

ORDINANCE No. 24-12

AN ORDINANCE AMENDING THE ROY CITY MUNICIPAL CODE TITLE 10 – ZONING REGULATIONS; CH 6 – ZONING BY DISTRICTS; CH 10 – GENERAL PROPERTY DEVELOPMENT STANDARDS, TABLE 10-2; CH 13 – MIXED USE; AND CH 17 – TABLE OF USES, TABLE 17-2

WHEREAS, the Roy City Council finds that it is advisable and beneficial to make an update to Title 10 Zoning Regulations; CH 6 – Zoning by Districts; CH 10 - General Property Development Standards – Table 10-2; CH 13 – Mixed Use; CH - 17 Table of Uses – Table 17-2

WHEREAS, the Roy City Council finds that the modifications regulating the proposed changes will be of benefit and use in enhancing and increasing long-term viability of development within residential, commercial and manufacturing areas which is important to the City; and

WHEREAS, the Roy City Planning Commission held a public hearing as required by law and has favorably recommended amendments to the City Council; and

WHEREAS, the Roy City Council has received and reviewed the recommendation of the Planning Commission and City Staff, finding it to be consistent with the goals and policies of the Roy City Zoning Ordinance and General Plan, and has reviewed and considered the same in a public meeting.

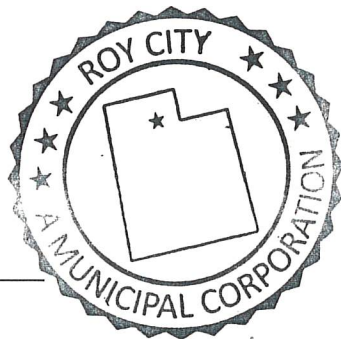
NOW, THEREFORE, be it hereby ordained by the City Council of Roy City, Utah, that the changes to Title 10 Zoning Regulations; CH 6 – Zoning by Districts; CH 10 - General Property Development Standards – Table 10-2; CH 13 – Mixed Use; CH - 17 Table of Uses – Table 17-2 and that the Roy City Municipal Code be amended to depict the changes.

Note - Language to be added has been **bolded** and language to be removed has been ~~struck~~ through.

This Ordinance has been approved by the following vote of the Roy City Council:

- Councilmember Jackson " Aye "
- Councilmember J. Paul " Aye "
- Councilmember S. Paul " Aye "
- Councilmember Saxton " Aye "
- Councilmember Scadden " Aye "

This Ordinance shall become effective immediately upon passage. This Ordinance has been passed by the Roy City Council this 1 day of October, 2024.



Attested and Recorded:

Brittany Fowers
Brittany Fowers;
City Recorder

Robert Dandoy
Robert Dandoy;
Mayor

Amend

10-6-1 Zoning by Districts

To achieve the purposes of this Ordinance, the following zoning districts are provided:

- ~~6) Commercial District~~
- ~~a) Community Commercial (CC)~~
- 9) Mixed Use Districts
- c) Urban Corridor (UC)**

10-6-2 Zoning Districts Purposes:

The Roy City Zoning Districts are formulated to provide and achieve the following purposes:

~~7) The purpose of the Community Commercial (CC) District is to provide suitable areas for the location of various types of commercial activity needed to serve the people and commerce of the city, at appropriate locations. The development standards provided for this District is intended to minimize any adverse effect of commercial areas on adjoining areas by achieving maximum compatible integration of land uses, by preserving the aesthetic qualities of the area, while providing safe and efficient commercial uses.~~

10-10-24 Tables of Lot and Setback Requirements for Primary Buildings:

TABLE 10-2 - TABLE OF REQUIRED LOT AND SETBACK REQUIREMENTS FOR NON-RESIDENTIAL ZONING DISTRICTS FOR PRIMARY BUILDINGS

Site Requirements:	CC	LM	M	R	BP, DT-E, DT-W, DT-G, S-C, S-N, S-S, UC
Maximum Building Heights	40 Feet	60 feet	60 feet	40 Feet	See 10-13 of this Title
Minimum Landscaping Required	15% of Total Site	10% of Total Site	10% of Total Site	20% of Total Site	
Minimum Yard Setbacks:					
Front	20 feet	20 feet	20 feet	20 feet	
Side	As required for Site Plan Approval. A side setback facing a street is a minimum 20 feet.	As required for Site Plan Approval. A side setback facing a street is a minimum 20 feet.	As required for Site Plan Approval. A side setback facing a street is a minimum 20 feet.	As required for Site Plan Approval. A side setback facing a street is a minimum 20 feet.	
Rear	As required for Site Plan Approval.	As required for Site Plan Approval.	As required for Site Plan Approval.	As required for Site Plan Approval.	
Minimum Yard Setbacks – Adjacent to any Residential Zone:					
Front	As required by the adjacent residential zone for a minimum distance of 100 feet.				
Side & Rear	Depth (feet)	Fence/Wall Type			
	20' up to 30'	Stone, Brick, Colored Block, masonry or Precast Concrete			
	30' or more	Vinyl, Wood, Stone, Brick, Colored Block, masonry or Precast Concrete			
Note: See 10-10-31 for additional requirements					

2) Definition of Uses.

Uses	Districts		
	DT-G	BP	UC
Residential & Lodging			
Residential	U	U	U
Hotel & Inn	P	P	P
Residential Care	P	U	P
Civic			
Assembly	P	P	P
Transit station	P	P	P
Hospital & Clinic	P	P	P
Library/Museum/Post Office (no distribution)	P	P	P
Police & Fire	C	C	C
School	P	P	P
Retail			
Neighborhood Retail	P	P	P
General Retail	P	P	P
Outdoor Sales Lot	C		C
Service			
Neighborhood Service	P	P	P
General Service	P	P	P
Vehicle Service	C		C
Office & Industrial			
Office	P	P	P
Craftsman Industrial	P	P	P
Infrastructure			
Parking Lot	D		D
Parking Structure	D		D
Utility & Infrastructure	C	C	C
Open Space	D	D	D
Accessory Uses			
Home Occupation	P	P	P
Outdoor storage of Goods	D		D
Parking Lot	P	D	P
Parking Structure	D	D	D
Storage Structures	D		D

KEY

- P Permitted
- C Requires Conditional Use Approval
- D Permitted with Development Standards
- U Permitted in Upper Stories Only

3) Storefront Building.

