

ORDINANCE NO. 2020-20

AN ORDINANCE AMENDING THE USES IN THE C-2 COMMERCIAL ZONE TO PERMIT CRAFTSMAN INDUSTRIAL USES.

BE IT ORDAINED by the City Council of Heber City, Utah, Section 18.28.030 of the C-2 Commercial Zone is amended to read as follows:

18.28.030 Permitted Uses

The following uses shall be permitted in the C-2 commercial zone upon compliance with requirements set forth in this title:

- A. Beer parlors and alcohol-dispensing establishments;
- B. Electrical appliance shops (wholesale);
- C. Fraternity buildings, clubs, lodges;
- D. Funeral establishments, mortuaries and wedding chapels;
- E. Used car lots;
- F. Gymnasium or physiculture establishments;
- G. Home occupations (board of adjustment approval not required);
- H. Hospitals;
- I. Household Pet Daycare as defined and regulated by Title 6 of this Code, provided all kennels are located indoors and each building containing kennels is located at least 400 feet from any residentially zoned property;
- J. Motels, cafes, food drive-ins, offices;
- K. Office buildings, clinics and public utility buildings;
- L. Parking lots, commercial;
- M. Pawn shops;
- N. Recreation vehicle courts subject to requirements set forth in Chapter 18.96 of this title;
- O. Retail establishments and service enterprises;
- P. Revival tents, temporary;
- Q. Schools and other public buildings;
- R. Secondhand stores;
- S. Gas stations;
- T. On-premises signs;
- U. Utility buildings and public buildings;
- V. Wholesale establishments with stock on premises but excluding establishments whose principal activity is that of a storage warehouse;
- W. Other uses similar to the foregoing uses which are ruled by the board of adjustment to be in harmony with the intent of this zone.
- X. Nursery schools, family day care, mini-day care, and day care centers if they meet the conditions set forth in Chapter 18.86.
- Y. One-family dwellings located one story above or below the ground floor level if (a) each dwelling unit contains at least 500 square feet of living space and (b) in addition to the parking required by Section 18.72 for the commercial portion of the building, at least one parking place is assigned to and available for each such dwelling unit (this provision, as to said individual units, supersedes section 18.72.020 N 1).
- Z. The keeping of grazing animals as regulated by Section 18.68.135.
- AA. Craftsman Industrial Uses.
 - 4. **Location.** Craftsman Industrial Uses shall be located in areas defined as Project Type B in the C-2 & C-4 Design Criteria (south of 1200 South in the C-2 Commercial Zone).

5. **Craftsman Industrial Use Limitations.** Craftsman Industrial uses shall:
- e) Not produce offensive noise, vibration, fumes, smoke, gas, light, dust or other particulate matter, odor, heat, humidity, glare, magnetic or electrical interference or other objectionable impacts extending beyond the property line;
 - f) Occur entirely within a building;
 - g) Be limited to a maximum of 20,000 square feet gross floor area per building; and
 - h) Screen outdoor storage as viewed from the public street with a sight obscuring fence and landscaping.
6. **Permitted Craftsman Industrial Uses.** Such uses involve small scale fabrication, manufacturing, production, assembly and repair. Resulting products are intended for end users and consumers rather than as intermediates for use by other industries. Craftsman Industrial Uses are limited to the following uses; any use not specifically mentioned is prohibited:
- q) Art, Pottery, Ceramics & Related Products;
 - r) Athletic and Outdoor Recreation Goods, Toys;
 - s) Auto Mechanic, Auto Body and Fender Shops, Auto Painting;
 - t) Apparel, Cloth, Textiles, Leather Products, Shoe, Boots;
 - u) Bakery & Confections, Canning & Preserving Food, Dairy Products, Meat & Fish Products (no Processing);
 - v) Beverages, including Alcohol, Soft Drinks, Coffee Botanical Products;
 - w) Commercial Scale Copying & Printing, Engraving, Publishing & Allied Industries;
 - x) Construction Special Trade Contractors;
 - y) Electronics Assembly, Electrical Fixtures, Assembly of Appliances from previously prepared parts;
 - z) Fabricated Metal Products, Welding;
 - aa) Household Textiles, Upholstery, Furniture & Fixtures, Woodworking;
 - bb) Jewelry, Watches, Clocks, & Silverware;
 - cc) Musical Instruments & Parts;
 - dd) Signs & Advertising;
 - ee) Smithing, Taxidermy; and
 - ff) Stone and Monument.

This Ordinance shall take effect immediately upon passage.

PASSED, APPROVED and ORDERED TO BE PUBLISHED BY THE HEBER CITY COUNCIL this 21st day of April 2020.

	AYE	NAY	ABSENT	ABSTAIN
Heidi Franco	<u>X</u>	_____	_____	_____
Wayne Hardman	<u>X</u>	_____	_____	_____
Rachel Kahler	<u>X</u>	_____	_____	_____
Michael Johnston	<u>X</u>	_____	_____	_____
Ryan Stack	<u>X</u>	_____	_____	_____

APPROVED:

Kelleen L. Potter
Mayor Kelleen L. Potter



ATTEST:

Jrina W Cooke Date: 4/21/2020
RECORDER