

ATTACHMENT F: Zoning District Information

This attachment includes information sheets for the zone currently applied to the property within the City (2350 N) and the proposed zones for all of the properties.

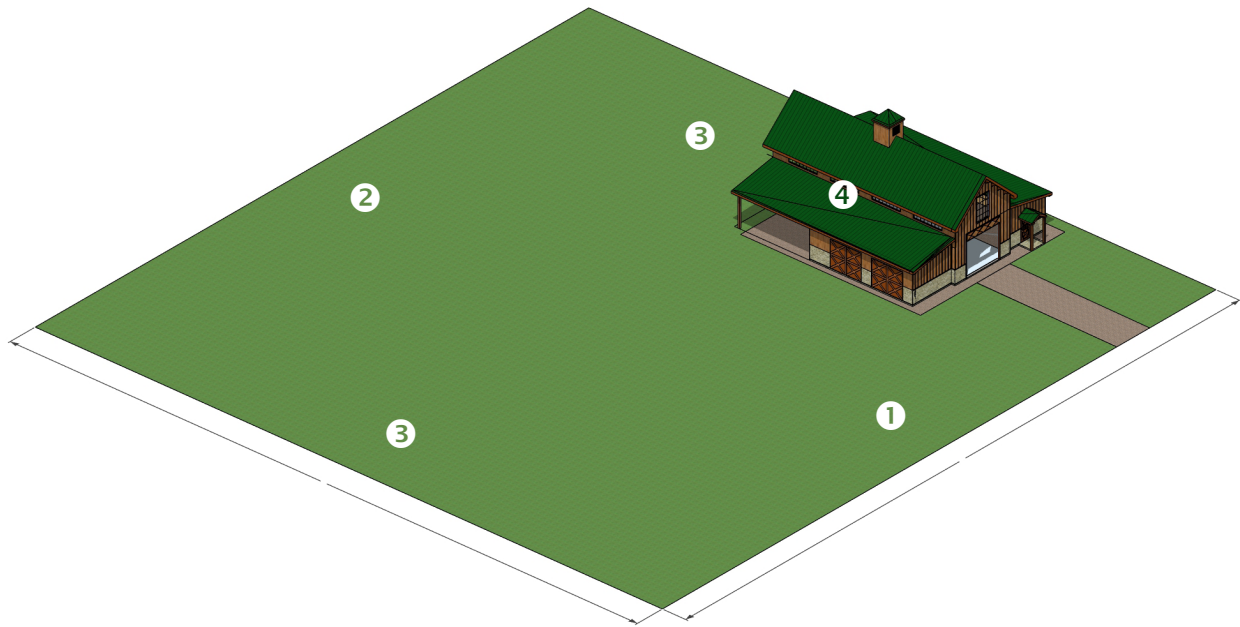
1. AG-2, Agricultural Zoning District
2. OS, Open Space Zoning District
3. R-MU, Residential/Mixed Use Zoning District
4. Special Purpose Land Use Tables Showing Allowed OS and AG-2 Uses
5. Residential Land Use Table Showing Allowed R-MU Uses

AG-2

AGRICULTURAL (2 ACRE MINIMUM)

ZONING REGULATIONS OVERVIEW

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.



Zoning Diagram of Development Standards for Agricultural Uses

Development Standards for Agricultural (AG) and Single-Family (SFD) Uses* (21A.32.052)					
LOT WIDTH	LOT AREA	FRONT/CORNER SIDE YARD ①	REAR YARD ②	SIDE YARDS ③	HEIGHT ④
Min. 150'	Min. 2 acres	AG: No min. SFD: Min. 30'	AG: No min. SFD: No min.	AG: No min. SFD: Min. 35'	AG: Max. 45' SFD: Max. 30'

*Regulations vary by use. See ordinance for regulations for other uses.

