

SECTION 3

ZONING DISTRICTS

3.1 ZONING DISTRICT CLASSIFICATIONS

To classify and separate the uses of land, buildings, and structures for implementing the *City of Page Zoning Ordinance* and the *City of Page General Plan*, the City of Page is divided into the zoning and overlay districts listed below.

3.1.1 Residential Zoning Districts

RE-2A	Residential-Estate District
RE-1A	Residential-Estate/One Acre District
R1-8	One-Family Residential District
R1-7	One-Family Residential District
R2	Two-Family Residential District
RM	Multiple-Family Residential District
MHS	Manufactured Home Subdivision District
MHP	Manufactured Home Park District

3.1.2 Commercial, Business and Industrial Zoning Districts

CBD	Central Business District
C-2	General Commercial
SC	Service Commercial District
IP	Industrial Park District
BP	Business Park District

3.1.3 Planned Development Districts and Gateway Overlay District

PDR	Planned Development District Residential
PRD	Planned Recreation Development District
PDGC	Planned Development Golf Course District
PDRM	Planned Development Multi-Family Residential District
PDC	Planned Development Commercial District
PDI	Planned Development Industrial District
PDBP	Planned Development Business Park

3.1.4 Special Zoning Districts

FD	Future Development District
POS	Parks/Open Space District
AP	Airport Property District
AA	Airport Approach District
ACZ	Airport Clear Zone District

3.2 GENERAL INTENT OF THE ZONING DISTRICTS

The City of Page zoning districts can generally be described as residential, commercial, industrial, planned and future development districts. In addition, special districts have been created to address open space, the airport approach areas, and the Gateway Area.

The districts have been created to implement the goals and objectives of the *City of Page General Plan* and any related Specific Area Plans, such as the *Gateway Area Specific Development Plan*. The districts are intended to allow for the development of compatible uses within a district, while limiting incompatible uses.

In most districts, conditional uses are permitted at the discretion of the Planning Commission, depending upon the uses's level of compliance with certain criteria designed to ensure that the conditional use will be compatible with other uses in the area.

3.3 INTENT AND PURPOSE OF RESIDENTIAL ZONING DISTRICTS

3.3.1 Residential-Estate District, RE-2A

This district is intended to provide an open, country residential atmosphere on large lots. Lots are typically larger than in the developed portion of the City and includes keeping large livestock. Single Family homes in this district shall not include manufactured or mobile homes.

3.3.2 Residential-Estate/One Acre District, RE-1A

This district is similar in intent and purpose to the Residential-Estate District, except that the lot sizes are smaller. In general, the intent is to allow conventional single-family housing, with large livestock. Single Family homes in this district shall not include manufactured or mobile homes.

3.3.3 One-Family Residential District, R1-8

This district is intended to promote and protect the single-family character of a neighborhood and to prohibit incompatible activities. Certain essential and complementary uses are permitted under conditions and standards which ensure their compatibility with the character of the district. Single Family homes in this district shall not include manufactured or mobile homes.

3.3.4 One-Family Residential District, R1-7

This district is intended to provide a single-family dwelling unit environment while providing a more dense urban development, with complementary services such as churches, schools and professional offices with a Conditional Use Permit. Single Family homes in this district shall not include manufactured or mobile homes.

3.3.5 Two-Family Residential District, R2

The intent of this district is to provide essentially a single-family dwelling unit neighborhood, while permitting multi-family housing, including rental units, as well as condominiums, town-homes and other smaller lot properties which afford the possibility of home ownership. Single Family homes in this district shall not include manufactured or mobile homes.

3.3.6 Multiple-Family Residential District, RM

The intent of this district is to provide high density multi-family neighborhoods where the primary use is by families who rent rather than own and who desire to live closer to employment and shopping areas. Through the Conditional Use Permit process, uses such as offices can keep with the character of these neighborhoods.

3.3.7 Manufactured Home Subdivision District, MHS

The intent in this district is to provide a single-family neighborhood for those families who choose a manufactured home environment.

3.3.8 Manufactured Home Park District, MHP

This district is intended to provide a residential neighborhood with compatible shopping amenities and services for those families who own manufactured homes and rent spaces.

3.4 THE INTENT AND PURPOSE OF THE COMMERCIAL DISTRICT

3.4.1 Central Business District, CBD

This district provides an office, retail and business services area that serves the entire community. Uses are allowed which complement the downtown area and are suited to high traffic areas and a central location. The CBD should also be a focal point for meeting the needs of tourists visiting the community and provide a strong community identity through main street activities.

3.4.2 General Commercial, C-2

This district is intended to provide a transition between high density, centrally located commercial activities customarily found in a central business district, and heavier commercial/business uses. This district will also serve the traveling public. Businesses in these zones require high visibility and access. Areas in this zone typically surround the downtown core and spread along the major highways.