STORE FRONT	Permitted Districts		
	DT-G	BP	UC
(1) Building Siting Refer to Figure 3.3 (1)			
Multiple Principal Buildings	permitted	permitted	permitted
Front Property Line Coverage	80% ¹	80% ¹	80% ¹
Occupation of Corner	required	required	required
Front Build-to Zone	0' to 15' ²	0' to 15' ^{2,9}	0' to 15' ²
Corner Build-to Zone	0' to 15' ²	0' to 15' ^{2,9}	0' to 15' ²
Minimum Side Yard Setback	0' ³	5' ³	5' ³
Minimum Rear Yard Setback	0' ³	5' ³	5' ³
Minimum Lot Width	none	none	none
Maximum Lot Width	none	none	none
Parking & Loading Location	rear & side yard ¹	rear & side yard ¹	rear & side yard ¹
(2) Height Refer to Figure 3.3 (2)			
Minimum Overall Height	1 story	1 Story	1 story
Maximum Overall Height	40'	80' ^{5,7,8}	40'
(3) Uses Refer to Figure 3.3 (2). Refer to 10-13-1 Uses for permitted uses.			
Ground Story	retail, service, office	retail, service, office, residential	retail, service, office, residential ¹⁰
Upper Story	any permitted use		any permitted use
Parking within Building	permitted fully in any basement and in rear of upper floors		permitted fully in any basement and in rear of upper floors
Required Occupied Space	30' deep on all full floors from the front facade		30' deep on all full floors from the front facade
(4) Street Façade Requirements Refer to Figure 3.3 (3)			
Minimum Ground Story Transparency Measured between 2' & 8' above grade	60% front only		60% front only
Minimum Transparency per each Story	15%		15%
Blank Wall Limitations	required per floor (refer to 10-13-3 2 d ii)		required per floor (refer to 10-13-3 2 d ii)
Front Façade Entrance Type	storefront, arcade		storefront, arcade
Principal Entrance Location	front or corner facade		front or corner facade
Required Number of Street Entrances	1 per each 100' of front facade		1 per each 100' of front facade
Vertical Façade Divisions	every 40' of façade width		every 40' of façade width
Horizontal Façade Divisions	required within 3' of the top of the ground story, and every third story above the ground floor		required within 3' of the top of the ground story, and every third story above the ground floor
(5) Roof Type Requirements Refer to Figure 3.3 (3)			
Permitted Roof Types	parapet, pitched, flat		parapet, pitched, flat
Tower	permitted		permitted

Notes

- 1 – Lots wider than 140' are permitted one double-loaded aisle of parking (maximum width of 72'), located perpendicular to the front property line, which is exempt from front property line coverage.
- 2 – Building along Riverdale Road, 1900 West, and 5600 South, **3500 West and Midland Drive** are exempt from Front Build-to Zone requirements, and shall follow setback requirements:
 - a. A 15-foot setback is required on all new development along these streets.
 - b. All setbacks' areas must contain either landscape, trees, patio space, or sidewalk space.
 - c. Trees, landscaping, and other improvements should be used to mitigate the negative impacts from the heavy fast-moving traffic
- 3 – As required for Site Plan approval, also reference 10-13-3 2 b iv
- 4 – Building heights on Riverdale Road, 1900 West and 5600 South shall not exceed 60 feet high in the area beginning at the back of the curb and extending 100 feet therefrom. In areas beyond 100 feet, building height may be increased up to 80 feet.
- 5 – Above the third story, the upper stories of any building façade with street frontage shall have a step back from the lower stories that is a minimum of 6'
- 7 – Building Type not allowed along 4200 South
- 8 – West of 1900 West Building Height is 60' maximum
- 9 – 20' setback off of 4000 South
- 10 – Only allowed if the building is 125' from back of curb.**

4) General Stoop Building.

GENERAL STOOP	Permitted Districts		
	DT-G	BP	UC
(1) Building Siting Refer to Figure 3.3 (1)			
Multiple Principal Buildings	permitted	permitted	permitted
Front Property Line Coverage	70% ^{1,2}	80% ^{1,2}	
Occupation of Corner	required	required	required
Front Build-to Zone	0' to 15' ²	0' to 15' ^{2,11}	0' to 15' ²
Corner Build-to Zone	0' to 15' ²	0' to 15' ^{2,11}	0' to 15' ²
Minimum Side Yard Setback	0' ⁴	5' ⁴	5' ⁴
Minimum Rear Yard Setback	0' ⁴	5' ⁴	5' ⁴
Minimum Lot Width	none	none	none
Maximum Lot Width	none	none	none
Parking & Loading Location	rear & side yard ²	rear & side yard ²	rear & side yard ²
(2) Height Refer to Figure 3.3 (2)			
Minimum Overall Height	1 story	1 Story	1 story
Maximum Overall Height	40'	80 ^{6,9,10}	40'
(3) Uses Refer to Figure 3.3 (2). Refer to 10-13-1 Uses for permitted uses.			
Ground Story	retail, service, office	any permitted use	retail, service, office, residential ¹²
Upper Story	any permitted use		any permitted use
Parking within Building	permitted fully in any basement and in rear of upper floors		permitted fully in any basement and in rear of upper floors
Required Occupied Space	30' deep on all full floors from the front facade		30' deep on all full floors from the front facade
(4) Street Façade Requirements Refer to Figure 3.3 (3)			
Minimum Ground Story Transparency Measured between 2' & 8' above grade	60% front only		60% front only
Minimum Transparency per each Story	15%		15%
Blank Wall Limitations	required per floor (refer to 10-13-3 2 d ii)		required per floor (refer to 10-13-3 2 d ii)
Front Façade Entrance Type	Stoop, porch, storefront		Stoop, porch, storefront
Principal Entrance Location	front or corner facade		front or corner facade
Required Number of Street Entrances	1 per each 100' of front facade		1 per each 100' of front facade
Vertical Façade Divisions	every 50' of façade width	every 40' of façade width	
Horizontal Façade Divisions	required within 3' of the top of the ground story, and every third story above the ground floor		required within 3' of the top of the ground story, and every third story above the ground floor
(5) Roof Type Requirements Refer to Figure 3.3 (3)			
Permitted Roof Types	parapet, pitched, flat		parapet, pitched, flat
Tower	permitted		permitted

Notes

- 1 – A courtyard covering up to 35% of the front façade is permitted and may contribute to the Front Lot Line Coverage requirements.
- 2 – Lots wider than 140' are permitted one double-loaded aisle of parking (maximum width of 72'), located perpendicular to the front property line, which is exempt from front property line coverage.
- 3 – Building along Riverdale Road, 1900 West, and 5600 South, **3500 West and Midland Drive** are exempt from Front Build-to Zone requirements, and shall follow setback requirements:
 - a. A 15-foot setback is required on all new development along these streets.
 - b. All setbacks' areas must contain either landscape, trees, patio space, or sidewalk space.
 - c. Trees, landscaping and other improvements should be used to mitigate the negative impacts from the heavy fast-moving traffic.
- 4 – As required for Site Plan approval, also reference 10-13-3 2 b iv
- 5 – Building heights on Riverdale Road, 1900 West and 5600 South shall not exceed 60 feet high in the area beginning at the back of the curb and extending 100 feet therefrom. In areas beyond 100 feet building height may be increased up to 80 feet.
- 6 – Above the third story, the upper stories of any building façade with street frontage shall have a step back from the lower stories that is a minimum of 6'
- 7 – Maximum density is 25 units per acre
- 8 – 1100 feet south of Hinckley Drive the Maximum height is 50'
- 9 – Building Type not allowed along 4200 South
- 10 – West of 1900 West, building height is 60' maximum
- 11 – 20' setback off of 4000 South
- 12 - Only allowed if the building is 125' from back of curb.**

