

# Zone Map of Provo City, Utah

<b>A</b>	Airport zone (Chapter 14.17D) is established to provide a high-quality development that is airport-focused and complementary to the Provo Municipal Airport. This zone is only applicable to the area the City of Provo has designated as the Provo Municipal Airport.	<b>R18</b>	One Family Residential (Chapter 14.10): Principal uses are one family detached dwellings with car-porches, on individual lots or attached one family dwellings in a planned open space dev. Min lot size: 15.8, 6,000 sq. ft., 30 ft. width.	<b>M1</b>	Light Manufacturing Zone (Chapter 14.27): The M1 zone provides areas for light manufacturing firms for processing, assembling, manufacturing, warehousing and storage, and for incidental service facilities and public facilities to serve the manufacturing area.
<b>AI</b>	Airport Industrial zone (Chapter 14.17D) is established to provide for a range of uses that are compatible with the Provo Municipal Airport and encourage usage of the airport. This zone is only applicable to areas surrounding the Provo Municipal Airport.	<b>R2</b>	Two Family Residential (Chapter 14.11): Principal permitted uses are one family detached dwellings on 10,000 sq. foot lots, attached one family dwellings in planned developments, and two family dwellings (duplexes) on 6,000 square foot lots.	<b>M2</b>	Heavy Manufacturing Zone (Chapter 14.28): The M2 zone provides areas where heavy industrial, manufacturing, and extractive uses may be located in an environment which protects them from the encroachment of commercial and residential uses.
<b>DT1</b>	General Downtown (Chapter 14.21A): established to provide a pedestrian-friendly, mixed-use environment that is complementary to the more intensive Downtown Core (DT2) zone while providing an appropriate scaled development between adjacent zones.	<b>VLDR</b>	Very Low Density Residential Zone (Chapter 14.14F): Provides a residential environment characterized by attractively landscaped one-family detached and two-family detached structures with a density less than the LDR zone.	<b>FI</b>	Freeway Industrial Zone (Chapter 14.27A): The FI zone is for locations along I-15. It provides flexibility of land use and areas where clean, non-polluting industrial and manufacturing uses may be located without encouraging traffic through residential areas.
<b>DT2</b>	Downtown Core (Chapter 14.21B): provides a pedestrian-friendly, regional urban core located around key transportation corridors. Clearly identifiable as the center of the city by having the largest scale of building height and mass and a higher density of mixed uses.	<b>LDR</b>	Low Density Residential Zone (Chapter 14.14A): Established to provide a higher density residential environment with attractively landscaped one-family or two-family structures compatible with the character of one-family (R1) residential housing.	<b>MP</b>	Manufacturing Park Zone (Chapter 14.28): The MP zone provides an area more restrictive than a conventional manufacturing zone, but conducive to the establishment of quality laboratory, processing, and light manufacturing uses in a park-like setting.
<b>GW</b>	Downtown Gateway (GW) accommodates restaurants, hotels and a variety of retail uses to accommodate visitors as well as local residents. Design guidelines are established for this zone to create a distinct sense of place. This zone is not intended for large scale retail.	<b>MDR</b>	Medium Density Residential Zone (Chapter 14.14B): Provides a residential environment for medium density residential uses located in or near the central area of the city and in areas where there is a demand for multiple dwelling units as indicated in the General Plan.	<b>PIC</b>	Planned Industrial Commercial Zone (Chapter 14.29): The PIC zone provides an exclusive environment for quality research laboratories (non-polluting light manufacturing uses), professional offices, and professional office uses in a park-like setting.
<b>WG</b>	West Gateway Zone (Chapter 14.21D): intended to accommodate large or small-scale restaurants, hotels and retail uses to service visitors and residents. The design criteria for the West Gateway is not as stringent as the Gateway zone to the east.	<b>HDR</b>	High Density Residential Zone (Chapter 14.14C): A zone established to provide a high-density, multi-unit residential character in areas located in downtown, near BYU and other selected high-density areas. It allows typically permitted apartments and condos.	<b>RBP</b>	Research and Business Park Zone (Chapter 14.44): The RBP zone provides area for offices, research & development facilities, and specialized light manufacturing. This zone requires architectural and landscaping excellence, & non-polluting activities.
