

ORDINANCE 2001-13

AN ORDINANCE AMENDING THE UNIFORM ZONING ORDINANCE OF TOOELE COUNTY, CHAPTER 6, OFF STREET PARKING REQUIREMENTS, CHAPTER 7, CONDITIONAL USES, AND CHAPTERS 15 AND 17 ZONING DISTRICTS

THE COUNTY LEGISLATIVE BODY OF THE COUNTY OF TOOELE ORDAINS AS FOLLOWS:

SECTION I - CHAPTER AMENDED. Chapter 6, Off-Street Parking Requirements, of the Uniform Zoning Ordinance of Tooele County is hereby amended to read as attached hereto, which attachment is by this reference made a part hereof.

SECTION II - CHAPTER AMENDED. Chapter 7, Conditional Uses, of the Uniform Zoning Ordinance of Tooele County is hereby amended to read as attached hereto, which attachment is by this reference made a part hereof.

SECTION III: CHAPTERS AMENDED. Chapters 15 and 17, Non-Hazardous Waste Landfills of Tooele County is hereby amended by adding line e to Table 15-5-3.2 and line n to Table 17-5-3.9 to read as attached hereto, which attachment is by this reference made a part hereof.

SECTION III - REPEALER. Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

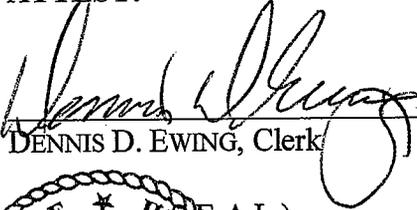
SECTION IV - EFFECTIVE DATE. This ordinance shall take effect fifteen (15) days after its passage, provided the same has been published, with the name of the members voting for and against the same, for at least one publication in one issue of a newspaper published in and having general circulation in Tooele County.

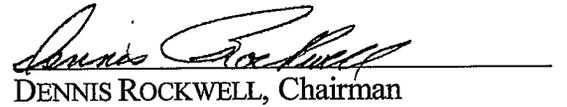
Ord. 2001-13

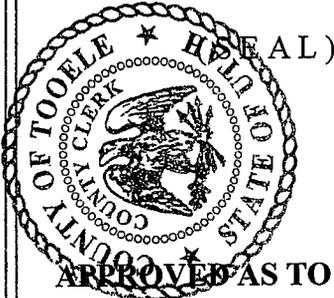
IN WITNESS WHEREOF, the legislative body of Tooele County passed, approved and enacted this ordinance this 27th day of March 2001.

ATTEST:

TOOELE COUNTY COMMISSION


DENNIS D. EWING, Clerk


DENNIS ROCKWELL, Chairman



Commissioner Rockwell voted yea
Commissioner Hunsaker voted Absent
Commissioner White voted yea

APPROVED AS TO FORM:


DOUGLAS J. AHLSTROM
Tooele County Attorney

CHAPTER 6

OFF-STREET PARKING REQUIREMENTS

Section

- 6-1. Purpose and scope.
- 6-2. Off-street parking required.
- 6-3. Site plan requirements for a building permit.
- 6-4. Access to individual parking spaces.
- 6-5. Number of parking spaces.
- 6-6. Parking for the disabled.
- 6-7. Access Requirements.
- 6-8. Location of Gasoline Pipe Lines.
- 6-9. Maintenance of Parking Lots.
- 6-10. Off-street parking dimensions.

6 - 1. Purpose and scope.

(1) The requirements of this chapter are intended to promote the orderly use of land and buildings by identifying minimum and maximum standards for accessory parking and loading facilities that will promote safe and convenient vehicular transportation and movement of goods. These requirements are also intended to help lessen traffic congestion and promote a cleaner environment through reducing the number of vehicles trips. Encouraging non-motorized transportation and relating parking requirements to the local land use/transportation system are consistent with the objectives of this chapter.

(2) The off-street parking and loading provisions of this chapter shall apply to all buildings and structures erected and all uses of land established after the effective date of this chapter. Where a building permit has been issued prior to the effective date of this chapter and provided that construction is begun within six months of such effective date and diligently pursued to completion (completion to be accomplished within 18 months of the effective date of this chapter), parking and loading facilities in the amounts required for the issuance of said building permit may be provided in lieu of any different amounts required by this chapter. If such building permit pertains to a stage of development only, and subsequent stage for which a building permit is required shall comply with the parking and loading requirements set forth in this chapter.

(3) When the intensity of any building, structure, or premises is increased through the addition of

dwelling units, gross floor area, seating capacity, or other units of measurement specified herein for required parking or loading facilities, additional parking and loading facilities shall be provided in the amounts by which the requirements for the intensified use exceed those for the existing use.

6 - 2. Off-street parking required.

At the time any building or structure is erected, enlarged, increased in capacity or any use is established, there shall be provided off-street parking spaces for automobiles in accordance with the requirements of this chapter.

6 - 3. Site plan requirements for a building permit.

Any application for a building permit shall include a site plan, drawn to scale and fully dimensioned, showing any off-street parking or loading facilities.

6 - 4. Access to individual parking spaces.

Except for single-family and two-family dwellings, access to each parking space shall be from a private driveway and not from a public street.

6 - 5. Number of parking spaces.

(1) The minimum number of off-street parking spaces required shall be as follows:

(a) Apartments - Two and one half per apartment dwelling unit.

(b) Business or professional offices - One parking space for each 100 sq. feet of floor area.

(c) Churches with fixed seating - 1¼ space for each six feet of linear pew or four seats. However:

(i) Where a church building is designed or intended to be used by two congregations at the same time, parking of 2¼ parking spaces shall be provided for each six feet of linear pew or four seats.

(ii) For buildings designed or intended to be used for conferences or other special meetings involving more than the regular congregations, the necessary parking shall be determined by the planning commission.

(d) Dwellings - Two parking spaces for each dwelling unit.

(e) Furniture and Appliance Stores - One parking space for each 600 sq. ft. of floor area.

(f) Hospitals - One parking space for each bed plus 1.1 spaces for each employee, projected from the largest employment shift.

(g) Hotels, motels, motor hotels - One space for each living or sleeping unit, plus parking space for all accessory uses as herein specified.

(h) Nursing homes - One space for each five beds plus 1.1 spaces for each employee, projected for the largest employment shift.

(i) Restaurants, taverns, private clubs, and all other similar dining and/or drinking establishments - One parking space for each three and one-half seats or one parking space for each 100 sq. ft. of floor area (excluding kitchen, storage, etc.,) whichever is greater.

(j) Retail stores, shops, except as provided in (b) above - One parking space for each 100 sq. ft. of retail floor space.

(k) Wholesale establishments, warehouses, manufacturing establishments, and all industrial uses - As determined by conditional use permit or by planned unit development requirements, if applicable, or by the planning commission, but in no case fewer than one space for each employee projected for the highest employment shift.

(l) Shopping centers or other groups of uses not listed above - As determined by conditional use permit or planned unit development procedure, if applicable, or by the planning commission, but in no case less than one parking space for each 100 sq. ft. of total floor space.

(m) All other uses not listed above - as determined by the zoning administrator, based on the nearest comparable use standards.

6 - 6. Parking for the disabled.

(1) Any parking area to be used by the general public shall provide parking spaces designated and located to adequately accommodate the disabled, and these shall be clearly marked as such. Parking spaces for the disabled shall be located in close proximity to the principal building. The designation of parking spaces for the disabled shall constitute consent by the property owner to the enforcement of the restricted use of such spaces to disabled motorists by Tooele County. Parking spaces for the disabled shall conform to the standards of the Americans with Disabilities Act.

(2) The number of required parking spaces accessible to the disabled shall be as follows:

Table 6.1 Minimum required accessible parking spaces	
Total parking lot spaces	Required minimum number of Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20, plus 1 for each 100 over 1000

6 - 7. Access requirements.

Adequate ingress and egress to and from all uses shall be provided as follows:

(1) Residential Lots - For each residential lot not more than two driveways, each of which shall be a maximum of 20 feet wide at the street lot line. Driveways shall not be closer than:

(a) 12 feet to each other, and

(b) 40 feet from any intersection on the side of the street where the driveway is located. The measurement is taken from the point of the intersection of the two converging front lot lines lying tangent to and in the same direction as the front lot lines, to the edge of the driveway.

(2) Other than Residential Lots - Access shall be provided to meet the following requirements:

(a) Not more than two driveways shall be used for each 100 feet or fraction thereof of frontage on any street.

(b) No two driveways shall be closer to each

other than 12 feet, and no driveway shall be closer to a side property line than five feet.

(c) Each driveway providing access to a single lot shall not be more than 35 feet wide, and each driveway providing access to two lots shall not be more than 50 feet wide per 100 feet of frontage, measured at right angles to the center line of the driveway, except as increased by permissible curb return radii. The entire flare of any return radius shall fall within the right-of-way.

(d) No driveway shall:

- (i) be closer than 20 feet to the point of an intersection of two property lines;
- (ii) be closer than 50 feet to the right of way line of any road or street corner;
- (iii) extend across any property line; and
- (iv) violate any conditions as shall be set forth in "Regulation for the control and protection of state highway rights of ways" by Utah Department of Transportation.

(e) In all cases where there is an existing curb and gutter or sidewalk on the street, the applicant for a permit shall provide a parking strip, with a minimum width of ten feet, along the entire frontage of the property, except for the permitted driveways. On the street side of the parking strip a concrete curb shall be constructed, the height and type is a six inch high back, unless another specification has been approved by the Department of Engineering.

(f) In planned unit developments (when required) and subdivisions that have a density greater than one acre lots, and there is no existing curb and gutter or sidewalk, the applicant shall install a parking strip, sidewalk, curb and gutter, unless this requirement is waived by the Department of Engineering.

6 - 8. Location of gasoline pumps.

Gasoline pumps shall be set back not less than 18 feet from any street line to which the pump island is vertical, and 12 feet from any street line to which the pump island is parallel, and not less than ten feet from any residential or agricultural district boundary line. If the pump island is set at an angle on the property, it shall be so located that the automobiles stopped for service will not extend over the property line.

6 - 9. Maintenance of parking lots.

