

CHAPTER 16

TABLE OF USES

SECTION:

10-16-1: Uses

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Any use showing an empty box for a particular zone or any use not shown on this table is not permitted. See footnotes for qualifying requirements or use limitations.

Prohibited uses include, but are not limited to:

- Bus terminal.
- Check cashing.
- Correctional facility.
- Garage, private.
- Impound lot.
- Junkyard.
- Manufactured and mobile home park.
- Mineral extraction.
- Organic disposal site.
- Pawn shop.
- Retail tobacco specialty business.
- Sanitary landfill.

Legend:

P = Permitted use

C = Conditional use

Blank = Not permitted

Uses ¹	Zones																		
	A-.25	A-.5	A-1	R-1-10	R-1-15	R-1-21	R-1-43	R-2-10	R-2-15	R-M	FR ²	RC	OP	C-1	C-2	M-1	T-M	MU	MU-2
Agricultural:																			
Agricultural business		C	C														C		
Agricultural processing																	C		
Agriculture	P	P	P	P	P	P	P										P		
Apiary ³	P	P	P	P	P	P	P												
Backyard chickens ⁴				P	P						P								
Cannabis production establishment			C														C		
Family food production ⁴	P	P	P			P	P												
Fancier animal permit ⁴	P	P	P	P	P	P	P	P	P										
Foster animals permit ⁴	P	P	P	P	P	P	P	P	P										
Hobby animal permit ⁴	P	P	P	P	P	P	P	P	P										
Pigeons ⁵				P	P	P	P	P	P										
Soil products			C ⁶														C		

Stable, private	P	P	P															
Stable, public			C													C		
Residential:																		
Assisted living facility	C ⁷	C ⁷	C	C ⁷	C ⁷	C												
Congregate living facility										C					C			
Daycare/preschool home ²⁶	C	C	C	C	C	C	C	C	C		C							C
Dwelling, four-family								C	C	C								C
Dwelling, group ⁸									C	C ⁹	C						C	C
Dwelling, multiple-family										C								C
Dwelling, single-family	P	P	P	P	P	P	P	C ¹⁰	C ¹⁰	C	P							C
Dwelling, single-family with accessory apartment	C	C	C								C							
Dwelling, single-family with second kitchen ¹¹	P	P	P	P	P	P	P	P	P		P							P
Dwelling, three-family								C	C	C								C
Dwelling, two-family								C ¹⁰	C ¹⁰	C							C	C
Home group instruction ³¹	C	C	C	C	C	C	C	C	C		C							C
Home occupation ³¹	P	P	P	P	P	P	P	P	P	P	P							P
Residential facility for persons with a disability ¹²	P	P	P	P	P	P	P	P	P	P	P							P
Special home occupation ³¹	C	C	C															
Public and civic:																		
Auditorium or stadium																		
Cemetery	C	C	C	C	C	C	C	C	C	C								
Church or place of worship	C	C	C	C	C	C	C	C	C	C	C	C	C					C
Club or service organization														P				
College or university																		
Conference and reception center												C		C	C		C	C
Correctional facility																		
Cultural service												C						
Golf course	C	C	C	C	C	C	C	C	C	C	C	C			C			C
Government service	C	C	C								C			C	C	C	C	C
Hospital										C				P	P			C ¹³
Operations center														C	C	C	C	
Park, public	C	C	C	C	C	C	C	C	C	C	C	C						C
Post Office													P	P	P			C
Protective service															C			C

Resource recycling collection point ¹⁴															P	P	P			P
School, boarding																				
School, charter ¹⁵	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
School, elementary, middle, or high ¹⁶	P	P	P	P	P	P	P	P	P	P				P	P	P				P
School, therapeutic																				
School, vocational															P	C			C	C
Utility, major	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Utility substation	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Commercial:																				
Agricultural sales and service																C				C
Alcoholic beverage ⁴⁴ :																				
Airport lounge																P	P	P		P
Banquet catering																P	P	P		P
Bar establishment																P	P	P		P
Beer wholesaler																P	P	P		P
Brewery manufacturing																P	P	P		P
Hotel																P	P	P		P
Off-premises beer retailer																P	P	P		P
On-premises beer retailer																P	P	P		P
Package agency																P	P	P		P
Reception center																P	P	P		P
Restaurant - beer only																P	P	P		P
Restaurant - full service																P	P	P		P
Restaurant - limited service																P	P	P		P
State liquor store																C	C			C
Tavern																P	P	P		P
Animal care service			C							C ¹⁷				C ¹⁸	P ¹⁹	P			C ²⁰	P
Bank or financial institution									C			C	P	P	C	C	P	P		
Bed and breakfast homestay	C	C	C			C	C	C	C	C	C ²¹									P
Bed and breakfast inn									C					C ²²	C ²¹				C ²³	P
Brewery															C					
Business equipment rental and supplies															P	P	C			C
Business services														C	P				C	C
Car wash															C	C	C		C ²⁴	

