

ORDINANCE No. 317

AN ORDINANCE OF THE HARRISVILLE CITY COUNCIL AMENDING THE HARRISVILLE CITY ZONING ORDINANCE TABLE OF USES FOR THE PLANNED COMMERCIAL DISTRICT (CP-2) AND TABLE OF USES FOR THE PLANNED MANUFACTURING DISTRICT (MP) AND PROVIDING THAT A DWELLING UNIT FOR A CARETAKER, WHICH MUST BE LOCATED WITHIN THE PRIMARY STRUCTURE, SHALL BE ALLOWED AS A CONDITIONAL USE WITHIN THE PLANNED COMMERCIAL AND PLANNED MANUFACTURING DISTRICTS

WHEREAS, Harrisville City maintains a Zoning Ordinance identifying the requirements and regulations applicable to all land uses allowed within the City; and

WHEREAS, the Harrisville City Zoning Ordinance is utilized by Harrisville City to implement the Harrisville City General Plan; and

WHEREAS, to effectively implement the Harrisville City General Plan, the City Council may amend the Harrisville City Zoning Ordinance, from time to time, after the receipt of a Planning Commission recommendation by following the requirements of §10-9 et. seq. Utah Code Annotated (U.C.A.) to effectively implement the Harrisville City General Plan; and

WHEREAS, it is the goal of Harrisville City Council to balance the needs and goals of the community with the desires of all property-owners within the City; and

WHEREAS, prior to amending the Harrisville City Zoning Ordinance Harrisville City is required to follow the procedures as identified by the laws of the State of Utah, as contained in §10-9 et. seq. U.C.A.; and

WHEREAS, to effectively implement the Harrisville City General Plan the City has considered the need to amend the Table of Uses for both the Planned Commercial (CP-2) and Planned Manufacturing (MP) Districts to allow the establishment of an Accessory Dwelling Unit for a caretaker, which must be located within the primary structure, as a Conditional Use within both the Planned Commercial (CP-2) District and the Planned Manufacturing (MP) District; and

WHEREAS, the Harrisville City Planning Commission conducted a Public Hearing to receive comment and consider amending the Harrisville City Zoning Ordinance to allow the establishment of an Accessory Dwelling Unit for a caretaker, which must be located within the primary structure, as a Conditional Use within both the Planned Commercial (CP-2) District and the Planned Manufacturing (MP) District; and

WHEREAS, the Harrisville City Planning Commission, after thorough and deliberate

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consideration has forwarded a recommendation to the City Council for an amendment to the Harrisville City Zoning Ordinance to allow the establishment of an Accessory Dwelling Unit for a caretaker, which must be located within the primary structure, as a Conditional Use within both the Planned Commercial (CP-2) District and the Planned Manufacturing (MP) District; and

WHEREAS, the Harrisville City Council has now held a public hearing to receive comment and input on the recommendation of the Planning Commission; and

WHEREAS, following all necessary public hearings and after thorough and deliberate consideration, the Harrisville City Council has determined that to protect the health, safety and general welfare of the citizens of Harrisville City that the Harrisville City Zoning Ordinance now be amended to allow the establishment of an Accessory Dwelling Unit for a caretaker, which must be located within the primary structure, as a Conditional Use within both the Planned Commercial (CP-2) District and the Planned Manufacturing (MP) District.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HARRISVILLE, STATE OF UTAH AS FOLLOWS:

Section 1. The Harrisville City Zoning Ordinance, Table of Uses Planned Commercial (CP-2) District and Table of Uses Planned Manufacturing (MP) District be amended to allow an Accessory Dwelling Unit for a caretaker, which must be located within the primary structure, as a Conditional Use within both the Planned Commercial (CP-2) District and the Planned Manufacturing (MP) District; as identified on Exhibit 1, attached hereto.

Section 2. This ordinance take effect upon its passage by the City Council and subsequent publication and posting as required by law.

IN WITNESS THEREOF, this Ordinance is passed and adopted by the Harrisville City Council this 30th day of June 1998.

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IN WITNESS THEREOF, this Ordinance is passed and adopted by the Harrisville City Council this 30th day of June 1998.

