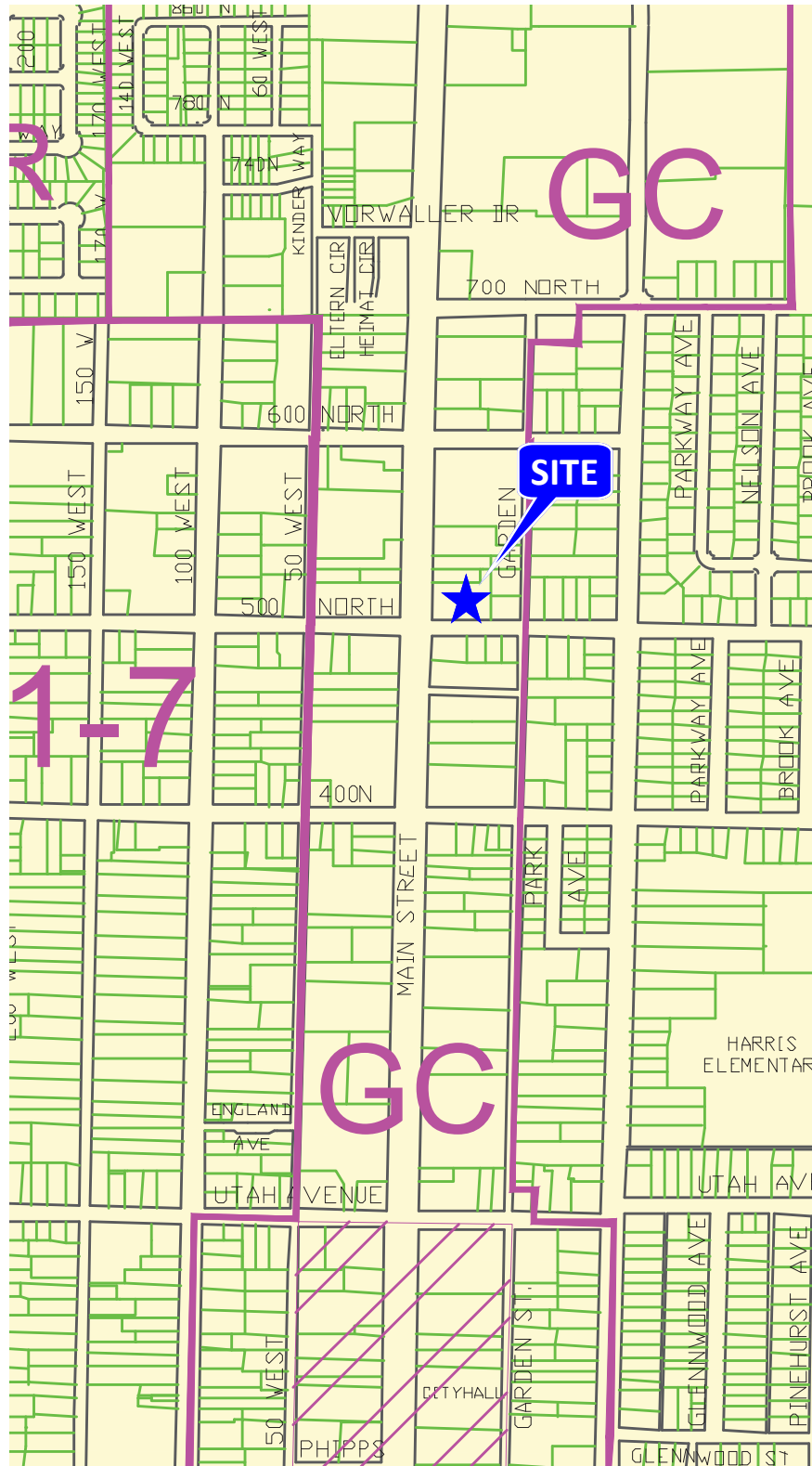


# Tooele City Zoning

506 N Main St, Tooele UT 84074

Tax # 02-047-0-0001



**GC**

GENERAL COMMERCIAL DISTRICT  
WIDE VARIETY OF RETAIL COMMERCIAL USES,  
SERVICE COMMERCIAL ACTIVITIES, ENTERTAINMENT  
AND OTHER SERVICES AND ACTIVITIES MEETING  
THE NEEDS OF THE CITY.