Every parcel of land used as a public or private parking lot shall be developed and maintained in accordance with the following requirements:

(1) Each off-street parking lot shall be surfaced with an asphaltic or portland cement or other binder pavement so as to provide a dustless surface. The parking area shall be so graded as to contain all surface water, by an on site containment system. If such water is to be carried to adjacent streets, it shall be piped under sidewalks.

(2) The sides and rear of any non-residential off-street parking lot which faces or adjoins a residential district shall be screened from such district by a masonry wall or solid visual barrier fence not less than four nor more than six feet in height.

(3) Each parking lot shall be adequately landscaped and permanently maintained.

(4) Lighting used to illuminate any parking lot shall be arranged to reflect the light away from adjoining premises in any Residential or Commercial zoning district, and from street traffic.

6 - 10. Off-street parking dimensions.

The dimensions for parking stalls and associated aisles are established in Table 6.2 with the following modifications and additions to those dimensions:

(1) Parking stalls located adjacent to walls or columns shall be one foot wider to accommodate door opening clearance and vehicle maneuvering ability.

(2) Parking angles between 0° and 45°, and between 75° and 90° are not allowed. Requests for parking angles other than those shown on Table 6.2 may be made to the planning commission.

Table 6.2. Off-street parking dimensions						
Parking Angle	Stall Width	Vehicle Projection	Aisle Width	Wall to Wall Module Width	Interlock Reduction	Overhang Allowance
0°	22'00"	9'00"	9'05"	27'05"	0'00"	2'00"
45°	9'00"	16'10"	12'06"	46'04"	2'03"	2'00"
50°	9'00"	17'05"	13'03"	48'01"	2'00"	2'00"
55°	9'00"	17'11"	13'11"	49'09"	1'10"	2'01"
60°	9'00"	18'03"	14'07"	51'01"	1'07"	2'02"
65°	9'00"	18'06"	15'06"	52'06"	1'04"	2'03"
70°	9'00"	18'07"	16'04"	53'06"	1'01"	2'04"
75°	9'00"	18'06"	17'10"	54'10"	0'10"	2'05"
90°	9'00"	17'06"	22'07"	57'07"	0'00"	2'06"

CHAPTER 7
CONDITIONAL USES

Section

- 7 - 1. Definition of conditional use.
- 7 - 2. Permit required.
- 7 - 3. No presumption of approval.
- 7 - 4. Application.
- 7 - 5. Determination.
- 7 - 6. Fee.
- 7 - 7. Public hearing.
- 7 - 8. Appeals.
- 7 - 9. Compliance and inspection.
- 7 - 10. Substantial action required.
- 7 - 11. Notification required.
- 7 - 12. Amendment of a conditional use permit.
- 7 - 13. Revocation.
- 7 - 14. Special events - Temporary permits.
- 7 - 15. Professional filming.

7 - 1. Definition of conditional use.

A conditional use is a land use that, because of its unique characteristics or potential impact on the county, surrounding neighbors or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

7 - 2. Permit required.

A conditional use permit shall be required for all uses listed as conditional uses in the zoning district regulations where they are, or will be located, or if the use is specified as conditional use elsewhere in this Uniform Zoning Ordinance of Tooele County.

7 - 3. No presumption of approval.

The listing of a conditional use in any table of permitted and conditional uses found at the end of each chapter of this Uniform Zoning Ordinance of Tooele County for each category of zoning district does not constitute an assurance or presumption that such conditional use will be approved. Rather, each proposed conditional use shall be evaluated on an individual basis, in relation to its compliance with the standards and conditions set forth in this chapter and with the standards for the district in which it is located, in order to determine whether the conditional use is appropriate at the particular location.

7 - 4. Application.

(1) Application for a conditional use permit shall be made to the Tooele County zoning administrator. The zoning administrator shall submit the application to the planning commission and schedule it for the commission's work meeting. The planning commission may authorize the zoning administrator to grant, attach conditions to, or deny conditional use permits, subject to such limitations or qualifications as they deem necessary.

(2) Each application for a conditional use permit shall be accompanied by maps, drawings, statements or other documents as required by the planning commission. Submittals must be filed with the zoning administrator for staff and public review by noon of the fourteenth day prior to the planning commission meeting.

7 - 5. Determination.

(1) The planning commission, or upon authorization, the zoning administrator, may permit a use to be located within a zoning district in which a conditional use permit is required by the use regulations of that zoning district or elsewhere in these ordinances.

(2) In authorizing any conditional use the planning commission or zoning administrator shall impose such requirements and conditions as are necessary for protection of adjacent properties and the public welfare. A conditional use permit shall not be authorized unless sufficient evidence is presented to establish that:

(a) such use will not, under the circumstances of the particular case, be detrimental to the health, safety, comfort, order or general welfare of persons residing or working in the vicinity;

(b) the conditions for the use will:

(i) comply with the intent, spirit and regulations of the Uniform Zoning Ordinance of Tooele County and the zoning district where the use is to be located;

(ii) make the use harmonious with the neighboring uses in the zoning district;

(c) nuisances that would not be in harmony with neighboring uses will be abated by the conditions imposed;

(d) protection of property values, the environment and the tax base for Tooele County will be assured;

(e) the conditions shall be in compliance with the general plan of Tooele County;

(f) some form of a guarantee is made assuring compliance to all conditions that are imposed; and

(g) the conditions imposed are not capricious, arbitrary or contrary to any precedent set by the planning commission on prior permits, which are similar in use and district, unless prior approvals were not in accordance with the provisions and standards of this Uniform Zoning Ordinance of Tooele County.

7 - 6. Fee.

The application for conditional use permit shall be accompanied by the appropriate fee as established by the board of county commissioners.

7 - 7. Public hearing.

A public hearing on the conditional use permit application may be held if the zoning administrator or planning commission shall deem a hearing to be necessary and in the public interest.

7 - 8. Appeals.

(1) Any person aggrieved by a decision of the planning commission or the zoning administrator regarding the issuance, denial or revocation or amendment of a conditional use permit may appeal such decision to the board of county commissioners whose decision shall be final. All appeals to the county commission must be in writing and filed with the county commission within 30 days of the date of the decision appealed from.

(2) The decision of the county commission may be appealed to the district court provided such appeal is filed within 30 days of the county commission decision. The appeal shall be filed with the county commission and with the clerk of the district court.

7 - 9. Compliance and inspection.

Following the issuance of a conditional use permit:

(1) The Department of Engineering shall receive an application for a building permit, if applicable, and insure that development is undertaken and completed in compliance with the conditional use permit, the Uniform Zoning Ordinance of Tooele County, and the building codes.

(2) The zoning administrator shall make periodic inspections to insure compliance with all conditions imposed. An Investigation Report will be issued to those who are out of compliance. If the discrepancy is not corrected in an allotted time, an Order to Show Cause will be issued for action by the planning commission.

7 - 10. Substantial action required.

Unless there is substantial action under a conditional use permit within one year of its issuance, the permit shall expire. The planning commission may grant one extension up to six months, when deemed in the public interest.

7 - 11. Notification required.

When the planning commission considers an application for a conditional use permit at the work meeting, notification shall be mailed to all landowners appearing on the tax rolls of Tooele County that adjoin the property or are within an area that the planning commission and zoning administrator deem would be impacted. It is the intent to make notification to all landowners or residents in the area that may be directly impacted by the conditional use action.

7 - 12. Amendment of a conditional use permit.

(1) A use granted by a conditional use permit shall not be enlarged, changed, extended, increased in intensity or relocated unless a new conditional use permit application is made to, and approved by the planning commission.

(2) Notwithstanding Subsection (1), the zoning administrator may administratively consider, approve, or disapprove modifications or changes that are consistent with the purpose and intent of the Uniform Zoning Ordinance of Tooele County. Such determinations may be made only where the additions, modifications, or changes are determined not to have significant impact beyond the site.

(3) The planning commission may consider, approve with modifications, or disapprove amendments to a conditional use permit where the zoning administrator determines not to make an administrative determination as provided in Subsection (2) and where:

(a) the proposed modification or amendment complies with the intent and purpose of the Uniform Zoning Ordinance of Tooele County; and

(b) reasonable conditions are attached where and to the extent the planning commission finds that their imposition will directly mitigate or eliminate some aspect of the proposed amendment that violates the intent and requirements of this chapter. Impacts must be of the magnitude that without the mitigation or elimination thereof, the amendment to the conditional use permit could not be granted.

7 - 13. Revocation.

(1) A conditional use permit shall be revocable by

the planning commission at any time due to failure of the permittee to observe any condition specified or failure to observe other requirements of the Uniform Zoning Ordinance of Tooele County in regard to the maintenance of improvements or conduct of the use or business as approved. The county shall also have a right of action to compel offending structures or uses to be removed at the cost of the violator or owner.

(2) No conditional use permit shall be revoked until a hearing is held by the planning commission. The permittee shall be notified in writing of such hearing. The notification shall state the grounds for complaint or reasons for revocation, and the time and location at which the hearing is to be held. At the hearing, the permittee shall be given an opportunity to be heard. The permittee may call witnesses and present evidence. Upon conclusion of the hearing, the planning commission shall determine whether the permit should be revoked.

7 - 14. Special events - Temporary permits.

(1) A temporary conditional use permit shall be required for any special event that may last longer than eight hours.

(2) A temporary conditional use permit shall be issued for no longer than six months but may be extended one time for an equivalent period.

(3) A temporary conditional use permit may be issued by the zoning administrator provided the applicant agrees in writing to the conditions and posts a \$500.00 bond to ensure compliance. If the applicant requests Tooele County provide extraordinary services or equipment, or if the planning commission or zoning administrator determines that extraordinary services or equipment should be provided to protect public health or safety, the applicant shall pay a fee sufficient to reimburse Tooele County for the costs of such services. The bond shall not be released until the site has been inspected and remediation work has returned it back to its original condition.

(4) A temporary conditional use permit shall not be approved if the event will:

- (a) materially endanger the public health or safety;
- (b) substantially injure the value of the adjoining or abutting property;
- (c) not be in harmony with the area in which it is to be located;
- (d) not be in general conformity with the land use plan or any other plan officially adopted by the board of county commissioners or the planning commission;
- (e) have hours of operation not compatible with

the uses adjacent to the activity;

(f) create noise which disrupts the activities of adjacent land uses;

(g) potentially create an amount of litter or property damage that the applicant can not reasonably control or remove; and

(h) require more parking than can be accommodated;

(i) will interfere with the normal flow of traffic; or

(j) will interfere with the rights of adjacent and surrounding property owners.

