

ORDINANCE NO. 17-21

WHEREAS, the City Council of Smithfield City, Cache County, Utah, passed and adopted the Smithfield Municipal Code on November 11, 2015; and

WHEREAS, the City Council has determined there is a need to update, repeal, amend and/or modify certain provisions contained in the referenced Municipal Code;

NOW, THEREFORE, the City Council of Smithfield City, Utah hereby adopts, passes and publishes the following:

**AN ORDINANCE AMENDING THE SMITHFIELD CITY MUNICIPAL CODE
TITLE 17 "ZONING REGULATIONS": AMENDING CHAPTER 17.120.010 "USE
ALLOWANCE MATRIX" IN ITS ENTIRETY.**

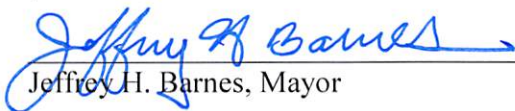
BE IT ORDAINED BY THE CITY COUNCIL OF SMITHFIELD CITY, CACHE COUNTY, UTAH, AS FOLLOWS:

1. The **attached** Land Use matrix "**17.120.010 USE ALLOWANCE MATRIX**" shall be amended in its entirety.
2. Should any section, clause, or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, in whole or in part, the same shall not affect the validity of the Ordinance as whole, or any other part thereof.
3. All ordinances, and the chapter, clauses, sections, or parts thereof in conflict with provisions of this ordinance are hereby repealed, but only insofar as is specifically provided for herein.
4. This ordinance shall become effective after the required public hearings and upon its posting as required by law.

THIS ORDINANCE shall be attached as an amendment to the Smithfield Municipal Code above referred to.

Approved and signed this 10th day of January, 2018

SMITHFIELD CITY CORPORATION


Jeffrey H. Barnes, Mayor

ATTEST:


Justin B. Lewis, City Recorder



17.120 USE MATRIX TABLE

17.120.010 USE ALLOWANCE MATRIX

The following uses shall be designated as AC, "administrative conditional"; C, "conditional"; or P, "permitted";
See SMC 17.91.060 of this title for uses in the airport limitation overlay zones.

(dash -), "not allowed".

TABLE 17-1 USE ALLOWANCE MATRIX

Zoning Districts	CB		CC	GC	M-1	A	RA	R-1	RM	I-1	Gateway Overlay	Mixed Use Overlay
Residential/domestic:												
Accessory apartment	-		-	-	-	AC	AC	AC	AC	-	-	-
Accessory building	P		P	C	C	P	P	P	P	P	P	P
Accessory, residential unit	C		C	C	-	-	-	-	-	-	C	C
Assisted Living Facility, Type I Large	C		C	C	-	-	-	-	-	-	-	-
Assisted Living Facility, Type II Large	C		C	C	-	-	-	-	-	-	-	-
Assisted Living Facility, Type I Small	-		C	C	-	-	-	-	C	-	-	-
Assisted Living Facility, Type II Small	-		C	C	-	-	-	-	C	-	-	-
Assisted Living Facility, Type I Limited	-		C	C	-	-	-	C	C	-	-	-
Assisted Living Facility, Type II Limited	-		C	C	-	-	-	C	C	-	-	-
Bed and breakfast inn	C		C	C	-	-	-	-	C	-	C	C
Boarding/rooming house (delete)	-		P	C	-	C	-	-	C	-	P	P
Chickens	-		-	-	-	P	P	AC	-	-	-	-
Childcare center, commercial	C		C	C	-	-	-	-	-	-	C	C
Childcare center, family group (delete)	-		-	-	-	AC	AC	AC	-	-	-	-
Childcare center, residential	-		-	-	-	AC	AC	AC	AC	-	-	P
Dwelling 1 unit, attached	C		C	-	-	-	-	-	C	-	C	C
Dwelling 1 unit, detached	-		-	-	-	P	P	P	P	-	-	P
Dwelling, 2 unit	C		C	-	-	-	-	-	P	-	C	C
Dwelling, multi-unit	C		C	-	-	-	-	-	P	-	C	C
Home occupation, disruptive	C		C	C	-	C	C	C	C	-	C	P
Home occupation, nondisruptive	P		P	P	-	P	P	P	P	-	P	P
Hotel/motel	C		C	C	-	-	-	-	-	-	C	C
Household pets	P		P	P	-	P	P	P	P	-	P	p

17.120 USE MATRIX TABLE

17.120.010 USE ALLOWANCE MATRIX

The following uses shall be designated as AC, "administrative conditional"; C, "conditional"; or P, "permitted"; See SMC 17.91.060 of this title for uses in the airport limitation overlay zones.

