

CHAPTER 17A

COMMERCIAL TOURISM, RECREATION AND RACING SPORTS, AND TECHNOLOGY INDUSTRIES ZONING DISTRICTS

<p><b>Part</b>  <b>17A-1. Commercial tourism zoning district.</b>  <b>17A-2. Recreation and racing sports zoning district.</b>  <b>17A-3. Technology industries zoning district.</b>  <b>17A-4. Exemption from area requirements.</b>  <b>17A-5. Use tables, codes, symbols, and restrictions.</b></p>	<p>(c) curb and gutter;          (d) sidewalk;          (e) on-site surface drainage facilities;          (f) culinary water facilities;          (g) wastewater disposal;          (h) street monuments; and          (i) any other infrastructure deemed necessary.</p> <p>(5) Buildings shall not be used for wholesale business. (Ord. 2011-04, 02/01/2011)</p>
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**17A-1-3. Maximum building heights.**

The maximum building height in C-T zone shall be 35 feet. (Ord. 2006-41, 12/19/06)

**PART 17A-1  
 COMMERCIAL TOURISM ZONING DISTRICT**

<p><b>Section</b>  <b>17A-1-1. Purpose of Commercial Tourism (C-T) zoning districts.</b>  <b>17A-1-2. Development restrictions in commercial tourism zones.</b>  <b>17A-1-3. Maximum building heights.</b></p>	
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**17A-1-1. Purpose of Commercial Neighborhood (C-T) zoning districts.**

The purpose of Commercial Tourism (C-T) zoning districts are to provide areas catering to the traveling public where commercial retail and services can be provided to accommodate tourism. The regulations of this district are designed to promote a combination of retail and service facilities which in character and scale to compliment the beautiful natural landscape and vacation or business travel experience for those who visit Tooele County. (Ord. 2006-41, 12/19/06)

**17A-1-2. Development restrictions in commercial zones.**

In the Commercial Tourism zoning district:

(1) Minimum yard setback requirements shall be established in the conditional use permit or planned unit development approval, except no commercial building shall be located closer than 50 feet to any residential district boundary line or to any street line which continues as frontage into a residential district, and no such building shall encroach on any easement.

(2) Buildings and structures shall cover no more than 50% of the lot area except as may otherwise be allowed through planned unit development approval.

(3) All uses shall be free from objectionable noise, glare, vibration, hazards, or nuisances.

(4) Improvements required by the planning commission may include:

- (a) street grading;
- (b) street base;

<p><b>Section</b>  <b>17A-2-1. Purpose of Recreation and Racing Sports (RRS) zoning districts.</b>  <b>17A-2-2. Development restrictions to Recreation and Racing Sports zoning districts.</b>  <b>17A-2-3. Development restrictions specific to RRS zoning districts.</b>  <b>17A-2-4. Maximum building heights.</b></p>	
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**17A-2-1. Purpose of Recreation and Racing Sports (RRS) zoning districts.**

The purpose of Recreation and Racing Sports (RRS) zoning district are to provide areas in appropriate locations where recreational and motorsports enjoyment and competitive activities. The regulations of this district are designed to protect environmental quality of the district and adjacent areas. (Ord. 2006-41, 12/19/06)

**17A-2-2. Development restrictions to manufacturing zoning districts generally.**

In the Recreation and Racing Sports zoning district:

(1) Minimum yard setback requirements shall be established in the conditional use permit or planned unit development approval, except that no building or activity shall be located closer than 1/2 mile to any residential district boundary line or to any street line which continues as frontage into a residential district.

(2) Buildings and structures shall cover no more than 50% of the lot area except as may otherwise be allowed through planned unit development approval.