7 - 15. Professional filming.

(1) A conditional use permit shall be required for professional filming to be performed in an area where the primary use is not that of an approved motion picture studio in a zoning district permitting such use. The permit shall be issued to cover the entire time that film crews are working and may be issued on an annual basis.

(2) The permit shall be issued by the zoning administrator provided the applicant files an application with the appropriate fee, agrees in writing to the conditions and posts a \$5,000.00 bond to ensure compliance with the permit's conditions. The amount of the bond may be adjusted by the zoning administrator for the particular request. The bond shall not be released until each site has been inspected and remediation work has returned the site back to its original condition.

(3) If the applicant requests Tooele County to provide services or equipment beyond that which is provided to the general public, or if the zoning administrator determines that those services or equipment should be provided to protect public health or safety, the applicant shall pay a fee sufficient to reimburse Tooele County for the costs of these services.

(4) The permit shall not be approved if the filming will:

- (a) materially endanger the public health or safety;
- (b) substantially injure the value of the adjoining or abutting property;
- (c) not be compatible with the current land uses in the area which it is to be located;
- (d) place permanent structures without a building permit;
- (e) have hours of operation not compatible with the uses on property adjacent to the activity;
- (f) create noise or glare which disrupts the activities of adjacent land uses;
- (g) potentially create an amount of litter or

property damage that the applicant cannot reasonably control or remove; or

(h) create more traffic congestion than can be accommodated or that will interfere with the normal flow of traffic.

(5) Structures left after completion of the filming of the site are considered and regulated as permanent and must pass all applicable building codes adopted by Tooele County for permanent structures.

(6) The application shall show an operation plan which addresses:

(a) dates of filming;
(b) permits issued by the Utah Department of Transportation for use of state roads;

(c) coordination and agreement from applicable state and local law enforcement agencies;

(d) areas where filming will take place with a site plan showing:

(i) parking for staff and crews;
(ii) equipment and vehicle parking;
(iii) service and production trailers;
(iv) location and number of sleeping trailers;

(v) site traffic patterns; and
(vi) storage of pyrotechnics and explosives.

(e) method of trash disposal;

(f) vendor, location and number of restroom facilities;

(g) hours of operation;

(h) provisions and phone numbers for on-site security;

(i) construction and demolition schedules and details for props and structures; and

(j) names, permanent addresses, office, cellular, and fax phone numbers, e-mail, dates of birth, and driver license numbers for persons responsible for the activity.

(7) Prior to permit issuance, the zoning administrator shall have the site inspected and photographs taken. The zoning administrator shall notify the sheriff's department, the local fire department and the health department. Those departments shall have 48 hours to respond to the notification.

(8) Prior to releasing the bond, the zoning administrator shall have the site inspected and photographs taken to insure compliance with the permit.

(9) If the conditions of the permit have been violated, the zoning administrator shall leave notice in writing on the property and mail a copy to the responsible party ordering that the site be properly mitigated to the conditions given in the permit. The zoning administrator

shall give a 30-day notice to comply, unless in his opinion the violation endangers the health or safety of the public, in which case such time frame may be shortened. At the conclusion of the time to comply, the zoning administrator shall have the site re-inspected and photographs taken. If the site is not in compliance, the zoning administrator shall post a request for proposal for the cleanup of the site.

(10) When the zoning administrator puts the cleanup of the site out to bid, he shall use those funds from the bond to accomplish that task in a timely manner. Any funds not used to mitigate the site shall be returned to the permittee. If the costs of the mitigation exceed the bond amount, the zoning administrator shall give an accounting of the costs to the permittee and the county attorney. The county attorney shall proceed with legal collection of the amount owed.

(11) As a condition of the issuance of the permit, the applicant shall:

(a) provide traffic control and obtain properly issued permits to ensure the safety of the public;

(b) maintain all pyrotechnics in secured enclosures;

(c) demolish all structures and remove all materials after completion of the filming;

(d) provide restroom facilities for personnel, which shall be removed when filming is completed;

(e) remediate any site disturbance and revegetate with plant materials indigenous to the area; and

(f) obtain inspection by the zoning administrator, the health department, the sheriff's office and the building inspector for compliance with the permit and local laws, regulations and ordinances.

(12) Any stop order issued by any official or agency shall cause the operations of filming to cease immediately.

(13) The applicant shall agree to the conditions imposed by signing the following statement: "I (We) as the applicant(s) for a professional filming conditional use permit, have read and do hereby agree to, and understand the above terms and conditions without reservation and place my/our signature below as a act of such agreement. It is further agreed and understood that should I (we) violate any of the above conditions, all operations shall be immediately suspended. This permit is issued specifically to the applicant for the land indicated in the application and is not transferable."

CHAPTER 15

MULTIPLE USE, AGRICULTURAL, AND RURAL RESIDENTIAL DISTRICTS

Part

15-1. Multiple Use Districts.

15-2. Agricultural Districts

15-3. Rural Residential Districts.

15-4. Exemption from Area Requirements

15-5. Use Tables, Codes, Symbols and Restrictions.

PART 15-1

MULTIPLE USE DISTRICTS

Section

15-1-1. Purposes of multiple use districts.

15-1-2. MU-40 development restrictions.

15-1-3. MU-80 development restrictions.

15-1-4. MU-160 development restrictions.

15-1-1. Purpose of multiple use districts.

(1) The purposes of multiple use zoning districts are to establish areas in mountain, hillside, canyon, mountain valley, desert, and other open and generally undeveloped lands where human habitation would be limited in order to protect land and open space resources; to reduce unreasonable requirements for public utility and service expenditures through uneconomic and unwise dispersal and scattering of population; to encourage use of land, where appropriate, for forestry, grazing, agriculture, mining, wildlife habitat, and recreation; to avoid excessive damage to watersheds, water pollution, soil erosion, danger from brush fires, damage to grazing, livestock raising, and to wildlife values; and to promote the health, safety, convenience, order, prosperity and general welfare of the inhabitants of the county.

(2) The multiple use districts in Tooele County are MU-40, MU-80 and MU-160.

15-1-2. MU-40 development restrictions.

The development restrictions in MU-40 zoning districts are as follows:

(1) Minimum lot size: 40 acres (1,742,400 sq ft.). A six percent reduction in minimum lot size shall be allowed for dedication of public rights-of-way providing access to and past the affected lot or parcel.

(2) Minimum width: 660 feet.

(3) Minimum frontage on a public street or an approved private street: 60 feet.

(4) Minimum yard setback requirements:

(a) front yard: 30 feet,

(b) rear yard:

(i) main building: 60 feet, and

(ii) accessory buildings: ten feet.

(c) side yard: 30 feet.

(5) On corner lots, two front yards and two side yards are required.

(6) Maximum building height: 35 feet.

(7) Maximum building coverage: five percent.

(8) Required improvements:

(a) street grading;

(b) street base;

(c) on-site surface drainage facilities;

(d) culinary water facilities;

(e) wastewater disposal; and

(f) street monuments.

15-1-3. MU-80 development restrictions.

The development restrictions in MU-80 zoning districts are as follows:

(1) Minimum lot size: 80 acres (3,484,800 sq ft.). A six percent reduction in minimum lot size shall be allowed for dedication of public rights-of-way providing access to and past the affected lot or parcel.

(2) Minimum width: 1,320 feet.

(3) Minimum frontage on a public street or an approved private street: 60 feet.

(4) Minimum yard setback requirements:

(a) front yard: 30 feet.

(b) rear yard:

(i) main building: 60 feet; and

(ii) accessory buildings: ten feet.

(c) side yard: 30 feet

(5) On corner lots, two front yards and two side yards are required.

(6) Maximum building height: 35 feet.

(6) Maximum building coverage: five percent.

(7) Required improvements:

(a) street grading;

(b) street base;

- (c) on-site surface drainage facilities;
- (d) culinary water facilities;
- (e) wastewater disposal; and
- (f) street monuments.

15-1-4. MU-160 development restrictions.

The development restrictions in MU-160 zoning districts are as follows:

- (1) Minimum lot size: 160 acres (6,969,600 sq ft.). A six percent reduction in minimum lot size shall be allowed for dedication of public rights-of-way providing access to and past the affected lot.
- (2) Minimum width: 1,320 feet.
- (3) Minimum frontage on a public street or an approved private street: 60 feet.
- (4) Minimum yard setback requirements:
 - (a) front yard: 30 feet;
 - (b) rear yard:
 - (i) main building: 60 feet; and
 - (ii) accessory buildings: ten feet.
 - (c) side yard: 30 feet
- (5) On corner lots, two front yards and two side yards are required.
- (6) Maximum building height: 35 feet.
- (7) Maximum building coverage: five percent.
- (8) Required improvements:
 - (a) street grading;
 - (b) street base;
 - (c) on-site surface drainage facilities;
 - (d) culinary water facilities;
 - (e) wastewater disposal; and
 - (f) street monuments.

of agriculture and to protect the district from the intrusion of uses adverse to the continuance of agricultural activity:

- (2) The agricultural districts in Tooele County are A-20 and A-40.

15-2-2. A-20 development restrictions.

The development restrictions in A-20 zoning districts are as follows:

- (1) Minimum lot size: 20 acres (871,200 sq ft.). A six percent reduction in minimum lot size shall be allowed for dedication of public rights-of-way providing access to and past the affected lot or parcel.
- (2) Minimum width: 330 feet.
- (3) Minimum frontage on a public street or an approved private street: 60 feet.
- (4) Minimum yard setback requirements:
 - (a) front yard: 30 feet;
 - (b) rear yard:
 - (i) main building: 60 feet; and
 - (ii) accessory buildings: ten feet.
 - (c) side yard: 30 feet.
- (5) On corner lots, two front yards and two side yards are required.
- (6) Maximum building height: 35 feet.
- (7) Maximum building coverage: five percent.
- (8) Required improvements:
 - (a) street grading;
 - (b) street base;
 - (c) on-site surface drainage facilities;
 - (d) culinary water facilities;
 - (e) wastewater disposal; and
 - (f) street monuments.

