

## Chapter 17.19: Special Purpose Zoning Districts

### §17.19.010. Special Purpose Districts Established

The following districts are special purpose base zoning districts:

- A. PUB, Public
- B. REC, Recreation

### §17.19.020 PUB, Public District

The PUB, Public district's purpose is to classify lands on which public facilities, public schools, and other existing or identified publicly-owned facilities or uses are or will be located. Some public lands, such as parks, community centers, educational facilities, and nature preserves are also classified as open space. The Public zoning district is appropriate for publicly owned lands, lands owned by public utilities, schools, or Utah State University. Utah State University properties are classified "PUB-USU" (Refer to the USU Combining Zone) for purposes of identifying the University's property and indicating that University-owned projects are exempt from local zoning requirements. Private projects on University lands may be subject to City development standards and permitting requirements.

- A. Site Development Considerations
  - 1. Design Review: Required
  - 2. Landscaping: Publicly accessible facilities shall comply with landscaping standards designated in Chapter 17.39.
  - 3. Parking shall conform to code (Parking 17.38.080).

### §17.19.030. REC, Recreation District

The REC, Recreation districts are intended to be applied to publicly-owned recreation and park facilities. The classification may also be used conditionally for privately owned recreation facilities, such as a recreation vehicle park, campground, or similar accommodation facility.

- A. Site Development considerations
  - 1. Design Review: Required.
  - 2. Landscaping: Publicly accessible facilities shall comply with landscaping standards designated in Chapter 17.39.
  - 3. Parking shall conform to code (Parking 17.38.080).



## Chapter 17.20: Special Purpose Zoning District Uses

### §17.20.010. Primary Land Uses

Table 17.20.040 lists the primary uses allowed within special purpose zoning districts. All of the use categories listed in the table are defined in Chapters 17.06, 17.07, 17.08, 17.09, 17.10, 17.11.

### §17.20.020. Residential Structure Types

PUB & REC District

Mobile homes and other types of dwelling units used as on-site housing for security guards or caretakers shall be allowed in the PUB zoning district if reviewed and approved in accordance with the conditional use permit procedures of §17.49. Only one such dwelling shall be allowed per lot.

### §17.20.030. Accessory Uses

Accessory uses shall be permitted within Special Purpose zoning districts if they comply with the Site Development Standards of §17.21. Accessory uses and structures shall not be permitted before the establishment of the primary use.

### §17.20.040. Temporary Uses

Temporary uses shall be permitted within special purpose zoning districts for a period not to exceed twelve calendar months in compliance with the provisions of this chapter and Site Development Standards of Chapter §17.21.

**Table 17.20.040: Primary Uses Allowed in Special Purpose Districts**

Category	Description (Excerpt)	Districts	
		PUB	REC
<b>Residential Uses</b>			
Group Living Refer to §17.07.010	Residential occupancy of a structure by a group of people who do not meet the definition of Household Living	No	No
	Assisted Living Center	No	No
Household Living Refer to §17.07.020	Residential occupancy of a dwelling unit by a family	No <sup>89</sup>	No <sup>89</sup>
<b>Institutional Uses</b>			
College, University, Technical Refer to §17.10.010	Colleges and other institutions of higher learning that offer courses of general or specialized study leading to a degree	C	No
	Trade, vocational, or commercial schools	No	No
Community Services Refer to §17.10.020	Uses of a public, nonprofit, or charitable nature generally providing a local service to people of the community	C	No
Family Day Care Refer to §17.10.030	Uses providing care, protection, and supervision for children or adults on a regular basis away from their primary residence for less than 24 hours per day. For more than 24 hour care, a use permit is required for both categories	No	No
Family Group Care Refer to §17.10.030		No	No
Commercial Day Care	17 or more clients	No	No

<sup>89</sup> One residential dwelling may be conditionally permitted for a caretaker or security personnel.

