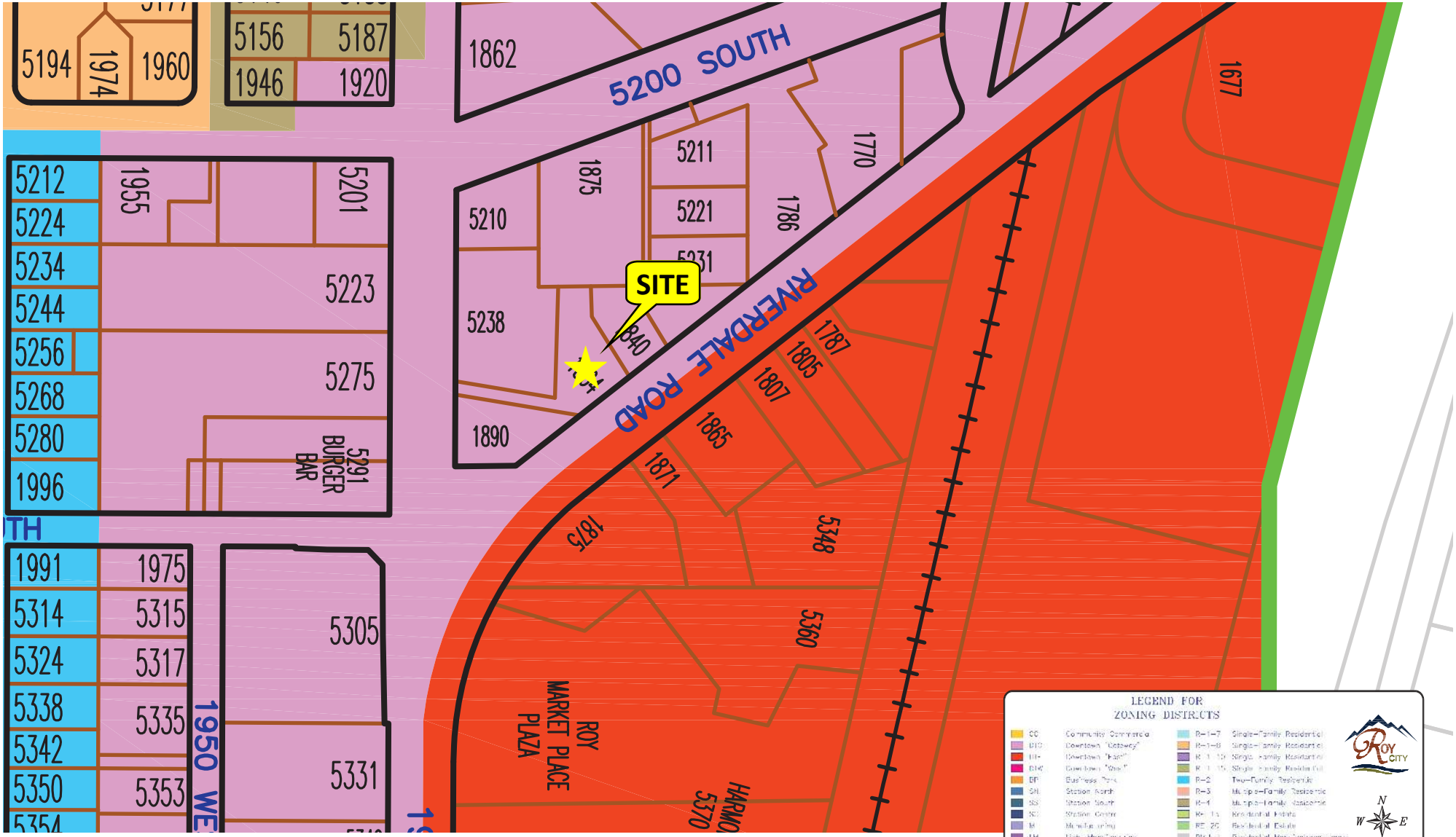
Roy City Zoning

1864 W 5300 S, Roy UT 84067



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10-6-1 ZONING BY DISTRICTS

In accordance with the requirement of the Utah Code, as amended, that zoning within municipalities be by districts, Roy City, as shown on the Roy City Zoning Districts Map, is divided into zoning districts that govern the use, intensity and other requirements for the use of all lands located within the City. The map accompanying this Ordinance, the Roy City Zoning Districts Map (Zoning Map), and incorporated herein by reference, identifies the location and distribution of each zoning district provided by the City. All use, activity, and all required approvals, permits, and licenses shall be found to conform to the provisions, standards, and requirements of the applicable zoning district.

