

ORDINANCE 2008-11

AN ORDINANCE AMENDING CHAPTER 17, TABLE 17-5-3.9 OF THE TOOELE COUNTY LAND USE ORDINANCE, ALLOWING AN ONSITE MANAGER/CARETAKER RESIDENCE FOR CERTAIN STORAGE UNIT FACILITIES

NOW, THEREFORE, BE IT ORDAINED BY THE LEGISLATIVE BODY OF TOOELE COUNTY, UTAH AS FOLLOWS:

SECTION I - PURPOSE. This ordinance seeks to allow an onsite manager/caretaker residence at certain storage unit facilities for increased security and maintenance. The Erda, Pine Canyon, and Tooele County Planning Commissions held public hearings on the issue and recommend passage of this ordinance.

SECTION II - TABLE AMENDED. Chapter 17, Table 17-5-3.9 of the Tooele County Land Use Ordinance is hereby amended to read as attached hereto, which attachment is, by this reference, made a part hereof.

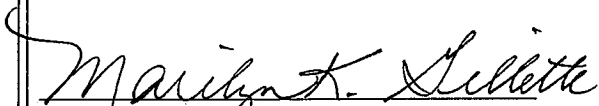
SECTION III - REPEALER. Ordinances and resolutions in conflict herewith are hereby repealed to the extent of such conflict.

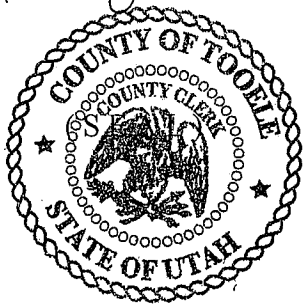
SECTION IV - EFFECTIVE DATE. This ordinance shall become effective 15 days after its passage provided it has been published, or at such publication date if more than 15 days after passage.

IN WITNESS WHEREOF the Tooele County Commission, which is the legislative body of Tooele County, passed, approved and enacted this ordinance this 8th day of April 2008.

Ord. 2008-11

ATTEST:


Marilyn K. Gillette, Clerk



TOOELE COUNTY COMMISSION:


Colleen S. Johnson, Chairman

Commissioner Johnson voted aye
Commissioner Clegg voted aye
Commissioner Hurst voted aye

APPROVED AS TO FORM:


DOUG HOGAN
Tooele County Attorney

COMMERCIAL, INDUSTRIAL, AND HAZARDOUS INDUSTRIES ZONING DISTRICTS

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 and railroad passenger station, intermodal terminal, public transit hub	-	C1	C1	P	P	-	-
d	Coal, fuel and wood yards	-	-	-	-	C	C	-
e	Contractors' equipment storage yard	-	-	-	C1	-	P	-
f	Distribution center, parcel delivery center, delivery warehouse	-	-	-	-	P	P	-
g	Drive-it-yourself agency, car, equipment rental	-	-	P	P	C1	-	-
h	Explosives, class a, b, and c	-	-	-	-	-	C	C
i	Express office	-	P	P	P	P	-	-
j	Freight or trucking yard or terminal	-	-	-	C1	C1	P	-
k	Garage, public	-	C1	-	P	P	C	-
l	Hazardous material with in the threshold planning qualities of SARA Title III	-	-	-	C	C	C	C
m	Hazardous material over the threshold planning qualities of SARA Title III, CERCLA, RCRA	-	-	-	-	-	-	C
n	Impound lot with the following minimum conditions: 1. A fence shall be constructed using non-view obscuring materials except if any side abuts a residential or rural-residential zoning district then a block wall is required; 2. Minimum height of the fence shall be eight feet with a maximum height of 12 feet; 3. All vehicles stored in impound lots shall be maintained on hard surfaces that are dustless and permanent; and 4. Temporary storage of a vehicle shall be 6-months or less, except for the temporary storage of a vehicle being held by a law enforcement agency or the State Tax Commission.	-	-	C	C	C	P	-

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	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
o	Junk yard with the following minimum conditions: 1. Every junkyard shall be enclosed by a continuous masonry wall on the street sides and a view obscuring fence on all other sides thereof; 2. Minimum height of the wall eight feet with maximum height of 12 feet; 3. No scrap or junk automobiles or other scrap or junk materials shall be stacked, stored, or piled to a height greater than the height of the wall enclosing the junkyard; 4. Any openings in a fence or wall shall be fitted with a view-obscuring gate or door equipped with at least a key lock, or a combination padlock, or sliding bar, accessible only from inside the enclosure, located so as to lock the gate or door completely when not in use; 5. No exterior display or storage of material or salvage parts or wrecked vehicles; 6. There shall be no storage of tires except for tires that are on cars; 7. No junkyard shall be used as a dumping area for refuse or as a place for the burning or disposal of trash; 8. No hazardous wastes shall be stored within any junkyard; 9. No oil, grease, or gasoline, over ten gallons, shall be stored at any time; 10. All fuels and other liquids shall be drained from any vehicle prior to storage or disposal; 11. There shall be at least two off-street loading areas of no less than 14 feet x 40 feet located within the walls; and 12. A fire access with compacted gravel surface shall be around the entire perimeter within the fenced area of the junkyard with a clearance of at least 20'.	-	-	-	-	-	C	-
p	Railroad yards; shop and/or roundhouse for railroads	-	-	-	-	P	P	C
q	Storage units, self storage							
	1. Without outside storage	-	-	C1	P	P	P	-
	2. With off-premise outside self service storage	-	-	C1	C1	C1	C1	-
	3. Dwelling unit for on-site manager with stipulations. ¹	-	-	C	C	C	C	-
r	Taxi stand	P	P	P	P	P	P	-

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		N	S	H	G	D	G	MG-H
s	Terminal, parking and maintenance facilities	C1	C1	C1	C1	C1	C1	-
t	Transfer company	-	-	-	C1	P	P	-
u	Warehouse	-	-	-	C1	P	P	-

1. Stipulations for on-site manager at storage units:

1. The manager/caretaker 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 conform to all applicable fire, building, and health codes.
4. The establishment shall be open to inspection by the Tooele County Engineer, Sheriff, Health Department Director and their authorized personnel.
5. The housing shall be attached to the main structure and the exterior design shall be compatible with the existing main structure through architectural use of building forms, construction materials, colors, landscaping, and other methods that conform to acceptable construction practices.
6. The housing unit shall have the same address as the main structure.
7. The housing unit shall not be sold separately.
8. The maximum height restriction shall not exceed thirty-five (35) feet.
9. Two (2) parking spaces shall be provided for the manager and caretaker. No off-site parking will be accepted for parking requirements.
10. No entrance/exit can lead directly into the manager/caretaker dwelling unit.