## 17.20: Special Purpose Zoning District Uses

Category	Description (Excerpt)	Districts	
		PUB	REC
Hospital Refer to §17.10.040	Uses providing medical or surgical care to patients and offering overnight care	No	No
	Nursing home	No	No
Parks and Open Areas Refer to §17.10.050	Uses of land focusing on natural area, large areas consisting mostly of vegetative landscaping or outdoor recreation, community gardens, or public squares	P	P
Religious Institutions Refer to §17.10.060	Uses providing meeting areas for religious activities	No	No
Safety Service Refer to §17.10.070	Uses that provide public safety and emergency response services	P	No
Schools Refer to §17.10.080	Public schools at the primary, elementary, middle, junior high, or high school level that provide state-mandated basic education	P	No
	Private schools at the primary, elementary, middle, junior high, or high school level that provide state-mandated basic education	No	No
	Preschool	No	No
Telecommunication Facilities Refer to §17.10.100	Wireless Telecommunication Facilities: Commercial and private wireless telecommunication facilities, such as "cellular" or PCS (personal communications system) communications and paging facilities or others as regulated by Chapter 17.45	P	No
	Radio, television, or microwave towers	C	No
	Amateur radio towers	No	No
	All other telecommunication facilities as defined by §17.10.100 and not regulated by Chapter 17.45	C	No
Utilities, basic service delivery Refer to §17.10.090	Infrastructure services that need to be located in or near the area where the service is provided; physical facilities or structures that are more than thirty-six inches in height above ground surface or more than a four square feet footprint	P	P
Utilities, distribution network	Neighborhood or area distribution network, above ground power lines of less than 120 kilovolts	C	C
Utilities, structures, physical facilities	Publicly owned utility facilities	P	C
	Regional, intracity, intercity, or interstate distribution lines; above ground power of 120 kilovolts or more; power distribution by nonfranchised power company; physical facilities or structures that are more than thirty-six inches in height above ground surface or more than a four square feet footprint.	C	C
	Municipal water well, reservoir, or storage tank	C	C
<b>Commercial Uses</b>			
Office Refer to §17.08.020	Activities conducted in an office setting and generally focusing on business, government, professional, medical, or financial services	No <sup>90</sup>	C
	Bank, savings and loans, or credit union	No	No
	Clinic, medical, dental, or optical	No	No
	Laboratory, scientific or research	No	No
	Wholesale office	No	No
Accommodations, lodging, bed	Bed and breakfast: ten or fewer rooms and meal service limited to guests. Sleeping accommodations for transient occupancy	No	No
	Hotel, motel	No	No

<sup>90</sup> Public offices allowed only.

## 17.20: Special Purpose Zoning District Uses

Category	Description (Excerpt)	Districts	
		PUB	REC
Parking, Commercial	Facilities providing parking that is not accessory to a specific use; public or private	C	No
	Recreational vehicle and vehicle storage parking	No	No
	Truck storage parking	No	No
Recreation and Entertainment, outdoor Refer to §17.08.030	Generally commercial uses that provide recreation or entertainment-oriented activities, primarily takes place outdoors	C	C
	Golf course	C	C
	RV Parks short term occupancy (less than 30 calendar days)	C	C
	RV Parks long term occupancy (more than 30 calendar days)	No	C
	Non-vehicle camping (tents) in RV Park	No	P
	Tent campground	No	P
	Miniature golf course and accessory recreation	No	C
	Sales and Service Refer to §17.08.040	Firms involved in the sale, lease or rent of new or used products to the general public...they may also provide personal services or entertainment, or provide product repair or services for consumer and business goods	No
Sales and service, large, footprint greater than 100,000 sq. ft.		No	No
Adult oriented business		No	No
Amusement, commercial indoor		No	No
Animal clinic or pet hospital, no outdoor pens		No	No
Animal clinic or pet hospital, with outdoor pens		No	No
Antique or collectible shop		No	No
Barber or beauty shop		No	No
Bakery or confectionery shop, retail sales		No	No
Camera shop		No	No
Camping supply store in RV Park		No	C
Carwash		No	No
Clothing		No	No
Club, private		No	No
Convenience store		No	No
Dairy products or ice cream plant		No	No
Dancehall or nightclub		No	No
Department or discount store		No	No
Drug store or pharmacy		No	No
Dry cleaner		No	No
Florist shop		No	No
Furniture or appliance store		No	No
Garden shop, plant sales, nursery		No	No
Grocery store	No	No	