PART 15-2

AGRICULTURAL DISTRICTS

Section

- 15-2-1. Purposes of agricultural districts.**
- 15-2-2. A-20 development restrictions.**
- 15-2-3. A-40 development restrictions.**

15-2-1. Purposes of agricultural districts.

(1) The purposes of agricultural zoning districts are to promote and preserve in appropriate areas conditions favorable to agricultural uses and to maintain greenbelt open spaces. These districts are intended to include activities normally and necessarily related to the conduct

15-2-3. A-40 development restrictions.

The development restrictions in A-40 zoning districts are as follows:

- (1) Minimum lot size: 40 acres (1,742,400 sq ft.). A six percent reduction in minimum lot size shall be allowed for dedication of public rights-of-way providing access to and past the affected lot or parcel.
- (2) Minimum width: 660 feet.
- (3) Minimum frontage on a public street or an approved private street: 60 feet.
- (4) Minimum yard setback requirements:
 - (a) front yard: 30 feet.
 - (b) rear yard:
 - (i) main building: 60 feet
 - (ii) accessory buildings: ten feet; and
 - (c) side yard: 30 feet.

- (5) On corner lots, two front yards and two side yards are required.
- (6) Maximum building height: 35 feet.
- (7) Maximum building coverage: five percent.
- (8) Required improvements:
 - (a) street grading;
 - (b) street base;
 - (c) on-site surface drainage facilities;
 - (d) culinary water facilities;
 - (e) wastewater disposal; and
 - (f) street monuments.

- (6) Maximum building height: 35 feet.
- (7) Maximum building coverage: 20 percent.
- (8) Required improvements:
 - (a) street grading;
 - (b) street base;
 - (c) on-site surface drainage facilities;
 - (d) culinary water facilities;
 - (e) wastewater disposal; and
 - (f) street monuments.

PART 15-3

RURAL RESIDENTIAL DISTRICTS

Section

- 15-3-1. Purposes of rural residential districts.**
- 15-3-2. RR-1 development restrictions.**
- 15-3-3. RR-5 development restrictions.**
- 15-3-4. RR-10 development restrictions.**

15-3-1. Purposes of rural residential districts.

- (1) The purposes of rural residential districts are to promote and preserve in appropriate areas conditions favorable to large-lot family life, the keeping of limited numbers of animals and fowl, and reduced requirements for public services. These districts are intended to be primarily residential in character and protected from encroachment by commercial and industrial uses.
- (2) The rural residential zoning districts in Tooele County are RR-1, RR-5 and RR-10.

15-3-2. RR-1 development restrictions.

- The development restrictions in RR-1 zoning districts are as follows:
- (1) Minimum lot size: one acre (43,560 sq ft.).
 - (2) Minimum width: 125 feet.
 - (3) Minimum frontage on a public street or an approved private street: 25 feet.
 - (4) Minimum yard setback requirements:
 - (a) front yard: 30 feet.
 - (b) rear yard:
 - (i) main building: 30 feet; and
 - (ii) accessory buildings: ten feet.
 - (c) side yard: 15 feet.
 - (5) On corner lots, two front yards and two side yards are required.

15-3-3. RR-5 development restrictions.

The development restrictions in RR-5 zoning districts are as follows:

- (1) Minimum lot size: five acres (217,800 sq ft.). A six percent reduction in minimum lot size shall be allowed for dedication of public rights-of-way providing access to and past the affected lot or parcel.
- (2) Minimum width: 220 feet.
- (3) Minimum frontage on a public street or an approved private street: 50 feet.
- (4) Minimum yard setback requirements:
 - (a) front yard: 30 feet.
 - (b) rear yard:
 - (i) main building: 50 feet; and
 - (ii) accessory buildings: ten feet.
 - (c) side yard: 20 feet.
- (5) On corner lots, two front yards and two side yards are required.
- (6) Maximum building height: 35 feet.
- (7) Maximum building coverage: ten percent.
- (8) Required improvements:
 - (a) street grading;
 - (b) street base;
 - (c) on-site surface drainage facilities;
 - (d) culinary water facilities;
 - (e) wastewater disposal; and
 - (f) street monuments.

15-3-4. RR-10 development restrictions.

The development restrictions in RR-10 zoning districts are as follows:

- (1) Minimum lot size: ten acres (435,600 sq ft.). A six percent reduction in minimum lot size shall be allowed for dedication of public rights-of-way providing access to and past the affected lot or parcel.
- (2) Minimum width: 330 feet.
- (3) Minimum frontage on a public street or an approved private street: 60 feet.
- (4) Minimum yard setback requirements:

- (a) front yard: 30 feet.
- (b) rear yard:
 - (i) main building: 60 feet; and
 - (ii) accessory buildings: ten feet.
- (c) side yard: 25 feet.
- (5) On corner lots, two front yards and two side yards are required.
- (6) Maximum building height: 35 feet.
- (7) Maximum building coverage: five percent.
- (8) Required improvements:
 - (a) street grading;
 - (b) street base;
 - (c) on-site surface drainage facilities;
 - (d) culinary water facilities;
 - (e) wastewater disposal; and
 - (f) street monuments.

PART 15-4

EXEMPTION FROM AREA REQUIREMENTS

Section

15-4-1. Uses conditionally exempt from frontage, width and area requirements of the zoning district.

15-4-1. Uses conditionally exempt from frontage, width and area requirements of the zoning district.

(1) 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, fiberoptic equipment that is 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 by this Chapter, with no frontage, subject to the following:

- (a) The parcel shall have a legal access to it.
- (b) In multiple use and agricultural zoning districts, the site shall be fenced and approved through a conditional use permit.
- (c) In rural residential zoning districts or 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. The site shall be fenced with chain link fencing, and screened by drought resistant

landscaping and trees.

(2) The conditional exemption allowed by this section does not excuse the applicant or landowner from compliance with the subdivision ordinance.

PART 15-5

USE TABLES, CODES, SYMBOLS AND RESTRICTIONS

Section

- 15-5-1. Codes and symbols.**
- 15-5-2. Uses.**
- 15-5-3. Use tables.**
- 15-5-3.1. Agriculture, forestry and keeping of animals.**
- 15-5-3.2. Commercial and industrial uses.**
- 15-5-3.3. Dwellings, living quarters and long or short-term residences.**
- 15-5-3.4. Public and quasi-public uses.**
- 15-5-3.5. Recreational, camping and amusement uses.**
- 15-5-3.6. Utilities and utility services.**

15-5-1. Codes and symbols.

(1) In this Part are uses allowed in the various districts as follows:

- (a) "permitted uses", indicated by a "P" in the appropriate column; or
- (b) "conditional uses", indicated by a "C" or "C1" in the appropriate column.

(2) Conditional uses marked by "C" means issuance by planning commission. Those marked "C1" means it may be approved administratively by the zoning administrator.

(3) 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, "-".

(4) If a regulation applies in a given district, it is indicated in the appropriate column by an 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, "-".

15-5-2. 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

multiple use, agricultural, or rural residential districts 15-5-3. Use tables.
 except as provided in this Chapter.

Table 15-5-3.1. Agriculture, forestry and keeping of animals.									
#	Use	Multiple use (MU-)			Agriculture (A-)		Rural Residential (RR-)		
		40	80	160	20	40	1	5	10
a	Apiary (beehives)	P	P	P	P	P	C	C	P
b	Agricultural industry or business	C	C	C	C	C	-	C	C
c	Aviary	P	P	P	P	P	-	C	P
d	Farms devoted to raising and marketing of chickens, turkeys or other fowl or poultry, fish or frogs, including wholesale and retail sales	P	P	P	P	P	-	C	C
e	Forestry, except forest industry	P	P	P	P	P	P	P	P
f	Forest industry, such as a saw mill, wood products plant, etc.	C	C	C	-	-	-	-	-
g	Fruit or vegetable stand	C	C	C	C	C	C	C	C
h	Household pets (no more than 2)	P	P	P	P	P	P	P	P
i	Kennel	C	C	C	C	C	-	C	C
j	Personal agriculture, including grazing and pasturing of animals	P	P	P	P	P	P	P	P
k	Plant materials nursery or greenhouse, not exceeding 20,000 square feet in area	P	P	P	P	P	P	P	P
l	Public stable, riding academy or riding ring, horse show barns or facilities	C	C	C	C	C	-	C	C
m	Storage, placement, keeping, locating, parking, maintaining, and keeping of agricultural equipment	P	P	P	P	P	P	P	P
n	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P	P

Table 15-5-3.1. Agriculture, forestry and keeping of animals.									
#	Use	Multiple use (MU-)			Agriculture (A-)		Rural Residential (RR-)		
		40	80	160	20	40	1	5	10
o	Accessory uses and buildings customarily incidental to conditional uses	C	C	C	C	C	C	C	C

Table 15-5-3.2. Commercial and industrial uses. (Ord.2001-05, 1/23/01)									
#	Use	Multiple use (MU-)			Agriculture (A-)		Rural Residential (RR-)		
		40	80	160	20	40	1	5	10
a	Beer sales at public recreational facilities where it has been approved by the Board of County Commissioners.	C	C	C	C	C	-	-	-
b	Canals, evaporation ponds, settlement ponds, and mining operations, all in connection with the concentration and purification of naturally occurring brines and the extraction of salts from the brines	C	C	C	-	-	-	-	-
c	Electromagnetic Interference Testing (As described by FCC Docket No. 20780, Amendment 79-555 Governing Restricted Radiation Devices) (Rev. Or. 81-4)	C	C	C	C	C	C	C	C
d	Home occupations	C1	C1	C1	C1	C1	C1	C1	C1
e	Non-hazardous waste landfills in accordance with Chapter 26	C	C	C	-	-	-	-	-
f	Radio and television transmitting stations or towers	C	C	C	C	C	-	-	-
g	Storage, placement, keeping, locating, parking, maintaining, keeping of commercial, construction, military surplus, or specialized equipment	C	C	C	-	-	-	-	-

#	Use	Multiple use (MU-)			Agriculture (A-)		Rural Residential (RR-)		
		40	80	160	20	40	1	5	10
h	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P	P
i	Accessory uses and buildings customarily incidental to conditional uses	C	C	C	C	C	C	C	C

