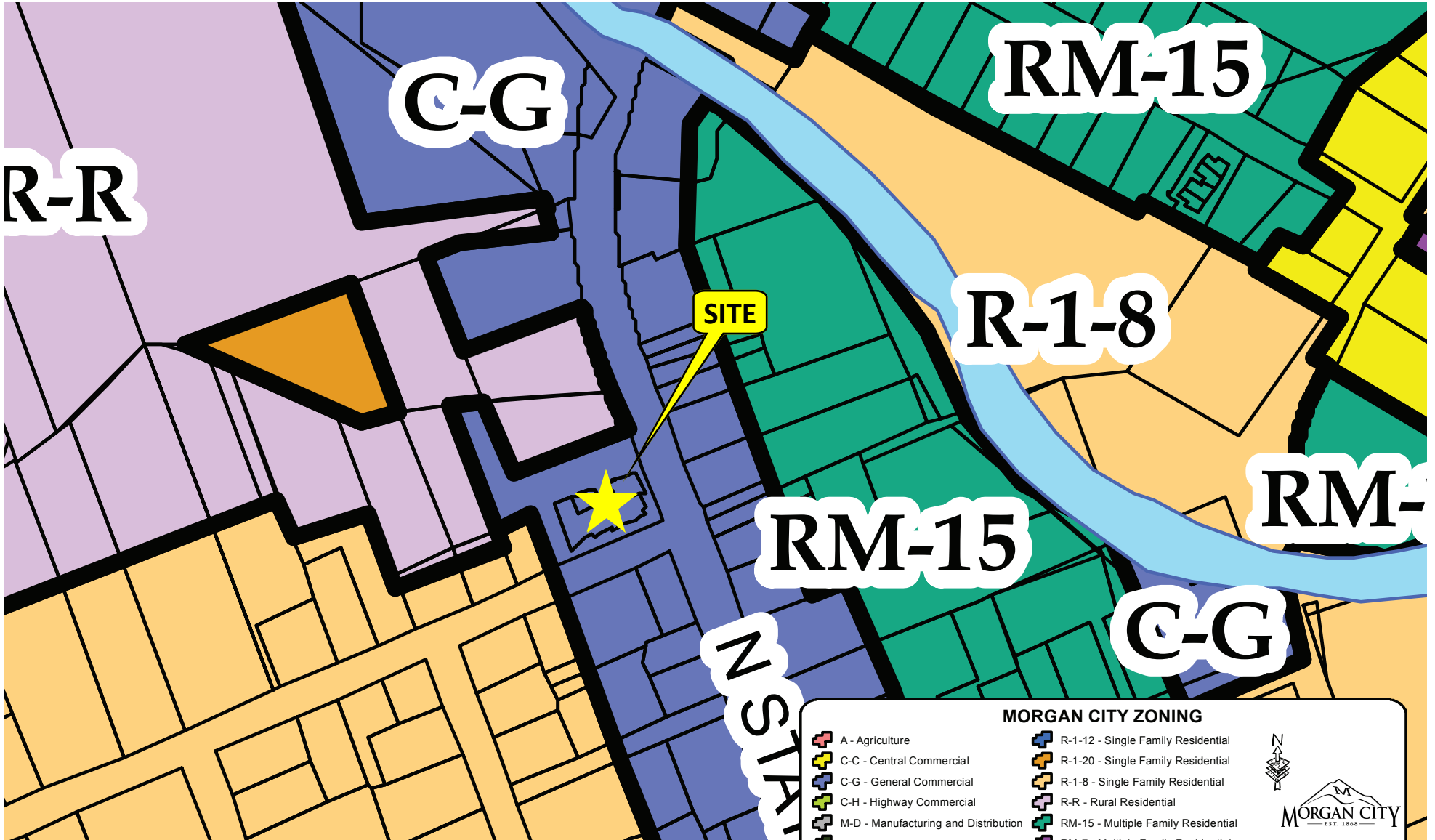


Morgan City Zoning

209 N State St, Morgan UT 84050



MORGAN CITY ZONING

- | | |
|--------------------------------------|-------------------------------------|
| A - Agriculture | R-1-12 - Single Family Residential |
| C-C - Central Commercial | R-1-20 - Single Family Residential |
| C-G - General Commercial | R-1-8 - Single Family Residential |
| C-H - Highway Commercial | R-R - Rural Residential |
| M-D - Manufacturing and Distribution | RM-15 - Multiple Family Residential |
| R-1-10 - Single Family Residential | RM-7 - Multiple Family Residential |



