

Zone Summaries:

 **Spanish Valley - SITLA Special Planned Area**

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

 **Residential (R)**

An Ordinance creating the Residential Zone (R) of the San Juan County Land Use Ordinance for the purpose of managing growth and development in the non-federal unincorporated areas of San Juan County for residential non-commercial uses.

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.

 **Agricultural (AG)**

An Ordinance creating the Agricultural Zone of the San Juan County Land Use Ordinance for the purpose of managing growth and development in non-federal unincorporated areas of San Juan County for agricultural uses.

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.

 **Highway Commercial (HC)**

An ordinance creating the Highway Commercial (HC) Zone (HC Zone) of the San Juan County Zoning Ordinance for the purpose of controlling development in the non-federal unincorporated areas within San Juan County.


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.

 **Community Commercial (CC)**

An ordinance creating the Community Commercial (CC) Zone (CC Zone) of the San Juan County Zoning Ordinance for the purpose of controlling development in the non-federal unincorporated areas within San Juan County.

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 walkability and design for decreased traffic congestion and impact on roads and neighboring zones.

 **Multiple Use (MU)**

-  2024\_SJC\_SV-SITLA-Sp
-  2024\_SJC\_Industrial
-  2024\_SJC\_Multiple\_Use
-  2024\_SJC\_Highway\_Co
-  2024\_SJC\_Community\_I
-  2024\_SJC\_RecSuppUse
-  2024\_SJC\_Residential
-  2024\_SJC\_Agricultural
-  2024\_SJC\_Rural\_Recrea

An Ordinance creating the Multiple Use Zone (MU) of the San Juan County Land Use Ordinance for the purpose of managing growth and development in non-federal unincorporated areas of San Juan County for multiple uses.

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.

## **Industrial (I)**

The boundaries of the Industrial Zone (I) in the non-federal unincorporated areas of San Juan County for industrial purposes are designated by the Current Zoning Map as amended by the San Juan County Commission and is incorporated by reference. The current boundaries of the I zone appear in the Current Zoning Map attached as Addendum A, as revised by subsequent amendments to this Ordinance.

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.

## **Recreational Support (RS)**

An Ordinance creating the Recreational Support Zone (RS) of the San Juan County Land Use Ordinance for the purpose of managing growth and development in the non-federal unincorporated areas of San Juan County for residential non-commercial uses.

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, 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.