#	Use	Multiple use (MU-)			Agriculture (A-)		Rural Residential (RR-)		
		40	80	160	20	40	1	5	10
a	Conservation subdivisions	C	C	C	C	C	C	C	C
i	within the Erda Township	-	-	-	-	-	-	-	-
ii	percent of open space required for 100% density	65	75	85	50	65	35	40	45
iii	minimum size of lots in acres	1	5	5	1	1	.25	.5	.75
iv	for every 15% in contiguous open space, awarded 10% in density	A	A	A	A	A	A	A	A
v	the minimum parcel size in acres to be divided by conservation subdivisions	80	160	320	40	80	10	20	20
b	Dwellings or residential facilities for handicapped persons (provided no other is closer than .75 miles)	P	P	P	P	P	P	P	P
c	Dwellings or residential facilities for elderly persons (provided no other is closer than .75 miles)	P	P	P	P	P	P	P	P
d	Farm or ranch housing	C	C	C	C	C	-	-	-
e	Seasonal cabin or home	C	C	C	C	C	-	-	-
f	Single family dwellings	P	P	P	P	P	P	P	P

Table 15-5-3.3. Dwellings, living quarters and long or short term residences.									
#	Use	Multiple use (MU-)			Agriculture (A-)		Rural Residential (RR-)		
		40	80	160	20	40	1	5	10
g	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	C1	C1	C1	C1	C1
h	Two-family dwellings (duplex)	P	P	P	P	P	P	P	P
i	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P	P
j	Accessory uses and buildings customarily incidental to conditional uses	C	C	C	C	C	C	C	C

Table 15-5-3.4. Public and quasi-public uses.									
#	Use	Multiple use (MU-)			Agriculture (A-)		Rural Residential (RR-)		
		40	80	160	20	40	1	5	10
a	Church	C	C	C	C	C	C	C	C
b	Cemetery	C	C	C	C	C	C	C	C
c	Dams and reservoirs	C	C	C	C	C	C	C	C
d	Municipal Solid Waste handling, processing collection, disposal, and other activities that are government owned and operated	C	C	C	-	-	-	-	-
e	Private road	C	C	C	C	C	C	C	C
f	Public owned parks and recreational facilities	P	P	P	P	P	P	P	P
g	Public use, quasi-public use, essential services, including private school, with a curriculum corresponding to a public school	C	C	C	C	C	C	C	C

Table 15-5-3.4. Public and quasi-public uses.									
#	Use	Multiple use (MU-)			Agriculture (A-)		Rural Residential (RR-)		
		40	80	160	20	40	1	5	10
h	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P	P
i	Accessory uses and buildings customarily incidental to conditional uses	C	C	C	C	C	C	C	C

Table 15-5-3.5. Recreational, camping and amusement uses.									
#	Use	Multiple use (MU-)			Agriculture (A-)		Rural Residential (RR-)		
		40	80	160	20	40	1	5	10
a	Dude ranch, family vacation ranch	C	C	C	C	C	-	-	-
b	Private park, recreational grounds or private recreational camp or resort, including accessory or supporting dwellings or dwelling complexes and commercial service uses which are owned or managed by the recreational facility to which it is accessory	C	C	C	C	C	-	C	C
c	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P	P
d	Accessory uses and buildings customarily incidental to conditional uses	C	C	C	C	C	C	C	C

Table 15-5-3.6. Utilities and utility services.									
#	Use	Multiple use (MU-)			Agriculture (A-)		Rural Residential (RR-)		
		40	80	160	20	40	1	5	10
a	Power generation for on-site use:								
	i solar	C	C	C	C	C	C	C	C

Table 15-5-3.6. Utilities and utility services.

#	Use	Multiple use (MU-)			Agriculture (A-)		Rural Residential (RR-)		
		40	80	160	20	40	1	5	10
	ii wind driven under 5.9 KVA	P	P	P	P	P	C	P	P
	iii auxiliary, temporary, and/or wind, with more than 6 KVA, but less than 10 KVA output	P	P	P	P	P	-	P	P
	iii Steam, hydro, or reciprocating engine with more than 10.05 KVA, but less than 150 KVA output	C	C	C	C	C	-	C	C
b	Public, quasi-public, and public service utility lines, pipelines, power lines and etc., which extend more than 500 feet that are used to transport their material, service or supply	C	C	C	C	C	C	C	C
c	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P	P
d	Accessory uses and buildings customarily incidental to conditional uses	C	C	C	C	C	C	C	C

CHAPTER 17

COMMERCIAL, INDUSTRIAL AND HAZARDOUS INDUSTRIES ZONING DISTRICTS

Part

- 17-1 Commercial Zoning Districts.
- 17-2 Industrial Zoning Districts.
- 17-3 Hazardous Industries Zoning Districts.
- 17-4 Exemption from Area Requirements.
- 17-5 Use Tables, Codes, Symbols and Restrictions.

PART 17-1

COMMERCIAL ZONING DISTRICTS

Section

- 17-1-1 Purposes of Commercial Neighborhood (C-N) zoning districts.
- 17-1-2 Purposes of Commercial Shopping (C-S) zoning districts.
- 17-1-3 Purposes of Commercial Highway (C-H) zoning districts.
- 17-1-4 Purposes of Commercial General (C-G) zoning districts.
- 17-1-5 Development restrictions in commercial zones.
- 17-1-6 Maximum building heights.

17-1-1 Purposes of Commercial Neighborhood (C-N) zoning districts.

The purposes of Commercial Neighborhood (C-N) zoning districts are to provide areas in appropriate locations where convenience buying outlets may be established to serve surrounding residential neighborhoods. The regulations of this district are designed to promote a combination of retail and service facilities which in character and scale are necessary to meet day-to-day needs of area residents.

17-1-2 Purposes of Commercial Shopping (C-S) zoning districts.

The purposes of Commercial Shopping (C-S) zoning districts are to provide areas in appropriate locations where a combination of businesses, commercial, entertainment, and related activities may be established, maintained and protected. The regulations of this district are designed to promote and encourage the development of comparison shopping centers.

17-1-3 Purposes of Commercial Highway (C-H) zoning districts.

The purposes of Commercial Highway (C-H) zoning

districts are to provide areas in appropriate locations adjacent to highways or major streets where activities dependent upon or catering to thoroughfare traffic and the traveling public may be established, maintained, and protected. The regulations of this district are designed to encourage harmony between traffic needs and centers for retail commercial, entertainment, automotive facilities, and other appropriate highway-related activities.

17-1-4 Purposes of Commercial General (C-G) zoning districts.

The purposes of Commercial General (C-G) zoning districts are to provide areas in appropriate locations where a combination of business, commercial, entertainment, and related activities may be established, maintained and protected. Regulations of this district are designed to provide a suitable environment for those commercial and service uses that are vital to economic life, some of which would be intrusive and disruptive in a shopping center-type of commercial development.

17-1-5. Development restrictions in commercial zones.

In commercial zoning districts:

- (1) Any parcel larger than one acre shall be divided or developed only as a planned unit development.
- (2) 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 providing they do not encroach on any easement.
- (3) Buildings and structures shall cover no more than 30% of the lot area except as may otherwise be allowed through planned unit development approval, except coverage shall not exceed 50% in C-G zoning districts.
- (4) All uses shall be free from objectionable noise, hazards, or nuisances.
- (5) 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.
- (6) Not more than 20% of the building shall be used for wholesale business.

7-1-6. Maximum building heights.

- (1) The maximum building height in C-N zones shall be 35 feet.
- (2) The maximum building height in C-S, C-G and C-H zoning districts shall be 75 feet.

**PART 17-2
INDUSTRIAL ZONING DISTRICTS**

Section

- 17-2-1 Purposes of Manufacturing Distribution (M-D) zoning districts.**
- 17-2-2 Purposes of Manufacturing General (M-G) zoning districts.**
- 17-2-3 Development restrictions to manufacturing zoning districts generally.**
- 17-2-4 Development restrictions specific to M-D zoning districts.**
- 17-2-5 Maximum building heights.**

17-2-1 Purposes of Manufacturing Distribution (M-D) zoning districts.

The purposes of Manufacturing Distribution (M-D) zoning districts are to provide areas in appropriate locations where light manufacturing, industrial processes and warehousing not producing objectionable effects may be established, maintained and protected. The regulations of this district are designed to protect environmental quality of the district and adjacent areas.

17-2-2 Purposes of Manufacturing General (M-G) zoning districts.

The purposes of Manufacturing General (M-G) zoning districts are to provide areas in appropriate locations where heavy industrial processes necessary to the economy may be conducted. The regulations of this district are designed to protect environmental quality of the district and adjacent areas.

17-2-3 Development restrictions to manufacturing zoning districts generally.

In manufacturing zoning districts:

- (1) Any parcel larger than one acre may be divided or developed only as a planned unit development.
- (2) Minimum yard setback requirements shall be established in the conditional use permit or planned unit

development approval, except that 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 providing they do not encroach on any easement.

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

(5) 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.

17-2-4 Development restrictions specific to M-D zoning districts.

(1) Any area outside of a building used for any activity other than off-street parking and loading shall be completely enclosed within a solid fence or wall of a height sufficient to completely screen such activity from the street or from adjoining parcels.

(2) All uses shall be free from objectionable noise, hazards and nuisances.

17-2-5 Maximum building heights.

The maximum building height in M-D zoning districts shall be 35 feet. There is no maximum building height in M-G zoning districts.

**PART 17-3
HAZARDOUS INDUSTRIES
ZONING DISTRICTS**

Section

- 17-3-1 Purposes of Hazardous Industries (MG-H) zoning districts.**
- 17-3-2 Permits - Compliance.**
- 17-3-3 Development restrictions.**

17-3-1 Purposes of Hazardous Industries (MG-H) zoning districts.

The purposes of Hazardous Industries (MG-H) zoning districts are to provide areas in appropriate remote locations where hazardous and radioactive wastes may be stored, treated and disposed of in a safe manner. The regulations of this district are designed to protect the

environmental quality of the district and adjoining areas.

17-3-2 Permits - Compliance.

(1) All conditional use permits for development located in the MG-H district shall be reviewed and approved by the Tooele County Commission prior to taking effect.