5) Limited Bay Building

LIMITED BAY	Permitted Districts		
	DT-G	BP	UC
(1) Building Siting Refer to Figure 3.5 (1)			
Multiple Principal Buildings	permitted	permitted	permitted
Front Property Line Coverage	70% ^{1 & 2}	70% ^{1 & 2}	70%^{1 & 2}
Occupation of Corner	required	required	required
Front Build-to Zone	0' to 15' ²	0' to 15' ²	0' to 15'²
Corner Build-to Zone	0' to 15' ²	0' to 15' ²	0' to 15'²
Minimum Side Yard Setback	5'	5'	5'
Minimum Rear Yard Setback	5'	5'	5'
Minimum Lot Width	50'	50'	50'
Maximum Lot Width	none	none	none
Parking & Loading Location	rear & side yard	rear & side yard	rear & side yard
Street Façade Service Bay Entrance	limited to one per street façade, maximum with 18'		limited to one per street façade, maximum with 18'
(2) Height Refer to Figure 3.4 (2)			
Minimum Overall Height	1 story	1 story	1 story
Maximum Overall Height	40'	80 ^{4, 5, 6}	40'
(3) Uses Refer to Figure 3.5 (2). Refer to 10-13-1 Uses for permitted uses.			
Ground Story	retail, service, office, craftsman industrial		retail, service, office, craftsman industrial
Upper Story	any permitted use		any permitted use
Parking within Building	permitted fully in basement and in rear of upper floors plus one service bay width at ground floor		permitted fully in basement and in rear of upper floors plus one service bay width at ground floor
Required Occupied Space	30' deep on all full floors from the front facade		30' deep on all full floors from the front facade
(4) Street Façade Requirements Refer to Figure 3.5 (3)			
Minimum Ground Story Transparency Measured between 2' and 8' above grade	40%, Minimum 50% of Service Bay door shall be transparent		40%, Minimum 50% of Service Bay door shall be transparent
Minimum Transparency per each Story	15%		15%
Blank Wall Limitations	required per floor (refer to 10-13-3 2 b ii)		required per floor (refer to 10-13-3 2 b ii)
Front Façade Entrance Type	stoop, storefront		stoop, storefront
Principal Entrance Location	front or corner facade		front or corner facade
Required Number of Street Entrances	1 per each 100' of façade; service bay door not included; 1 per 150' of facade		1 per each 100' of façade; service bay door not included; 1 per 150' of facade
Vertical Façade Divisions	every 30' of façade width		every 30' of façade width
Horizontal Façade Divisions	required within 3' of the top of the ground story for all buildings over 2 stories		required within 3' of the top of the ground story for all buildings over 2 stories
(5) Roof Type Requirements Refer to Figure 3.5 (3)			
Permitted Roof Types	parapet, pitched, flat		parapet, pitched, flat
Tower	permitted		permitted

Notes

- 1 – Lots wider than 140' are permitted one double-loaded aisle of parking (maximum width of 72'), located perpendicular to the front property line, which is exempt from front property line coverage.
- 2 – Building along Riverdale Road, 1900 West, and 5600 South, **3500 West and Midland Drive** are exempt from Front Build-to Zone requirements, and shall follow setback requirements:
 - a. A 15-foot setback is required on all new development along these streets.
 - b. All setbacks' areas must contain either landscape, trees, patio space, or sidewalk space.
 - c. Trees, landscaping and other improvements should be used to mitigate the negative impacts from the heavy fast-moving traffic
- 3 – As required for Site Plan approval, also reference 10-13-3 2 b iv
- 4 – Building Type not allowed along 4200 South
- 5 – West of 1900 West Building Height is 60' maximum
- 6 – 20' setback off of 4000 South

6) Large Format Building

LARGE FORMAT	Permitted Districts		
	DT-G	BP	UC
(1) Building Siting Refer to Figure 3.6 (1)			
Multiple Principal Buildings	not permitted	not permitted	not permitted
Front Property Line Coverage	70% ¹	70% ¹	70%¹
Occupation of Corner	required	required	required
Front Build-to Zone	0' to 15' ²	0' to 15' ²	0' to 15'²
Corner Build-to Zone	0' to 15' ²	0' to 15' ²	0' to 15'²
Minimum Side Yard Setback	0' ³	0' ³	0'³
Minimum Rear Yard Setback	0' ³	0' ³	0'³
Minimum Lot Width	150'	150'	150'
Maximum Lot Width	400'	400'	400'
Parking & Loading Location	rear & side yard	rear & side yard	rear & side yard
(2) Height Refer to Figure 3.6 (2)			
Minimum Overall Height	1 story	1 story	1 story
Maximum Overall Height	40'	80 ^{5, 6, 7}	40'
(3) Uses Refer to Figure 3.6 (2). Refer to 10-13-1 Uses for permitted uses.			
Ground Stories	retail, service, office		retail, service, office
Upper Story	any permitted use		any permitted use
Parking within Building	permitted fully in any basement and in rear of upper floors. Permitted on upper floors		permitted fully in any basement and in rear of upper floors. Permitted on upper floors
Required Occupied Space	50' deep on all full floors from the front facade		50' deep on all full floors from the front facade
(4) Street Façade Requirements Refer to Figure 3.6 (3)			
Minimum Ground Story Transparency measured between 2' and 8' above ground	50% front and corner side facades only		50% front and corner side facades only
Minimum Transparency per each Story	15%		15%
Blank Wall Limitations	required per floor (refer to 5.2.4 (2))		required per floor (refer to 5.2.4 (2))
Front Façade Entrance Type	storefront		storefront
Principal Entrance Location	front or corner facade		front or corner facade
Required Number of Street Entrances	1 per each 150' of front facade		1 per each 150' of front facade
Vertical Façade Divisions	every 40' of façade width		every 40' of façade width
Horizontal Façade Divisions	required within 3' of the top of the ground story, and every third story above the ground floor		required within 3' of the top of the ground story, and every third story above the ground floor
(5) Roof Type Requirements Refer to Figure 3.6 (3)			
Permitted Roof Types	parapet, flat		parapet, flat
Tower	permitted		permitted

Notes

1 – One double-loaded aisle of parking (maximum width of 72'), located perpendicular to the front property line, which is exempt from front property line coverage

2 – Building along Riverdale Road, 1900 West, and 5600 South, **3500 West and Midland Drive** are exempt from Front Build-to Zone requirements, and shall follow setback requirements:

- A 15-foot setback is required on all new development along these streets.
- All setbacks' areas must contain either landscape, trees, patio space, or sidewalk space.
- Trees, landscaping, and other improvements should be used to mitigate the negative impacts from the heavy fast-moving traffic

3 – As required for Site Plan approval, also reference 10-13-3 2 b iv

4 – Building heights on Riverdale Road, 1900 West and 5600 South shall not exceed 60 feet high in the area beginning at the back of the curb and extending 100 feet therefrom. In areas beyond 100 feet building height may be increased up to 80 feet.

5 - Building Type not allowed along 4200 South

6 – West of 1900 West Building Height is 60' maximum

7 – 20' setback off of 4000 South

7) Civic Building.