To achieve the purposes of this Ordinance, the following zoning districts are provided:

1. Residential Estates District
    1. Residential Estates (RE-20)
    2. Residential Estates (RE-15)
2. Single-Family Residential Districts
    1. Single-Family (R-1-15)
    2. Single-Family (R-1-10)
    3. Single-Family (R-1-8)
    4. Single-Family (R-1-7)
    5. Single-Family (R-1-6)
3. Medium Density Residential District
    1. Medium Density (R-2)
4. High Density Residential Districts
    1. High Density (R-3)
    2. High Density (R-4)
5. Mobile Home District
    1. Single-Family Mobile Home (RMH-1)
6. Commercial Districts
    1. Community Commercial (CC)
7. Manufacturing Districts
    1. Light Manufacturing (LM)
    2. Manufacturing (M)
8. Special Purpose Districts
    1. Recreation District (R)
    2. Residential Infill Overlay (RIO)
9. Mixed Use Districts
    1. Downtown
        1. Downtown - East (DT-E)
        2. Downtown - West (DT-W)
        3. Downtown - Gateway (DT-G)
    2. FrontRunner Station
        1. Business Park (BP)
        2. Station - Central (S-C)
        3. Station - North (S-N)
        4. Station - South (S-S)

HISTORY
Amended by Ord. 1062 on 3/4/2014
Amended by Ord. 1059 on 9/2/2014
Amended by Ord. 1070 on 9/16/2014
Amended by Ord. 1074 on 11/18/2014
Amended by Ord. 1076 on 12/2/2014
Amended by Ord. 1077 on 12/16/2014
Amended by Ord. 16-7 on 8/2/2016
Amended by Ord. 16-15 on 9/20/2016
Amended by Ord. 17-2 on 3/21/2017
Amended by Ord. 17-6 on 6/20/2017
Amended by Ord. 17-11 on 7/18/2017
Amended by Ord. 17-13 on 9/5/2017
Amended by Ord. 19-2 on 3/19/2019
Adopted by Ord. 21-3 on 3/2/2021
Amended by Ord. 21-12 on 8/17/2021

10-6-2 ZONING DISTRICTS PURPOSES

The Roy City Zoning Districts are formulated to provide and achieve the following purposes:

1. Residential Estates District (RE-20 and RE-15). The Residential Estate District is provided to allow low density residential estates neighborhoods with a quality of openness and provide for certain rural amenities, on larger minimum lots. This district is intended to promote and preserve single-family residential development. The principal land use is single-family dwellings and incidental and accessory uses located in a semi-agricultural or rural environment.
2. Single-Family Residential (R-1-15, R-1-10, R-1-8, R-1-7, and R-1-6) Districts provide regulated areas for single-family residential use at five (5) different low-density levels. These Districts are provided to maintain and protect areas for single-family residential dwellings.
3. The purpose of the R-2 District is to accommodate a need for moderate density residential uses by providing opportunities for both single-family and two-family dwelling units.
4. The Residential R-3 District is provided to allow the establishment of a variety of dwelling unit types from single-family to multiple-family units with their associated necessary public services and activities. It is provided to facilitate the orderly transition from less intensive, lower density uses to more intensive, higher density uses.
5. The purpose of the R-4 District is to provide higher density residential areas with their associated necessary public services and activities. It is also to provide an orderly transition from pure residential zones to mixed residential/professional and business office uses.
6. The purpose of the RMH-1 District provides appropriate areas for suitable development of Single-Family mobile home parks and/or recreational coach parks. It is also to ensure that such facilities receive adequate services and blend harmoniously with surrounding residential neighborhoods.
7. The purpose of the Community Commercial (CC) District is to provide suitable areas for the location of various types of commercial activity needed to serve the people and commerce of the city, at appropriate locations. The development standards provided for this District is intended to minimize any adverse effect of commercial areas on adjoining areas by achieving maximum compatible integration of land uses, by preserving the aesthetic qualities of the area, while providing safe and efficient commercial uses.
8. The Light Manufacturing (LM) District provides suitable areas adjacent to residential areas that will accommodate the need for light manufacturing, warehousing, and associated accessory uses. The Manufacturing (M) District provides potentially more intense uses for manufacturing in appropriate areas so as to strengthen the employment base and economic diversity of the City.
9. Special Purpose Districts. The Special Purpose Districts of Recreation (R) and Residential Infill Overlay (RIO) are provided as independent and separate stand-alone Zoning Districts or Overlay Zoning Districts to meet specific needs and goals of the City as follows:
    1. Recreation (R). This District is provided to provide opportunities for recreational and open space uses, with their associated accessory uses.
    2. Residential Infill Overlay (RIO). This District is provided for remnant properties with limitations in complying with the development standards of the underlying zone. This zone shall be considered by the Commission and Council in compliance with the requirements of 10-8.
10. The Mixed Use (MU) zoning District is intended to provide a variety of land uses that are purposely combined. Mixed use areas are intended to support a broad range of commercial office, entertainment, recreational, civic and residential uses within a single building. It is intended to transform that areas into an attractive and active area with a sense of place that is unique to Roy.