(2) All activities relating to storage, treatment and disposal of wastes classified as "hazardous wastes" under the Utah Solid and Hazardous Waste Act, Utah Code Annotated 19-6-102, or otherwise regulated as a "waste" under the Toxic Substance Control Act (TSCA), the Comprehensive Environmental Response Compensation and Liability Act (CERCLA), or other federal or state laws and regulations, are hereby declared a public nuisance. Such activities are prohibited except as may be authorized and permitted in an MG-H zoning district, and then only upon strict compliance with all industrial performance standards, ordinances, regulations, laws and permits of Tooele County, the State of Utah, and the United States of America. Any industry desiring to store, treat or dispose of hazardous wastes, having a prior-approved radioactive waste storage, treatment or disposal permit from all regulatory agencies, must nevertheless make separate application for a hazardous waste permit with no regard to prior permitting or studies made in that process.

(3) All wastes regulated by the Radiation Control Act, Title 19, Chapter 3 of the Utah Code Annotated as low-level waste or mixed wastes, or those wastes defined as such in 10 CFR 61.55, may be stored, treated, or disposed of in an MG-H zoning district but only upon strict compliance with all industrial performance standards, ordinances, regulations, laws and permits of Tooele County, the State of Utah, and the United States of America. Such storage, treatment or disposal shall be approved only upon compliance with the application procedure in this Part and in Chapter 18 of the Uniform Zoning Ordinance of Tooele County. Any industry desiring to store, treat or dispose of radioactive wastes, having a prior-approved hazardous waste permit from all regulatory agencies, must nevertheless make separate application for a radioactive waste storage, treatment or disposal permit, with no regard to prior permitting or studies made in that process.

(4) Whenever an applicant proposes that a new hazardous waste or radioactive waste storage, treatment or disposal facility be located within an existing MG-H zone or whenever a new MG-H zone is proposed, the

applicant shall indicate how it will implement the special performance standards listed in Chapter 18 of the Uniform Zoning Ordinance of Tooele County, as they relate to the specific waste activity the applicant intends to conduct. The responses and information relative to the special performance standards shall accompany each request for the establishment of a new MG-H district and each request for a conditional use permit. The planning commission shall ensure that each item specified in Chapter 18 has been fully responded to by the applicant prior to making any recommendation concerning a proposed MG-H zoning district amendment or prior to issuing a conditional use permit for a waste activity to be located in an MG-H zone. If an MG-H zone is established in response to the information provided pursuant to Chapter 18, such information shall establish the basis of an application for a conditional use permit but shall be updated or supplemented by additional relevant information if so required by the planning commission or Tooele County Commission.

17-3-3 Development restrictions.

In Hazardous Industries (MG-H) zoning districts:

(1) Any parcel larger than one acre shall be divided or developed only as a planned unit development.

(2) Minimum yard setback requirements shall be established in the conditional use permit or planned unit development approval, except that no building or structure shall be located closer than 300 feet to any district boundary line.

(3) There shall be no maximum building height.

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

(5) 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.

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

Section

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

17-4-1 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 fiberoptic 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.

**PART 17-5
USE TABLES, CODES, SYMBOLS AND
RESTRICTIONS**

Section

17-5-1 Codes and symbols.

17-5-2 Uses.

17-5-3 Use tables.

Table 17-5-3.1 Agriculture, forestry and keeping of animals.

Table 17-5-3.2 Automobile, truck and recreational vehicle sales and service.

Table 17-5-3.3 Commercial sales and service.

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

Table 17-5-3.5 Industrial uses.

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

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

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

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

Table 17-5-3.10 Utilities and utility services.

17-5-1. 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 an 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, "-".

17-5-2. 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.

Table 17-5-3.1. Agriculture, forestry and keeping of animals.								
	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
a	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P
b	Accessory uses buildings customarily incidental to conditional uses	C	C	C	C	C	C	C
c	Agricultural industries	-	-	-	-	P	-	-
d	Beauty shop for pets, dog grooming	-	P	P	P	-	-	-
e	Tilling of the soil, raising of crops, horticulture and gardening	-	-	-	-	P	-	-

Table 17-5-3.2. Automobile, truck and recreational vehicle sales and services.								
	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
a	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P
b	Accessory uses buildings customarily incidental to conditional uses	C	C	C	C	C	C	C
c	Automatic car wash	-	P	P	P	C	C	-
d	Automobile service station	C	C	C	C	C	C	-
e	Automobile or recreation vehicle sales, service, lease, rental and repair, new or used, conducted entirely within an enclosed building	-	P	P	P	-	-	-
f	Body and fender shop; tire recapping; motor vehicle, bicycle, and recreation vehicle assembling, painting, upholstering and rebuilding.	-	-	-	C	P	P	-
g	Indoor auto parts sales	-	P	P	P	C	C	-

Table 17-5-3.2. Automobile, truck and recreational vehicle sales and services.								
	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
h	Parking lot incidental to a use conducted on the premises	P	P	P	P	P	P	P
i	Parking lot not incidental to a use conducted on the premises	C	C	C	C	C	C	C
j	Recreation vehicles, rentals, leases, sales and service, outdoor and indoor	-	P	P	P	P	-	-
k	Truck and heavy equipment service station and repair facility	-	-	P	C	P	P	C
l	Truck wash	-	-	P	C	P	P	C

Table 17-5-3.3. Commercial sales and service.								
	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
a	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P
b	Accessory uses buildings customarily incidental to conditional uses	C	C	C	C	C	C	C
c	Addressograph shop	-	-	-	P	P	P	-
d	Animal hospital	-	C	-	P	P	-	-
e	Art needlework shop; art shop; art supply	C1	C1	C1	C1	C1	C1	C1
f	Awning sales/repair	-	P	-	P	-	-	-
g	Baby formula service; baby diaper service; sitter agency	P	P	P	P	-	-	-
h	Bakery, retail sales	P	P	P	P	-	-	-
i	Bank	P	P	P	P	P	-	-
j	Barber shop	P	P	P	P	-	-	-
k	Bath and massage (not part of medical or health spa)	-	-	C	C	-	-	-

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

	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
l	Beauty shop	P	P	P	P	-	-	-
m	Beer outlet, Class A, Class B	-	C	C	C	-	-	-
n	Bookstore	P	P	P	P	-	-	-
o	Building material sales, enclosed area	-	P	-	P	P	P	-
p	Building material sales yard, outside, with sale of rock, sand, gravel and the like as an incidental part of the main business, but excluding concrete mixing	-	C	-	C	P	P	-
q	Café, cafeteria, catering establishment, restaurant (not a drive-thru)	P	P	P	P	P	C	C
r	Candy, confectionery, nut shop	P	P	P	P	-	-	-
s	Carbonated and purified water sales	P	P	P	P	-	-	-
t	Carpet and/or rug cleaning	-	C	-	P	P	-	-
u	Clothes cleaning, dyeing, pressing, dry cleaners	P	-	P	P	P	-	-
v	China and/or silver shop	P	P	P	P	-	-	-
w	Clothing store	P	P	P	P	-	-	-
x	Coal/fuel sales office	-	-	-	C	C	P	-
y	Convenience store with gasoline sales	C	C	C	C	P	P	-
z	Copy store, blueprinting, photostating, duplicating	-	P	-	P	-	-	-
A	Costume rental	-	P	P	P	-	-	-
B	Delicatessen	P	P	P	P	-	-	-
C	Department store	P	P	P	P	-	-	-
D	Dramatics school	P	P	-	P	-	-	-
E	Drapery-curtain store	P	P	P	P	-	-	-
F	Dressmaking	P	P	-	P	P	-	-
G	Drive-ins; refreshment stand, eating and/or drinking place	C1	P	P	P	C1	C1	-

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

	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
H	Drugstore	P	P	P	P	-	-	-
I	Dry goods store	P	P	P	P	-	-	-
J	Electrical, appliances and fixtures, electronic instruments sales, repair and/or service	CI	P	P	P	P	-	-
K	Employment agency or employment office	-	P	P	P	-	-	-
L	Fix-it shop, repair shop, for household items	P	P	-	P	-	-	-
M	Flooring, carpet repair and sales	-	P	-	P	-	-	-
N	Florist shop	P	P	P	P	-	-	-
O	Frozen food lockers	-	C	-	P	P	-	-
P	Frozen food locker incidental to a main grocery store or food business	P	P	P	P	P	P	-
Q	Fountain equipment supply, restaurant supply	-	-	-	P	P	-	-
R	Fruit/fruit juice store; fruit and/or vegetable stand, or store; natural foods/health store	P	P	P	P	-	-	-
S	Fur sales, storage, repair	-	P	-	P	-	-	-
T	Furniture sales, and/or repair	-	P	-	P	-	-	-
U	Gift shop; hobby or crafts shop	P	P	P	P	-	-	-
V	Greenhouse, nursery; plant materials; soil & lawn service	-	P	-	P	C	-	-
W	Grocery; meat sales	P	P	-	P	-	-	-
X	Gunsmith	-	P	-	P	C	-	-
Y	Hardware store, not including the sale of lumber	P	P	P	P	P	-	-
Z	Hardware store, including the sale of lumber providing all lumber storage is in completely enclosed in a building	-	P	P	P	P	-	-
1	Heating, ventilating, air conditioning; equipment (HVAC), sales/repair	C	C	C	C	C	C	C

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

	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
2	Hospital supplies	-	-	-	C	P	-	-
3	Household cleaning/repair, house equipment displays	-	P	-	P	-	-	-
4	Ice cream shop; ice sales, retail sales and rentals	P	P	P	P	-	-	-
5	Ice manufacture, storage, and wholesale sales	-	-	-	C	P	P	-
6	Ice vendor units and/or reach-in ice merchandise units, electric ice-maker; ice storage, not more than five (5) tons capacity	P	P	P	P	P	P	-
7	Insulation sales	-	-	-	P	P	P	P
8	Interior decorating store	P	P	-	P	-	-	-
9	Jewelry store	P	P	P	P	-	-	-
10	Kennel, conducted entirely within a soundproof and air conditioned building	-	C	-	C	C	-	-
11	Laundry, automatic self-help; laundry agency	P	P	P	P	-	-	-
12	Leather goods	-	P	-	P	-	-	-
13	Linen shop	P	P	-	P	-	-	-
14	Liquor and beer sales; places for the drinking of liquor or beer	-	C	C	C	-	-	-
15	Lithographing, including engraving, photo engraving	-	P	-	P	P	-	-
16	Luggage sales	-	P	P	P	-	-	-
17	Lumber yard	-	C	-	C	P	P	-
18	Manufactured home sales and storage	-	C	-	P	P	C	-
19	Medical/dental clinic, laboratories	-	P	P	P	P	-	-
20	Military store	-	-	-	C	C	C	-
21	Milk distributing station; sale of dairy products, excluding processing/bottling	P	P	P	P	-	-	-

