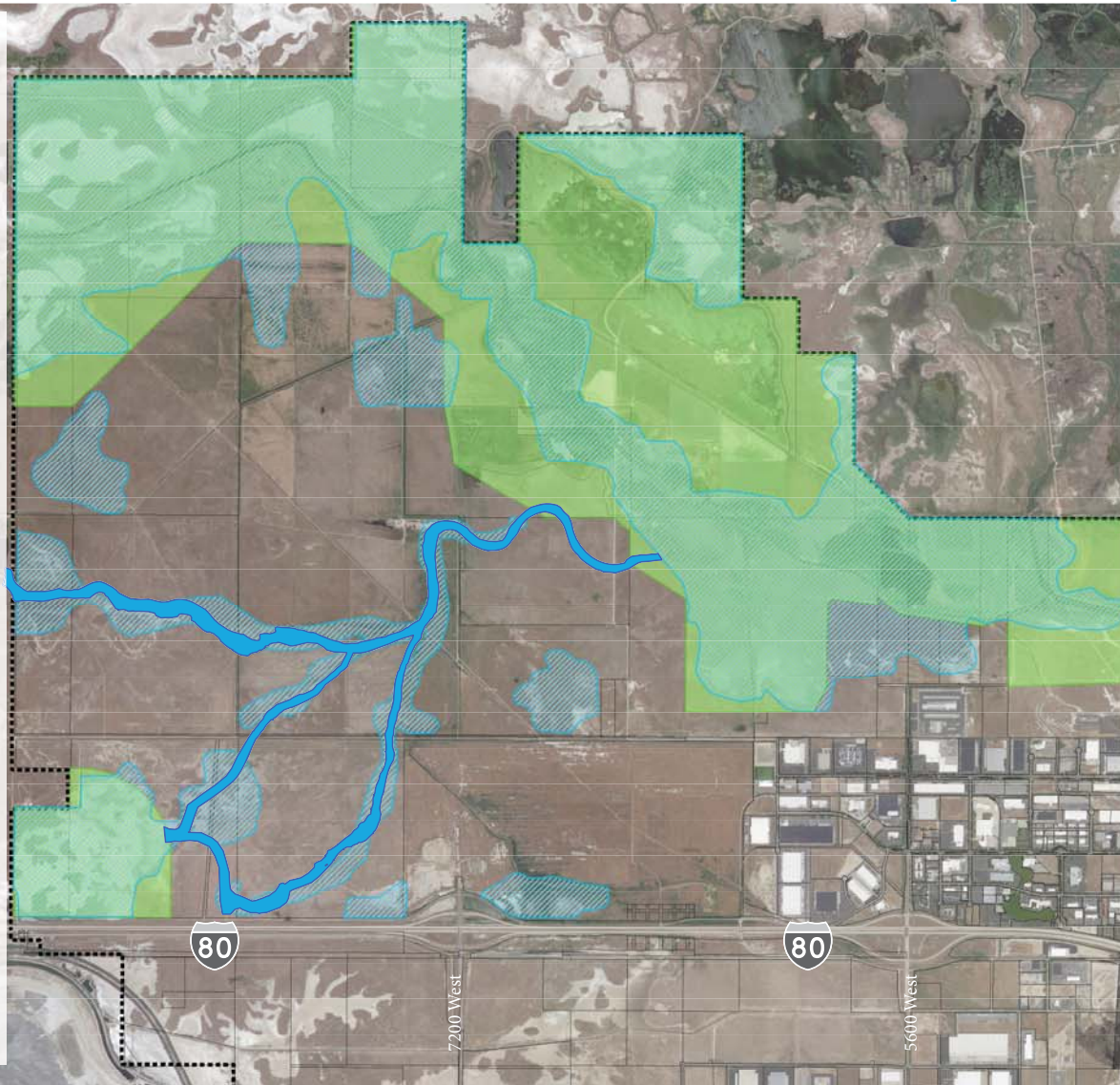
Conditional activity within waterbody limits:

- Boat docks and piers
- Boat launching ramps
- Observation decks and walkways within wetlands
- Public and private parks including wildlife and game preserves, fish and wildlife improvement projects, and nature interpretive centers
- Private roads and bridges.
- Swimming beaches.
- Underground utility transmission infrastructure (Private) with conditions (see ordinance)
- Watercourse relocation and minor modifications

Conditional activity within 50' waterbody setback:

- All other uses listed as conditional within waterbody
- Pedestrian paths and trails
- Open space that requires grading or modification of site hydrology

All conditional uses must comply with additional environmental compatibility standards.



Natural Area Regulations

Much of the area currently covered by the Lowland Conservancy Overlay is proposed to be under the Natural Area overlay instead. This overlay is intended to protect the environmentally sensitive lands north of the development area and will limit allowed activities in the area to only those listed below.

Limited permitted activities:

- Accessory uses (to an allowed permitted use)
- Agricultural use
- Living quarters for caretaker or security guard
- Natural open space
- Necessary infrastructure to support an allowed use
- Maintenance to existing infrastructure
- Public utility infrastructure
- Wildlife and game preserves

Limited conditional use activities:

- Hunting Club, Duck (when allowed by the underlying zoning)
- Underground utility transmission infrastructure (Private), with conditions (see ordinance)
- Private utilities

All conditional uses must comply with additional environmental compatibility standards.

Landscaping:

- None required. Land disturbed by construction activity must be restored with native plants.

Legend

- Lowland Conservancy Overlay (Proposed)
- ▨ Lowland Conservancy Overlay (Existing)
- NWQ Natural Area Overlay