CIVIC	Permitted Districts		
	DT-G	BP	UC
(1) Building Siting Refer to Figure 3.5 (1)			
Multiple Principal Buildings	permitted	permitted	permitted
Front Property Line Coverage	not required	not required	not required
Occupation of Corner	not required	not required	not required
Front Build-to Zone	15' ¹	15' ^{1,7}	15' ¹
Corner Build-to Zone	15' ¹	15' ^{1,7}	15' ¹
Minimum Side Yard Setback	5' ²	5' ²	5' ²
Minimum Rear Yard Setback	5' ²	5' ²	5' ²
Minimum Lot Width	50'	50'	50'
Maximum Lot Width	none	none	none
Parking & Loading Location	rear & side yard		rear & side yard
(2) Height Refer to Figure 3.4 (2)			
Minimum Overall Height	1 story	1 story	1 story
Maximum Overall Height	40'	80' ^{5, 6}	40'
(3) Uses Refer to Figure 3.5 (2). Refer to 10-13-1 Uses for permitted uses.			
All Stories	limited to civic & institutional uses only		limited to civic & institutional uses only
Parking within Building	permitted fully in basement and in rear of upper floors		permitted fully in basement and in rear of upper floors
Required Occupied Space	30' deep on all full floors from the front facade		30' deep on all full floors from the front facade
(4) Street Façade Requirements Refer to Figure 3.5 (3)			
Minimum Transparency per each Story	10%		10%
Blank Wall Limitations	not required		not required
Front Façade Entrance Type	stoop, storefront		stoop, storefront
Principal Entrance Location	Arcade, porch or corner facade		Arcade, porch or corner facade
Vertical Façade Divisions	not required		not required
Horizontal Façade Divisions	not required		not required
(5) Roof Type Requirements Refer to Figure 3.5 (3)			
Permitted Roof Types	parapet, pitched, flat; other roof types are permitted by Conditional Use		parapet, pitched, flat
Tower	permitted		permitted

Notes

- 1 – Building along Riverdale Road, 1900 West, and 5600 South, **3500 West and Midland Drive** are exempt from Front Build-to Zone requirements, and shall follow setback requirements:
 - a. A 15-foot setback is required on all new development along these streets.
 - b. All setbacks' areas must contain either landscape, trees, patio space, or sidewalk space.
 - c. Trees, landscaping, and other improvements should be used to mitigate the negative impacts from the heavy fast-moving traffic
- 2 – As required for Site Plan approval, also reference 10-13-3 2 b iv
- 3 – Lots wider than 140' are permitted one double-loaded aisle of parking (maximum width of 72'), located perpendicular to the property line, which is exempt from front property line coverage.
- 4 – Building heights on Riverdale Road, 1900 West and 5600 South shall not exceed 60 feet high in the area beginning at the back of the curb and extending 100 feet therefrom. In areas beyond 100 feet building height may be increased up to 80 feet.
- 5 – Maximum Building height along 4200 South is 35'
- 6 – West of 1900 West Building Height is 60' maximum
- 7 – 20' setback off of 4000 South

8) Row Building

ROW BUILDING	Permitted Districts	
	BP	UC
(1) Building Siting Refer to Figure 3.8 (1)		
Multiple Principal Buildings	permitted ¹	permitted ^{1, 10}
Front Property Line Coverage	65% ²	65% ²
Occupation of Corner	required	required
Front Build-to Zone	0' to 15' ⁹	0' to 15' ⁹
Corner Build-to Zone	0' to 15' ⁹	0' to 15' ⁹
Minimum Side Yard Setback	0' per unit; 15' between buildings	0' per unit; 15' between buildings
Minimum Rear Yard Setback	10' ³	10' ³
Minimum Unit Width	22' per unit	22' per unit
Maximum Building Width	maximum of 8 units per building	maximum of 8 units per building
Parking & Loading Location	front, rear and side yard	front, rear and side yard
(2) Height Refer to Figure 3.8 (2)		
Minimum Overall Height	1 story	1 story
Maximum Overall Height	80' ^{7, 8}	40'
(3) Uses Refer to Figure 3.8 (2). Refer to 10-13-4 Uses for permitted uses		
Ground Stories	residential only	residential only ¹⁰
Upper Story	residential only	residential only
Parking within Building	permitted fully in basement	permitted fully in basement
(4) Street Façade Requirements Refer to Figure 3.8 (3)		
Minimum Transparency per each Story	15% ⁴	15% ⁴
Blank Wall Limitations	required per floor (refer to 10-13-3 2 d ii)	required per floor (refer to 10-13-3 2 d ii)
Front Façade Permitted Entrance Type	stoop, porch, limited storefront	stoop, porch, limited storefront
Principal Entrance Location per Unit	front or corner side façade	front or corner side façade
Vertical Façade Divisions	not required	not required
Horizontal Façade Divisions	for buildings over 3 stories, required within 3' of the top of any visible basement or ground story	for buildings over 3 stories, required within 3' of the top of any visible basement or ground story
(5) Roof Type Requirements Refer to Figure 3.8 (3)		
Permitted Roof Types	parapet, pitched, flat	parapet, pitched, flat
Tower	not permitted	Not permitted

Notes

- 1 – For the purpose of the Row Building, a building consists of a series of units. When permitted, multiple buildings may be located on a lot with the minimum required space between them. However, each building shall meet all requirements of the Building Type unless otherwise noted.
- 2 – Each building shall meet the front property line coverage requirement, except one of every five units may front a courtyard with a minimum width of 30'. The courtyard shall be defined on three sides by units.
- 3 – As required for Site Plan approval, also reference 10-13-3 2 b iv
- 4 – Maximum density is 25 units per acre
- 5 – Maximum density is 18 units per acre
- 6 – 1100' south of Hinckley Drive the Maximum height is 50'
- 7 – Maximum Building height along 4200 South is 35'
- 8 – West of 1900 West Building Height is 60' maximum
- 9 – 20' setback off of 4000 South
- 10 – Cannot be within 125' back of curb from any street**

- 12) The following requirements apply to the Urban Corridor District. These design guidelines affect a building's appearance and the overall district cohesiveness. They improve the physical quality of buildings, enhance the pedestrian experience, and protect the character of the neighborhood.
- a) **Materials and Color.**
 - i) **Primary Facade Materials.** 80% of each facade shall be constructed of primary materials. For facades over 100 square feet, more than one material shall be used to meet the 80% requirement.
 - (1) Permitted primary building materials include high quality, durable, natural materials, such as stone, brick; wood lap siding; fiber cement board lapped, shingled, or panel siding; glass. Other high quality synthetic materials may be approved during the site plan process with an approved sample and examples of successful, high quality local installations. Refer to Figure 5.12 (1).
 - ii) **Secondary Facade Materials.** Secondary materials are limited to details and accents and include gypsum reinforced fiber concrete for trim and cornice elements; metal for beams, lintels, trim, and ornamentation, and exterior architectural metal panels and cladding.
 - (1) Exterior Insulation and Finishing Systems (EIFS) is permitted for trim only or on upper floor facades only.
 - iii) **Roof Materials.** Acceptable roof materials include 300 pound or better, dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate, and ceramic tile. "Engineered" wood or slate may be approved during the site plan process with an approved sample and examples of successful, high quality local installations. Refer to Figure 5.12 (1).
 - iv) **Color.** Main building colors shall utilize any historic palettes from any major paint manufacturer. Other colors may be utilized for details and accents, not to exceed a total area larger than 10% of the facade surface area.
 - v) **Appropriate Grade of Materials.** Commercial quality doors, windows, and hardware shall be used on all Building Types with the exception of the Row Building and the Yard Building. Refer to Figure 5.12 (1).



