

## District Zoning Key

### Residential

#### 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 43,560 square feet in size, suitable for foothills locations. The district is intended to minimize flooding, erosion, and other environmental hazards; to protect the natural scenic character of foothill areas not suitable for development; to promote the safety and well-being of present and future residents of foothill areas; and to ensure the efficient expenditure of public funds.

#### FR-2-21,780 FOOTHILLS RESIDENTIAL DISTRICT

To promote environmentally sensitive and visually compatible development of lots not less than 21,780 square feet in size, suitable for foothills locations. The District is intended to minimize flooding, erosion, and other environmental hazards; to protect the natural scenic character of foothill areas not suitable for development; to promote the safety and well-being of present and future residents of foothill areas; and to ensure the efficient expenditure of public funds.

#### FR-3-12,000 FOOTHILLS RESIDENTIAL DISTRICT

To promote environmentally sensitive and visually compatible development of lots not less than 12,000 square feet in size, suitable for foothills locations. The District is intended to minimize flooding, erosion, and other environmental hazards; to protect the natural scenic character of foothill areas not suitable for development; to promote the safety and well-being of present and future residents of foothill areas; 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.

#### R-1-12,000 SINGLE FAMILY RESIDENTIAL DISTRICT

To provide for conventional single-family residential neighborhoods with lots 12,000 square feet in size or larger

#### R-1-7000 SINGLE FAMILY RESIDENTIAL DISTRICT

To provide for conventional single family residential neighborhoods with lots not less than 7,000 square feet in size

#### R-1-5,000 SINGLE FAMILY RESIDENTIAL DISTRICT

To provide for conventional single family residential neighborhoods with lots not less than 5,000 square feet in size

#### SR-1 SPECIAL DEVELOPMENT PATTERN RESIDENTIAL DISTRICT

To maintain the unique character of older predominately low-density neighborhoods that display a variety of yards, lot sizes and bulk characteristics

#### SR-2 RESERVED

Reserved for future use

#### SR-3 SPECIAL DEVELOPMENT PATTERN RESIDENTIAL DISTRICT

To provide lot, bulk and use regulations in scale with the character of development located within the interior portions of city blocks. Off-site parking facilities in this district to supply required parking for new development may be approved as part of the Conditional Use Process.

#### R-2 SINGLE AND TWO FAMILY RESIDENTIAL DISTRICT

To preserve and protect for single family dwellings the character of existing neighborhoods which exhibit a mix of single and two family dwelling units

#### RMF-30 LOW DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT

To provide an environment suitable for a variety of housing types of a low density nature, including multi-family dwellings with a maximum building height of 30 feet or 2½ stories, whichever is less

#### RMF-35 MODERATE DENSITY MULTI- FAMILY RESIDENTIAL DISTRICT

To provide an environment suitable for a variety of moderate density housing types, including multi-family dwellings with a maximum building height of 35 feet or 3½ stories, whichever is less

#### RMF-45 MODERATE/HIGH DENSITY MULTI- FAMILY RESIDENTIAL DISTRICT

To provide an environment suitable for multi-family dwellings of a moderate/high density with a maximum building height of 45 feet

#### RMF-75 HIGH DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT

To provide an environment suitable for high density multi-family dwellings with a maximum building height of 75 feet

#### RB RESIDENTIAL/BUSINESS DISTRICT

To provide for limited commercial use opportunities within existing residential areas located along higher volume streets while preserving the attractiveness of the area for single family residential use.

#### R-MU RESIDENTIAL/MIXED USE DISTRICT

To implement the objectives of the adopted East Downtown Master Plan through district regulations that reinforce the residential character urban neighborhoods containing supportive retail, service commercial and small scale office uses.

#### RO RESIDENTIAL/OFFICE DISTRICT

Is intended to provide a suitable environment for existing and future mixed use areas consisting of a combination of multi-family dwellings and office use

### Commercial

#### CN NEIGHBORHOOD COMMERCIAL DISTRICT

Is intended to provide for small scale commercial uses that can be located within residential neighborhoods without having significant impact upon residential uses

#### CB COMMUNITY BUSINESS DISTRICT

To provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods

#### CS COMMUNITY SHOPPING DISTRICT

To provide an environment for efficient and attractive shopping center development at a community level scale

#### CC CORRIDOR COMMERCIAL DISTRICT

To provide an environment for efficient and attractive automobile oriented commercial development along arterial and major collector streets

**CSHBD**  
**SUGAR HOUSE BUSINESS DISTRICT**

To provide for commercial, office and high density residential use opportunities in a manner compatible with the existing form and function of the Sugar House Master Plan and the Sugar House Business District

**CG**  
**GENERAL COMMERCIAL DISTRICT**

To provide an environment for a variety of commercial uses, some of which involve the outdoor display/ storage of merchandise or materials

**Manufacturing**

**M-1**  
**LIGHT MANUFACTURING DISTRICT**

To provide an environment for light industrial uses that produce no appreciable impact on adjacent properties and desire a clean attractive industrial setting

**M-2**  
**HEAVY MANUFACTURING DISTRICT**

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

**Downtown**

**D - 1**  
**CENTRAL BUSINESS DISTRICT**

The purpose of this district is to foster an environment consistent with the area's function as the business, retail, and cultural center of the community and the region. 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.

**D - 2**  
**DOWNTOWN SUPPORT DISTRICT**

Purpose is to accommodate commercial uses and associated activities that relate to and support the Central Business District but do not require a location within the Central Business District. Development within this district is less intensive than that of the Central Business District.