<b>FC1</b>	Freeway Commercial One Zone (Chapter 14.20A): FC1 provides a distinct in which the primary use of the land is for commercial and service uses to serve regional population needs and to provide a place of employment in present surroundings along the Interstate.	<b>CR</b>	Campus Residential Zone (Chapter 14.14E): Intended to provide high density housing and a mix of residential and commercial uses in areas adjacent to the University of Utah. The CR zone is established to encourage redevelopment of land for residential uses with commercial services for residents.	<b>PRO</b>	Project Redevelopment Option (Chapter 14.50): The PRO zone permits intensive and flexibility in creating a well-planned, architecturally appealing development. The intent is to encourage creative developments that utilize land efficiently and harmonize with the past.
<b>FC2</b>	Freeway Commercial Two Zone (Chapter 14.20B): The FC2 zone provides a location between the FC1 zone and the gateway into downtown. The primary use for the land is for commercial and service uses to serve regional and local needs.	<b>MU</b>	Mixed-Use Zone (Chapter 14.14D): Mixed-use development combines two or more types of land use. The MU zone is established to provide a high-quality urban development that is pedestrian-friendly and complementary to the surrounding area.	<b>SDP</b>	Specific Development Plan Overlay Zone (Chapter 14.40): The SDP zone provides an exclusive environment for quality research laboratories (non-polluting light manufacturing uses), professional offices, and professional office uses in a park-like setting.
<b>FC3</b>	Freeway Commercial Three Zone (Chapter 14.20C): The FC3 zone facilitates the maximum commercial, residential and service uses to serve regional and local populations. It should not compete with downtown.	<b>NMU</b>	Neighborhood Mixed-Use (Chapter 14.14D): Mixed-use development combines two or more types of land use. The NMU zone is established to provide a high-quality urban development that is pedestrian-friendly and complementary to the surrounding area.	<b>PF</b>	Public Facilities Zone (Chapter 14.17): Areas of a min 10,000 sq ft for the establishment of facilities which are maintained by public and quasi-public agencies, i.e. schools, universities, hospitals, parks and recreation, utilities etc.
<b>A11</b>	Agricultural Zone (Chapter 14.08): Principal uses include agricultural pursuits, unrestricted animal rights, and one family detached dwellings. Minimum lot size varies according to sub-zone: A1.1 - 1-Acre.	<b>RM</b>	Mobile Home Residential Zone (Chapter 14.15): A zone established to provide a residential environment for the mobile home units, including mobile homes and modular housing units. Density of 5-7 units per acre located on arterial or collector streets.	<b>TF</b>	Training Facilities Zone (Chapter 14.17C): A zone established to provide areas for facilities that provide educational, training and/or religious instruction where patrons reside on a short-term basis. Typical uses include dormitory and support facilities.
<b>A15</b>	Agricultural Zone (Chapter 14.08): Principal uses include agricultural pursuits, unrestricted animal rights, and one family detached dwellings. Minimum lot size varies according to sub-zone: A1.5 - 5-Acres.	<b>RC</b>	Residential Conservation Zone (Chapter 14.32): A zone to encourage conservation of residential use and the use of a given lot or parcel to the legal use existing. Project redevelopment is encouraged through use of the PRO zone.	<b>HCF</b>	Health Care Facilities Zone (Chapter 14.18): Zone established to provide areas for location of facilities that provide health care services and which utilize relatively large areas of land. Typical uses: hospitals, physicians' offices, medical centers, etc.
<b>A110</b>	Agricultural Zone (Chapter 14.08): Principal uses include agricultural pursuits, unrestricted animal rights, and one family detached dwellings. Minimum lot size varies according to sub-zone: A1.10 - 10-Acres.	<b>CA</b>	Automotive Commercial (Chapter 14.25): The CA zone is established to provide an area which will promote a mix of new car dealerships, automotive accessory shops, automotive repair facilities, and establishments to support primary automotive uses.	<b>OSPR</b>	Open Space, Preservation & Recreation (Chapter 14.33): Protects public lands for outdoor recreation, education, scenic and visual enjoyment. Applied to lands such as parks, trails and protected lands in order to protect & preserve for future generations an open space & recreation for the public.
<b>A120</b>	Agricultural Zone (Chapter 14.08): Principal uses include agricultural pursuits, unrestricted animal rights, and one family detached dwellings. Minimum lot size varies according to sub-zone: A1.20 - 20-Acres.	<b>CG</b>	General Commercial Zone (Chapter 14.22): The CG zone is established to provide a neighborhood center that responds the single-family residential character and can offer a range of uses.	<b>ITOD</b>	Interim Transit Oriented Development Zone (Chapter 14.23): Established to provide interim zoning measures while more comprehensive transit oriented development plans and ordinances are formulated for the planned intermodal hub area.