(3) Improvements required by the planning commission may include:

- (a) street grading;
- (b) street base;

- (c) curb and gutter;
- (d) sidewalk;
- (e) on-site surface drainage facilities;
- (f) culinary water facilities;
- (g) wastewater disposal;
- (h) street monuments; and
- (i) any other infrastructure deemed necessary. (Ord.2011-04, 02/01/2011)

- (c) curb and gutter;
- (d) sidewalk;
- (e) on-site surface drainage facilities;
- (f) culinary water facilities;
- (g) wastewater disposal;
- (h) street monuments; and
- (i) any other infrastructure deemed necessary. (Ord. 2011-04, 02/01/2011)

**17A-2-3. Development restrictions specific to RRS zoning districts.**

All uses shall be free from objectionable noise, glare, vibration, hazards, or nuisances. (Ord. 2006-41, 12/19/06)

**17A-2-4. Maximum building heights.**

The maximum building height in RRS zoning district shall be 60 feet. (Ord. 2008-06, 1/22/08)

**PART 17A-3  
TECHNOLOGY INDUSTRIES ZONING  
DISTRICT**

**17A-3-1. Purpose of Technology Industries (T-I) zoning district.**

The purpose of Technology Industries (T-I) zoning district is to provide areas for technology based industries that are engaged in research and development, wholesale, retail and services can be provided for production and products and subassemblies. The regulations of this district are designed to promote an environment that fosters innovative products with a particular interest in the vehicle technology industry while preserving the vistas from the Deseret Peak Complex and the Miller Motorsports Park. (Ord. 2006-41, 12/19/06)

**17A-3-2. Development restrictions in the Technology Industries (T-I) zones.**

In the Technology Industries zoning district:

- (1) Minimum yard setback requirements shall be established in the conditional use permit or planned unit development approval, except no commercial building shall be located closer than 100 feet to any residential district boundary line and 50 feet to any street line which continues as frontage into a residential district.
- (2) Buildings and structures shall cover no more than 50% of the lot area except as may otherwise be allowed through planned unit development approval.
- (3) All uses shall be free from objectionable noise, glare, vibration, hazards, or nuisances.
- (4) Improvements required by the planning commission may include:
  - (a) street grading;
  - (b) street base;

**17A-3-3. Maximum building heights.**

The maximum building height in T-I zone shall be 35 feet. (Ord. 2006-41, 12/19/06)

**PART 17A-4  
EXEMPTION FROM AREA REQUIREMENTS  
Section**

**17A-4-1. Uses conditionally exempt from frontage, width and area requirements of the zoning district.**

**17A-4-1. Uses conditionally exempt from frontage, width and area requirements of the zoning district.**

In commercial, industrial and hazardous industries zoning districts, a bona fide division or partition of land for the purpose of siting an unmanned facility appurtenant to a pipeline, electrical service, telecommunications, transmission line, radio transmission, regeneration, or fiber optic equipment owned or operated by a public or private utility service regulated by the Public Utility Commission or Federal Communications Commission may be sited on a parcel less than that required with no frontage subject to the following:

- (1) The parcel shall have a legal access to it.
- (2) A conservation easement or deed restriction shall be given to Tooele County that will prohibit any use or structure from being placed on the property than those listed in this section.
- (3) The site shall be fenced and approved through a conditional use permit.
- (4) Where a residential or manned structure is within 800 feet, the site shall be large enough that the height of the tallest structure placed in a vertical position from its base, plus ten feet, will mark the minimum property edge.
- (5) The site shall be fenced with chain link fencing, and screened by drought resistant landscaping and trees.
- (6) The applicant or landowner shall comply with the subdivision ordinance. (Ord. 2006-41, 12/19/06)

**PART 17A-5**

**USE TABLES, CODES, SYMBOLS,  
AND RESTRICTIONS**

<b>Section</b>		<b>17A-5-3.</b>	<b>Use tables.</b>
<b>17A-5-1.</b>	<b>Codes and symbols.</b>		
<b>17A-5-2.</b>	<b>Uses.</b>		
<b>17A-5-3.</b>	<b>Use tables.</b>		
<b>17A-5-3.1.</b>	<b>Agriculture, forestry and keeping of animals.</b>		
<b>17A-5-3.2.</b>	<b>Automobile, truck and recreational vehicle sales and service.</b>		
<b>17A-5-3.3.</b>	<b>Commercial sales and service.</b>		
<b>17A-5-3.4.</b>	<b>Dwellings, living quarters and long- or short-term residences.</b>		
<b>17A-5-3.5.</b>	<b>Industrial uses.</b>		
<b>17A-5-3.6.</b>	<b>Manufacturing, curing, compounding, processing, packaging, production and treatment.</b>		
<b>17A-5-3.7.</b>	<b>Public and quasi-public uses.</b>		
<b>17A-5-3.8.</b>	<b>Recreation, camping and amusement.</b>		
<b>17A-5-3.9.</b>	<b>Storage, shipping, transporting and warehousing.</b>		
<b>17A-5-3.10.</b>	<b>Utilities and utility services.</b>		

