

Residential (R)

The R Zone is a zone wherein residential uses are prioritized over all other uses. Any tangential use or accessory building in the zone is scrutinized against the zone's primary purpose for residential dwellings. All other uses not listed in the Use Table are prohibited.

PERMITTED:

Single Family Dwelling
Two-Family Dwelling / Duplex
Accessory Dwelling Unit
Places of Worship
Public Education Facility
Home Occupations

CONDITIONAL:

Short Term Rentals (see density req.)
Multi-Family Dwelling / Apartments
Childcare Center
Clinics
Golf Courses
Nurseries / Farm Stands
Private Parks
Private Barns / Corrals
Telecommunication Towers

Agricultural (AG)

The AG Zone is a zone wherein agricultural and rural uses are prioritized over all other uses. Any tangential use or accessory building in the zone is scrutinized against the zone's primary purpose. Agricultural Industry or Businesses, as defined, are to be located in areas to avoid the creation of nuisance to neighboring zones. Uses not specifically permitted or allowed as a conditional use are prohibited.

PERMITTED:

Single Family Dwelling
Two-Family Dwelling / Duplex
Accessory Dwelling Unit
Contractor Services & Construction Yards
Feed & Fertilizer Production & Sales
Farms including Wholesale & Retail
Animal Densities 1 & 2
Apiary
Aviary
Forest Industry / Sawmills
Gravel Pits
Home Occupations
Grain Mill Production
Nurseries / Farm Stands
Commercial Stables / Arenas
Private Barns / Corrals
Stock Ponds

CONDITIONAL:

Short Term Rentals
Agricultural Industry
Animal Density 3
Airport / Heliport
Camp Parks & Resorts
Dairy Products Manufacturing
Energy Production
Evaporation Ponds
Mining
RV Parks
Storage Yards
Transfer Stations

■ Highway Commercial (HC)

A zone bordering highways and main thoroughfares in San Juan County where commercial uses are permitted consistent with the goals of the area plan. Specific uses should include establishments offering goods and services to the traveling public, non-pedestrian-oriented retail, wholesale, service, and repair activities which do not create unattractive, congested, or unsafe highway conditions with access provided primarily linked to the main thoroughfare with UDOT-approved access. The zone also seeks to protect, once developed, the travel corridor(s), highway safety, reduction of sprawl, and overflow crowding of neighboring zones.

PERMITTED:

Dwellings on Second Floor
Feed & Fertilizer Production & Sales
Automobile Sales & Rentals
Automotive / Farm / Equipment Sales
Automotive Service & Repair Stations
Commercial Bakery Production
Bakery & Deli Counters
Banks & Financial Institutions
Beauty & Cosmetic Services
Big Box Retail
Bicycle Shops
Bowling Alley
Building Materials & Hardware Stores
Bus Terminals
Cabinet Shops
Clinics
Contractor Services & Construction Yards
Enclosed Storage
Apparel Fabrication
Flex Office / Warehouse
Funeral home / Mortuary
Gas Stations & Convenience Stores
Government Facilities
Grocery Stores
Gyms & Fitness Centers
Hospitals
Hotels / Motels
Marine Equipment Sales & Service
Manufactured Home Sales Offices
Movie Theatre
Office Space
Pet Stores
Printing / Publishing
Restaurants
Retail
RV Storage

CONDITIONAL:

Golf Courses
Kennels
Laundering / Dry Cleaning
Nursing & Rehabilitation Homes
RV Parks
Sexually Oriented Businesses
Storage Yards

■ Community Commercial (CC)

A zone in San Juan County for commercial use consistent with the goals of the area plan. The Zone is intended to have commercial building sizes smaller than the highway commercial zone with walk-ability and design for decreased traffic congestion and impact on roads and neighboring zones.

PERMITTED:

Single Family Dwelling
Two-Family Dwelling / Duplex
Dwellings on Second Floor
Feed & Fertilizer Production & Sales
Automobile Sales & Rentals
Automotive / Farm / Equipment Sales
Automotive Service & Repair Stations
Commercial Bakery Production
Bakery & Deli Counters
Banks & Financial Institutions
Beauty & Cosmetic Services
Bicycle Shops
Bowling Alley
Building Materials & Hardware Stores
Cabinet Shops
Childcare Center
Places of Worship
Clinics
Contractor Services & Construction Yards
Educational Facilities
Enclosed Storage
Apparel Fabrication
Flex Office / Warehouse
Funeral Home / Mortuary
Government Facilities
Grocery Stores
Gyms & Fitness Centers
Home Occupations
Hospitals
Hotels / Motels
Marine Equipment Sales & Service
Movie Theatre
Nurseries / Farm Stands
Nursing & Rehabilitation Homes
Office Space
Pet Stores
Printing / Publishing
Restaurants
Retail
Commercial Stables / Arenas

CONDITIONAL:

Short Term Rentals
Accessory Dwelling Unit
Multi-Family Dwelling / Apartments
Gas Stations & Convenience Stores
Golf Courses
Kennels
Laundering / Dry Cleaning

■ Multiple Use (MU)

The MU Zone is a zone wherein the land is suitable for varying and mixed uses. Uses not specifically permitted or allowed as a conditional use are prohibited.