Map by Small Town GIS

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

801-845-8245
Not to scale.

10.12.050 C COMMERCIAL DISTRICTS

The C (commercial) zoning districts are intended to provide area or commercial uses based on considerations such as: the intensity of the use, goods and services provided, and the market area. In all cases, these districts shall abut an arterial or major collector street.

- A. **C-G General Commercial:** The C-G general commercial district is intended to provide commercial services to an area of limited size, for basic trade and personal services which occur regularly or frequently. The major market area for this district is the adjacent residential areas. This type of district should be located at the intersection of arterial or collector streets. It services both pedestrian and vehicular traffic.
- B. **C-C Central Commercial:** The C-C central commercial district is to provide a range of commercial uses greater than that of the C-G, but at a lower intensity than a highway commercial zone. The basic market for this district is vehicular oriented and the major market area is the city. This type of district is best located at the intersection of or adjacent to arterial streets.
- C. **C-H Highway:** The C-H highway commercial district is intended to provide area abutting major arterial streets or freeways for a full range of commercial and professional uses; however, the primary focus should be on uses which require large retail display or merchandise storage areas and serve a regional market. (Ord. 040202, 4-2-2002)

10.16.160 COMMERCIAL/MANUFACTURING LAND USE CLASSIFICATIONS; TABLE 4-2

P Permitted use C Condition use permit Use not permitted	Table 4-2 Commercial/Manufacturing Land Use Classifications			
Land Use	Commercial/Manufacturing Zoning District			
	C-G	C-C	C-H	M-D
Residential				
Accessory building	P	P	P	P
Accessory farm building				
Accessory residential dwelling	C	C	C	P
Boarding/rooming house				
Community center	P	P	C	
Home occupation				
Household pets				
Live-work unit	C			
Mobile home park				
Multiple-family residential unit				
Secondary residential unit				
Single-family residential, attached				
Single-family residential, detached				
Two-family residential unit				
Institutional And Special Services				
Airport/heliport				C
Cemetery, mausoleum				
Church/temple/rectory	C	C	C	C
Commercial school	P	P	P	
Community use	C	C	C	P
Convent, monastery, or other dwelling for group for religious community	C	C	C	
Daycare center	P	P	C	
Elderly apartments				
Foster home		C		
Fraternal/benevolent society	P	P	C	
Halfway house or similar facilities	C		C	
Home for elderly				
Hospital	C	C	C	
Institutions of religious or philanthropic nature	P	P	P	
Library, art gallery, museum	P	P	P	
Nursing home				
Park, playground, fairground	C	C	C	C
Private country club	C	C	C	C

Private/public school or college	C			
Public administration office	P	P	P	P
Public school				
Residential facility for elderly persons				
Residential facility for handicapped persons				
Utility Related Services				
Business offices for utility/transportation systems	P	C	C	P
Distribution elements for utility/transportation systems	P	P	C	P
Fire station	P	C	P	P
Railroad tracks and ROW	C	C	C	C
Support facilities for utility/transportation systems	C		C	P
Recreation Uses				
Amusement, arcade	C	C	C	
Athletic/tennis/swim club	P	P	C	
Golf course			C	C
Private commercial amusement	P	C	C	C
Theater	P	P	P	C
Automobile Related Uses				
Auto parts sales	P	P	P	P
Auto repair	C		C	P
Auto sales	C		C	C
Car wash	P	P	C	C
Commercial parking structure	C		C	
Muffler or brake shop	C	C	P	P
Paint and body shop	C	C	C	C
Storage of autos, travel trailers	C	C	C	C
Tire recap and retread shop	C		C	P
Tire sales	P	P	P	P
Towing services			C	C
Truck storage, outdoor	C	C	C	P
Truck, trailer rental	C	C	C	
Used auto parts, sales, indoor	C	C	C	P
Wrecking or salvage yards for auto parts				
Retail Or Related Uses				
Animal clinic or pet hospital	C		C	P
Antique shop or similar	P	P	P	P
Art supply store	P	P	P	P
Bank, credit union	P	P	P	
Barber or beauty shop	P	P	P	
Big box retail	C	C	C	
Bookstore	P	P	P	