(dash -), "not allowed".

TABLE 17-1 USE ALLOWANCE MATRIX

Zoning Districts	CB		CC	GC	M-1	A	RA	R-1	RM	I-1	Gateway Overlay	Mixed Use Overlay
Kennel/cattery, noncommercial	AC		AC	AC	-	AC	AC	AC	AC	-	AC	C
Mobile home park	-		-	-	-	-	-	-	C	-	-	-
Planned unit development	-		C	C	C	-	C	C	C	-	C	C
Preschool, commercial	C		C	C	-	-	-	-	-	-	C	C
Preschool, home	-		-	-	-	AC	AC	AC	AC	-	-	P
Stealth antennas	P		P	P	P	P	P	P	P	P	-	P
<i>Institutional and special service:</i>												
Airport/heliport	-		C	C	C	C	-	-	-	-	C	-
Cemetery/columbarium/mausoleum	-		C	C	C	-	-	-	-	C	-	-
Church/temple	C		C	C	C	C	C	C	C	C	C	C
Detention facility, jail	-		C	C	C	-	-	-	-	C	-	-
Foster homes	-		-	-	-	C	C	C	C	-	-	-
Fraternal and benevolent societies	C		P	P	-	-	-	-	-	-	-	-
Halfway house or similar facility for alcohol, psychiatric patients	-		-	-	C	-	-	-	-	-	-	-
Hospital (acute care)	-		C	C	-	-	-	-	-	-	C	-
Institution of religions	C		C	C	C	C	C	C	C	C	C	C
Library, art gallery, museum	P		P	P	-	-	-	-	-	C	P	P
Nursing home	-		C	C	-	-	-	-	-	-	C	-
Proctor homes	-		-	C	-	C	C	-	-	-	-	-
Public administration office	C		C	C	-	-	-	-	-	C	C	C
Recreational club facilities	P		P	P	P	-	-	-	C	-	P	C
Residential facility for elderly persons	C		C	-	-	C	C	C	C	-	-	C
Residential facility for persons with a disability	C		C	-	-	C	C	C	C	-	-	C
School, colleges, universities	C		C	C	C	C	C	C	C	C	C	C

17.120 USE MATRIX TABLE

17.120.010 USE ALLOWANCE MATRIX

The following uses shall be designated as AC, "administrative conditional"; C, "conditional"; or P, "permitted"; See SMC 17.91.060 of this title for uses in the airport limitation overlay zones.

(dash -), "not allowed".

TABLE 17-1 USE ALLOWANCE MATRIX

Zoning Districts	CB		CC	GC	M-1	A	RA	R-1	RM	I-1	Gateway Overlay	Mixed Use Overlay
Utility related services:												
Commercial radio or TV station	C		P	P	-	-	-	-	-	-	-	-
Electric substation	-		C	C	C	C	C	C	C	C	-	-
Gas metering and transmission station	-		P	P	P	C	C	C	C	-	-	-
Local utility distribution lines	P		P	P	P	P	P	P	P	P	-	-
Radio, TV, cellphone, or microwave tower	-		C	C	C	C	-	-	-	P	-	-
Sewage or water pump station	P		P	P	P	P	P	P	P	-	P	-
Telephone switching, relay and transmission equipment	P		P	P	P	-	-	-	-	-	-	-
Utility, public/private office	P		P	P	-	-	-	-	-	-	P	P
Utility shops, storage yards, and buildings	-		-	C	C	-	-	-	-	-	-	-
Water/sewage treatment plants	-		-	-	-	C	-	-	-	-	-	-
Water wells, reservoir, or storage tank	P		P	P	P	P	P	P	P	P	-	-
Recreation uses:												
Amusement, arcade	C		P	P	P	-	-	-	-	-	-	-
Amusement, commercial indoor	C		C	C	C	-	-	-	-	-	C	-
Amusement, commercial outdoor	C		C	C	C	-	-	-	-	-	C	-
Aquatic center	-		C	C	C	-	-	-	-	P	-	-
Golf course	C		C	C	C	C	C	C	C	P	-	-
Private swimming pool	-		P	P	P	P	P	P	P	P	-	-
Provisioning and recreational sporting goods sales	P		P	P	-	-	-	-	-	-	P	-
Public swimming pool	-		C	C	C	-	-	-	-	P	-	-
Splash pad	-		C	C	C	C	C	C	-	P	-	-
Theater, live or movie Indoor	P		P	P	-	-	-	-	-	-	P	C