\* This graphic and zoning information is provided as a courtesy and remains the property of Tooele City. User is advised to verify all information.

**7-16-3. Table 1, Table of Uses. Mixed Use, Commercial and Industrial Districts.  
TOOELE CITY, UTAH  
TABLE 1  
TABLE OF USES  
MIXED USE, COMMERCIAL AND INDUSTRIAL DISTRICTS**

USE	DISTRICT							
	MU-B Mixed Use- Broad- way	MU-G Mixed Use- General	NC Neighbor- hood Commer- cial (Maximum individual lot Size 15,000 square feet)	GC General Commer- -cial	RC Region- al Commer- -cial	LI Light Indust- rial	I Indust- rial	RD Research & Develop- ment
Accessory Building	P	P	P	P	P	P	P	P
Accessory Drive Through Facility (considered as a Conditional Use for a Use allowed in the District, see Note #3 and Table 2)	C	C		C	C	C		C
Accessory Dwelling Unit for Caretaker Only (must be located within primary structure. See Table 2)	C	C	C	C		C	C	C
Accessory Dwelling Unit(s) (located above ground floor. See Table 2)	P	P	P	C	C			
Accessory Dwelling Unit (located on the same lot as primary structure. See Table 2)	P	P	P					
Accessory Outdoor sales and display incidental to an allowed use (considered as a Conditional Use for a Use allowed in the District, see Note #4 and Table 2)				C	C	C	C	
Accessory Outside Storage (considered as a Conditional Use for a Use allowed in the District, see Note #2 and Table 2)				C		C	C	

USE	DISTRICT							
	MU-B Mixed Use- Broad- way	MU-G Mixed Use- General	NC Neighbor hood Commer- cial (Maximum individual lot Size 15,000 square feet)	GC General Commer- -cial	RC Region- al Commer- -cial	LI Light Indust- rial	I Indust- rial	RD Research & Develop- ment
Accessory Outside Storage of Flammable or Hazardous Materials (considered as a Conditional Use for a Use allowed in the District, see Note #2 and Table 2)							C	
Agriculture (horticulture)						P	P	C
Airport							C	
Auto Impound Yard, Military Surplus Yard, and Vehicle Storage Yard							C	
Automobile Sales and Rental	C	C Minimum Lot size 30,000 square feet with access from arterial road only		C	C	P	P	
Automobile Service and Repair	C			C		P	P	
Automobile Service and Repair accessory to a principal use					C			
Automobile Body and Fender Service and Repair						C	P	
Bed and Breakfast Inn (located in an existing structure)	C	C	C	P				
Boarding House	C	C	C					
Building maintenance services						C	P	P
Business Office				P	P	P	P	P

USE	DISTRICT							
	MU-B Mixed Use- Broad- way	MU-G Mixed Use- General	NC Neighbor- hood Commer- cial (Maximum individual lot Size 15,000 square feet)	GC General Commer- -cial	RC Region- al Commer- -cial	LI Light Indust- rial	I Indust- rial	RD Research & Develop- ment
Business Office (located within an existing structure)	C	C	C	P	P	P	P	P
Campground, Travel Trailer Park						C	C	
Car Wash				C		P	P	C
Chemical Manufacture and Storage							C	
Church	C	C	C	C				P
Conference Center				P	P	P		P
Contractor's Display/Office				C		P	P	P
Contractor's Storage Yard						C	P	
Convenience Store, without gasoline sales	P	P	P	P	P	P	P	P
Convenience store, with gasoline sales	C	C	C	P	C	P	P	P
Cultural activities and uses	C	C		P	C	P		P
Day-Care/Pre- School (Home Occupation)	P	P	P	P	P	C	C	
Day Care/ Pre-School Center	C	C	C	P		C		C
Distribution Center						C	P	
Dwelling; Single family (Detached )	P	P	P					
Dwelling; Two family	C	C						
Dwelling; Three family	C	C						
Dwelling; Four family	C	C						