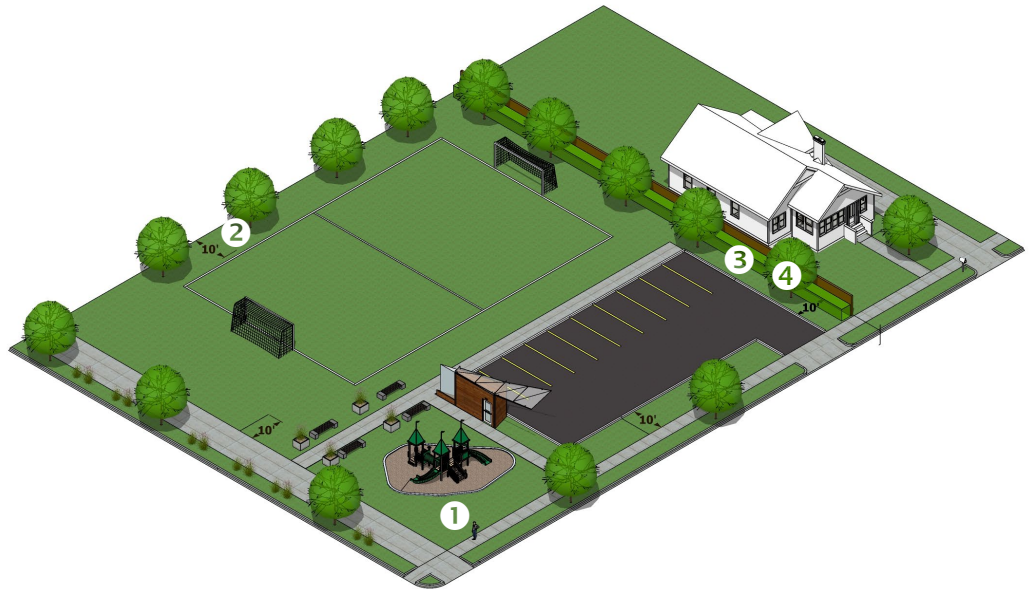
Additional Regulations (21A.32.052)		
RESIDENTIAL STRUCTURE	RESIDENTIAL BUILDING COVERAGE	AGRICULTURAL USE RESTRICTIONS
A residential structure shall not be located farther than two hundred feet (200') from the front property line.	The surface coverage of the principal dwelling shall not exceed eighty percent (80%) of the buildable area for residential uses of the lot.	No feeding, grazing, or sheltering of livestock and poultry, whether within penned enclosures or within enclosed buildings, shall be permitted within fifty feet (50') of an existing single-family dwelling on an adjacent lot.

OS

OPEN SPACE

ZONING REGULATIONS OVERVIEW

The purpose of the OS Open Space District is to preserve and enhance public and private open space, natural areas, and improved park and recreational areas. These areas serve to provide opportunities for active and passive outdoor recreation; provide contrasts to the built environment; preserve scenic qualities; protect sensitive or fragile environmental areas such as wetlands, steep slopes, ridge lines, meadows, and stream corridors; preserve the capacity and water quality of the stormwater drainage system; encourage sustainability, conservation and renewable energy and provide pedestrian and bicycle transportation connections. This district is appropriate in areas of the City where the applicable master plans support this type of land use.



Examples

Zoning Diagram of Development Standards

Development Standards (21A.32.100)						
LOT WIDTH	LOT AREA	FRONT/CORNER SIDE YARD ①	REAR YARD ②	SIDE YARDS ③	LANDSCAPE BUFFERS ④	HEIGHT
No min.	No min.	Min. 10'	Min. 10', Min. 15' if site over 4 acres.	Min. 10', Min. 15' if site over 4 acres.	10' next to single/two-family zones, requires trees, shrubs, fence.	Sites ≤4 acres: Max. 35', for height >20' yard setback increases 1' per 1' height. Sites >4 acres: Max. 45', for >30', yard setback increases 1' per 1' height. Up to 60' allowed through Design Review.

Additional Regulations (21A.32.100)		
RECREATION EQUIPMENT	PUBLIC UTILITY STRUCTURES*	LIGHTING LIMITS
Recreation equipment heights are permitted to a height not to exceed eighty (80) feet when needed due to the nature of the equipment or for the use to operate safely, such as fences surrounding golf course driving ranges.	Heights for buildings or structures for the Salt Lake City Public Utilities Department that are not specifically exempt in section 21A.02.050 of this title, are exempt from the height restrictions in this zoning district provided the building or structure is deemed by the director of the public utilities department as critical infrastructure necessary to provide specific utility needs to the public.	<ul style="list-style-type: none"> Lighting is installed in a manner and location that will not have an adverse impact on the natural environment when placed in areas with wildlife habitat, traffic safety or on surrounding properties and uses; Light sources shall be shielded to eliminate excessive glare or light into adjacent properties and have cutoffs to protect the view of the night sky; and Light poles for outdoor uses, such as sports fields, amphitheaters, and other similar uses may be permitted up to seventy (70) feet in height provided the lights are located a minimum of thirty (30) feet from a residential use and directed to reduce light trespass onto neighboring properties.