17.120 USE MATRIX TABLE

17.120.010 USE ALLOWANCE MATRIX

The following uses shall be designated as AC, "administrative conditional"; C, "conditional"; or P, "permitted";
See SMC 17.91.060 of this title for uses in the airport limitation overlay zones.

(dash -), "not allowed".

TABLE 17-1 USE ALLOWANCE MATRIX

Zoning Districts	CB		CC	GC	M-1	A	RA	R-1	RM	I-1	Gateway Overlay	Mixed Use Overlay
Automobile related uses:												
Auto body and collision repair	-		-	P	P	-	-	-	-	-	-	-
Auto sales, new and used	-		P	P	-	-	-	-	-	-	P	-
Auto/ATV parts sales, new	P		P	P	-	-	-	-	-	-	P	-
Auto/ATV parts sales, used, indoor	-		P	P	P	-	-	-	-	-	P	-
Auto/vehicle detailing	C		C	P	-	-	-	-	-	-	-	-
Automotive glass repair	-		P	P	-	-	-	-	-	-	P	-
Car rental business	C		P	P	P	-	-	-	-	-	C	-
Car wash	-		P	P	-	-	-	-	-	-	P	-
Car wash, attached, automatic, 1 bay	C		-	C	-	-	-	-	-	-	-	-
Commercial parking structure	P		P	P	P	-	-	-	-	P	-	C
Garage for major repair	-		C	C	C	-	-	-	-	-	-	-
Garage for minor repair	-		C	P	P	-	-	-	-	-	C	-
Gasoline, petroleum products storage	-		-	-	C	-	-	-	-	-	-	-
Gasoline, retail	-		P	P	-	-	-	-	-	-	P	-
Gasoline sales, with convenience stores	P		P	P	-	-	-	-	-	-	P	-
Gasoline sales, wholesale	-		-	-	C	-	-	-	-	-	-	-
Muffler and brake shop	-		P	P	-	-	-	-	-	-	C	-
RV and boat sales, new and used	-		P	P	-	-	-	-	-	-	C	-
RV park	-		-	C	-	-	-	-	-	-	-	-
Storage of vehicles	-		-	C	-	-	-	-	-	-	-	-
Tire recap and retread shop	-		-	C	C	-	-	-	-	-	-	-
Tire sales	-		P	P	-	-	-	-	-	-	C	-
Wrecking and salvage yards for auto parts	-		-	-	C	-	-	-	-	-	-	-

17.120 USE MATRIX TABLE

17.120.010 USE ALLOWANCE MATRIX

The following uses shall be designated as AC, "administrative conditional"; C, "conditional"; or P, "permitted"; See SMC 17.91.060 of this title for uses in the airport limitation overlay zones.

(dash -), "not allowed".

