

UDC ZONING DISTRICT NARRATIVE SUMMARIES

Open Space Zone (OS): The purpose of the Open Space (OS) zone is to designate both public and private open space resources in order to:

- Preserve significant natural resources and open spaces, such as areas of undisturbed native vegetation, major rock outcrops, major ridges and peaks, riparian habitats, and valuable vegetated wash segments.
- Promote restoration of open space to provide visual, recreational, and habitat amenities.
- Preserve vestiges of the natural desert landscape and provide opportunities for hiking, horseback riding, bicycling, and more passive recreation in a natural setting.
- Contribute to the preservation of wildlife habitat, especially interconnected areas that foster the free movement of wildlife within the city.
- Promote a continued economic benefit to the region by protecting open space areas
- Provide a mechanism for recognizing and protecting public and private lands that have been designated for preservation by the property owner.

Institutional Reserve (IR): The purpose of this zone is to identify lands in federal, state, city, county, and other public ownership that are natural reserves or wildlife refuge reserves. It is expected that these lands will remain reserves. However, should these lands be proposed for development with other land uses, the following standards apply. This zone is solely to provide comparable zoning for annexed areas and is not intended for rezoning.

Rural Homestead Zone (RH): This zone is intended to preserve the character and encourage the orderly growth of rural areas. It is intended to encourage rural development in areas lacking facilities for urban development and to provide for commercial and industrial development only where appropriate and necessary to serve the needs of the rural area. This zone is solely to provide comparable zoning for annexed areas and is not intended for rezoning.

Suburban Ranch Zone (SR): This zone provides for very low density, large lot, single-family, residential development and suburban ranch uses. Uses that would adversely affect the open space, agricultural, or natural characteristics of this zone shall not be permitted.

Suburban Homestead Zone (SH): This zone provides for low density, large lot, single-family, residential development and suburban ranch uses. This zone is solely to provide comparable zoning for annexed areas and is not intended for rezoning.

Residence Zone (RX-1): This zone provides for suburban, low density, single-family, residential development and other compatible neighborhood uses.

Residence Zone (RX-2): This zone provides for suburban, low density, single-family, residential development and other compatible neighborhood uses.

Residence Zone (R-1): This zone provides for urban, low density, single-family, residential development, together with schools, parks, and other public services necessary for a satisfactory urban residential environment.

Residence Zone (R-2): This zone provides for medium density, single-family and multifamily, residential development, together with schools, parks, and other public services necessary for an urban residential environment.

Mobile Home Zone (MH-1): This zone provides for low to medium density, residential development primarily in mobile home buildings on individual lots and within mobile home parks. Civic, educational, recreational, and religious uses shall also be permitted to provide for an urban residential environment.

Mobile Home Zone (MH-2): This zone provides for medium density, residential development in mobile home buildings on individual lots and within mobile home parks. Civic, educational, Recreation, and religious uses shall also be permitted to provide for an urban residential environment.

Residence Zone (R-3): This zone provides for high density, residential development and compatible uses.

Office Zone (O-1): This zone provides for administrative, medical outpatient, and professional office uses that will complement the residential environment. Development within this zone typically consists of office conversions from existing residential uses fronting on major streets and new construction of small-scale office projects. Consolidation of lots is encouraged in order to reduce curb cuts on arterial streets and to assure compliance with the design and development standards of this zone.

Office Zone (O-2): This zone provides for office, medical, civic, and other land uses that provide reasonable compatibility with adjoining residential uses. Typical development within this zone is two-story office or medical projects.

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Office Zone (O-3): This zone provides for mid-rise, office, medical, civic, and other development uses that provide reasonable compatibility with adjoining residential uses.

Parking Zone (P) : This zone provides for off-street motor vehicle parking within residential areas to serve land uses in another zone.

Recreational Vehicle Zone (RV):The purpose of this zone is to provide for development of short-term occupancy recreational vehicle parks and campsites while ensuring reasonable compatibility with adjoining properties by establishing special requirements.

Neighborhood Commercial Zone (NC): This zone provides for low-intensity, small-scale, commercial and office uses that are compatible in size and design with adjacent residential uses. Residential and other related uses shall be permitted.

Rural Village Center Zone (RVC) : The purpose of this zone is to provide retail shopping facilities, planned and designed for the convenience and necessity of a suburban or rural neighborhood. Rural village centers shall be developed according to an approved site plan and located in accordance with adopted neighborhood, community, or area plans. The standards are designed to maintain the suburban character of duly designated commercial areas located along designated Scenic Routes and to provide safe ingress and egress to and from the village center. This zone is solely to provide for comparable zoning for areas annexed into the City limits and is not intended for rezoning.

Commercial Zone (C-1): This zone provides for low-intensity, commercial and other uses that are compatible with adjacent residential uses. Residential and other related uses shall be permitted.

Commercial Zone (C-2) : This zone provides for general commercial uses that serve the community and region. Residential and other related uses shall also be permitted.

Commercial Zone (C-3): This zone provides for mid-rise development of general commercial uses that serve the community and region, located downtown or in other major activity center areas. Residential and other related uses shall also be permitted.

Mixed Use Zone (MU): This zone is solely to provide for comparable zoning for areas annexed into the City limits and is not intended for rezoning.

Planned Area Development (PAD): The purpose, regulations, establishment and amendment procedures, and other applicable requirements pertaining to the PAD are provided in Section 3.5.5. Planned Community Development (PCD). The purpose, general provisions, development standards, establishment and amendment procedures, and other applicable requirements pertaining to the PCD are provided in Section 3.5.6.

Office/Commercial/Residential Zone (OCR-1) : The purpose of this zone is to provide for high-rise development that serves the community and region and is located in major activity centers or at transit centers. A mixture of development types is encouraged, including office, commercial, and high-density residential uses.

Office/Commercial/Residential Zone (OCR-2) : The purpose of this zone is to provide for high-rise development that serves the community and region and is located in major activity centers. A mixture of development types is encouraged, including office, commercial, and high-density residential uses.

Park Industrial Zone (P-1): This zone provides for corporate business centers and for wholesaling and manufacturing activities that can be carried on in an unobtrusive, controlled manner.

Light Industrial Zone (I-1) : This zone provides for industrial uses that do not have offensive characteristics in addition to land uses permitted in more restrictive nonresidential zones. This zone provides for industrial uses that are generally nuisances, making them incompatible with most other land use. These nuisances may be in the form of air pollutants; excessive noise, traffic, glare, or vibration; noxious odors; the use of hazardous materials; or unsightly appearance.