HARRISVILLE CITY COUNCIL:

Voting For:

Councilman Lex Patterson

Councilman Scott Higgs

Councilman Marshal Garrett

Councilman Merrill Harris

Voting Against:

Councilwoman Chris Osborn

Fred W. Oates

Mayor, Fred W. Oates

ATTEST:

Brenda K. Ouder Kirk
Brenda Ouder Kirk, Harrisville City Recorder

SEAL:



APPROVED AS TO FORM:

Attorney for Harrisville City, Utah

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EXHIBIT 1**

**HARRISVILLE CITY ZONING ORDINANCE
TABLE OF USES
PLANNED COMMERCIAL DISTRICT (CP-2)**

USE	PLANNED COMMERCIAL CP-2
COMMERCIAL RESIDENTIAL USES	
Bed and Breakfast Inn	P
Accessory Dwelling Unit for caretaker (must be located within the primary structure)	C
Hotels and Motels	C
CIVIC USES	
Church (places of worship)	C
Cultural and artistic uses, such as museums, galleries, performing arts studios.	P
Open Space, Trails and Greenways	P
Parks and playgrounds	P
Public Facilities and Public Utility Buildings	C
Sporting Facilities, Arenas	C
Sports Field	C
OFFICES & BUSINESS SERVICES	
Financial Institutions and Services	P
Financial Institutions and Services with drive through facilities	C
Laboratory, medical, dental, optical	C
Medical Research Facility	C
Medical and Dental Clinics	C
Offices; professional and business	P

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Research and development facilities.	C
Veterinary Office, operating entirely within an enclosed building and keeping animals overnight only for treatment purposes	C
GENERAL COMMERCIAL SERVICES	
Small Animal Hospital	C
Automobile service and repair	C
Automobile sales/rental	C
Building maintenance services	C
Hardware Store with no outside storage	P
Hardware Store with outside storage	C
Car Wash	C
Commercial Recreational Facility	C
Conference Center, Convention Center	P
Convenience store, with or without gasoline sales	C
Commercial Child Day-care Center	C
Equipment Sales and Rental	
Funeral Home	C
Service Station	C
Health Care Facility	C
Health Club (all activities conducted within Building)	P
Laundromat	C
Manufactured home sales and service	C
Mini-storage	
Indoor Entertainment and Theater	C
Moving and storage	
Outdoor sales, display	C
Outdoor storage of materials, products and equipment incidental to an allowed use.	C

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Personal services	P
Photofinishing lab.	C
Plant Nursery, Greenhouse	C
Recreational vehicle sales and service	C
Restaurant	P
Restaurant, with drive up window(s)	C
Retail facilities and services accessory to a principal use.	P
Retail sales, general and goods establishments including general retail, department store, grocery store, furniture store, appliance store, drug store, variety store.	P
Temporary Construction buildings & yards (12 months maximum)	P
Temporary sales office (12 months maximum)	P
TRANSPORTATION, COMMUNICATION & UTILITIES	
Communication facilities and towers	
Electrical substations, transmission lines	C
Oil & gas transmission lines	C
Utility lines, and structures	C
MANUFACTURING	
Brick and concrete manufacture	
Building materials storage and wholesaling	
Cabinet and woodworking shop	
Commercial storage or distribution (excluding junkyards and salvage yards.)	
Contractor's storage yard;	
Gasoline and oil storage, (wholesale)	

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<p>Light manufacturing and assembly which are not obnoxious or offensive by reason of emission of odor, dust, smoke, noxious gases, noise, vibration, glare, heat or other impacts, nor hazardous by way of materials, process, product, or waste, and which:</p> <p>a. do not process animal, vegetable or fish products or the rendering and refining of fats and oils;</p> <p>b. Encloses all equipment, compressors, generators and other ancillary equipment.</p>	
<p>Manufacture, processing or packaging of food and beverage products, personal hygiene products and cosmetics, drugs and pharmaceuticals and which are not obnoxious or offensive by reason of emission of odor, dust, smoke, noxious gases, noise, vibration, glare, heat or other impacts, nor hazardous by way of materials, process, product, or waste and where all activities are conducted within a completely enclosed building and where all equipment, compressors, and other ancillary equipment is enclosed.</p>	
<p>Printing and publishing facilities</p>	C
<p>Repair shop, with no outside storage</p>	C
<p>Recycling center</p>	
<p>Tradesmen shops with no outside storage such as construction contractors, sub-contractors and suppliers.</p>	C
<p>Truck and large equipment sales and rental</p>	
<p>Truck and large equipment repair</p>	
<p>Truck freight terminal</p>	
<p>Warehousing and wholesale distribution, wholesale trade</p>	
<p>Welding shop</p>	
<p>RESOURCE PRODUCTION</p>	
<p>Agriculture</p>	P