HISTORY
Amended by Ord. 19-2 on 3/19/2019
Amended by Ord. 21-3 on 3/2/2021
Amended by Ord. 21-12 on 8/17/2021

TABLE 17-2 - TABLE OF ALLOWED USES - NON-RESIDENTIAL ZONING DISTRICTS

P = Permitted Use; C = Conditional Use; T = Temporary Use; X = Use Prohibited in the Zoning District (Zone)
A Use that is not identified in the Table of Uses is hereby determined to be a Prohibited Use within Roy City.

CC = Community Commercial LM = Light Manufacturing M = Manufacturing
R = Recreational MU = Mixed Use (see chapter 13 of this title)

USE	CC	LM	M	R
Accessory Building. A building customarily incidental and clearly subordinate to the existing primary building and located on the same lot as the primary building, and meeting all requirements of the International Building Code, Zoning Ordinance and Subdivision Ordinance, as adopted by the City.	P	P	P	P
Accessory Caretaker Dwelling Unit. An attached or detached dwelling unit for an employee or owner and incidental and clearly subordinate (NO MORE THAN 40%) to an existing primary building or use and located on the same lot as the primary building or use.	X	P	P	P
Accessory Use. A use clearly incidental and subordinate to the existing primary use and customarily found in connection with the primary use and located on the same lot or in the same building as the primary use.	P	P	P	P
Adult Arcade. Any place to which the public is permitted or invited wherein coin operated or slug operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image producing devices are regularly maintained to show images to five (5) or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by their emphasis upon matter exhibiting or describing specified sexual activities or specified anatomical areas. An Adult Arcade shall be conducted in compliance with all requirements for the operation of sexually oriented businesses, as provided by RMC 3-7, as applicable.	X	X	P	X
Adult Bookstore, Adult Novelty Store, Adult Video Store. A commercial establishment which has significant or substantial portion of its stock in trade or derives a significant or substantial portion of its revenues or devotes a significant or substantial portion of its interior business or advertising, or maintains a substantial section of its sales or display space to the sale or rental, for any form of consideration, of any one or more of the following: 1. Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes, compact discs, slides, or other visual representations which are characterized by their emphasis upon the exhibition or description of specified sexual activities or specified anatomical areas; 2. Instruments, devices or paraphernalia which are designed for use or marketed primarily for stimulation of human genital organs or for sadomasochistic use or abuse of themselves or others. Adult Bookstores, Adult Novelty Stores, and Adult Video Stores shall be conducted in compliance with all requirements for the operation of sexually oriented businesses, as provided by RMC 3-7, as applicable.	X	X	P	X
Adult Cabaret. A nightclub, bar, juice bar, restaurant bottle club, or similar commercial establishment, whether or not alcoholic beverages are served, which regularly features: 1. Persons who appear seminude; 2. Live performances which are characterized by the exposure of specified anatomical areas or specified sexual activities; or 3. Films, motion pictures, videocassettes, slides or other photographic reproductions which are characterized by their emphasis upon the exhibition or description of specified sexual activities or specified anatomical areas. An Adult Cabaret shall be conducted in compliance with all requirements for the operation of sexually oriented businesses, as provided by RMC 3-7, as applicable.	X	X	P	X
Adult Motel. A motel, hotel or similar commercial establishment which: 1. Offers public accommodations, for any form of consideration, and which regularly provides patrons with closed circuit television transmissions, films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by their emphasis upon the exhibition or description of specified sexual activities or specified	X	X	P	X

