

ESTABLISHMENT OF ZONING DISTRICTS

Section 601—Zoning by Districts

In accordance with the requirement of the Utah Code, as amended, that zoning within municipalities be by districts, Roy City, as shown on the Roy City Zoning Districts Map, is divided into zoning districts that govern the use, intensity and other requirements for the use of all lands located within the City. The map accompanying this Ordinance, the Roy City Zoning Districts Map (Zoning Map), and incorporated herein by reference, identifies the location and distribution of each zoning district provided by the City. All use, activity, and all required approvals, permits, and licenses shall be found to conform to the provisions, standards, and requirements of the applicable zoning district.

To achieve the purposes of this Ordinance, the following zoning districts are provided:

- 1) Residential Estates District
 - a) Residential Estates (RE-20)
- 2) Single-Family Residential Districts
 - a) Single-Family (R-1-15)
 - b) Single-Family (R-1-10)
 - c) Single-Family (R-1-8)
 - d) Single-Family (R-1-7)
 - e) Single-Family (R-1-6)
- 3) Medium Density Residential District
 - a) Medium Density (R-2)
- 4) High Density Residential Districts
 - a) High Density (R-3)
 - b) High Density (R-4)
- 5) Mobile Home District
 - a) Single-Family Mobile Home (RMH-1)
- 6) Commercial Districts
 - a) Community Commercial (CC)
 - b) Regional Commercial (RC)
- 7) Manufacturing Districts
 - a) Light Manufacturing (LM)
 - b) Manufacturing (M)
- 8) Business Park Districts
 - a) Business Park (BP)
- 9) Special Purpose Districts
 - a) Recreation District (R)
 - b) Residential Infill Overlay (RIO)

Section 602—Zoning Districts Purposes:

The Roy City Zoning Districts are formulated to provide and achieve the following purposes:

- 1) Residential Estates District (RE-20). The Residential Estates RE-20 District is provided to allow low-density residential estates neighborhoods with a quality of openness and provide for certain rural amenities, on larger minimum lots. This district is intended to promote and preserve single-family residential development. The principal land use is single-family dwellings and incidental and accessory uses located in a semi- agricultural or rural environment.
- 2) Single-Family Residential (R-1-15, R-1-10, R-1-8, R-1-7, and R-1-6) Districts provide regulated areas for single-family residential use at five (5) different low-density levels. These Districts are provided to maintain and protect areas for single-family residential dwellings.
- 3) The purpose of the R-2 District is to accommodate a need for moderate density residential uses by providing opportunities for both single-family and two-family dwelling units.
- 4) The Residential R-3 District is provided to allow the establishment of a variety of dwelling unit types from single-family to multiple-family units with their associated necessary public services and activities. It is provided to facilitate the orderly transition from less intensive, lower density uses to more intensive, higher density uses.
- 5) The purpose of the R-4 District is to provide higher density residential areas with their associated necessary public services and activities. It is also to provide an orderly transition from pure residential

- zones to mixed residential/professional and business office uses.
- 6) The purpose of the RMH-I District provides appropriate areas for suitable development of Single-Family mobile home parks and/or recreational coach parks. It is also to ensure that such facilities receive adequate services and blend harmoniously with surrounding residential neighborhoods.
 - 7) The purpose of the Community Commercial (CC) District and the Regional Commercial (RC) District is to provide suitable areas for the location of various types of commercial activity needed to serve the people and commerce of the city, at appropriate locations. The development standards provided for these Districts are intended to minimize any adverse effect of commercial areas on adjoining areas by achieving maximum compatible integration of land uses, by preserving the aesthetic qualities of the area, while providing safe and efficient commercial uses.
 - 8) The Light Manufacturing (LM) District provides suitable areas adjacent to residential areas that will accommodate the need for light manufacturing, warehousing, and associated accessory uses. The Manufacturing (M) District provides potentially more intense uses for manufacturing in appropriate areas so as to strengthen the employment base and economic diversity of the City.
 - 9) The Business Park (BP) District is provided with the purposes to allow the establishment of a well-designed complex of business uses and activities in an attractive and well-maintained setting. The Business Park development standards seek to promote a clean and desirable environment for business uses by preserving and enhancing the aesthetic qualities of the area while protecting the integrity and functioning of adjacent uses, including residential uses.
 - 10) Special Purpose Districts. The Special Purpose Districts of Recreation (R) and Residential Infill Overlay (RIO) are provided as independent and separate stand-alone Zoning Districts or Overlay Zoning Districts to meet specific needs and goals of the City as follows:
 - a) Recreation (R). This District is provided to provide opportunities for recreational and open space uses, with their associated accessory uses.
 - b) Residential Infill Overlay (RIO). This District is provided for remnant properties with limitations in complying with the development standards of the underlying zone. This zone shall be considered by the Commission and Council in compliance with the requirements of Chapter 8, herein