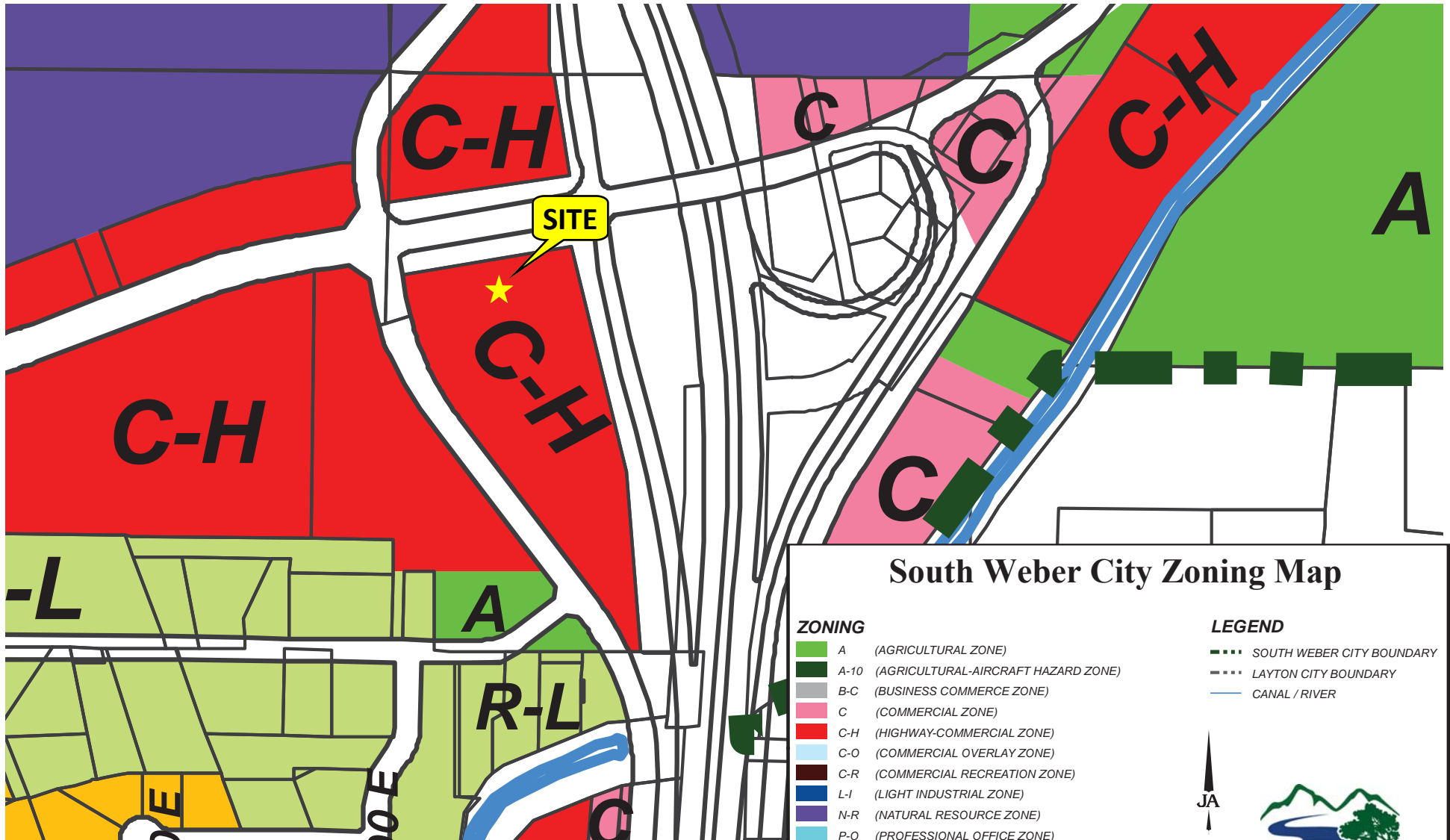


# South Weber City Zoning

2700 E and South Weber Drive

Tax # 13-039-0055



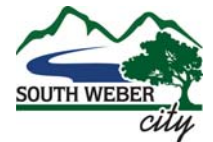
## South Weber City Zoning Map

### ZONING

- A (AGRICULTURAL ZONE)
- A-10 (AGRICULTURAL-AIRCRAFT HAZARD ZONE)
- B-C (BUSINESS COMMERCE ZONE)
- C (COMMERCIAL ZONE)
- C-H (HIGHWAY-COMMERCIAL ZONE)
- C-O (COMMERCIAL OVERLAY ZONE)
- C-R (COMMERCIAL RECREATION ZONE)
- L-I (LIGHT INDUSTRIAL ZONE)
- N-R (NATURAL RESOURCE ZONE)
- P-O (PROFESSIONAL OFFICE ZONE)
- R-H (RESIDENTIAL HIGH DENSITY ZONE)
- R-L (RESIDENTIAL LOW DENSITY ZONE)
- R-LM (RESIDENTIAL LOW-MODERATE DENSITY ZONE)
- R-M (RESIDENTIAL MODERATE DENSITY ZONE)
- T-1 (TRANSITIONAL LIGHT INDUSTRIAL ZONE)