TABLE 17-1 USE ALLOWANCE MATRIX

Zoning Districts	CB	CC	GC	M-1	A	RA	R-1	RM	I-1	Gateway Overlay	Mixed Use Overlay
<i>Retail or related uses:</i>											
Animal clinic or pet hospital with no outdoor pens	C		C	C	C	C	-	-	-	C	-
Animal clinic or pet hospital with outdoor pens	-		-	-	C	C	C	-	-	-	-
Antique or collectible shop	P		P	P	-	-	-	-	-	P	P
Art supply store	P		P	P	-	-	-	-	-	P	P
Bakery, retail	P		P	P	-	-	-	-	-	P	P
Bank, credit union, or savings and loan	P		P	P	-	-	-	-	-	P	P
Barber or beauty shop	P		P	P	-	-	-	-	-	P	P
Book or stationery shop	P		P	P	-	-	-	-	-	P	P
Camera shop	P		P	P	-	-	-	-	-	P	P
Catering	P		P	P	-	-	-	-	-	P	P
Christmas tree sales	P		P	P	-	-	-	-	-	P	-
Club, private	C		-	-	-	-	-	-	-	-	C
Community swap meet/yard sale	-		-	-	C	-	-	-	-	-	-
Convenience store	C		P	P	-	-	-	-	-	P	P
Department or discount store	P		P	P	-	-	-	-	-	P	P
Farmer's market	C		C	C	C	-	-	-	C	-	P
Fast food establishment	P		P	P	-	-	-	-	-	P	P
Fireworks stand	-		C	C	-	-	-	-	-	C	-
Florist shop	P		P	P	-	-	-	-	-	P	P
Fruit/produce stand, seasonal	P		P	P	-	P	-	-	-	P	P
Furniture, appliance store	P		P	P	-	-	-	-	-	P	P
Garden shop or plant sales, nursery	P		P	P	C	-	-	-	-	P	P
Grocery store (maximum 25,000 gross square feet)	P		P	P	-	-	-	-	-	P	P

17.120 USE MATRIX TABLE

17.120.010 USE ALLOWANCE MATRIX

The following uses shall be designated as AC, "administrative conditional"; C, "conditional"; or P, "permitted"; See SMC 17.91.060 of this title for uses in the airport limitation overlay zones.

(dash -), "not allowed".

TABLE 17-1 USE ALLOWANCE MATRIX

Zoning Districts	CB		CC	GC	M-1	A	RA	R-1	RM	I-1	Gateway Overlay	Mixed Use Overlay
Gun shop	C		C	C	-	-	-	-	-	-	C	C
Handicraft and art sales	P		P	P	-	-	-	-	-	-	P	P
Hardware store	P		P	P	-	-	-	-	-	-	P	P
Hobby shop	P		P	P	-	-	-	-	-	-	P	P
Kennel/cattery, boarding	-		-	-	C	C	-	-	-	-	-	-
Laboratory, medical/dental	P		P	P	C	-	-	-	-	-	P	P
Laundromat	P		P	P	-	-	-	-	C	-	P	P
Laundry/dry cleaner	P		P	P	P	-	-	-	-	-	P	P
Locksmith or key shop	P		P	P	-	-	-	-	-	-	P	P
Manufactured home sales	-		-	C	C	-	-	-	-	-	-	-
Medical appliance fitting or sale	P		P	P	-	-	-	-	-	-	P	P
Medical/dental clinic	P		P	P	-	-	-	-	-	-	P	P
Mortuary	P		P	P	-	-	-	-	-	-	P	-
Music store	P		P	P	-	-	-	-	-	-	P	P
Office, professional or general business	P		P	P	-	-	-	-	-	-	P	P
Optical lab	P		P	P	P	-	-	-	-	-	P	P
Package liquor store	-		P	P	-	-	-	-	-	-	P	P
Pawnshop	C		C	C	-	-	-	-	-	-	-	-
Personal custom services, i.e., tailor	P		P	P	-	-	-	-	-	-	P	P
Pet shop, small animals, birds, fish	P		P	P	-	-	-	-	-	-	P	P
Pharmacy	P		P	P	-	-	-	-	-	-	P	P
Reception center	C		P	P	-	-	-	-	-	C	P	P
Repair of TV, radio, appliance	P		P	P	-	-	-	-	-	-	P	P
Restaurant, under 25,000 sq ft of gross floor area	P		P	P	-	-	-	-	-	-	P	P

17.120 USE MATRIX TABLE

17.120.010 USE ALLOWANCE MATRIX

The following uses shall be designated as AC, "administrative conditional"; C, "conditional"; or P, "permitted"; See SMC 17.91.060 of this title for uses in the airport limitation overlay zones.

(dash -), "not allowed".