Camera shop	P	P	P	
Convenience store	C	C	C	C
Department or discount store	P	P	P	
Fast food eating establishment	C	C	C	
Florist shop	P	P	P	
Furniture/appliance store	P	C	P	
Garden shop and plant sales, nursery	P	P	C	
General retail sales	P	P	P	
Grocery store	P	P	P	
Hardware store	P	P	P	
Kennels, boarding	C		C	P
Kennels, private				
Kiosk	P ¹	P ¹	P ¹	P ¹
Laboratory, medical or dental or optical	P	P	P	
Laundry/laundromat	P	P	P	
Locksmith or key shop	P	P	P	P
Medical/dental clinic	P	P	P	
Mortuary		P	C	
Music store	P	P	P	
Office, professional or general business	P	P	P	P
Optical shop	P	P	P	
Pawnshop	P	C	C	
Personal custom services	P	P	P	P
Pet shop	P	P	P	
Pharmacy	P	P	P	
Reception center	P	P	P	
Repair of household appliances	P	P	P	P
Restaurant	P	P	P	C
Seasonal outdoor vendor	P ¹	P ¹	P ¹	P ¹
Shoe store	P	P	P	P
Single events	P ¹	P ¹	P ¹	P ¹
Studio, artist, photo, dance, music	P	P	P	
Studio, decorator and display	P	P	P	
Studio, health, exercise, reducing, or similar service	P	P	P	
Tavern	C		C	
Tent vendor	P ¹	P ¹	P ¹	P ¹
Variety store	P	P	P	
Commercial Or Related Services				
Bakery, wholesale	P	C	P	P
Bed and breakfast	P	P	P	
Building materials sales	P	C	P	P

Cabinet or furniture sales	P	C	P	P
Cleaning, laundry	C		P	P
Contractor storage yard	C		C	P
Dance hall or nightclub	C		C	
Heavy machine storage, sales or repair	C		C	P
Hotel or motel	C	C	C	
Laboratory, scientific or research	C		C	P
Lumberyard	C	C	C	P
Open storage	C		C	P
Paint store	P	P	P	P
Plumbing store	P	P	P	P
Preschool	P	P	P	P
Print shop	P	P	P	P
Recycling collection point	C	C	C	P
Trailer or mobile home sales	P		P	P
Welding or machine shop	C		C	P
Industrial And Related Uses				
Animal or fowl slaughter				
Chemical and plastic manufacturing				
Extraction of soil, sand, gravel, minerals, gas, petroleum or other similar substances				
High impact manufacturing				C
Industrial services				P
Junkyards				C
Large warehouse storage/wholesale sales			C	P
Light impact manufacturing			C	P
Moderate impact manufacturing				P
Outdoor storage			C	C
Small multi-unit storage facility	C		C	P
Storage of sand, gravel, earth or stone				C
Trucking terminal	C		C	P
Agriculture And Related Uses				
Agriculture	P	P	P	P
Animal keeping				P
Beekeeping				
Breeding or raising animals for food or sale				
Crop production for sale	P	P	P	P
Farm industry or ranch				
Fur farm				
Orchard, commercial	P	P	P	P

Note:

1. The property must be vacant or being used as zoned.(Ord. 12-07, 5-22-2012)