**17A-5-1. Codes and symbols.**

(1) In this Part are tables describing uses of land or buildings that are allowed in the various districts as shown. Permitted uses are indicated by a "P" in the appropriate column. Uses that may be permitted by a conditional use permit issued by a planning commission are indicated by a "C" in the appropriate column. Uses that may be permitted by a conditional use permit issued by the zoning administrator are indicated by a "C1" in the appropriate column.

(2) If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by a dash, "-".

(3) If a regulation applies in a given district, it is indicated in the appropriate column by a alphanumeric character that will show the linear feet or square feet or acres required or by the letter "A". If the regulation does not apply, it is indicated in the appropriate column by a dash, "-". (Ord. 2006-41, 12/19/06)

**17A-5-2. Uses.**

No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the commercial, industrial or hazardous industries zoning districts except as provided in this Part. (Ord. 2006-41,12/19/06)

Table 17A-5-3.1. Agriculture, forestry and keeping of animals.				
#	Use	Commercial Tourism (C-T)	Recreation and Racing Sports (RRS)	Technology Industries (T-I)
1	Accessory buildings and uses customarily incidental to permitted uses	P	P	P
2	Accessory uses buildings customarily incidental to conditional uses	C	C	C
3	Agricultural industries	-	P	-
4	Beauty shop for pets, dog grooming	P	-	-
5	Grazing of farm animals	P	P	P
6	Tilling of the soil, raising of crops, horticulture and gardening	P	P	P

Table 17A-5-3.2. Automobile, truck and recreational vehicle sales and services.				
#	Use	Commercial Tourism (C-T)	Recreation and Racing Sports (RRS)	Technology Industries (T-I)
1	Accessory buildings and uses customarily incidental to permitted uses	P	P	P
2	Accessory uses buildings customarily incidental to conditional uses	C	C	C
3	Automatic car wash	P	P	-
4	Automobile service station	P	P	P
5	Automobile or recreation vehicle sales, service, lease, rental and repair, new or used, conducted entirely within an enclosed building	P	P	-
6	Body and fender shop; tire recapping; motor vehicle, bicycle, and recreation vehicle assembling, painting, upholstering and rebuilding.	-	P	P
7	Indoor auto parts sales	P	P	P
8	Parking lot incidental to a use conducted on the premises	P	P	P

#	Use	Commercial Tourism (C-T)	Recreation and Racing Sports (RRS)	Technology Industries (T-I)
9	Parking lot not incidental to a use conducted on the premises	P	P	C
10	Recreation vehicles, rentals, leases, sales and service, outdoor and indoor	P	P	-
11	Truck and heavy equipment service station and repair facility	P	P	-
12	Truck wash	P	P	-

#	Use	Commercial Tourism (C-T)	Recreation and Racing Sports (RRS)	Technology Industries (T-I)
1	Accessory buildings and uses customarily incidental to permitted uses	P	P	P
2	Accessory uses buildings customarily incidental to conditional uses	C	C	C
3	Amphitheater	P	P	-
4	Art needlework shop; art shop; art supply	P	-	-
5	Artist studio	P	-	-
6	Bakery, retail sales	P	-	-
7	Bank	P	-	P
8	Barbershop	P	-	-
9	Bath and massage (not part of medical or health spa)	P	-	-
10	Beauty shop	P	-	-
11	Beer outlet, Class A, Class B	P	C	-
12	Bookstore	P	-	-
13	Business incubator	P	-	P

Table 17A-5-3.3. Commercial sales and service.