## 17.20: Special Purpose Zoning District Uses

Category	Description (Excerpt)	Districts	
		PUB	REC
Sales and Service Refer to §17.08.040 (Continued)	Handicraft and art object sale	No	No
	Hardware store	No	No
	Hobby shop	No	No
	Kennel	No	No
	Laundromat	No	No
	Lithographer or print shop	No	No
	Locksmith or key shop	No	No
	Maintenance or repair service for buildings	No	No
	Medical appliance fitting or sales	No	No
	Mortuary	No	No
	Music store	No	No
	Package liquor store	No	No
	Pawn shop	No	No
	Personal custom services such as milliner, tailor, etc.	No	No
	Pet shop for small animals, bird, fish	No	No
	Provisioning and recreational sporting goods sales	No	No
	Radio or television transmitting stations, commercial	No	No
	Railroad or bus passenger station	C	C
	Repair of appliances, TV, radios	No	No
	Restaurant or cafeteria	No <sup>91</sup>	p <sup>91</sup>
	Shoe, boot, saddle, or other leather goods sale and repair	No	No
	Storage warehouse	No	No
	Studio, decorator, and display	No	No
	Studio, dance, health, exercise, massage, reducing or similar service	No	No
	Studio, photographer, artist, music, dance, and drama	No	No
	Tavern	No	No
	Tennis or swim club, private	C	C
	Theaters	No	P
	Trailer and mobile home sales	No	No
	Vehicle parts sales, new or reconditioned, indoor	No	No
	Vehicle sales	No	No
Welding or machine shop	No	No	
Commercial storage unit	No	No	
Storage, Self-Service Refer to §17.08.050	Uses providing storage areas for individual or business uses	No	No

<sup>91</sup> Allowed only when accessory to a primary public or recreational use.

## 17.20: Special Purpose Zoning District Uses

Category	Description (Excerpt)	Districts	
		PUB	REC
Storage, Outdoor Refer to §17.08.060	Non-retail or industrial trade, the storage of merchandise inventory, and the storage of bulk materials such as sand, gravel, and other building materials	No	No
Vehicle Repair Refer to §17.08.070	Service to passenger vehicles, light and medium trucks and other motor vehicles such as motorcycles, boats and recreational vehicles...generally, the customer does not wait at the site while the service or repair is being performed	No	No
Vehicle Service Refer to §17.08.080	Services to motor vehicles where the driver or passengers generally wait in the car or nearby while the service is performed	No	No
	Gasoline service station	No	No
	Gasoline, petroleum products storage (home heating exempt) (See Uniform Fire Code Section 7902)	No	No
Truck Stop		No	No
<b>Industrial Uses</b>			
Industrial Service Refer to §17.09.010	Firms engaged in the repair or servicing of business or consumer machinery, equipment, products or by-products	No	No
	Industrial machinery storage, sales, repair	No	No
	Contractor supply store	No	No
	Contractor supply store with outdoor storage	No	No
Manufacturing, Assembly, or Production Refer to §17.09.020	Firms involved in the manufacturing, processing, fabrication, packaging, or assembly of goods	No	No
	Light manufacturing processes which do not emit detectable dust, odor, fumes, or gas beyond the boundary of the property of noises above the ambient level	No	No
Warehouse, Freight Movement Refer to §17.09.030	Firms involved in the storage, or movement of goods for themselves or other firms	No	No
	Contractors storage yard of heavy equipment	No	No
	Lumberyard	No	No
	Storage of sand, gravel, earth or stone	No	No
Waste-Related Use	Uses that receive solid or liquid wastes from others for disposal on the site or for transfer to another location, uses that collect sanitary wastes, or uses that manufacture or produce goods or energy from the composting of organic material	C	No
	Recycling drop off containers	C	C
	Wrecking or salvage yards	No	No
Wholesale Sales and Service Refer to §17.09.040	Firms involved in the sale, lease, or rent of products primarily intended for industrial, institutional, or commercial businesses	No	No
<b>Other Uses</b>			
Agriculture Refer to §17.11.010	Activities that primarily involve raising, producing or keeping crops or animals	P	P
	Gardening – The cultivation or care of fruits, vegetables or flowers for non-commercial purposes.	P	P
Animal Slaughtering and/or Processing		No	No
Passenger Terminals	Facilities for the landing and takeoff of flying equipment, arrival and departure of vehicles, including loading and unloading areas for passengers, cargo, or freight	P	No
Detention Facilities	Facilities for the judicially required detention or incarceration of people	C	No

## 17.20: Special Purpose Zoning District Uses

Category	Description (Excerpt)	Districts	
		PUB	REC
Residential Programs for Drug & Alcohol Treatment		No	No
Alternative or Post Incarceration Facilities		No	No
Mineral Resource Production, Processing, Storage	Mining or extraction of mineral or aggregate resources from the ground for off-site use	No	No
Rail Lines	Railroad tracks and lines for the movement of trains	P	P