3.5 THE INTENT AND PURPOSE OF BUSINESS AND INDUSTRIAL DISTRICTS

3.5.1 Service Commercial District, SC

This district is intended to allow more intense business uses which are compatible with the developed local economy. These uses generally require unique services such as truck delivery, storage, and light manufacturing and also require a full complement of public services.

3.5.2 Business Park District, BP

The Business Park District is designed to provide sites for light industrial, warehouse and related uses which can meet the development standards established for this district. These standards are intended to maintain a Business Park environment that will enhance the compatibility of the district with surrounding land uses.

3.5.3 Industrial Park District, IP

The intent of this district is to provide for heavier or more intense industrial uses in areas which do not encroach on the community's residential environment. Industry is basic to the economy of the city and is appropriately located in these districts.

3.6 THE INTENT AND PURPOSE OF PLANNED DEVELOPMENT DISTRICTS AND THE GATEWAY OVERLAY DISTRICT

It is the general intent of these districts to encourage a unified design of residential and commercial areas and facilities or any combination, to provide for related developments having harmony of design and a variety of functions on tracts of land that are sufficiently large, and to allow deviation from specific site development standards, as long as the general purposes for the standards are achieved. The intent is to solve specific land development problems and to implement special development concepts.

The Gateway Area Overlay District boundary is identical with the boundaries of the *Gateway Area Specific Development Plan*, which was adopted as a component of the *City of Page General Plan*. Within this area, specific design guidelines apply and in order for development to occur, it must meet the standards contained in the *Performance Rating System* of the Specific Development Plan. All of the areas contained in the Gateway District are associated with a Planned Development Zoning District. However, there are Planned Development Districts which are not contained within the boundaries of the Gateway Area Overlay District.

3.6.1 Planned Development Residential District, PDR

It is the intent of this district to provide for unusual, innovative or combined use developments that would not fit the descriptions of other districts and yet would maintain the objectives of this Ordinance. The uses could be residential, commercial or any combination.

3.6.2 Planned Recreation Development District, PRD

The intent of this district is to build upon the planned development concept by dedicating land for major recreational complexes, cultural and tourist activities utilizing strong design standards.

3.6.3 Planned Development Golf Course District, PDGC

The intent of this district is to create an oasis effect to attract visitors to Page and to enhance the enjoyment of the natural beauty and environment for surrounding residential and visitor accommodation uses.

3.6.4 Planned Development Multiple Residence District, PDMR

The intent of this district is to permit uses which form a transition between higher commercial PD uses and residential areas, by tying together school and recreation areas, yet maintaining an architectural theme of the "Gateway."

3.6.5 Planned Development Commercial

The intent of the district is to encourage quality commercial development through the use of flexible development standards that are tailored to meet the unique physical, environmental, and social characteristics of the site.

3.6.6 Planned Development Business Park

The intent of this district is to encourage quality business park development through the use of flexible development standards that combine compatible business, resources and associated facilities.

3.6.7 Planned Development Industrial

The intent of this district is to encourage industrial development through the use of flexible development standards that are tailored to meet the unique physical, environmental, and social characteristics of the site, incorporating the community's economic goals.

3.7 THE INTENT AND PURPOSE OF THE FUTURE DEVELOPMENT DISTRICT

3.7.1 Future Development District, FD

The intent is to recognize that many areas of the City are not likely to develop in the near future and possibly cannot be served at present with public facilities. Therefore, any uses would require that conditions change significantly and a change to another district would then be justified. Some outdoor recreational uses that require minimal facilities can be permitted in these outlying areas when properly developed and controlled.

3.8 THE INTENT AND PURPOSE OF AIRPORT DISTRICTS

3.8.1 Airport Property District, AP

It is the intent of this district to encourage utilization patterns which promote viable and long-term growth of the Page Municipal Airport and of airport-related business and industry. Utilization and development patterns must be amenable to regulations, purposes and directions of the *Airport Master Plan* plus all applicable Federal, State and local laws, ordinances and regulations.

3.8.2 Airport Approach District, AA

It is the intent of this district to limit land use to industrial, commercial, recreational and restricted residential uses which are not densely populated. It is not intended to take or damage property rights; the usual safeguards of variances, interpretations and Conditional Use Permits which are part of the Zoning Ordinance should be reasonably and equitably applied to this end.

3.8.3 Airport Clear Zone District, ACZ

Immediately off the end of Runway 33 and 07 is the Airport Clear Zone District. The purpose of this District is to protect life and property by ensuring that aircraft using the Page Municipal Airport can land and take-off in accordance with the applicable safety regulations mandated by the federal government.

3.9 THE INTENT AND PURPOSE OF THE PARKS/OPEN SPACE DISTRICT

3.9.1 Parks/Open Space District, POS

The intent of this district is to promote the public health, safety and general welfare of the community by protecting and preserving open space as a limited and valuable resource which conserves natural resources, protects scenic vistas, provides recreational opportunities, and contributes to the overall quality of life in Page.