Primary Materials: Bricks



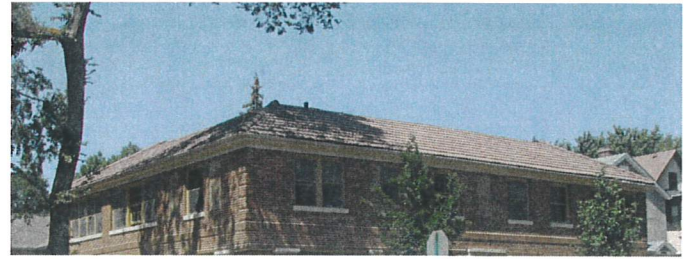
Primary Materials: Stone



Roof Materials: Asphalt Composite Shingles



Primary Materials: Painted Wood



Primary Materials: Ceramic Tile

5.12 (1)

TABLE 17-2 - TABLE OF ALLOWED USES - NON-RESIDENTIAL ZONING DISTRICTS

P = Permitted Use; C = Conditional Use; T = Temporary Use; X = Use Prohibited in the Zoning District (Zone)
 A Use that is not identified in the Table of Uses is hereby determined to be a Prohibited Use within Roy City.

~~CC = Community Commercial~~

LM = Light Manufacturing

M = Manufacturing

MU = Mixed Use (see CH 13 of this Title)

R = Recreational

USE	CC	LM	M	R
<u>Accessory Building.</u> A building customarily incidental and clearly subordinate to the existing primary building and located on the same lot as the primary building, and meeting all requirements of the International Building Code, Zoning Ordinance and Subdivision Ordinance, as adopted by the City.	P	P	P	P
<u>Accessory Caretaker Dwelling Unit.</u> An attached or detached dwelling unit for an employee or owner and incidental and clearly subordinate (NO MORE THAN 40%) to an existing primary building or use and located on the same lot as the primary building or use.	X	P	P	P
<u>Accessory Use.</u> A use clearly incidental and subordinate to the existing primary use and customarily found in connection with the primary use and located on the same lot or in the same building as the primary use.	P	P	P	P
<u>Adult Arcade.</u> Any place to which the public is permitted or invited wherein coin operated or slug operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image producing devices are regularly maintained to show images to five (5) or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by their emphasis upon matter exhibiting or describing specified sexual activities or specified anatomical areas. An Adult Arcade shall be conducted in compliance with all requirements for the operation of sexually oriented businesses, as provided by Title 3-7 et. seq. Roy City Municipal Code, as applicable.	X	X	P	X
<u>Adult Bookstore, Adult Novelty Store, Adult Video Store.</u> A commercial establishment which has significant or substantial portion of its stock in trade or derives a significant or substantial portion of its revenues or devotes a significant or substantial portion of its interior business or advertising, or maintains a substantial section of its sales or display space to the sale or rental, for any form of consideration, of any one or more of the following: A. Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes, compact discs, slides, or other visual representations which are characterized by their emphasis upon the exhibition or description of specified sexual activities or specified anatomical areas; B. Instruments, devices or paraphernalia which are designed for use or marketed primarily for stimulation of human genital organs or for sadomasochistic use or abuse of themselves or others. Adult Bookstores, Adult Novelty Stores, and Adult Video Stores shall be conducted in compliance with all requirements for the operation of sexually oriented businesses, as provided by Title 3-7 et. seq. Roy City Municipal Code, as applicable.	X	X	P	X
<u>Adult Cabaret.</u> A nightclub, bar, juice bar, restaurant bottle club, or similar commercial establishment, whether or not alcoholic beverages are served, which regularly features: A. Persons who appear seminude; B. Live performances which are characterized by the exposure of specified anatomical areas or specified sexual activities; or C. Films, motion pictures, videocassettes, slides or other photographic reproductions which are characterized by their emphasis upon the exhibition or description of specified sexual activities or specified anatomical areas. An Adult Cabaret shall be conducted in compliance with all requirements for the operation of sexually oriented businesses, as provided by Title 3-7 et. seq. Roy City Municipal Code, as applicable.	X	X	P	X
<u>Adult Motel.</u> A motel, hotel or similar commercial establishment which: A. Offers public accommodations, for any form of consideration, and which regularly provides patrons with closed circuit television transmissions, films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by their emphasis upon the exhibition or description of specified sexual activities or specified anatomical areas and which regularly advertises the availability of such material by means of a sign visible from the public right of way, or by means of any off premises advertising, including, but not limited to, newspapers, magazines, pamphlets or leaflets, radio or television; and B. Offers a sleeping room for rent for a period of time less than ten (10) hours. An Adult Motel shall be conducted in compliance with all requirements for the operation of sexually oriented businesses, as provided by Title 3-7 et. seq. Roy City Municipal Code, as applicable.	X	X	P	X
<u>Adult Motion Picture Theater.</u> A commercial establishment where films, motion pictures, videocassettes, slides or similar photographic reproductions which are characterized by their emphasis upon the exhibition or description of specified sexual activities or specified anatomical areas are regularly shown for any form of consideration. An Adult Motion Picture Theater shall be conducted in compliance with all requirements for the operation of sexually oriented businesses, as provided by Title 3-7 et. seq. Roy City Municipal Code, as applicable.	X	X	P	X