*See ordinance for additional regulations regarding telecommunication structures.

The above information is a synopsis of the regulations. Please see the [zoning ordinance](#) for the complete regulations.

R-MU

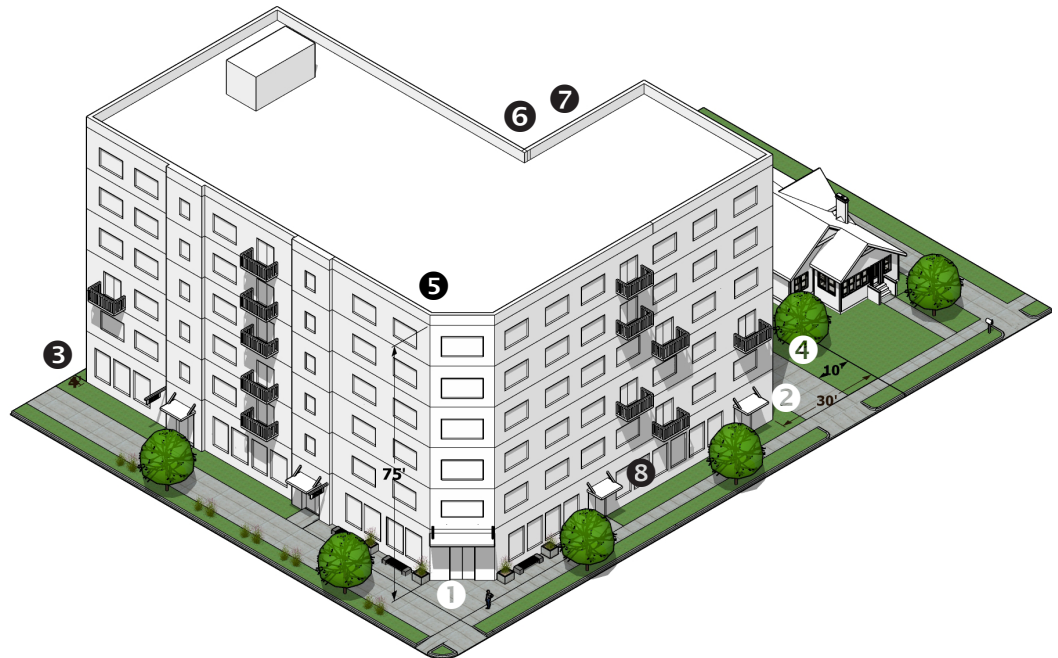
RESIDENTIAL/ MIXED USE

REGULATIONS SUMMARY FOR MULTI-FAMILY, NONRESIDENTIAL, OR MIXED USE DEVELOPMENT

The purpose of the R-MU Residential/Mixed Use District is to reinforce the mixed use character of the area and encourage the development of areas as high density residential urban neighborhoods containing retail, service commercial, and small scale office uses. This district is appropriate in areas of the City where the applicable master plans support high density, mixed use development. The 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.



Development Examples



Zoning Diagram of Mixed Use Building Next to a Single/Two-Family Zone

Development Standards (21A.24.170) For Multi-family Residential & Mixed Uses									
LOT WIDTH	LOT AREA	FRONT/CORNER SIDE YARD ①	REAR YARD ②	SIDE YARDS ③	LANDSCAPE BUFFERS ④	HEIGHT ⑤	SURFACE PARKING ⑥	OPEN SPACE ⑦	MIXED USE LIMITATION ⑧
Min 50'	No min.	No min., max. 15' for 25% of facade length.	25% of lot depth, need not exceed 30'	No min., min. 4 if provided.	10' next to single/two-family residential zones	75' max; non-residential limited to 45'. ¹	Located behind front line of the building or setback 30'.	Min 20% of lot area, includes yards, plazas, and courtyards	Non-residential use limited to first three floors.