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Photofinishing lab.	P
Plant Nursery, Greenhouse	P
Recreational vehicle sales and service	P
Restaurant	P
Restaurant, with drive up window(s)	P
Retail facilities and services accessory to a principal use.	P
Retail sales, general and goods establishments including general retail, department store, grocery store, furniture store, appliance store, drug store, variety store.	
Temporary Construction buildings & yards (12 months maximum)	P
Temporary sales office (12 months maximum)	P
TRANSPORTATION, COMMUNICATION & UTILITIES	
Communication facilities and towers	C
Electrical substations, transmission lines	C
Oil & gas transmission lines	C
Utility lines, and structures	C
MANUFACTURING	
Brick and concrete manufacture	C
Building materials storage and wholesaling	C
Cabinet and woodworking shop	P
Commercial storage or distribution (excluding junkyards and salvage yards.)	C
Contractor's storage yard;	C
Gasoline and oil storage, (wholesale)	C

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<p>Light manufacturing and assembly which are not obnoxious or offensive by reason of emission of odor, dust, smoke, noxious gases, noise, vibration, glare, heat or other impacts, nor hazardous by way of materials, process, product, or waste, and which:</p> <p>a. do not process animal, vegetable or fish products or the rendering and refining of fats and oils;</p> <p>b. Encloses all equipment, compressors, generators and other ancillary equipment.</p>	C
<p>Manufacture, processing or packaging of food and beverage products, personal hygiene products and cosmetics, drugs and pharmaceuticals and which are not obnoxious or offensive by reason of emission of odor, dust, smoke, noxious gases, noise, vibration, glare, heat or other impacts, nor hazardous by way of materials, process, product, or waste and where all activities are conducted within a completely enclosed building and where all equipment, compressors, and other ancillary equipment is enclosed.</p>	C
<p>Printing and publishing facilities</p>	P
<p>Repair shop, with no outside storage</p>	P
<p>Recycling center</p>	C
<p>Tradesmen shops with no outside storage such as construction contractors, sub-contractors and suppliers.</p>	P
<p>Truck and large equipment sales and rental</p>	P
<p>Truck and large equipment repair</p>	C
<p>Truck freight terminal</p>	C
<p>Warehousing and wholesale distribution, wholesale trade</p>	C
<p>Welding shop</p>	C
<p>RESOURCE PRODUCTION</p>	
<p>Agriculture</p>	P

**HARRISVILLE CITY ZONING ORDINANCE
TABLE OF USES
PLANNED MANUFACTURING DISTRICT (MP)**

USE	PLANNED MANUFACTURING (MP)
COMMERCIAL RESIDENTIAL USES	
Bed and Breakfast Inn	
Accessory Dwelling Unit for caretaker (must be located within the primary structure)	C
Hotels and Motels	
CIVIC USES	
Church (places of worship)	
Cultural and artistic uses, such as museums, galleries, performing arts studios.	
Open Space, Trails and Greenways	P
Parks and playgrounds	P
Public Facilities and Public Utility Buildings	P
Sporting Facilities, Arenas	P
Sports Field	P
OFFICES & BUSINESS SERVICES	
Financial Institutions and Services	P
Financial Institutions and Services with drive through facilities	P
Laboratory, medical, dental, optical	P
Medical Research Facility	P
Medical and Dental Clinics	P
Offices; professional and business	P
Research and development facilities.	P

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Veterinary Office, operating entirely within an enclosed building and keeping animals overnight only for treatment purposes	P
GENERAL COMMERCIAL SERVICES	
Small Animal Hospital	P
Automobile service and repair	P
Automobile sales/rental	P
Building maintenance services	P
Hardware Store with no outside storage	P
Hardware Store with outside storage	P
Car Wash	P
Commercial Recreational Facility	P
Conference Center, Convention Center	P
Convenience store, with or without gasoline sales	P
Commercial Child Day-care Center	C
Equipment Sales and Rental	P
Funeral Home	P
Service Station	P
Health Care Facility	P
Health Club (all activities conducted within Building)	P
Laundromat	P
Manufactured home sales and service	P
Mini-storage	P
Indoor Entertainment and Theater	C
Moving and storage	P
Outdoor sales, display	C
Outdoor storage of materials, products and equipment incidental to an allowed use.	C
Personal services	P

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