#	Use	Commercial Tourism (C-T)	Recreation and Racing Sports (RRS)	Technology Industries (T-I)
14	Business or financial services	P	-	P
15	Café, cafeteria, catering establishment, restaurant, or internet café (not a drive-thru)	P	P	P
16	Candy, confectionery, nut shop	P	-	-
17	Carbonated and purified water sales	P	-	-
18	China and/or silver shop	P	-	-
19	Child or adult day care facility	C	C	C
20	Clothes cleaning, dyeing, pressing, dry cleaners	P	-	-
21	Clothing store	P	-	-
22	Commercial design and graphics	-	-	P
23	Communication and video conferencing facilities	P	P	P
24	Convenience store with gasoline sales	P	-	P
25	Convention center	P	P	C
26	Copy store, blueprinting, photostating, duplicating	P	-	P
27	Delicatessen	P	-	-
28	Department store	P	-	-
29	Dressmaking	P	-	-
30	Drive-ins; refreshment stand, eating and/or drinking place	P	-	P
31	Drugstore	P	-	-
32	Dry goods store	P	-	-
33	Electrical, appliances and fixtures, electronic instruments sales, repair and/or service	P	P	P
34	Farmers market	P	P	-
35	Florist shop	P	-	-
36	Food catering facilities	P	P	-

Table 17A-5-3.3. Commercial sales and service.

#	Use	Commercial Tourism (C-T)	Recreation and Racing Sports (RRS)	Technology Industries (T-I)
37	Fruit/fruit juice store; fruit and/or vegetable stand, or store; natural foods/health store	P	-	-
38	Furniture sales, and/or repair	P	-	-
39	Gift shop; hobby or crafts shop	P	P	-
40	Grocery; meat sales	P	-	-
41	Hardware store, not including the sale of lumber	P	-	-
42	Hospital supplies	-	-	P
43	Ice cream shop	P	-	-
44	Jewelry store	P	-	-
45	Laundry, automatic self-help; laundry agency	P	-	-
46	Leather goods	P	-	-
47	Linen shop	P	-	-
48	Liquor and beer sales; places for the drinking of liquor or beer	P	P	-
49	Luggage sales	P	-	-
50	Medical/dental clinic, laboratories, infirmary, immediate care facility	P	P	P
51	Motorboat sales	P	P	-
52	News stand; magazine shop; book store	P	-	-
53	Notions, variety store	P	-	-
54	Novelty shop, variety store	P	-	-
55	Office, business or professional	P	P	P
56	Office supply, machines, sales and repair	-	-	P
57	Optometrist; oculist	P	-	-
58	Package agency	P	-	-
59	Pet shop	P	-	-

Table 17A-5-3.3. Commercial sales and service.

#	Use	Commercial Tourism (C-T)	Recreation and Racing Sports (RRS)	Technology Industries (T-I)
60	Photographer or photography shop, sales and service	P	-	-
61	Popcorn and/or nut shop	P	-	-
62	Printing and small paper reproduction service	P	P	-
63	Radio and television station	-	C1	-
64	Reception center and/or wedding chapel	P	-	-
65	Retail booths and kiosks	P	-	-
66	Second-hand shop, antiques, conducted within a building or enclosure	P	-	-
67	Shoe shop; shoeshine; shoe repair	P	-	-
68	Shopping mall	P	-	-
69	Speciality retail	P	P	-
70	Stationary and greeting card sales	P	-	-
71	Tailor shop	P	-	-
72	Technical office for research and development, laboratory & research facility subject to listed restrictions <sup>1</sup>	-	C1	P
73	Tire shop, sales and repair	P	P	-
74	Tobacco shop	P	-	-
75	Tourist information	P	P	-
76	Towel and linen supply service	P	-	-
77	Travel bureau	P	-	-
78	Variety store, notions	P	-	-
79	Wholesale business	-	-	C



Table 17A-5-3.4. Dwellings, living quarters and long or short-term structures.

#	Use	Commercial Tourism (C-T)	Recreation and Racing Sports	Technology Industries (T-I)
1	Accessory buildings and uses customarily incidental to permitted uses	P	P	P
2	Accessory uses buildings customarily incidental to conditional uses	C	C	C
3	Bed and breakfast inn with listed restrictions <sup>2</sup>	P	C	-
4	Hotel, motel, inn	P	C	-
5	Recreational vehicle park	P	C	-
6	Temporary buildings for uses incidental to construction work, including living quarters for a guard or night watchman, which buildings must be removed upon completion or abandonment of the construction work	C1	C1	C1
7	Construction equipment and supply trailer, temporary	C1	C1	C1
8	Construction field office, temporary	C1	C1	C1

Table 17A-5-3.5. Industrial uses.