Design Standards					
GROUND FLOOR GLASS	ENTRANCES	MAXIMUM LENGTH OF BLANK WALLS	BUILDING EQUIPMENT & SERVICE AREAS	PARKING LOT LIGHT LIMITS	PARKING STRUCTURES
40% glass & non-reflective, allows 5' of visibility into building,	Min 1 entry for each street facing facade	No blank walls over 15' long; must be broken up by windows, doors, art, or architectural detailing.	On roof or in rear yard. Sited to minimize visibility or screened and enclosed to appear to be an integral part of the architectural design of the building.	If next to residential, light poles limited to 16' height, must be shielded, aimed down and lightproof fencing is required.	Unattached parking structures shall be setback 45' from front property line or behind building.

1. Up to 125' is allowed through Design Review in the area generally between 200 and 500 East, and 150 South to 350 South. See [ordinance](#) for map.

The above information is a synopsis of the regulations. Please see the [zoning ordinance](#) for the complete regulations.

PERMITTED AND CONDITIONAL USES - SPECIAL PURPOSE DISTRICTS

Use	RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	P	P	P	P	P	P	P	P ²⁰		P	P	P	P	P	P	P	P
Adaptive reuse of a landmark site								C ²			C ²		C ²				P ²
Agricultural use		C		P	P	P	P	P		P							
Air cargo terminals and package delivery facility		P								P							
Airport										P							
Alcohol:																	
Bar establishment (2,500 square feet or less in floor area)																	C ¹²
Brewpub (2,500 square feet or less in floor area)		P ¹²															C ¹²
Brewpub (more than 2,500 square feet in floor area)		P ¹²															
Tavern (2,500 square feet or less in floor area)																	C ¹²
Ambulance service (indoor)	P	P															
Ambulance service (outdoor)	P ¹⁰	P ¹⁰															
Amphitheater, formal								P				C					
Amphitheater, informal								P	P								
Animal:																	
Kennel on lots of 5 acres or larger		C		P ⁸	P ⁸	P ⁸	P ⁸										
Pet cemetery				P ⁴	P ⁴	P ⁴	P ⁴	P ^{4,5}									
Stable (private)				P	P	P	P										
Stable (public)				P	P	P	P										
Veterinary office		P															P
Antenna, communication tower	P	P	C	P	P	P	P	P ²¹		P	P	C	P	P		P	
Antenna, communication tower exceeding the maximum building height in the zone	C	C						P ²¹		P		P ¹¹	C	C		C	
Art gallery								P			P	P	P	P			P
Artisan food production		P ²⁴															
Bed and breakfast													P ²	P			P
Bed and breakfast inn													P ²	P			P
Bed and breakfast manor													P ²	P			P
Bio-medical facility	P ^{23, 24}	P ^{23, 24}												P ^{23, 24}			
Botanical garden	P							P			P	P					
Cannabis production establishment		P		P	P	P	P										
Cemetery								P									
Clinic (medical, dental)	P	P											P	P			P
Commercial food preparation		P ²⁴															P ²⁴
Community garden	P	P	P	P	P	P	P	P			P	P	P	P	P		P