<b>A140</b>	Agricultural Zone (Chapter 14.08): Principal uses include agricultural pursuits, unrestricted animal rights, and one family detached dwellings. Minimum lot size varies according to sub-zone: A1.40 - 40-Acres.	<b>PO</b>	Professional Office Zone (Chapter 14.16): The PO zone provides location beyond the central area of the City primarily along arterial or major collector streets which will accommodate offices for doctors, dentists, accountants, and other similar professions.	<b>TDR-S</b>	Transferable Development Rights Overlay Zone - Sensitive Sites (Chapter 14.30): Encourages development in sensitive and natural hazard areas and other areas of sensitive lands development rights in other areas of the City.
<b>RA</b>	Residential Agricultural Zone (Chapter 14.09): A zone to harmoniously integrate residential uses with incidental agricultural pursuits. Principal uses include one family detached dwellings with limited animal rights. Minimum lot size is one-half acre.	<b>CM</b>	Heavy Commercial Zone (Chapter 14.24): The CM zone is a transitional zone between industrial areas and residential areas which provides commercial and industrial uses in a neighborhood district.	<b>TDR-R</b>	Transferable Development Rights Overlay Zone - Recreation Sites (Chapter 14.30): Encourages development in sensitive and natural hazard areas and other areas of sensitive lands development rights in other areas of the City.
<b>R110</b>	One Family Residential (Chapter 14.10): Principal uses are one family detached dwellings with car-porches, on individual lots or attached one family dwellings in a planned open space dev. Min lot size: R1.10 10,000 sq. ft., 30 ft. width.	<b>SC1</b>	Neighborhood Shopping Center (Chapter 14.16): The SC1 zone is established to provide an area in which a general shopping center facility can be established to satisfy the specialty shopping needs of a community or a group of neighborhoods.	<b>SOB</b>	Sexually-Oriented Business Overlay Zone (Chapter 14.48): Establishes an overlay zone that governs the location of sexually-oriented businesses in order to avoid adverse secondary effects which may result from the operation of such businesses.
<b>R120</b>	One Family Residential (Chapter 14.10): Principal uses are one family detached dwellings with car-porches, on individual lots or attached one family dwellings in a planned open space dev. Min lot size: R1.20 20,000 sq. ft., 100 ft. width.	<b>SC2</b>	Community Shopping Center (Chapter 14.19): The SC2 zone is established to provide an area in which a general shopping center facility can be established to satisfy the specialty shopping needs of a community or a group of neighborhoods.	<b>Accessory Dwelling Unit Overlay</b>	
<b>R16</b>	One Family Residential (Chapter 14.10): Principal uses are one family detached dwellings with car-porches, on individual lots or attached one family dwellings in a planned open space dev. Min lot size: R1.6 6,000 sq. ft., 50 ft. width.	<b>SC3</b>	Regional Shopping Center (Chapter 14.20): The SC3 zone provides an area in which the primary use of the land is for commercial and service uses to serve people living in an entire region. It is located close to freeways & major arterials for easy access.	<b>Critical Hillside Overlay</b>	
<b>R17</b>	One Family Residential (Chapter 14.10): Principal uses are one family detached dwellings with car-porches, on individual lots or attached one family dwellings in a planned open space dev. Min lot size: R1.7 7,000 sq. ft., 70 ft. width.	<b>SSC</b>	Specialty Support Commercial Zone (Chapter 14.47): The SSC zone provides areas for limited commercial activities, such as convenience retail and service businesses, in planned residential, retirement office park, or research park mixed use developments.		

Maps are provided as a public resource for general informational purposes only. Provo City does not guarantee their accuracy and assumes no liability for inaccuracies. Please seek verification of map details from City staff.

Some zone labels contain supplemental codes:  
PO - Planned Light Development (Chapter 14.31)  
R1 - Other residential uses within which light zone regulations are explained in the Provo City codebook, e.g. PRO-A20 or SDP3.  
For more detailed information on individual zones, please visit [code.provo.org](http://code.provo.org) (Ch. 14) for online access to Provo City codes. Also, visit [www.provo.org](http://www.provo.org) for zoning questions, contacts, forms, and information.