USE	CC	LM	M	R
<u>Adult Theater.</u> Theater, concert hall, auditorium or similar commercial establishment which, for any form of consideration, regularly features persons who appear in state of semi nudity or live performances which are characterized by their emphasis upon the exposure of specified anatomical areas or specified sexual activities. An Adult Theater shall be conducted in compliance with all requirements for the operation of sexually oriented businesses, as provided by Title 3-7 et. seq. Roy City Municipal Code, as applicable.	X	X	P	X
<u>Adult - Seminude Model Studio.</u> Any place where a person, who regularly appears in a state of semi nudity, is provided for money or any form of consideration to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons, except as may be allowed by Title 3-7 et. seq. Roy City Municipal Code.	X	X	P	X
<u>Animal Hospital (Veterinary Clinic), With Holding Facilities.</u> A facility for the diagnosis, treatment, hospitalization, and boarding of animals that does not include outdoor holding facilities But which may include indoor holding and boarding facilities.	P	P	P	X
<u>Assisted Living Facility.</u> Commonly referred to as "residential care", "assistive living" or "personal care community". A residential facility with common area in which services are available to residents who may still live independently within the facility itself. Help is generally offered in day-to-day tasks such as taking medicine, bathing, and dressing, using the bathroom, getting to appointments, or preparing meals. A variety of services and amenities such as dining room service, group outings, and recreational and social programs are usually available. This definition shall not include any facility which meets the definition of a "Residential Facility for Elderly Persons" or "Residential Facility for Persons with a Disability".	P	X	X	X
<u>Bank, Credit Union or other Financial Institution.</u> A financial company or corporation providing the extension of credit, and the custody, loan or exchange of money.	P	X	X	X
<u>Billboard.</u> A freestanding sign designed or intended to direct attention to a business, product, or service that is not provided, sold, offered, or existing on the property where the sign is located.	X	X	X	X
<u>Cannabis Production Establishments.</u> Cannabis Production Establishments may not be located closer than six hundred (600) feet to any residential zone and one thousand (1,000) feet from any community location. Shall be conducted within an enclosed building and be designed to filter inside air exchanges the outside through air filter systems that remove odors before exiting the building.	N	N	P	N
<u>Car Wash.</u> A structure with machine- or hand-operated facilities used principally for the cleaning, washing, polishing, or waxing of motor vehicles. A facility of this type may be able to accommodate more than one vehicle at the same time.	X	X	P	X
<u>Church.</u> A facility principally used as a location for people to gather for religious worship or other religious activities. One (1) accessory dwelling unit for the housing of the pastor or similar church leader of the church and their family shall be permitted.	P	X	X	X
<u>Commercial Day Care/Preschool Center.</u> A facility, operated by a person qualified and licensed by the State of Utah, which provides children with day care and/or preschool instruction as a commercial business and complying with all applicable State standards and licensing and having regularly scheduled, ongoing enrollment for direct or indirect compensation that provides child care for less than twenty four (24) hours per day. Commercial Day Care/Preschool Center excludes the following: (a) Kindergartens or nursery schools or other daytime programs operated by public or private elementary or secondary schools or institutions of higher learning; (b) Facilities operated in connection with a fitness center, shopping center or other activity where children are cared for temporarily while parents or custodians of the children are occupied on the premises or are in the immediate vicinity and readily available; or (c) Special activities or programs, including athletics, crafts instruction and similar activities, conducted on a periodic basis by civic, charitable, private, or governmental organizations; (d) or clearly identified as an Accessory Use.	P	P	X	X
<u>Commercial Plant Nursery.</u> A use wholly, or partially, contained within one or more greenhouses where trees, shrubs, flowers, or vegetable plants are grown and sold to retail customers. Commercial Plant Nursery does not include wholesale nurseries or greenhouses.	P	P	P	X
<u>Commercial Recreation (Indoor).</u> Any use, either public or private, providing amusement, pleasure, or sport, which is operated entirely within an enclosed building, including but not limited to live theater, and movie houses, indoor tennis, bowling, and skating, baseball batting cages, paintball, horse riding or similar activities. This use may include associated eating and drinking areas, retail sales areas and staff offices.	P	P	P	P
<u>Commercial Recreation (Outdoor).</u> An area or facility that offers entertainment or recreation outside. This use is limited to a golf driving range, baseball batting cages, riding arena, tennis facility, miniature golf, and swimming pool, and may include, as accessory uses, associated eating and drinking areas, retail sales areas and staff offices. This use specifically excludes shooting range, go-cart, motor vehicle and/or motorbike tracks, or similar activities that may create noise, dust, or other nuisances to adjoining and surrounding uses.	P	P	X	P

USE	CC	LM	M	R
<u>Construction Sales and Service.</u> An establishment engaged in the retail or wholesale sale of materials and services used in the construction of buildings or other structures, as well as the outdoor storage of construction equipment or materials on lot or parcel other than a construction site. Typical uses include lumberyards, home improvement centers, lawn and garden supply stores, construction equipment sales and rental, electrical, plumbing, air conditioning and heating supply stores, and swimming pool sales.	P	P	P	X
<u>Contractor's Office/Contractor's Storage Yard.</u> A facility providing building construction and maintenance, including carpentry, plumbing, roofing, electrical, air conditioning and heating, within a totally enclosed building, and which may include the open storage of any building materials, equipment, or vehicles.	X	P	P	X
<u>Convalescent Facility.</u> A facility, or portion thereof, in which people are cared for during the time of recovery from an operation, injury, or physical illness. The facility may also contain areas for physical therapy. This definition shall not include any building or structure which meets the definition of a "group home for the elderly", "group home for persons with a disability", or "detention or rehabilitation facility".	P	X	X	X
<u>Convenience Store.</u> A retail establishment selling consumer products including prepackaged food and drink. A convenience store may also provide associated retail sale of gasoline and other petroleum products.	P	P	P	X
<u>Day Care Center (Adult).</u> Any building or structure furnishing care, supervision, and guidance for three (3) or more adults unaccompanied by guardians for periods of less than twenty four (24) hours per day.	P	X	X	X
<u>Drive through/Drive up Facility.</u> A facility where goods and services are provided to customers within a vehicle. Must be associated with a "Permitted" or "Conditional" use within this table.	P	P	P	X
<u>Educational Facility.</u> Privately or publicly owned buildings and uses for educational or research activities that has a curriculum for technical or vocational training, kindergarten, elementary, secondary or higher education, and including Charter Schools. Public schools, colleges or universities qualified by the State of Utah Board of Regents or State of Utah Board of Education to provide academic instruction.	P	X	X	X
<u>Golf Course.</u> A an area used for the purposes of playing golf, but which may include associated restaurant, commercial retail sales areas, staff offices and course maintenance facilities.	X	X	X	C
<u>Hospital.</u> A facility licensed by the State of Utah Department of Health providing clinical, temporary or emergency service of a medical, obstetrical or surgical nature to human patients.	P	X	X	X
<u>Hotel.</u> A building offering temporary lodging accommodations, or overnight accommodations for guests, with access provided through a common entrance, lobby or hallway to four (4) or more guestrooms, and which may include additional services, such as restaurants, meeting rooms, entertainment, and recreational facilities.	P	X	X	X
<u>Kennel.</u> A commercial establishment having three (3) or more dogs for boarding, breeding, buying, letting for hire, training for profit, or selling. (Ord No. 16-10, 7-5-2016)	X	X	C	X
<u>Laundry, Self Serve or Dry Cleaning.</u> An establishment providing home-type washing, drying, and/or ironing machines, household laundry and dry cleaning services, classified as low hazard in applicable codes, with customer drop-off and pick-up.	P	X	X	X
<u>Liquor Store – State Owned.</u> An establishment owned and operated by the State of Utah and primarily engaged in the sale of alcoholic beverages.	P	X	X	X
<u>Manufacturing, Major.</u> Includes the processing and fabrication of finished products, predominantly from previously prepared materials, and includes the assembly, fabrication or processing of goods and materials using processes that do not create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building and where such assembly, fabrication or processing takes place entirely within a building. Excludes gravel pit, quarry, extractive industries.	X	X	P	X
<u>Manufacturing, Minor.</u> Includes the processing and fabrication of finished products that do not create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building and where such assembly, fabrication or processing takes place entirely within a building with a maximum building size of 15,000 square feet.	X	P	P	X
<u>Major Facility of a Public Utility.</u> Any electric transmission lines (greater than 115,000 volts), power plants or substations of electric utilities; gas gathering facility, regulator stations, transmission and gathering pipelines and storage areas of utilities providing natural gas or petroleum derivatives; and their appurtenant facilities, water treatment plant, sewage treatment plant.	X	C	C	X
<u>Medical and Dental Clinic.</u> An organization of doctors, dentists, or other health care professional providing physical or mental health service and medical or surgical care of the sick or injured but which does not include in-patient or overnight accommodations.	P	X	X	X