USE	DISTRICT							
	MU-B Mixed Use- Broad- way	MU-G Mixed Use- General	NC Neighborhood Commercial (Maximum individual lot Size 15,000 square feet)	GC General Commer- -cial	RC Region- al Commer- -cial	LI Light Indust- rial	I Indust- rial	RD Research & Develop- ment
Dwelling; Multi family	C	C						
Extractive Industry								
Fast Food Restaurant	C	C		P	P	P		P
Financial Services	C	C	C	P	P	P		P
Food and Beverage Processing						C	C	
Funeral Home/Mortuary	C	C		P		P		P
Garden Center	C	C		P	P	P		
General Industrial Activity						P	P	P
Group Home	C	C		C				
Hardware and Garden Supply Store	C			P	P	P		
Hazardous Material Storage								
Hazardous Waste In-Transit Facility							C	
Health Care Facility				C	C	P	P	C
Health Care Provider	C	C	C	P	P	P		P
Health Care Provider (located within an existing structure)	C	C		P	P	P	P	P
Health Club	C	C		P	P	P	P	P
Heavy Equipment Sales and Rental						C	P	
Heavy Industrial Manufacturing and Assembly							C	
Heliport				C	C	C	C	C

USE	DISTRICT							
	MU-B Mixed Use- Broad- way	MU-G Mixed Use- General	NC Neighbor- hood Commer- cial (Maximum individual lot Size 15,000 square feet)	GC General Commer- -cial	RC Region- al Commer- -cial	LI Light Indust- rial	I Indust- rial	RD Research & Develop- ment
Home Occupation (must comply with all requirements of a Home Occupation)	P	P	P	P	P	P	P	
Hotel	C	C		P	P	P		P
Junkyard/Salvage Yard							C	
Kennel						C	P	
Laundromat	C	C	C	P		P	P	
Light Manufacturing and Assembly						P	P	
Liquor Store				C	C			C
Membership Club				C		C	C	
Motel	C	C		P	P	P		P
Nursery	C	C				P	P	C
Nursing Home, Convalescent Care Facility	C	C	C	P	P			
Open Space Areas, Trails	P	P	P	P	P	P	P	P
Park and Ride Facilities				C	C	C	C	C
Personal Services	C	C		P	P	P		P
Pet Shop / Pet Grooming	C	C		C				
Public or Private Educational Facility	C	C		C	C	C	C	C
Personal Storage Facility (Mini- Storage)						P	P	
Private Club/Bar	C			C	C	C	C	C
Professional Office	C	C	C	P	P	P	P	P
Professional Office (located within an existing structure)	C	C	C	P	P	P	P	P

USE	DISTRICT							
	MU-B Mixed Use- Broad- way	MU-G Mixed Use- General	NC Neighborhood Commercial (Maximum individual lot Size 15,000 square feet)	GC General Commer- -cial	RC Region- al Commer- -cial	LI Light Indust- rial	I Indust- rial	RD Research & Develop- ment
Public Use	C	C	C	C	C	C	C	C
Reception Center	C	C		P	P	P		P
Reception Center (located within an existing structure)	C	C		P	P	P		P
Recreational Facility (Indoor)				P		P	P	C
Recreational Facility (Outdoor)				C		C		C
Recycling Collection Site				C		P	P	
Recycling Processing Center							C	
Repair shop (household and personal goods with no outside storage)	C	C		P		P	P	P
Research Facility				P		P	P	P
Restaurant	C	C		P	P	P	P	P
Restaurant (located within an existing structure)	C	C		P	P	P		P
Retail sales accessory to an allowed use				P	P	P	P	P
Retail Store (located within an existing structure)	C	C	C	P	P			
Retail Store (Total maximum 3,000 square footage)	C	C	C	P		P		P
Retail Store or Commercial Center				C				
Retail Store or Commercial Center (Minimum 120,000 building square foot and planned and phased by approval of a Master Development Site Plan)					C			

USE	DISTRICT							
	MU-B Mixed Use- Broad- way	MU-G Mixed Use- General	NC Neighbor hood Commer- cial (Maximum individual lot Size 15,000 square feet)	GC General Commer- -cial	RC Region- al Commer- -cial	LI Light Indust- rial	I Indust- rial	RD Research & Develop- ment
Retirement Center	C	C						
Rock, Sand and Gravel Storage and Distribution							P	
Sexually Oriented Business							P	
Shooting Range, Indoor				C		C	C	C
Telecommunication s Site/Facility						C	C	C
Temporary Construction Office	C	C	C	P	P	P	P	P
Temporary Use	C	C	C	P	P	P	P	
Theater (Indoor )	C	C		P	P			P
Theater (Outdoor)				C		P	P	
Tobacco Specialty Store (see Note #5)				C	C	P	P	C
Utility Service Facility (major)				C	C	C	C	C
Utility Service Facility (minor)			C	C	C	C	C	
Veterinary Clinic / Animal Hospital						P	P	
Veterinary Clinic/ Animal Hospital operating entirely within an enclosed building	C	C		P		P	P	P
Warehouse						C	P	