PERMITTED AND CONDITIONAL USES - SPECIAL PURPOSE DISTRICTS

Use	RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU
Convent/monastery													P	P			
Data center		p ²⁴															
Daycare center, adult	P	P						P			P	P	P	P			P
Daycare center, child	P	P						P		P	P	P	P	P			P
Daycare, nonregistered home daycare	p ¹⁶	p ¹⁶	p ¹⁶	p ¹⁶	p ¹⁶	p ¹⁶	p ¹⁶	p ¹⁶	p ¹⁶	p ¹⁶	p ¹⁶	p ¹⁶	p ¹⁶	p ¹⁶	p ¹⁶	p ¹⁶	p ¹⁶
Daycare, registered home daycare or preschool	p ¹⁶	p ¹⁶	p ¹⁶	p ¹⁶	p ¹⁶	p ¹⁶	p ¹⁶	p ¹⁶	p ¹⁶	p ¹⁶	p ¹⁶	p ¹⁶	p ¹⁶	p ¹⁶	p ¹⁶	p ¹⁶	p ¹⁶
Dwelling:																	
Accessory unit			P	P	P	P	P										P
Assisted living facility (large)													C	P			P
Assisted living facility (limited capacity)													P	P			P
Assisted living facility (small)													P	P			P
Congregate care facility (large)													C	C			C
Congregate care facility (small)													P	P			P
Group home (large)																	C
Group home (small)			P		P	P											P
Living quarters for caretaker or security guard	P	P		P				C			P		P	P			P
Manufactured home					P	P											P
Mobile home															P		
Multi-family														P			P
Residential support (large)																	C
Residential support (small)																	P
Rooming (boarding) house																	P
Single-family (attached)																	P
Single-family (detached)			P		P	P											P
Twin home and two-family																	P
Exhibition hall											C	P	C	P			
Extractive industry																p ²⁴	
Fairground											C						
Farm stand, seasonal	P	P		P	P	P	P	P			P	P	P	P	P		P
Financial institution	P	P															P
Financial institution with drive-through facility	p ¹⁴	p ¹⁴															
Gas station		p ⁷															
Golf course								p ²⁴		p ²⁴	p ²⁴						
Government facility	C	C		P	P	P	P	p ²⁰		P	C	C	C ¹³	C		P	C
Government facility requiring special design features for security purposes								C									C
Government office	P	P								P	P	P	P	P			P
Heliport	C	C								P		P	C	C			
Home occupation	p ¹⁷	p ¹⁷	p ¹⁷	p ¹⁷	p ¹⁷	p ¹⁷	p ¹⁷	p ¹⁷	p ¹⁷	p ¹⁷	p ¹⁷	p ¹⁷	p ¹⁷	p ¹⁷	p ¹⁷	p ¹⁷	

PERMITTED AND CONDITIONAL USES - SPECIAL PURPOSE DISTRICTS

Use	RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU
Hospital, including accessory lodging facility	C												P	P			
Hotel/motel	C	C								P							P
Hunting club, duck				P													
Industrial assembly		p ²⁴								p ²⁴							
Jail											C						
Jewelry fabrication		P															
Laboratory, medical related	p ²⁴	p ²⁴											p ²⁴	p ²⁴			p ²⁴
Large wind energy system	C	C		C	C	C	C			C			P	P			
Library											P	P	P	P			P
Light manufacturing		C ²⁴								p ²⁴							
Manufacturing, concrete or asphalt																p ^{15, 24}	
Meeting hall of membership organization		P										P	P	P			P
Mixed use development																	P
Mobile food business (operation on private property)	P	P												P	P		P
Municipal service uses, including City utility uses and police and fire stations	C	C		P	P	P	P			P	C	C	C ¹⁴	C		P	C
Museum	C							P			P	P	P	P			P
Nursing care facility													P	P			P
Office	P	P								P	P	P	P	P			P
Open space	P	P	P	P	P	P	P	P	p ⁹	P	P	P	P	P	P	P	P
Park	P	P		P	P	P	P	P		P	P	P	P	P	P		P
Parking:																	
Commercial		C															
Off site										P	P	P	P	P			C
Off site (to support uses in an OS or NOS Zoning District)								P									
Park and ride lot										P	C						
Park and ride lot shared with existing use	P	P								P	P		P	P		P	P
Performing arts production facility		P															P
Philanthropic use												P	P	P			P
Place of worship	P	P											P	P			P
Radio, television station		p ⁶										P					
Reception center								C ²²			C	P	P	P			P
Recreation (indoor)		C						P			P	P	P	P			P
Recreation (outdoor)								P			P	P		P			
Research and development facility	p ²⁴	p ²⁴											p ²⁴	p ²⁴			p ²⁴
Restaurant		p ⁷									P						P
Restaurant with drive-through facility		p ^{7, 14}															p ³