#	Use	Commercial Tourism (C-T)	Recreation and Racing Sports (RRS)	Technology Industries (T-I)
1	Accessory buildings and uses customarily incidental to permitted uses	P	P	P
2	Accessory uses buildings customarily incidental to conditional uses	C	C	C
3	Foundry, casting light-weight non-ferrous metal	-	-	P
4	Laboratories	-	-	P
5	Machine shop	-	P	P
6	Power generation (electrical) for on-site use:			
	solar	P	P	P
	wind under 5.9 kva	-	P	P
7	Research park	-	-	P
8	Sandblasting	-	-	C
9	Technology development based industries	-	-	P

Table 17A-5-3.5. Industrial uses.

#	Use	Commercial Tourism (C-T)	Recreation and Racing Sports (RRS)	Technology Industries (T-I)
10	Upholstering	-	-	P
11	Welding shop	-	P	P

(Ord. 2006-41, 12/19/06)

Table 17A-5-3.6. Manufacturing, curing, compounding, processing, packaging, production and treatment.

#	Use	Commercial Tourism (C-T)	Recreation and Racing Sports (RRS)	Technology Industries (T-I)
1	Accessory buildings and uses customarily incidental to permitted uses	P	P	P
2	Accessory uses buildings customarily incidental to conditional uses	C	C	C
3	Airplane and associated parts	-	C	P
4	Automobiles and their associated parts	-	C	P
5	Batteries	-	-	P
6	Boats	-	C	P
7	Brass	-	-	P
8	Business machines	-	-	P
9	Cameras and photo equipment, film	-	-	P
10	Electrical, electronic and communication instruments	-	C	P
11	Engineering, laboratory and scientific instruments, temperature controls	-	C	P
12	Medical and dental instruments and supplies, optical instruments and lenses	-	-	P
13	Office machines, including cash registers, computing machines and typewriters, scales and balances	-	-	P
14	Paper and paperboard products	-	-	P
15	Pharmaceuticals	-	-	P
16	Plastics and advanced composites	-	-	P
17	Sheetmetal products, light	-	P	P
18	Sheet metal heavy	-	-	P

Table 17A-5-3.7. Public and quasi-public uses.

#	Use	Commercial Tourism (C-T)	Recreation and Racing Sports (RRS)	Technology Industries (T-I)
1	Accessory buildings and uses customarily incidental to permitted uses	P	P	P
2	Accessory uses buildings customarily incidental to conditional uses	C	C	C
3	College or university not exempt by statute	-	-	P
4	Museum	-	P	-
5	Noncommercial research facility	-	C	P
6	Parks, golf courses, swimming pools and other recreation areas	C	P	-
7	Public buildings	C	C	C
8	Private schools	C	-	-
9	Vocational or other schools not exempted by statute	-	C	C

(Ord. 2006-41, 12/19/06)

Table 17A-5-3.8. Recreation, camping and amusement.

#	Use	Commercial Tourism (C-T)	Recreation and Racing Sports (RRS)	Technology Industries (T-I)
1	Accessory buildings and uses customarily incidental to permitted uses	P	P	P
2	Accessory uses buildings customarily incidental to conditional uses	C	C	C
3	Archery shop/range, if conducted in enclosed building	C	P	-
4	Athletic club; health club; athletic goods store; gymnasium	P	P	-
5	ATV or OHV off road racing	-	P	-
6	Automobile road or oval track racing	-	P	-
7	Bicycle shop	P	-	-
8	Billiards or pool hall; commercial skating rink	P	P	-
9	BMX bike racing	-	P	-
10	Boat racing, motor powered and non-motorized	-	P	-

Table 17A-5-3.8. Recreation, camping and amusement.