P = PERMITTED USE  
C = CONDITIONAL USE

ANY USE NOT IDENTIFIED AS EITHER A PERMITTED (P) OR CONDITIONAL (C) USE IS USE THAT IS A PROHIBITED USE WITHIN THE ZONING DISTRICT

ANY USE NOT IDENTIFIED IN THE TABLE OF USES IS A PROHIBITED USE IN TOOEELE CITY.



NOTES:

1. With the exception of detached single family dwellings, all dwellings in the MU (Mixed Use) zoning district must comply with the regulations and requirements, as amended, of the HDR (High Density Residential) zoning district, or its equivalent replacement, contained in Chapter 7-14, Tables 2, 3, and 4.
2. For any Use allowed in a zoning district and proposing or requiring any area for Accessory Outside Storage, for any purpose, such use and outside storage area shall be considered as a Conditional Use. All Accessory Outside Storage is prohibited in the Mixed Use (MU) District and the Neighborhood Commercial (NC) District.
3. For any Use allowed in a zoning district and proposing or requiring a “Accessory Drive Through Facility”, such Drive Through Facility shall be considered as a Conditional Use. All Accessory Drive Through Facilities are prohibited in the Mixed Use (MU) District and the Neighborhood Commercial (NC) District.
4. For any Use allowed in a zoning district and proposing any Accessory Outside display and sales area, such Accessory Outside Display and Sales use and area, shall be considered as a Conditional Use for any Uses allowed in the District, except that it shall be a permitted use in the Downtown Overlay District. Accessory Outside Display and Storage is prohibited in the Mixed Use (MU) District, Neighborhood Commercial (NC) District, and the Research and Development (RD) District. Accessory Outdoor sales and display in the Downtown Overlay District shall be subject to the following requirements:
  - A. A 6-foot-wide unobstructed pedestrian pathway shall be maintained at all times on all sidewalks.
  - B. All sales and display items shall be removed from the sidewalk and brought indoors into the business at the end of the business’ hours of daily operation.
  - C. No sales or display items may extend more than 24 inches from the building facade of the selling or displaying business.
  - D. No sales or display items may be located within the landscaped park strip, on the curb, in the gutter, or in the vehicular travel lanes.
  - E. All sales and display items shall be located directly in front of the business selling or displaying the items and may not be located in front of other businesses or properties. (Ord. 2012-22, 12-05-12)
5. This use is not permitted if any part of the proposed or existing building containing the use is located within 1,500 feet from (a) any school (public or private kindergarten, elementary, middle, charter, junior high, high school), public park, public recreational facility, youth center, library, or church, (b) any other Tobacco Specialty Store, (c) any residential use or residential zoning boundary, including mixed-use zones, or (d) on Vine Street. Distances shall be measured in a straight line, without regard to intervening structures or zoning districts, from a Tobacco Specialty Store structure to the property line of a school, public park, library, church, youth center, cultural activity, residential use, zoning district boundary, or other Tobacco Specialty Store. (Ord. 2011-19, 01-18-12)

(Ord 2012-22, 12-15-12); (Ord. 2012-24, 11-21-2012); (Ord. 2012-17, 09-05-12); (Ord. 2011-19, 01-18-12); (Ord. 2010-16, 10-06-10); (Ord. 2008-09, 11-05-08); (Ord. 2006-18, 09-13-06); (Ord. 2006-16, 07-19-06); (Ord. 2006-10, 06-21-06); (Ord. 2003-08, 03-19-03); (Ord. 2003-02, 01-08-03); (Ord. 2003-01, 01-08-03); (Ord. 2002-21, 09-18-2002); (Ord. 1999-08, 04-06-99); (Ord. 1999-06, 04-06-99); (Ord. 1999-05, 04-06-99); (Ord. 1998-40, 12-16-98)