PERMITTED AND CONDITIONAL USES - SPECIAL PURPOSE DISTRICTS

Use	RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU
Retail goods establishment		P ⁷										P					P
Retail, sales and service accessory use when located within a principal building								p ²⁰				P					
Retail, sales and service accessory use when located within a principal building and operated primarily for the convenience of employees	P	P						P		P	P	P	P	P			P
Retail service establishment																	P
School:																	
College or university												P	P	P			
K - 12 private											P	P	P	P			
K - 12 public											P	P	P	P			
Music conservatory													P	P			P
Professional and vocational	P	P								P			P	P			
Seminary and religious institute													P	P			C
Small brewery		C ²⁴															
Solar array	p ²⁴	p ²⁴		p ^{19, 24}						p ²⁴	p ²⁴		p ²⁴				
Stadium											C		C	C			
Storage, accessory (outdoor)		P						P		P						P	
Studio, art																	P
Technology facility	p ²⁴	p ²⁴												p ²⁴			p ²⁴
Theater, live performance	C ¹⁵	C ¹⁵									C ¹⁵	C ¹⁵	C ¹⁵	C ¹⁵			C ¹⁵
Theater, movie												C					C
Transportation terminal, including bus, rail and trucking										P							
Urban farm	P	P	P	P	P	P	P	P			P	P	P	P			
Utility, building or structure	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹		P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹
Utility, transmission wire, line, pipe or pole	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹		P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹
Vehicle, automobile rental agency		P								P							
Vending cart, private property	P	P															
Vending cart, public property								P									
Warehouse		p ²⁴								p ²⁴							
Warehouse, accessory to retail and wholesale business (maximum 5,000 square foot floor plate)																	P
Wholesale distribution		p ²⁴								p ²⁴							
Wireless telecommunications facility (see Section 21A.40.090, Table 21A.40.090.E of this title)																	
Zoological park								P									

PERMITTED AND CONDITIONAL USES - SPECIAL PURPOSE DISTRICTS

QUALIFYING PROVISIONS

1. Subject to conformance to the provisions in Subsection 21A.02.050.B of this title.
2. When located in a building listed on the Salt Lake City Register of Cultural Resources.
3. When located on an arterial street.
4. Subject to Salt Lake Valley Health Department approval.
5. In conjunction with, and within the boundaries of, a cemetery for human remains.
6. Radio station equipment and antennas shall be required to go through the site plan review process to ensure that the color, design and location of all proposed equipment and antennas are screened or integrated into the architecture of the project and are compatible with surrounding uses.
7. When approved as part of a business park planned development pursuant to the provisions of Chapter 21A.55 of this title.
8. Kennels, whether within penned enclosures or within enclosed buildings, shall not be permitted within 200 feet of an existing single-family dwelling on an adjacent lot.
9. Trails and trailheads with signage are subject to Section 21A.46.120, "Sign Regulations For Special Purpose Districts", of this title.
10. Greater than 3 ambulances at location require a conditional use.
11. Maximum of 1 monopole per property and only when it is government owned and operated for public safety purposes.
12. Subject to conformance with the provisions in Section 21A.36.300, "Alcohol Related Establishments", of this title.
13. If located on a collector or arterial street according to the Salt Lake City Transportation Master Plan - major street plan: roadway functional classification map.
14. Subject to conformance to the provisions in Section 21A.40.060 of this title for drive-through use regulations.
15. Prohibited within 1,000 feet of a Single- or Two-Family Zoning District.
16. Allowed only within legal conforming single-family, duplex, and multi-family dwellings and subject to Section 21A.36.130 of this title.
17. Allowed only within legal conforming single-family, duplex, and multi-family dwellings and subject to Section 21A.36.030 of this title.
18. Must contain retail component for on-site food sales.
19. Prior to issuance of a building permit in the Development Area and the Eco-Industrial Buffer Area of the Northwest Quadrant Overlay, consultation with the Utah Division of Wildlife Resources is required to obtain recommendations on siting and equipment types for all solar arrays on a particular property to mitigate impacts to wildlife.
20. When customarily provided with the principal use and is accessory to the principal use.
21. New antennae and communication towers are allowed outside the telecommunication corridor in the OS Open Space District for public safety, public security or Salt Lake City Public Utilities Department purposes only.
22. Reception centers may be allowed in parks of 100 acres or more where the reception center is a subordinate use to the principal use of the property as a park. Reception centers are allowed in existing buildings, are limited to 1 reception center per park, and hours of operation are limited to park hours. Removal of existing recreation areas to accommodate the stand alone reception center use, including areas to accommodate parking for the reception center use, is not permitted.
23. Prohibited within 1/2 mile of a residential use if the facility produces hazardous or radioactive waste as defined by the Utah Department of Environmental Quality administrative rules.
24. Consult the water use and/or consumption limitations of Subsection 21A.33.010.D.1.