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

	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
22	Monument sales, retail	-	-	-	P	P	P	-
23	Mobile home sales and storage	-	C	-	P	P	C	-
24	Mortuary	-	C	-	P	-	-	-
25	Motorboat sales	-	P	P	P	P	-	-
26	Music store	P	P	P	P	-	-	-
27	News stand; magazine shop; book store	P	P	P	P	-	-	-
28	Notions, variety store	P	P	P	P	-	-	-
29	Novelty shop, variety store	P	P	P	P	-	-	-
30	Nurses' agency	P	P	-	P	-	-	-
31	Office, business or professional	C	P	C	P	P	P	-
32	Office, supply; office machines sales, repair	-	P	-	P	P	-	-
33	Oil burner shop	-	P	-	P	P	-	-
34	Optometrist; oculist	P	P	-	P	-	-	-
35	Ornamental iron, sales only	-	P	-	P	-	-	-
36	Package agency	-	C	C	C	-	-	-
37	Painter/paint store	-	P	P	P	P	-	-
38	Pest extermination and control office	-	-	-	P	P	P	-
39	Pet shop	P	P	-	P	-	-	-
40	Photographer or photography shop, sales and service	P	P	P	P	-	-	-
41	Plumbing shop	-	P	P	P	P	-	-
42	Popcorn and/or nut shop	P	P	P	P	-	-	-
43	Printing, including engraving, photo engraving	-	P	-	P	P	-	-
44	Printing and small paper reproduction service	P	P	P	P	P	-	-
45	Radio and television sales and repair	P	P	-	P	-	-	-
46	Radio and television station	-	-	-	C	C	P	-

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

	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
47	Reception center and/or wedding chapel	C	C	-	C	-	-	-
48	Roofing sales	-	P	-	P	P	-	-
49	Second-hand shop, antiques, conducted within a building or enclosure	P	P	P	P	-	-	-
50	Seed/feed store	-	-	-	C	P	P	-
51	1. Sexually oriented businesses, providing: (1) they are located at least 300 feet from any district boundary. (2) they are located at least 1320 feet as measured from property line on which the sexually oriented businesses are located to property line of the following: A. Schools, B. Churches, C. Recreational areas frequented by the general public, D. Day care and preschools, E. Establishments that sell beer or liquor for on or off premise consumption, F. Motels or hotels G. residential (dwellings, lodging houses, dormitory congregate residences, etc)	-	-	-	-	-	C	-
52	Sign painting shop	-	C	-	P	P	-	-
53	Sewing machine shop	P	P	-	P	-	-	-
54	Shoe shop; shoeshine; shoe repair	P	P	P	P	-	-	-
55	State store	-	C	C	C	-	-	-
56	Stationary and greeting card sales	P	P	P	P	-	-	-
57	Tailor shop	P	P	-	P	-	-	-
58	Taxidermist	-	P	-	P	P	-	-
59	Tire shop, sales and repair	-	P	P	P	-	-	-
60	Tobacco shop	P	P	P	P	-	-	-
61	Towel and linen supply service	-	-	-	P	P	-	-

Table 17-5-3.3. Commercial sales and service.								
	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
62	Travel bureau	-	P	P	P	-	-	-
63	Variety store, notions	P	P	P	P	-	-	-
64	Wallpaper store	-	P	P	P	-	-	-
65	Wholesale business	-	-	-	P	P	P	-
66	Upholstery shop	-	-	-	-	C	C	-
67	Veterinary	-	-	-	C	C	-	-
68	Veterinary - providing operations are completely enclosed within an air-conditioned and soundproof building	-	C	C	C	C	-	-
69	Weather-stripping shop	-	C	-	P	-	-	-

Table 17-5-3.4. Dwellings, living quarters and long- or short-term residences.								
	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
a	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P
b	Accessory uses buildings customarily incidental to conditional uses	C	C	C	C	C	C	C
c	Hotel, motel, inn	-	C	P	P	P	C	-
d	Recreational vehicle park	-	-	C	C	-	-	-
e	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	C1	C1	C1	C1

Table 17-5-3.5. Industrial uses. (Ord.2001-05, 1/23/01)

	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
a	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P
b	Accessory uses buildings customarily incidental to conditional uses	C	C	C	C	C	C	C
c	Bag cleaning	-	-	-	-	P	P	-
d	Baking, ice cream making, and/or candy making	P	P	P	P	P	P	-
e	Blacksmith shop	-	-	-	-	P	P	-
f	Boiler works	-	-	-	-	P	P	-
g	Bottling works	-	-	-	-	P	P	P
h	Bookbinding	-	-	-	P	P	P	-
i	Breweries	-	-	-	-	C	C	-
j	Central mixing plant, related to construction industry for cement, mortar, plaster, or paving materials	-	-	-	-	-	C	-
k	Construction of buildings to be sold and moved off the premise	-	-	-	P	P	P	-
l	Dairy	-	-	-	P	P	P	-
m	Egg candling, sales, or processing	-	-	-	C	P	P	-
n	Fertilizer and soil conditioner manufacture, processing and/or sales, providing only non-animal products & by-products are used	-	-	-	-	C	C	-
o	Forage plant	-	-	-	-	P	P	-
p	Foundry, casting light-weight non-ferrous metal	-	-	-	-	-	C	-
q	Hatchery	-	-	-	-	P	P	-
r	Honey extraction	-	-	-	P	P	P	-
s	Incinerator, non-accessory	-	-	-	-	C	C	C
t	Knitting mill	-	-	-	-	P	P	-
u	Laboratories	-	-	C	C	C	C	C

Table 17-5-3.5. Industrial uses. (Ord.2001-05, 1/23/01)

	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
v	Laundry	P	-	P	P	P	-	-
w	Machine shop	-	-	-	C	P	P	C
x	Mobile lunch service	-	P	P	P	P	P	C
y	Monument works	-	-	-	C	P	P	-
z	Motion picture studio	-	-	-	-	P	P	-
A	Planning mill	-	-	-	-	C	C	-
B	Power generation (electrical) for on-site use:							
C	1. solar	P	P	P	P	P	P	P
D	2. wind under 5.9 kva	-	-	-	C	P	P	C
E	3. auxiliary, temporary, wind, with more than 6 kva, but less than 10 kva output	C	C	C	P	P	P	C
F	4. steam, hydro, or reciprocating engine with more than 10.05 kva, but less than 150 kva output	-	C	C	C	P	P	P
G	5. steam, hydro, or reciprocating engine with more than 150 kva	-	-	-	-	-	C	C
H	Printing - convenience for drop-in customers	P	P	P	P	P	P	-
I	Publishing and contract printing	-	-	-	P	P	P	-
J	Sandblasting	-	-	-	-	C	C	C
K	Saw mill	-	-	-	-	-	C	-
L	Tire, recycling into fuels and useable products	-	-	-	-	C	C	-
M	Tire retreading, or vulcanizing	-	-	-	-	C	P	-
N	Tire storage or landfilling not incidental to recycling facilities located in Tooele county	-	-	-	-	-	-	-

Table 17-5-3.5. Industrial uses. (Ord.2001-05, 1/23/01)								
	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
O	Treatment of materials from sand and grease interceptors, resulting in inert materials	-	-	-	-	-	C	C
P	Upholstering, including mattress manufacture rebuilding or renovating	-	-	-	P	P	P	-
Q	Weaving	-	C	-	C	P	P	-
R	Welding shop	-	-	-	C	P	P	-
S	Storage, treatment and disposal of wastes classified as "hazardous wastes" or "wastes" as defined in section 17-1(g)	-	-	-	-	-	-	C
T	Production of salts in solid or liquid form by the collection, pumping and evaporation of naturally occurring brines and the processing of salts into salt products	-	-	-	-	-	P	-
U	Recycling, reformation, refinement and utilization of salts, and its byproducts, in solid or liquid form, to produce other materials, chemicals or products	-	-	-	-	-	C	-

Table 17-5-3.6. Manufacturing, curing, compounding, processing, packaging, production and treatment.								
	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
a	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P
b	Accessory uses buildings customarily incidental to conditional uses	C	C	C	C	C	C	C
c	Acetylene gas	-	-	-	-	-	C	-
d	Acid	-	-	-	-	-	C	-
e	Airplane and associated parts	-	-	-	-	-	C	-
f	Alcohol	-	-	-	-	-	C	-

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

	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
g	Ammonia	-	-	-	-	-	C	-
h	Animal by-products, offal or dead, reduction or dumping, fat rendering, grease or lard located at least 300 feet from any district boundary	-	-	-	-	-	C	C
i	Automobiles and their associated parts	-	-	-	-	-	C	-
j	Bakery goods	-	-	-	-	C	C	-
k	Batteries	-	-	-	-	C	C	-
l	Billboards and commercial advertising structures	-	-	-	C	P	P	-
m	Blast furnace or foundry located at least 300 feet from any district boundary	-	-	-	-	-	C	C
n	Bleaching powder	-	-	-	-	-	C	-
o	Boats	-	-	-	C	P	P	-
p	Bone	-	-	-	C	C	C	-
q	Brass	-	-	-	-	-	C	-
r	Business machines	-	-	-	C	P	P	-
s	Cameras and photo equipment, film	-	-	-	C	P	P	-
t	Candy	-	-	-	-	C	C	-
u	Candles	-	-	-	-	-	C	-
v	Canvas, cloth, textiles, wool or yarn	-	-	-	C	C	C	-
w	Cast stone, cement, cinder, terra cotta; tile, brick, synthetic cast stone, pumice stone and gypsum products	-	-	-	-	-	C	-
x	Cellophane	-	-	-	C	C	C	-
y	Celluloid	-	-	-	-	-	C	-
z	Cereal	-	-	-	-	C	C	-
A	Chemicals of an objectionable or dangerous nature	-	-	-	-	-	C	-
B	Chlorine	-	-	-	-	-	C	-