TABLE 17-1 USE ALLOWANCE MATRIX

Zoning Districts	CB		CC	GC	M-1	A	RA	R-1	RM	I-1	Gateway Overlay	Mixed Use Overlay
Secondhand store	C		C	C	-	-	-	-	-	-	C	C
Shoe, boot, saddle, and other leather goods sales and repair	P		P	P	-	-	-	-	-	-	P	P
Specialty food stores, retail sales	P		P	P	-	-	-	-	-	-	P	P
Studio, artist, photo, dance, music, drama	P		P	P	-	-	-	-	-	-	P	P
Studio, decoration and display	P		P	P	-	-	-	-	-	-	P	P
Studio, health, exercise establishment or similar service	P		P	P	-	-	-	-	-	-	P	P
Tavern	C		-	C	-	-	-	-	-	-	-	C
Variety store	P		P	P	-	-	-	-	-	-	P	P
Commercial or related services:												
Bakery wholesale factory	-		-	C	C	-	-	-	-	-	-	-
Building materials sales	-		-	P	-	-	-	-	-	-	-	-
Cabinet or furniture, upholstery shop	-		-	P	C	-	-	-	-	-	-	-
Clothing or similar manufacturing	-		-	P	C	-	-	-	-	-	-	-
Contractor storage yard	-		C	C	C	-	-	-	-	-	-	-
Dairy production or ice cream plant	-		-	C	C	-	-	-	-	-	-	-
Dairy production or ice cream plant, small	C		C	C	P	C	-	-	-	-	C	-
Dance hall or nightclub	-		-	C	-	-	-	-	-	-	-	C
Flagpoles	P		P	P	P	P	P	P	P	P	P	P
Glass and window sales and repair	C		C	C	-	-	-	-	-	-	C	C
HVAC sales and service	-		-	P	C	-	-	-	-	-	-	-
Heavy machine storage, sales or repair	-		-	C	C	-	-	-	-	-	-	-
Individual storage units	-		-	-	C	-	-	-	-	-	-	-
Kennel/cattery, commercial	-		-	-	-	C	C	-	-	-	-	-
Kiosk	P		P	P	-	-	-	-	-	-	P	P

17.120 USE MATRIX TABLE

17.120.010 USE ALLOWANCE MATRIX

The following uses shall be designated as AC, "administrative conditional"; C, "conditional"; or P, "permitted"; See SMC 17.91.060 of this title for uses in the airport limitation overlay zones.

(dash -), "not allowed".

TABLE 17-1 USE ALLOWANCE MATRIX

Zoning Districts	CB		CC	GC	M-1	A	RA	R-1	RM	I-1	Gateway Overlay	Mixed Use Overlay
Laboratory, scientific or research	-		-	C	C	-	-	-	-	-	-	-
Lithographer or print shop	P		P	P	P	-	-	-	-	-	P	P
Lumberyard	-		-	C	C	-	-	-	-	-	-	-
Open storage and sales of machinery	-		-	C	C	-	-	-	-	-	-	-
Paint store	P		P	P	-	-	-	-	-	-	P	P
Pest and weed control	-		C	C	-	-	-	-	-	-	-	-
Plumbing store	-		-	P	P	-	-	-	-	-	-	-
Railroad or bus passenger station	-		-	C	C	-	-	-	-	C	-	-
Sexually oriented business	-		-	-	C	-	-	-	-	-	-	-
Signs	P		P	P	P	P	P	P	P	P	P	P
Small engine repair	-		C	C	-	-	-	-	-	-	C	-
Smoke/Vapor shop	-		-	C	C	-	-	-	-	-	-	-
Storage, mixed use self-storage	-		-	-	-	-	-	-	-	-	-	C
Storage warehouse	-		-	C	P	-	-	-	-	-	-	-
Tattoo shop	-		-	C	C	-	-	-	-	-	-	-
Trade or vocational school	-		C	C	C	-	-	-	-	-	C	-
Trailer and mobile home sales	-		-	P	P	-	-	-	-	-	-	-
Welding or machine shop	-		-	C	C	-	-	-	-	-	-	-
Industrial and related uses:												
Animal or fowl slaughter	-		-	-	C	-	-	-	-	-	-	-
Asphalt plant	-		-	-	C	-	-	-	-	-	-	-
Athletic products manufacturing	-		-	-	C	-	-	-	-	-	-	-
Chemical and plastic manufacturing	-		-	-	C	-	-	-	-	-	-	-
Concrete batch plant	-		-	-	C	-	-	-	-	-	-	-
Extraction of soil, sand, gravel, minerals, gas, petro, or other similar substar	-		-	-	C	-	-	-	-	-	-	-