**D - 3**  
**DOWNTOWN WAREHOUSE/  
RESIDENTIAL DISTRICT**

To provide for the reuse of existing warehouse buildings for multi-family residential use while also allowing for continued warehouse use within the district. The reuse of existing buildings and the construction of new buildings are to be done as mixed use developments containing retail uses on the lower floors and multi-family dwellings on the upper floors.

**D - 4**  
**DOWNTOWN SECONDARY  
CENTRAL BUSINESS DISTRICT**

To foster an environment consistent with the area's function as a housing, entertainment, cultural, business, and retail section of the City. 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.

**Special purpose**

**RP**  
**RESEARCH PARK DISTRICT**

Purpose is to provide a nuisance free, campus-like environment for high technology research and development uses and related activities.

**BP**  
**BUSINESS PARK DISTRICT**

To provide a nuisance free, attractive environment for modern offices, light assembly and warehouse development

**FP**  
**FOOTHILLS PROTECTION DISTRICT**

Purpose is to protect the foothill areas from intensive development in order to protect the scenic value of these areas and to minimize flooding and erosion

**AG**  
**AGRICULTURAL DISTRICT**

The purpose is to preserve and protect agricultural uses in suitable portions until these lands can be developed for the more appropriate use. These regulations are also designed to minimize conflicts between agricultural and non-agricultural uses.

**AG - 2**  
**AGRICULTURAL DISTRICT 2**

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.

**AG - 5**  
**AGRICULTURAL DISTRICT 5**

To preserve and protect agricultural uses in suitable portions of Salt Lake City on lots not less than twenty (20) acres. These regulations are also designed to minimize conflicts between agricultural and nonagricultural uses.

**AG - 20**  
**AGRICULTURAL DISTRICT 20**

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.

**A**  
**AIRPORT DISTRICT**

The purpose is to provide a suitable environment for the International Airport and private uses that function in support of the airport facility.

**PL**  
**PUBLIC LANDS DISTRICT**

The purpose is to specifically delineate areas of public use and to control the potential redevelopment of public uses, lands and facilities

**PL - 2**  
**PUBLIC LANDS 2 DISTRICT**

To specifically delineate areas of public use and to control the potential redevelopment of public uses, lands and facilities in an urban context

**I**  
**INSTITUTIONAL DISTRICT**

Purpose is to regulate the development of larger public and semi-public 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

**UI**  
**URBAN INSTITUTIONAL DISTRICT**

The purpose is to regulate the development of larger public, semi-public 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, located within a developed community

**OS**  
**OPEN SPACE DISTRICT**

The purpose is to preserve and protect areas of public and private open space and exert a greater level of control over any potential redevelopment of existing open space areas

**MH**  
**MOBILE HOME PARK DISTRICT**

The purpose is to create an environment suitable for mobile home dwelling units. This district establishes regulations for the development of sites for mobile homes

**EI**  
**EXTRACTIVE INDUSTRIES DISTRICT**

The purpose is to provide locational control over extractive uses and to promote the reclamation of these sites

**Overlay**

**H**  
**HISTORIC PRESERVATION  
OVERLAY DISTRICT**

**1** To provide the means to protect and preserve areas of the City and individual structures and sites having historic, architectural or cultural significance

- 2 Encourage new development, redevelopment and the subdivision of lots in historic districts that is compatible with the character of existing development of historic districts or individual landmarks
- 3 Abate the destruction and demolition of historic structures
- 4 Implement adopted plans of the City related to historic preservation.
- 5 Foster civic pride in the history of SLC
- 6 Protect and enhance the attraction of the City's historic landmarks and districts for tourists and visitors
- 7 Foster economic development consistent with historic preservation

**T**  
**TRANSITIONAL OVERLAY DISTRICT**

The purpose is to allow for the redevelopment of certain older residential areas for limited commercial and light industrial uses. This district is intended to provide a higher level of control over such activity to ensure that the use and enjoyment of existing residential properties is not substantially diminished by future non-residential uses as Conditional Uses within the overlay district and requiring future redevelopment to comply with established standards for compatibility and buffering as set forth.

**AFPP**  
**AIRPORT FLIGHT PATH PROTECTION OVERLAY DISTRICT**

It is hereby determined that a hazard to the operation of the Airport endangers the lives and property of uses of the SLC International Airport, and the health, safety and welfare of property or occupants of land in its vicinity. If the hazard is an obstruction or incompatible use, such hazard effectively reduces the size of the area available for landing, takeoff and maneuvering of aircraft, thus tending to destroy or impair the utility of the SLC International Airport and the public investment.

**LC**  
**LOWLAND CONSERVANCY OVERLAY DISTRICT**

The purpose is to promote the public, health, safety and general welfare of the present and future residents of SLC and downstream drainage areas by providing for the protection, preservation, proper maintenance, and use of SLC's watercourses, lakes, ponds, floodplain and wetland areas.

**ARP**  
**AQUIFER RECHARGE PROTECTION OVERLAY DISTRICT**

Is intended to help protect the ground water quality of the Salt Lake Valley by restricting uses prone to ground water pollution within the aquifer recharge areas.

**LO**  
**LANDFILL OVERLAY DISTRICT**

The purpose is to provide greater control over the locations of both public and private landfills and their design, use, reuse and reclamation, and to provide transitional zones adjacent to landfills facilitating the transition from landfills and landfill-related uses to other types of land uses.

**CHPA**  
**CAPITOL HILLS PROTECTIVE AREA OVERLAY DISTRICT**

The purpose is to protect the view corridor to the Utah State Capitol Building. In all zoning districts in the CHPA, no structure shall exceed in height the basic maximum height permitted in a particular zoning district in which the structure is located.

**SSSC**  
**SOUTH STATE STREET CORRIDOR OVERLAY DISTRICT**

The purpose is to acknowledge and reinforce the historical land development patterns along South State Street between 900 and 2100 South.