#	Use	Commercial Tourism (C-T)	Recreation and Racing Sports (RRS)	Technology Industries (T-I)
11	Bowling alley	P	P	-
12	Boxing arena	-	P	-
13	Campground	P	P	-
14	Dance hall; dancing	P	P	-
15	Drag strip racing providing that it no closer than 5 miles to any residential or rural residential zoning district	-	C	-
16	Driving or riding school, competitive	-	P	-
17	Go-cart racing	-	P	-
18	Golf course; commercial miniature golf course	P	P	-
19	Moto-cross motorcycle racing	-	P	-
20	Motorcycle racing	-	P	-
21	Night club / social club	C	C	-
22	Parks	P	P	-
23	Private non-profit locker club or private club	C	C	-
24	Performing arts facility	P	P	-
25	Recreational center, facilities or area that is private and/or commercial	C	P	-
26	Recreational coach parks	P	P	-
27	Swimming pool, commercial	P	P	-
28	Theater, indoor	P	-	-

(Ord. 2006-41, 12/19/06)

Table 17A-5-3.9. Storage, shipping, transporting and warehousing.

#	Use	Commercial Tourism (C-T)	Recreation and Racing Sports (RRS)	Technology Industries (T-I)
1	Accessory buildings and uses customarily incidental to permitted uses	P	P	P
2	Accessory uses buildings customarily incidental to conditional uses	C	C	C
3	Bus terminal and railroad passenger station, intermodal terminal, public transit hub	-	P	-

Table 17A-5-3.9. Storage, shipping, transporting and warehousing.

#	Use	Commercial Tourism (C-T)	Recreation and Racing Sports (RRS)	Technology Industries (T-I)
4	Distribution center, parcel delivery center, delivery warehouse	-	-	C
5	Drive-it-yourself agency, car, equipment rental	P	C1	-
6	Express office	P	-	P
7	Storage units, self storage			
	a) Without outside storage	C	P	C1
	b) With off-premise outside self service storage	-	C	C1

(Ord. 2006-41, 12/19/06)

Table 17A-5-3.10. Utilities and utility services.

#	Use	Commercial Tourism (C-T)	Recreation and Racing Sports	Technology Industries (T-I)
1	Power generation for on-site use, unless intended for emergency situations as depicted below the table*	P	P	P
2	Accessory uses buildings customarily incidental to conditional uses	C	C	C
3	Essential service facilities	P	P	P
4	Substations	C	C	C
5	Transmission lines of 50 KV or greater capacity	C	C	C

(Ord. 2006-41, 12/19/06)

\*permanent / temporary generators shall be a permitted use in the above districts subject to the following restrictions:

(i) the generator shall meet all front, side, and rear setbacks for the residing zoning district.

(ii) the generator's exhaust shall, as much as practically feasible, be vented upwards or directed away from neighboring properties.

(iii) the generator shall be used only during periods of emergency situations or for periodic testing and necessary maintenance operation.

(iv) the generator shall be operated for routine testing and maintenance purposes not more than one time in any seven-day (7) period and no test shall exceed a total of

thirty (30) minutes.

A. Limited manufacturing activity shall be considered an allowed accessory use to a technical research and development office, laboratory or research facility provided that the following requirements are satisfied:

(1) Such manufacturing activity is related to research and development activities of the principal use.

(2) No manufacturing activity customarily occurs within 50 feet of a residence or residential district.

(3) All manufacturing activity customarily occurs inside of buildings; however, outside research work and incidental outside fabrication of equipment to conduct outside experimentation shall be permitted.

(4) Outside research should not customarily involve noxious activity which creates disturbances off of the premises.

(5) Manufacturing activity, excluding incidental fabrication of outside product development, shall not occupy an area in excess of 60 percent of the gross floor area.

B. Limited manufacturing activity shall be considered an allowed accessory use to a technical research and development office, laboratory or research facility provided that the following requirements are satisfied:

- (1) The owner must reside in the residence.
- (2) The site must be maintained and

landscaped so as to minimize the impact on neighboring properties and in order to retain the character of the neighborhood.

(3) The establishment shall not contain cooking facilities in guest rooms for preparation of meals by guests.

(4) The establishment shall conform to all applicable fire, building and health codes.

(5) The establishment shall be open to inspection by the Tooele County Engineer, Sheriff, Health Department Director and their authorized personnel.

(6) The establishment shall obtain and maintain a Tooele County business license.

Table 17A-5-3.11 Development Types.

#	Use	Commercial Tourism (C-T)	Recreation and Racing Sports	Technology Industries (T-I)
1	Planned Unit Developments in accordance with Chapter 9 of this Ordinance	C	C	C

(Ord. 2011-04, 02-01-2011)