PERMITTED AND CONDITIONAL USES - RESIDENTIAL MULTIFAMILY AND MIXED USE DISTRICTS

Use	RMF -30	RMF -35	RMF -45	RMF -75	RB	R-MU -35	R-MU -45	R-MU	RO
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	P	P	P	P	P	P	P	P	P
Adaptive reuse of a landmark site	C ⁸	C ⁸	C ⁸	C ⁸	P	P	P	P	P ⁶
Alcohol, bar establishment (2,500 square feet or less in floor area)					C ⁹	C ⁹	C ⁹	C ⁹	
Alcohol, brewpub (2,500 square feet or less in floor area)						C ⁹	C ⁹	C ⁹	
Alcohol, tavern (2,500 square feet or less in floor area)								C ⁹	
Animal, veterinary office					C	C	C	P	P ⁶
Art gallery					P	P	P	P	P
Artisan food production (2,500 square feet or less in floor area)					P ³	P ³	P ³	P ³	P
Bed and breakfast inn					P		P	P	P
Bed and breakfast manor								P	
Clinic (medical, dental)					P	P	P	P	P ⁶
Commercial food preparation					P ²¹	P ²¹	P ²¹	P ²¹	P ²¹
Community garden	P	P	P	P	P	P	P	P	P
Community recreation center		C							
Crematorium						C	C	C	
Daycare center, adult			C	P	P	P	P	P	P
Daycare center, child	C ¹⁸	C ¹⁸	C ¹⁸	P	P	P	P	P	P
Daycare, nonregistered home daycare	P ¹⁸	P ¹⁸	P ¹⁸	P ¹⁸	P ¹⁸	P ¹⁸	P ¹⁸	P ¹⁸	P ¹⁸
Daycare, registered home daycare or preschool	P ¹⁸	P ¹⁸	P ¹⁸	P ¹⁸	P ¹⁸	P ¹⁸	P ¹⁸	P ¹⁸	P ¹⁸
Dwelling, accessory guest and servant's quarter									
Dwelling, accessory unit	P	P	P	P	P	P	P	P	P
Dwelling, assisted living facility (large)		C	P	P		C	P	P	
Dwelling, assisted living facility (limited capacity)	C	P	P	P	P	P	P	P	P
Dwelling, assisted living facility (small)		P	P	P		P	P	P	
Dwelling, congregate care facility (large)		C	C	C		C	C	C	C
Dwelling, congregate care facility (small)	C	P	P	P	P	P	P	P	P
Dwelling; dormitory, fraternity, sorority									
Dwelling, group home (large)	C	C	C	C	C ¹⁴	C	C	C	C ¹⁴
Dwelling, group home (small)	P	P	P	P	P ¹⁵	P	P	P	P ¹⁵
Dwelling, manufactured home	P	P	P	P	P	P	P	P	
Dwelling, multi- family	P	P	P	P	P	P	P	P	P
Dwelling, residential support (large)			C	C			C	C	C ¹⁶
Dwelling, residential support (small)		C	C	P		C	C	P	P ¹⁷
Dwelling, rooming (boarding) house			C	P	C	C	C	P	P
Dwelling, single- family (attached)	P	P	P	P	P	P	P	P	P