USE	CC	LM	M	R
<p><u>Medical Cannabis Pharmacy.</u> Medical Cannabis Pharmacy may not be located closer than six hundred (600) feet to any residential zone and two hundred (200) feet from any community location. Shall also meet the following:</p> <ol style="list-style-type: none"> 1. Shall have one (1) entry door at the front of the building facing the street 2. Hours of operation are limited between 8 a.m. to 8 p.m. 	P	P	P	N
<p><u>Medical or Dental Laboratory.</u> An establishment that conducts basic medical or dental research and analysis. This term does not include a facility providing any type of in-house patient services typically provided by hospitals and clinics.</p>	P	P	P	X
<p><u>Minor Facility of a Public Utility.</u> A use operated exclusively by a public body or quasi-public body, such use having the purpose of serving the public health, safety or general welfare, and including streets, parks, recreational facilities, administrative and service facilities, and public utilities, and found by the Roy City Planning Commission to conform to the Roy City General Plan, or has been considered by the Roy City Planning Commission and, after receiving the advice of the Planning Commission, the Roy City Council has approved the proposed location and/or Public Use as an amendment to the Roy City General Plan. Public Uses and Utilities do not include "Major Facility of a Public Utility," as defined herein.</p>	C	C	C	C
<p><u>Mobile Food Trucks:</u></p> <ol style="list-style-type: none"> 1. Location: When allowed in the use regulations applicable to a specific zoning category, mobile food trucks may be: <ol style="list-style-type: none"> a. Located in a private parking lot with property owner approval for that location; or 2. Parked In Private Parking Lot: When parked in a private parking lot, a mobile food truck shall: <ol style="list-style-type: none"> a. Have access to a permanent bathroom facility; b. Be located on an improved portion of the lot; and c. Be located on a lot where an occupied business is operating. 3. Conditions That Apply: Regardless of where a mobile food truck is operated or parked, the following conditions apply: <ol style="list-style-type: none"> a. Site plan must be approved b. It shall not operate within one hundred feet (100') of the entrance door of a restaurant, OR of a property line of a church unless invited by the church. c. All signs are limited to those that are permanent and physically attached to the vehicle. d. The operator shall provide trash and recycling containers which shall be removed from site when truck leaves site. e. The use shall be placed so as not to disrupt the vehicle and allow safe pedestrian traffic flow into or out of a site f. Shall not operate as a drive-through. g. Vehicles are to be maintained in a neat and professional manner. h. Hours of operation are between seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M. with no overnight parking except at commissary location. i. Vehicles are not allowed to idle. j. Shall not cause noise, light, or glare which adversely impacts surrounding uses. Flashing, scintillating, blinking, or traveling lights shall not be permitted; k. Shall comply with all applicable Utah State and Weber/Morgan Health Department requirements; l. Shall comply with all State, County, and City retail sales tax regulations; m. Must comply with all Roy City Fire Department requirements, including but limited to an annual inspection. n. Shall only operate when parked on a hard surface; 	P	P	P	P
<p><u>Mortuary, Funeral Home.</u> An establishment in which the dead are prepared for burial or cremation. The facility may include a chapel and other rooms to conduct funeral services.</p>	P	X	X	X
<p><u>Motel.</u> A building or group of buildings containing four (4) or more guest rooms, some or all of which may have a separate entrance leading directly from the outside of the building with a garage or parking space located on the lot and designed, used or intended wholly or in part for the accommodation of persons usually traveling by private automobile or motor coach and which may include additional services, such as restaurants, meeting rooms, entertainment and recreational facilities.</p>	P	X	X	X
<p><u>Nightclub.</u> A place of entertainment open at night usually serving food and liquor, having a floor show, and providing music and space for dancing. A Nightclub that serves liquor shall maintain a valid Class E License and shall be conducted in compliance with all requirements for the issuance of such license, as provided by Title 3-2 et. seq. Roy City Municipal Code, as applicable.</p>	X	X	X	X

USE	CC	LM	M	R
<u>Nursing Home.</u> An intermediate care/nursing facility or a skilled nursing facility, licensed by the state of Utah, for the care of individuals who, due to illness, advanced age, disability, or impairment, require assistance and/or supervision on a twenty-four (24) hour per day basis. Such facility does not include an adult daycare facility or adult daycare provided in conjunction with a residential facility for elderly persons or a residential facility for persons with a disability.	P	X	X	X
<u>Office.</u> A building, room, or other space where executive, management, administrative or professional services are provided, except medical services, and excluding the sale of merchandise, except as incidental to a principal use. Typical uses include real estate brokers, insurance agencies, credit reporting agencies, property management firms, investment firms, employment agencies, travel agencies, advertising agencies, secretarial services, data processing, telephone answering, telephone marketing, paging and beeper services and facsimile transmission services; post offices and express mail offices, excluding major mail processing and distribution; offices for utility bill collection; professional or consulting services in the fields of law, architecture, design, engineering, accounting and similar professions; interior decorating consulting services; and business offices of private companies, utility companies, public agencies, trade associations, unions and nonprofit organizations.	P	X	X	X
<u>Pay-day Lending:</u> Lenders engaging primarily in the business of small, short term loans provided against a prearranged line of credit, post-dated check, deposits, vehicle titles or other instruments. The number of such facilities licensed within the City limits may not exceed one (1) per five thousand (5,000) or portion thereof, of the most recent United States Census Bureau estimated population of Roy City. (Ord. 1018, 8-4-2009)	X	X	X	X
<u>Pawnshop.</u> Any person or establishment engaged in any of the following (a) Lending money on deposit of personal property; (b) Dealing in the purchase, exchange, or possession of personal property on condition of selling the same back again to the pledgor or depositor; (c) Lending or advancing of money on personal property by taking chattel mortgage security thereon and taking or receiving possession of such personal property; or (d) Selling unredeemed pledged personal property together with such new merchandise as will facilitate the sale of such property. The number of such facilities licensed within the city limits may not exceed one (1) per ten thousand (10,000), or portion thereof, of the most recent United States Census Bureau estimated population of Roy City. Such facilities shall not be located closer than six hundred (600) feet to any residential zone or to another Pawn Shop. (Ord. No 1071; 11/18/14)	X	X	X	X
<u>Personal Care Service.</u> An establishment primarily engaged in the provision of frequently or recurrently needed services of a personal nature. Typical uses include beauty salons (including permanent or semi-permanent make-up/cosmetics) and barbershops, custom tailoring and seamstress shops, electrolysis studios, portrait studios, shoe repair shops, tailors, tanning and nail salons, and weight loss centers. The term excludes "Tattoo Establishment."	P	X	X	X
<u>Personal Instruction Service.</u> An establishment primarily engaged in the provision of informational, instructional, personal improvement and similar services of a nonprofessional nature. Typical uses include art and music schools, driving and computer instruction, gymnastic and dance studios, handicraft or hobby instruction, health and fitness studios, massage therapist instruction, martial arts training, and swimming clubs.	P	X	X	X
<u>Pet Grooming.</u> A commercial establishment for the grooming of pets. No boarding, breeding, buying, letting for hire, training or selling.	P	P	X	X
<u>Private Club.</u> Any nonprofit corporation operating as a social club, recreational, fraternal or athletic association, or kindred association organized primarily for the benefit of its stockholders or members. A Private Club that serves liquor shall maintain a valid Class E License and shall be conducted in compliance with all requirements for the issuance of such license, as provided by Title 3-2 et. seq. Roy City Municipal Code, as applicable.	X	X	X	X
<u>Public Park-And-Ride Lots.</u> Parking lots associated with a transit station, where people drive from their homes, park, and transfer to transit lines.	C	C	C	C
<u>Public Commuter and Light Rail Facilities and Station.</u> A rail transit system that covers long distances, usually with less frequent station spacing and train times than light rail that runs on a separate right-of-way from cars, and often sharing an existing freight corridor. Light rail transit systems can run along city streets or in a separate right-of-way. Station areas are located along the transit lines to link park-and-ride lots with the transit system.	C	C	C	C
<u>Reception Hall, Reception Center.</u> A facility for the holding of events including but not limited to weddings, wedding receptions, community meetings, and group gatherings.	P	X	X	X