### LEGEND

- SOUTH WEBER CITY BOUNDARY
- LAYTON CITY BOUNDARY
- CANAL / RIVER



**SOUTH WEBER CITY CORPORATION**  
**PLANNING AND ZONING**

MAY 2012

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

# ARTICLE H. HIGHWAY-COMMERCIAL ZONE (C-H)

## 10-5H-1: PURPOSE:

To provide areas in appropriate locations adjacent to highways or major streets where activities dependent upon or catering to thoroughfare traffic and the traveling public may be established, maintained and protected. The regulations of this district are designed to encourage harmony between traffic needs and centers for retail commercial, entertainment, automotive facilities and other appropriate highway related activities. (1989 Code § 12-9-001)

## 10-5H-2: DEVELOPMENT OVER ONE ACRE:

Development over one acre must follow the conditional use permit procedure of [chapter 7](#) of this title. (1989 Code § 12-9-002)

## 10-5H-3: ARCHITECTURAL SITE PLAN REVIEW:

All proposed C-H development shall meet the requirements of [chapter 12](#) of this title. (1989 Code § 12-9-003)

## 10-5H-4: PERMITTED USES:

Accessory uses and buildings.

Dwellings, single-family, only when in the same structure as the business or commercial use and when occupied by the owner/operator or employee employed on the premises.

Eating establishments, including drive-ins.

Gasoline and diesel service stations.

Laundry and dry cleaning services.

Mobile businesses.

Public buildings and public utility buildings and uses.

Retail sales.

Transient lodging.

Uses judged by the Planning Commission to be similar and compatible with the purposes of this article. (1989 Code § 12-9-004; amd. Ord. 96-7, 12-10-1996, eff. 1-10-1997; Ord. 16-21,

9-13-2016)

### 10-5H-5: CONDITIONAL USES:

The following uses are allowed as conditional uses in Highway-Commercial (C-H) Zoning Districts provided they are located on more than one acre in site area:

Amusement and recreation activities.

Electronic communications facilities.

Excavations of over two hundred (200) cubic yards, as allowed by section [10-6-2](#) of this title.

Small wind energy systems.

Temporary businesses not to exceed ninety (90) days in length. (Ord. 19-09, 3-12-2019)

### 10-5H-6: BUILDING LOT REQUIREMENTS:

The provisions of this section pertain to all buildings, except those exempted in [chapter 11](#) of this title.

A. Lot width: No particular requirements, as approved by the Planning Commission.

B. Lot area: No particular requirements, as approved by the Planning Commission. (1989 Code § 12-9-006)

### 10-5H-7: LOCATION OF STRUCTURES:

Structures	Front Setback	Side Setback	Rear Setback
Main and accessory structures	50 feet	No requirement, except 20 feet minimum for sides fronting on street. Where any wall has no windows exposed on that side, then no side setback shall be required, except that 10 feet shall be provided where the lot line is coterminous with any residential boundary	10 feet from other zones, 20 feet from residential zones
Temporary structures	30 feet	10 feet	10 feet

(1989 Code § 12-9-007)

### **10-5H-8: MAXIMUM STRUCTURE HEIGHT:**

Main buildings and structures, two and one-half (2<sup>1/2</sup>) stories or thirty five feet (35'). Temporary structures, one story. (1989 Code § 12-9-008)

### **10-5H-9: OFF STREET PARKING:**

The provisions of [chapter 8](#) of this title shall apply and shall be in full force and effect in this zone, except in the case of a bona fide temporary use. (1989 Code § 12-9-009)

### **10-5H-10: PERMITTED SIGNS AND LIGHTING<sup>1</sup>:**

Class 5 signs shall be permitted. (1989 Code § 12-9-010)

### **10-5H-11: SPECIAL PROVISIONS AND LIMITATIONS:**

Where accessory living quarters are provided as permitted herein, no window shall be permitted in any wall of the same which is located within eight feet (8') of a side property line. (1989 Code § 12-9-011)

### **10-5H-12: LANDSCAPING REQUIREMENTS:**

- A. General Landscaping: At least fifteen percent (15%) of the total site shall be thoroughly landscaped, including an irrigation system to maintain such landscaping. Landscaping shall meet the requirements of [chapter 15](#) of this title. For use of exceptional design and materials, as determined by the Planning Commission, the landscaping may be reduced to ten percent (10%) of the total site.
- B. Buffer Yard Landscaping: A buffer yard shall be required between the C-H Zone and all residential zones and shall meet the requirements of [chapter 15](#) of this title.
- C. Park Strip Landscaping: Park strip landscaping shall meet the requirements of [chapter 15](#) of this title. (Ord. 18-05, 8-14-2018)