17.120 USE MATRIX TABLE

17.120.010 USE ALLOWANCE MATRIX

The following uses shall be designated as AC, "administrative conditional"; C, "conditional"; or P, "permitted";
See SMC 17.91.060 of this title for uses in the airport limitation overlay zones.

(dash -), "not allowed".

TABLE 17-1 USE ALLOWANCE MATRIX

Zoning Districts	CB		CC	GC	M-1	A	RA	R-1	RM	I-1	Gateway Overlay	Mixed Use Overlay
Fabricated textile products	-		-	-	C	-	-	-	-	-	-	-
Food products manufacturing	-		-	C	C	-	-	-	-	-	-	-
Furniture manufacturing	-		-	-	C	-	-	-	-	-	-	-
Household pet crematorium	-		-	-	C	-	-	-	-	-	-	-
Light manufacturing	-		C	C	C	-	-	-	-	-	-	-
Machine shop	-		-	C	P	-	-	-	-	-	-	-
Meatpacking	-		-	-	C	-	-	-	-	-	-	-
Paper products manufacturing	-		-	-	C	-	-	-	-	-	-	-
Precision instrument and jewelry manufacturing	-		-	-	C	-	-	-	-	-	-	-
Recycling collection point	-		-	-	C	-	-	-	-	-	-	-
Storage of sand, gravel, earth, or stone	-		-	-	C	-	-	-	-	-	-	-
Trucking terminal	-		-	-	C	-	-	-	-	-	-	-
<i>Agricultural and related uses:</i>												
Agriculture	-		-	-	-	P	P	P	P	-	-	-
Dairy	-		-	-	C	C	-	-	-	-	-	-
Farm animals	-		-	-	-	P	-	-	-	-	-	-
Farm animals, limited	-		-	-	-	-	P	-	-	-	-	-
Fowl production	-		-	-	C	P	-	-	-	-	-	-
Fur farm	-		-	-	C	C	-	-	-	-	-	-
Livestock auction	-		-	-	C	C	-	-	-	-	-	-
Livestock feed yard, private	-		-	-	-	C	-	-	-	-	-	-
Stables, private	-		-	-	-	P	P	-	-	-	-	-
Stables, public	-		-	-	-	C	-	-	-	-	-	-

17.120 USE MATRIX TABLE

17.120.010 USE ALLOWANCE MATRIX

The following uses shall be designated as AC, "administrative conditional"; C, "conditional"; or P, "permitted";
See SMC 17.91.060 of this title for uses in the airport limitation overlay zones.

(dash -), "not allowed".

TABLE 17-1 USE ALLOWANCE MATRIX

Zoning Districts	CB		CC	GC	M-1	A	RA	R-1	RM	I-1	Gateway Overlay	Mixed Use Overlay
<i>Municipal and related uses:</i>												
Municipal fire station	P		P	P	P	-	-	-	-	P	P	-
Municipal library	P		P	P	P	-	-	-	-	P	P	P
Municipal maintenance facilities	-		-	-	-	-	-	-	-	P	-	-
Municipal office building	P		P	P	P	-	-	-	-	P	P	P
Municipal parks	P		P	P	P	P	P	P	P	P	P	P
Municipal picnic pavilions and facilities	P		P	P	P	-	-	-	-	P	P	P
Municipal police station	P		P	P	P	-	-	-	-	P	P	P
Municipal recreation center	C		-	-	-	-	-	-	-	P	-	P
Municipal snack bar facilities	-		-	-	-	-	-	-	-	P	-	P
Parking lot/park and ride	P		P	P	P	P	-	-	-	P	C	-
Post office	P		P	-	-	-	-	-	-	-	P	P
Public transit facilities	P		P	P	P	P	-	-	-	P	P	P

Note: Additional height requires a conditional use permit.