PERMITTED AND CONDITIONAL USES - RESIDENTIAL MULTIFAMILY AND MIXED USE DISTRICTS

Use	RMF -30	RMF -35	RMF -45	RMF -75	RB	R-MU -35	R-MU -45	R-MU	RO
Dwelling, single- family (detached)	P	P	P	P	P	P	P	P	P
Dwelling, twin home and two- family	P	P			P	P	P	P	P
Financial institution						P	P	P	P ⁶
Funeral home						P	P	P	P
Governmental facility	C	C	C	C	C	C	C	C	C ⁶
Home occupation	P ²⁰	P ²⁰	P ²⁰	P ²⁰	P ²⁰	P ²⁰	P ²⁰	P ²⁰	P ²⁰
Laboratory, medical related					P ²¹	P ²¹	P ²¹	P ²¹	P ²¹
Library					C	C	C	C	C
Mixed use development					P ¹	P	P	P	P
Mobile food business (operation on private property)						P	P	P	
Municipal service use, including City utility use and police and fire station	C	C	C	C	C	C	C	C	C
Museum					P	C	P	P	P
Nursing care facility			P	P		P	P	P	
Office, excluding medical and dental clinic and office					P	P	P	P	P ⁶
Open space on lots less than 4 acres in size	P	P	P	P	P	P	P	P	P
Park	P	P	P	P	P	P	P	P	P
Parking, off site (to support nonconforming uses in a residential zone or uses in the CN or CB Zones)					C	C	C	C	C
Parking, park and ride lot shared with existing use	P	P	P	P	P	P	P	P	P
Place of worship on lots less than 4 acres in size	C	C	C	C	C	C	C	C	C
Reception center						P	P	P	
Recreation (indoor)					P	P	P	P	P
Research and development facility								P ²¹	P ²¹
Restaurant					P	P	P	P	P
Restaurant with drive-through facility									
Retail goods establishment					P	P	P	P	
Retail goods establishment, plant and garden shop with outdoor retail sales area					P	P	P	P	
Retail service establishment					P	P	P	P	
School, music conservatory					P	C	C	P	
School, professional and vocational					P	C	C	P	P ⁶
School, seminary and religious institute	C	C	C	C	C	C	C	C	C
Seasonal farm stand					P	P	P	P	P
Studio, art					P	P	P	P	P
Technology facility						P ²¹	P ²¹	P ²¹	P ²¹
Temporary use of closed schools and churches	C ¹⁹	C ¹⁹	C ¹⁹	C ¹⁹		C ¹⁹	C ¹⁹		
Theater, live performance					C ¹³	C ¹³	C ¹³	C ¹³	C ¹³

PERMITTED AND CONDITIONAL USES - RESIDENTIAL MULTIFAMILY AND MIXED USE DISTRICTS

Use	RMF -30	RMF -35	RMF -45	RMF -75	RB	R-MU -35	R-MU -45	R-MU	RO
Theater, movie					C	C	C	C	C
Urban farm	P	P	P	P	P	P	P	P	P
Utility, building or structure	p ⁵	p ⁵	p ⁵	p ⁵	p ⁵	p ⁵	p ⁵	p ⁵	p ⁵ , ⁷
Utility, transmission wire, line, pipe or pole	p ⁵	p ⁵	p ⁵	p ⁵	p ⁵	p ⁵	p ⁵	p ⁵	p ⁵
Wireless telecommunications facility (see section 21A.40.090, table 21A.40.090E of this title)									

QUALIFYING PROVISIONS

1. A single apartment unit may be located above first floor retail/office.
2. Provided that no more than 2 two-family buildings are located adjacent to one another and no more than 3 such dwellings are located along the same block face (within subdivisions approved after April 12, 1995).
3. Must contain retail component for on-site food sales.
4. Reserved.
5. See subsection 21A.02.050B of this title for utility regulations.
6. 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 design review.
7. Subject to conformance to the provisions in section 21A.02.050 of this title.
8. Subject to conformance with the provisions of subsection 21A.24.010S of this title.
9. Subject to conformance with the provisions in section 21A.36.300, "Alcohol Related Establishments", of this title.
10. In the RB Zoning District, the total square footage, including patio space, shall not exceed 2,200 square feet in total. Total square footage will include a maximum 1,750 square feet of floor space within a business and a maximum of 450 square feet in an outdoor patio area.
11. Accessory guest or servant's quarters must be located within the buildable area on the lot.
12. Subject to conformance with the provisions of section 21A.36.150 of this title.
13. Prohibited within 1,000 feet of a Single- or Two-Family Zoning District.
14. Large group homes established in the RB and RO Districts shall be located above the ground floor.
15. Small group homes established in the RB and RO Districts shall be located above the ground floor.
16. Large residential support established in RO Districts shall be located above the ground floor.
17. Small residential support established in RO Districts shall be located above the ground floor.
18. Subject to section 21A.36.130 of this title.
19. Subject to section 21A.36.170 of this title.
20. Subject to section 21A.36.030 of this title.
21. Consult the water use and/or consumption limitations of Subsection 21A.33.010.D.1.