USE	CC	LM	M	R
<u>Recycling Collection Area.</u> An area for the acceptance and temporary storage of recyclable materials to be transferred to a recycling processing facility. Recycling Collection area involve no more than 3 collection containers up to 40 cubic yards in total size. Collection area located in parking lots may not occupy required parking spaces. A collection area must be arranged to not impede traffic flow. The operator of the collection enter shall remove products stored at the site at least once a week. The operator of the collection area shall keep the collection center in proper repair and the exterior must have a neat and clean appearance.	P	P	P	X
<u>Restaurant.</u> A building or facility for the preparation, retail sale, and on- site consumption of food and beverages (including Beer or Alcohol), sells food and beverages over a counter, packages its food in wrappers, boxes or cartons regardless if the food is consumed on or off the restaurant premises; and may provide a drive through/drive up facility.	P	P	P	P
<u>Retail Sales and Services.</u> Establishments engaged in the retail sale of goods and services, except those uses as otherwise clearly defined herein.	P	X	X	X
<u>Salvage yard.</u> The use of any lot, portion of a lot, or land for the storage, keeping or abandonment of junk, including scrap metals or other scrap materials, or for the dismantling, demolition or abandonment of automobiles or other vehicles or machinery and/or the storage and sale of dismantled or damaged vehicles or their parts.	X	X	X	X
<u>Seasonal Use.</u> A Seasonal Use shall not exceed ninety (90) days. Such uses include fireworks stands, fruit or vegetable stands, beverage or snow cone vendors, and Christmas tree lots. This use and requirements to establish this use by Chapter 16, herein, shall become effective on January 01, 2006. All other seasonal uses not listed above are prohibited.	T	X	X	X
<u>Tattoo & Body Art.</u> Establishments engaged primarily in the practice of physical body adornment or modification, including but not limited to body piercing, tattooing, branding or scarification. All Tattoo & Body Art establishments shall obtain and maintain in good standing a proper license from the Weber-Morgan Health Department. Tattoo & Body Art establishments may not be located closer than six hundred (600) feet to any other such establishment as defined, or to any church, school or other community gathering place.. The hours of operation are limited to between 10:00 a.m. and 10:00 p.m. No minors shall be allowed on the premises without an accompanying adult guardian.	P	P	P	X
<u>Tavern:</u> An establishment licensed by the Utah Alcoholic Beverage Control Commission for serving beer by the drink to the general public.	X	P	P	X
<u>Telecommunications Site/Facility.</u> An unmanned structure consisting of antennas, antenna support structures, or other equipment used to provide personal wireless services as set forth in Section 704 of the Telecommunications Act of 1996, as amended. This use is not required to be located on a building lot or to comply with the minimum lot size requirement for the district in which it is located but is required to meet the locational requirements, as established for such uses, as provided by this Ordinance. Telecommunications Site/Facility does not include Amateur Radio equipment that complies with the ruling of the Federal Communications Commission in "Amateur Radio Preemption, 101 FCC 2nd 952 (1985)" or amateur radio service adopted under 47 C.F.R. Part97. A facility may be located on any property owned by the City.	C	C	C	C
<u>Temporary Use.</u> A special event or use established for a maximum period of 45 days, such event, or use being discontinued after the expiration of 45 days, and conducted in compliance with all the requirements of this Ordinance. Such use shall be permitted only after the issuance of a temporary use permit as established by the provisions of this Ordinance.	T	T	T	T
<u>Theater, Indoor Picture.</u> A building or part of a building devoted to the showing of moving pictures on a paid admission basis.	P	X	X	X
<u>Tobacco Oriented Retail.</u> A commercial establishment with less than 10,000 square feet of total sales area, where the sale and/or display of tobacco and/or tobacco related products accounts for greater than 10% of the sales floor and display areas, or where the sale of tobacco and/or tobacco related products accounts for more than 30% of gross sales receipts, or any commercial establishment of any size declaring itself through name or advertising to be oriented specifically to the selling of tobacco and/or tobacco related products. Tobacco Oriented Retail uses may not be located within 600 feet of one another as measured at the closest property lines. (Ord. 1032, 9-7-2010)	P	X	X	X
<u>Trailer Camp Or Trailer Court.</u> Any area or tract of land used or designed to accommodate two (2) or more travel trailers, recreational vehicles, motor homes or camping parties.	X	X	X	P

USE	CC	LM	M	R
<u>Vehicle and Equipment Rental or Sale, New or Used, Major.</u> An establishment engaged in the retail or wholesale sale or rental, from the premises, of equipment or motorized vehicles, except motorcycles, automobiles, and light trucks, along with incidental service or maintenance. Typical uses include new and used heavy truck sales and rental, boat sales, recreational vehicles, construction equipment rental yards, moving truck and trailer rental, and farm equipment and machinery sales and rental. [also see 10-11-8]	X	P	P	X
<u>Vehicle and Equipment Rental or Sale, New or Used, Minor.</u> An establishment engaged in the retail sale or rental, from the premises, of new or used motorcycles, automobiles, and/or light trucks, with a Manufacturer's Gross Vehicle Weight Rating not to exceed 14,000 pounds, with incidental service or maintenance. Typical uses include dealers of motorcycles, automobiles, and light trucks. [also see 10-11-8]	P	P	P	X
<u>Vehicle and Equipment Repair, Major.</u> An establishment primarily engaged in the major repair or painting of motor vehicles or heavy equipment, including auto body repairs, installation of major accessories and transmission and engine rebuilding services. Typical uses include major automobile repair garages, farm equipment repair, paint, and body shops.	X	P	P	X
<u>Vehicle and Equipment Repair, Minor.</u> An establishment providing motor vehicle repair or maintenance services within completely enclosed buildings, but not including paint and body shops or other general vehicle repair services. Typical uses include businesses engaged in the following activities: electronic tune-ups, brake repairs (including drum turning), air conditioning repairs, generator and starter repairs, tire repairs, front-end alignments, battery recharging, lubrication, and sales, repair and installation of minor parts and accessories such as tires, batteries, windshield wipers, hoses, windows, etc.	P	P	P	X
<u>Warehouse, Self-Service Storage.</u> An enclosed storage facility of a commercial nature containing independent, fully enclosed bays, which are leased to persons exclusively for storage of their household goods or personal property.	X	P	P	X
<u>Wholesale and Warehousing, Major.</u> An establishment that is primarily engaged in the storage and sale of goods to other firms for resale, as well as activities involving significant movement and storage of products or equipment. Uses include major mail distribution centers, frozen food lockers, moving and storage firms, and warehousing and storage facilities.	X	X	P	X
<u>Wholesale and Warehousing, Minor.</u> An establishment that is engaged in the small scale storage and sale of goods to other businesses for resale, excluding self-storage warehouses, major distribution centers, motor freight terminals, moving and storage firms and similar high volume, high turnover facilities. Limited wholesale and warehouse area will generally be less than 30,000 square feet in area and operate during conventional business hours.	X	P	P	X