Table 17-5-3.6. Manufacturing, curing, compounding, processing, packaging, production and treatment.								
	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
C	Coal	-	-	-	-	-	C	-
D	Copper	-	-	-	-	-	C	-
E	Cork	-	-	-	C	C	C	-
F	Cosmetics	-	-	-	-	C	C	-
G	Creosote	-	-	-	-	-	C	-
H	Dairy products	-	-	-	-	C	C	-
I	Detergents	-	-	-	-	-	C	-
J	Dyestuffs	-	-	-	-	-	C	-
K	Disinfectants	-	-	-	-	-	C	-
L	Electric or neon signs	-	-	-	C	P	P	-
M	Emery cloth	-	-	-	-	-	C	-
N	Excelsior	-	-	-	-	-	C	-
O	Explosives and fireworks	-	-	-	-	-	C	-
P	Feathers	-	-	-	C	C	C	-
Q	Fertilizer and soil conditioner located at least 300 feet from any district boundary	-	-	-	-	-	C	C
R	Fish, sauerkraut, pickles vinegar, yeast and the rendering of fat	-	-	-	-	-	C	-
S	Food products (excluding fish, sauerkraut, pickles, vinegar, yeast, and rendering of fat)	-	-	-	-	C	C	-
T	Garbage, refuse maintenance or disposal site for materials classified as solid wastes under Section 26-14-2(9) of the Utah Solid and Hazardous Waste Act, and located at least 300 feet from any district boundary	-	-	-	-	-	C	C
U	Gasoline and petroleum	-	-	-	-	-	C	-
V	Gelatine	-	-	-	-	-	C	-
W	Glass	-	-	-	-	-	C	-

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

	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
X	Glucose	-	-	-	-	-	C	-
Y	Glue	-	-	-	-	-	C	-
Z	Hair and horn	-	-	-	C	C	C	-
1	Hardware	-	-	-	-	-	C	-
2	Ink	-	-	-	-	-	C	-
3	Insecticides	-	-	-	-	-	C	-
4	Iron	-	-	-	-	-	C	-
5	Lampblack	-	-	-	-	-	C	-
6	Leather or hides	-	-	-	C	C	C	-
7	Linoleum	-	-	-	-	-	C	-
8	Lime	-	-	-	-	-	C	-
9	Lubricating grease, oil, oilcloth and oiled rubber goods	-	-	-	-	C	C	-
10	Machinery	-	-	-	-	-	C	-
11	Malt	-	-	-	-	-	C	-
12	Matches	-	-	-	-	-	C	-
13	Meat products	-	-	-	-	C	C	-
14	Musical instruments	-	-	-	C	P	P	-
15	Novelties	-	-	-	C	P	P	-
16	Oxygen	-	-	-	-	-	C	-
17	Paper	-	-	-	C	C	C	-
18	Paint	-	-	-	C	C	C	-
19	Pharmaceuticals	-	-	-	-	C	C	-
20	Pickles	-	-	-	-	-	C	-

Table 17-5-3.6: Manufacturing, curing, compounding, processing, packaging, production and treatment.								
	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
21	Pipe for use in building construction or for sewer or drainage purposes (excluding rock or gravel crushing of raw materials except that which is incidental to the manufacture or fabrication of the above-described products) provided that such crushing facilities be located not closer than 200 feet to any property line	-	-	-	-	C	C	-
22	Plastics	-	-	-	C	C	C	-
23	Pottery, plaster, incidental plaster, plaster of paris, ceramic, and clay	-	-	-	-	-	C	-
24	Pyroxylin	-	-	-	-	-	C	-
25	Roofing or water proofing material	-	-	-	-	-	C	-
26	Rubber or guttapercha	-	-	-	C	C	C	-
27	Rubber and metal stamps	-	-	-	C	P	P	-
28	Sheetmetal products, light, (including heating and ventilation ducts and equipment, cornices and eaves, venetian blinds, window shades, awnings)	-	-	-	C	P	P	-
29	Sheet metal heavy	-	-	-	-	-	C	-
30	Steel or metal crushing	-	-	-	-	-	C	-
31	Shell	-	-	-	C	C	C	-
32	Shellac, shoddy; and shoe polish	-	-	-	-	-	C	-
33	Straw	-	-	-	C	C	C	-
34	Soap	-	-	-	-	-	C	-
35	Soda	-	-	-	-	-	C	-
36	Starch	-	-	-	-	-	C	-
37	Tallow	-	-	-	-	-	C	-
38	Tar	-	-	-	-	-	C	-
39	Tobacco	-	-	-	C	C	C	-
40	Toiletries	-	-	-	-	C	C	-

Table 17-5-3.6. Manufacturing, curing, compounding, processing, packaging, production and treatment.								
	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
41	Toys	-	-	-	C	P	P	-
42	Turpentine and varnish	-	-	-	-	-	C	-
43	Wood	-	-	-	C	C	C	-
44	Vinegar	-	-	-	-	-	C	-
45	Yeast	-	-	-	-	-	C	-

Table 17-5-3.7. Public and quasi-public uses.								
	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-
a	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P
b	Accessory uses buildings customarily incidental to conditional uses	C	C	C	C	C	C	C
c	Cemeteries	-	-	-	C	C	-	-
d	Churches	C	C	C	C	-	-	-
e	<p>Correctional facilities (public and private) providing:</p> <p>(1) they are located at least 600 feet from any district boundary;</p> <p>(2) they are located at least 600 feet as measured from the property line on which the correctional facility is located to the property line of the following:</p> <p>A. Schools;</p> <p>B. Churches;</p> <p>C. Day care and preschools;</p> <p>D. Establishments that sell beer or liquor for on or off premise consumption;</p> <p>E. Motels or hotels;</p> <p>F. Residential (dwellings, lodging houses, dormitory, congregate residences, etc.</p>	-	-	-	-	-	C	-

Table 17-5-3.7. Public and quasi-public uses.								
	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-
f	Dams and reservoirs	-	-	-	C	C	P	C
g	Parks, golf courses, swimming pools and other recreation areas	P	P	P	P	-	-	-
h	Public buildings	C	C	C	C	C	C	C
i	Public, quasi-public, and private service utility lines, pipelines, power lines, roads and etc., which extend more than 500 feet, that transport the material, service or supplies from one service area to another	C	C	C	C	C	C	C
j	Radio/television transmitting towers	-	-	-	-	C	P	C
k	Private road	C	C	C	C	C	C	C
l	Private schools	C	C	C	C	C	-	-

Table 17-5-3.8. Recreation, camping and amusement.								
	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-
a	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P
b	Accessory uses buildings customarily incidental to conditional uses	C	C	C	C	C	C	C
c	Archery shop/range, if conducted in enclosed building	-	P	P	P	-	-	-
d	Athletic club; health club; athletic goods store; gymnasium	-	P	P	P	P	-	-
e	Bicycle shop	P	P	P	P	-	-	-
f	Billiards or pool hall; commercial skating rink	-	P	P	P	-	-	-
g	Bowling alley	P	P	P	P	-	-	-
h	Boxing arena	-	-	C	C	-	-	-

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

	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-
i	Campground	-	-	C	C	-	-	-
j	Dance hall; dancing	-	C	C	C	-	-	-
k	Drag strip racing; auto racing; go-cart racing	-	-	-	-	C	C	-
l	Golf course; commercial miniature golf course	-	P	P	P	-	-	-
m	Night club / social club	-	C	C	C	-	-	-
n	Private non-profit locker club or private club	-	C	C	C	-	-	-
o	Recreational center, facilities or area that is private and/or commercial	-	C	C	C	C	C	-
p	Recreational coach parks	-	-	C	C	-	-	-
q	Swimming pool, commercial	-	C	C	P	-	-	-
r	Theater, indoor	P	P	P	P	-	-	-
s	Theater, outdoor, providing: (1) A solid fence or masonry wall with a minimum height of six feet shall be constructed on all sides; (2) Driveways and parking areas shall be provided with properly maintained dustless surfaces; (3) Automobile off-street storage areas for automobiles awaiting entrance to theater shall have a capacity of at least fifteen percent of the number of auto parking spaces provided inside the theater; (4) Minimum area for single screen theater shall be ten acres, and the minimum area for a two screen theater shall be twelve acres.	-	-	C	C	-	-	-

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

	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
a	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P
b	Accessory uses buildings customarily incidental to conditional uses	C	C	C	C	C	C	C
c	Bus terminal	-	C	C	P	P	-	-
d	Coal, fuel and wood yards	-	-	-	-	C	C	-
e	Contractors' equipment storage yard	-	-	-	C	-	P	-
f	Drive-it-yourself agency, car, equipment rental	-	-	P	P	C	-	-
g	Explosives, class a, b, and c	-	-	-	-	-	C	C
h	Express office	-	P	P	P	P	-	-
i	Freight or trucking yard or terminal	-	-	-	C	C	P	-
j	Garage, public	-	C	-	P	P	-	-
k	Hazardous material with in the threshold planning qualities of sara title iii	-	-	-	C	C	C	C
l	Hazardous material over the threshold planning qualities of SARA Title III, CERCLA, RCRA	-	-	-	-	-	-	C
m	Junk yard	-	-	-	-	-	C	-
n	Non-hazardous solid waste landfills in accordance with Chapter 26.	-	-	-	-	C	C	-
o	Railroad yards; shop and/or roundhouse for railroads	-	-	-	-	P	P	C
p	Storage units, self storage	-	-	C	P	P	P	-
q	Taxi stand	P	P	P	P	P	P	-
r	Terminal, parking and maintenance facilities	C	C	C	C	C	C	-
s	Transfer company	-	-	-	C	P	P	-
t	Warehouse	-	-	-	C	P	P	-

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

	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-
a	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P
b	Accessory uses buildings customarily incidental to conditional uses	C	C	C	C	C	C	C
c	Essential service facilities	C	C	C	C	C	C	C
d	Public, quasi-public, and public service utility lines, pipelines, power lines and etc., which extend more than 500 feet; that are used to transport their material, service or supply	C	C	C	C	C	C	C
e	Substations or transmission lines of fifty KV or greater capacity	C	C	C	C	C	C	C