

**ORDINANCE NO. 19-04**

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 TITLE 17 “ZONING REGULATIONS”; AMENDING CHAPTER 17.120; SECTION 17.120.010 “USE ALLOWANCE MATRIX”**

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

1. The attached table shall be amended as indicated. Those portions which are struck out shall be deleted and those that are highlighted in yellow, letters in green, shall be added.

17.120 USE MATRIX TABLE  
17.120.010 USE ALLOWANCE MATRIX

**See attached Land Use Table Pages 5, 6, 7, 8 & 9 showing the proposed amendments.**

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and the chapter, clauses, sections, or parts thereof in conflict with provisions of this ordinance are hereby repealed, but only insofar as is specifically provided for herein.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 8th day of May, 2019

**SMITHFIELD CITY CORPORATION**

  
\_\_\_\_\_  
Mayor Jeffrey H. Barnes

**ATTEST:**

  
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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"; (dash -), "not allowed".  
See SMC 17.91.060 of this title for uses in the airport limitation overlay zones.

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
<b><i>Retail or related uses:</i></b>											
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	C	C	C	-	-	-	-	C	-	P
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	-	-	-	-	-	-	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

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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	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

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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
<i>Commercial or related services:</i>											
Bakery wholesale factory	-	-	C	C	-	-	-	-	-	-	-
Building materials sales	-	-	P	-	-	-	-	-	-	-	-
Cabinet or furniture, upholstery shop	-	-	PC	C	-	-	-	-	-	C	P
Clothing or similar manufacturing	-	-	PC	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
Furniture repair and upholstery shop	C	C	C	C						C	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

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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	-	-	-	-	-	-	-
<b>Industrial and related uses:</b>											
Animal or fowl slaughter	-	-	-	C	-	-	-	-	-	-	-
<b>Artisan Manufacturing</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>P</b>	<b>P</b>
Asphalt plant	-	-	-	C	-	-	-	-	-	-	-
Athletic products manufacturing	-	-	-	C	-	-	-	-	-	-	-
Chemical and plastic manufacturing	-	-	-	C	-	-	-	-	-	-	-
Concrete batch plant	-	-	-	C	-	-	-	-	-	-	-

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Extraction of soil, sand, gravel, minerals, gas, petro, or other sim	-	-	-	C	-	-	-	-	-	-	-
Fabricated textile products	-	-	-	C	-	-	-	-	-	-	-
Food products manufacturing	-	-	C	C	-	-	-	-	-	-	-
Furniture and Cabinet 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	-	-	-	-	-	-	-
<b><i>Agricultural and related uses:</i></b>											
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	-	-	-	-	-	-