Construction sales and service			C												C	P			C
Convenience store															C	C	C	C ²⁵	C
Data center																	C		
Daycare/preschool center ²⁶	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C				C
Fireworks stand ²⁷														C	C	C			C
Food cart																			
Food truck	P ²⁸														P		P		P
Garage, public																P			
Garden center		C	C											P	P			P	C
Gas and fuel, storage and sales																C			
Gasoline service station														C ²⁹	C	C	C	C ³⁰	C
Hotel/motel								C		C					C		C	C	P
Kennel															C	C			
Laundry or dry cleaning, limited														P	P			P	C
Media service																C			
Medical or dental laboratory								C			C	P	P	P	C	P	C		
Medical service															C		C	P	C
Mobile store ³²														C	C			C	C
Model home sales office ³³	P	P	P	P	P	P	P	P	P	P	P				P				P
Mortuary									C						C				
Office, professional									C		C	P ³⁴		P	P	C			C
Parking lot									C					C	C	P		C	C
Personal care service									C		C			P	P		P	C	C
Personal instruction service															P	P		C	C
Printing															C	P	C		C
Produce stand		C	C															P	C
Recreation and entertainment, indoor													C		P	C	C		C ³⁵
Recreation and entertainment, outdoor		C	C	C	C	C	C	C	C	C	C				P	C			C
Repair service														P	P			P	C ³⁶
Research service														P		P	C		C
Restaurant, fast-food											C				P		C		
Restaurant, general											C			C	P	P	C	C	C
Retail, general															P ³⁷			P	C
Secondhand store																C			C

- a. Must be located on improved property which includes main building with paved parking, landscaping, curb, gutter and sidewalk;
 - b. All materials must be within an enclosed container;
 - c. Cannot be located in a required yard unless allowed by the zone in which the recycling container is located; and
 - d. Must be maintained in a clean, neat, and orderly manner.
15. As provided in Utah Code section 10-9a-305(3), a school district or charter school is not subject to requirements for landscaping, fencing, aesthetic considerations, construction methods or materials, additional building inspections, City Building Codes, building use for educational purposes, or placement or use of temporary classroom facilities on school property.
16. As provided in Utah Code section 10-9a-305(3), a school district or charter school is not subject to requirements for landscaping, fencing, aesthetic considerations, construction methods or materials, additional building inspections, City Building Codes, building use for educational purposes, or placement or use of temporary classroom facilities on school property.
17. Must be located within a completely enclosed air-conditioned and soundproof building which prohibits detection of animal noise at the property line. No overnight boarding or sale of merchandise from the premises.
18. Excludes overnight boarding.
19. Must be located within a completely enclosed building; no overnight boarding.
20. Limited to dog and cat grooming, excluding overnight boarding.
21. Site access on on-site parking shall be available for use and maintained, including snow removal, throughout entire year.
22. May include a restaurant and conference meeting rooms.
23. May include a restaurant and conference meeting rooms.
24. Maximum of 4 wash bays.
25. Maximum 3,000 square feet.
26. See section 10-29-16 of this title for use limitations and regulations.
27. Subject to issuance of a temporary use permit as provided in section 10-5-14 of this title.
28. Only allowed at Butterfield Park and Crane Park as provided in the Mobile Food Truck Ordinance.
29. May include automatic car wash not exceeding 4 wash bays.
30. May include automatic car wash not exceeding 4 wash bays.
31. See chapter 22 of this title for use limitations and regulations.
32. Must obtain a temporary use permit. See section 10-5-14 of this title.
33. See section 10-29-31 of this title for use limitations and regulations.
34. Office buildings with more than 5,000 square feet must obtain a conditional use permit.
35. Excludes firearms and archery range.
36. Excludes gunsmith.
37. Excludes grocery stores up to 5,000 square feet which are allowed as a conditional use.
38. Building must be removed upon completion or abandonment of construction work.
39. Limited to 16 trucks on the premises at one time.
40. Must be located within a fully enclosed building.
41. Must be located on public or quasi-public owned property or utility site, and not in public parks unless an exception is granted by the Planning Commission, subject to section 10-29-8 of this title.
42. Maximum height of 50 feet and designed as a stealth facility.
43. Includes a 6 foot high solid visual barrier fence or masonry wall around the entire storage area.
44. All uses under alcoholic beverages shall comply with the applicable Utah State Statute and all the requirements of title 3, "Business And License Regulations", of this Code.

(Ord. 2018-26, 8-22-2018; amd. Ord. 2018-36, 11-14-2018; Ord. 2018-37, 11-14-2018; Ord. 2018-41, 12-12-2018; Ord. 2018-44, 12-12-2018; Ord. 2019-22, 7-10-2019)