PERMITTED:

Single Family Dwelling
Two-Family Dwelling / Duplex
Dwellings on Second Floor
Accessory Dwelling Unit
Farms including Wholesale & Retail
Animal Densities 1 & 2
Apiary
Automobile Sales & Rentals
Automotive / Farm / Equipment Sales
Aviary
Commercial Bakery Production
Bakery & Deli Counters
Banks & Financial Institutions
Beauty & Cosmetic Services
Bicycle Shops
Building Materials & Hardware Stores
Bus Terminals
Cabinet Shops
Childcare Center
Places of Worship
Clinic
Contractor Services & Construction Yards
Educational Facilities
Enclosed Storage
Evaporation Ponds
Flex Office / Warehouse
Funeral Home / Mortuary
Government Facilities
Grocery Stores
Gyms & Fitness Centers
Home Occupations
Hospitals
Hotels / Motels
Movie Theatre
Nurseries / Farm Stands
Nursing & Rehabilitation Homes
Office Space
Pet Stores
Printing / Publishing
Restaurants
Retail
Commercial Stables / Arenas

CONDITIONAL:

Short Term Rentals
Multi-Family Dwelling / Apartments
Airport / Heliport
Big Box Retail
Bowling Alley
Camp Parks & Resorts
Energy Production
Gas Stations & Convenience Stores
Golf Courses
Laundering / Dry Cleaning
RV Parks

Industrial (I)

The primary purpose of the industrial zone (I) is to provide an area in San Juan County for the processing, assembling, manufacturing, warehousing and storage of materials, products, and goods. The specific intent in establishing this zone is for the following purposes:

- A. Facilitate the provision of goods, services and manufacturing in areas that are most appropriate, or in previously designated industrial areas, which will be least likely to conflict with residential or commercial core uses;
- B. Keep services that are convenient for industrial business customers without detracting from residential, commercial and mixed-use cores;
- C. Zone such areas in such a manner as to allow separation of other uses which will conflict either due to noise, odors, heavy truck traffic, appearance or other disturbances, and yet allow industrial uses to exist and prosper;
- D. Maximize the location of various types of industrial uses in the most convenient and attractive manner;
- E. Limit the number and placement of industrial uses that are likely to be incompatible within the entry corridors or sensitive lands of the county, and other surrounding uses;
- F. Broaden the tax base and improve the economic base of the county;
- G. Discourage the undesirable mixture of incompatible commercial, industrial, and residential uses; and
- H. Control the uses that emit odor, dust, fumes, or other undesirable impacts both primary and secondary.

PERMITTED:

Feed & Fertilizer Production & Sales
Automobile Sales & Rentals
Automotive / Farm / Equipment Sales
Automotive Service & Repair Stations
Commercial Bakery Production
Bakery & Deli Counters
Banks & Financial Institutions
Beauty & Cosmetic Services
Big Box Retail
Bicycle Shops
Building Materials & Hardware Stores
Bus Terminals
Cabinet Shops
Commercial Canning
Commercial Confectionary
Contractor Services & Construction Yards
Enclosed Storage
Fabrication (apparel, electronics, metal products, etc.)
Flex Office / Warehouse
Commercial Food Prep.
Forest Industry / Sawmills
Gas Stations & Convenience Stores
Gravel Pits
Laundering & Dry Cleaning
Manufacturing, general
Manufactured Home Sales & Fabrication
Office Space
Printing / Publishing
Retail, Wholesale
RV Storage Yards
Sexually Oriented Businesses

CONDITIONAL:

Agricultural Industry
Animal Densities 1 & 2
Bowling Alley
Chemical & Drug Manufacturing
Concrete / Gypsum / Plaster Production
Dairy Products Manufacturing
Energy Production
Evaporation Ponds
Fur Goods & Taxidermy
Junk & Salvage Yards
Leather Works
Manufacturing (odors / chemicals)
Marine Equipment Sales & Service
Mining & Mineral Processing
Stone Products Manufacturing
Storage Yards

Recreational Support (RS)

The RS Zone is a zone wherein recreational support uses are allowed in areas near national and state park, national recreation areas, major water ways, and boat landings. Any tangential use or accessory building in the zone is scrutinized against the zone’s primary purpose to support recreational use areas as stated above. The recreational support use zone is intended to provide opportunities for lodging, resorts, small retail, outfitters, energy, entertainment, etc. that support the needs of the national, state parks, boat ramps to major waterways, such as the San Juan and Colorado Rivers. All other uses not listed in the Use Table are prohibited.

PERMITTED:

- Single Family Dwelling*
- Two-Family Dwelling / Duplex*
- Dwellings on Second Floor*
- Accessory Dwelling Unit*
- Bakery & Deli Counters*
- Bicycle Shops*
- Government Facilities*
- Hotels / Motels*
- Restaurants (Sit Down)*
- Retail*
- Commercial Stables / Arenas*
- Private Barns / Corrals*

CONDITIONAL:

- Short Term Rentals*
- Airport / Heliport*
- Camp Parks & Resorts*
- Gas Stations & Convenience Stores*
- Golf Courses*
- Private Parks*
- Restaurants (fast food or vendors)*
- RV Parks*

Spanish Valley - SITLA Special Planned Area

This portion of parcels is under the SITLA Special Planned Area. Please refer to map attachment for full master plan.