anatomical areas and which regularly advertises the availability of such material by means of a sign visible from the public right of way, or by means of any off premises advertising, including, but not limited to, newspapers, magazines, pamphlets or leaflets, radio or television; and 2. Offers a sleeping room for rent for a period of time less than ten (10) hours. An Adult Motel shall be conducted in compliance with all requirements for the operation of sexually oriented businesses, as provided by RMC 3-7, as applicable.				
Adult Motion Picture Theater. A commercial establishment where films, motion pictures, videocassettes, slides or similar photographic reproductions which are characterized by their emphasis upon the exhibition or description of specified sexual activities or specified anatomical areas are regularly shown for any form of consideration. An Adult Motion Picture Theater shall be conducted in compliance with all requirements for the operation of sexually oriented businesses, as provided by RMC 3-7, as applicable.	X	X	P	X
Adult Theater. Theater, concert hall, auditorium or similar commercial establishment which, for any form of consideration, regularly features persons who appear in state of semi nudity or live performances which are characterized by their emphasis upon the exposure of specified anatomical areas or specified sexual activities. An Adult Theater shall be conducted in compliance with all requirements for the operation of sexually oriented businesses, as provided by RMC 3-7, as applicable.	X	X	P	X
Adult - Seminude Model Studio. Any place where a person, who regularly appears in a state of semi nudity, is provided for money or any form of consideration to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons, except as may be allowed by RMC 3-7.	X	X	P	X
Animal Hospital (Veterinary Clinic), With Holding Facilities. A facility for the diagnosis, treatment, hospitalization, and boarding of animals that does not include outdoor holding facilities But which may include indoor holding and boarding facilities.	P	P	P	X
Assisted Living Facility. Commonly referred to as "residential care", "assistive living" or "personal care community". A residential facility with common area in which services are available to residents who may still live independently within the facility itself. Help is generally offered in day-to-day tasks such as taking medicine, bathing, dressing, using the bathroom, getting to appointments, or preparing meals. A variety of services and amenities such as dining room service, group outings, and recreational and social programs are usually available. This definition shall not include any facility which meets the definition of a "Residential Facility for Elderly Persons" or "Residential Facility for Persons with a Disability".	P	X	X	X
Bank Credit Union or other Financial Institution. A financial company or corporation providing the extension of credit, and the custody, loan or exchange of money.	P	X	X	X
Billboard. A freestanding sign designed or intended to direct attention to a business, product, or service that is not provided, sold, offered, or existing on the property where the sign is located	X	X	X	X
Cannabis Production Establishments. Cannabis Production Establishments may not be located closer than six hundred (600) feet to any residential zone and one thousand (1,000) feet from any community location. Shall be conducted within an enclosed building and be designed to filter inside air exchanges the outside through air filter systems that remove odors before exiting the building.	N	N	P	N
Car Wash. A structure with machine- or hand-operated facilities used principally for the cleaning, washing, polishing, or waxing of motor vehicles. A facility of this type may be able to accommodate more than one vehicle at the same time.	X	X	P	X
Church. A facility principally used as a location for people to gather for religious worship or other religious activities. One (1) accessory dwelling unit for the housing of the pastor or similar church leader of the church and their family shall be permitted.	P	X	X	X
Commercial Day Care/Preschool Center. A facility, operated by a person qualified and licensed by the State of Utah, which provides children with day care and/or preschool instruction as a commercial business and complying with all applicable State standards and licensing and having regularly scheduled, ongoing enrollment for direct or indirect compensation that provides child care for less than twenty four (24) hours per day. Commercial Day Care/Preschool Center excludes the following: 1. Kindergartens or nursery schools or other daytime programs operated by public or private elementary or secondary schools or institutions of higher learning; 2. Facilities operated in connection with a fitness center, shopping center or other activity where children are cared for temporarily while parents or custodians of the children are occupied on the premises or are in the immediate vicinity and readily available; or	P	P	X	X

3. Special activities or programs, including athletics, crafts instruction and similar activities, conducted on a periodic basis by civic, charitable, private, or governmental organizations; or
4. clearly identified as an Accessory Use

Commercial Plant Nursery. A use wholly, or partially, contained within one or more greenhouses where trees, shrubs, flowers, or vegetable plants are grown and sold to retail customers. Commercial Plant Nursery does not include wholesale nurseries or greenhouses.	P	P	P	X
Commercial Recreation (Indoor). Any use, either public or private, providing amusement, pleasure, or sport, which is operated entirely within an enclosed building, including but not limited to live theater, and movie houses, indoor tennis, bowling, and skating, baseball batting cages, paintball, horse riding or similar activities. This use may include associated eating and drinking areas, retail sales areas and staff offices	P	P	P	P
Commercial Recreation (Outdoor). An area or facility that offers entertainment or recreation outside. This use is limited to a golf driving range, baseball batting cages, riding arena, tennis facility, miniature golf, and swimming pool, and may include, as accessory uses, associated eating and drinking areas, retail sales areas and staff offices. This use specifically excludes shooting range, gocart, motor vehicle and/or motorbike tracks, or similar activities that may create noise, dust, or other nuisances to adjoining and surrounding uses.	P	P	X	P
Construction Sales and Service. An establishment engaged in the retail or wholesale sale of materials and services used in the construction of buildings or other structures, as well as the outdoor storage of construction equipment or materials on lot or parcel other than a construction site. Typical uses include home improvement centers, lawn and garden supply stores, construction equipment sales and rental, electrical, plumbing, air conditioning and heating supply stores, and swimming pool sales.	P	P	P	X
Contractor's Office/Contractor's Storage Yard. A facility providing building construction and maintenance, including carpentry, plumbing, roofing, electrical, air conditioning and heating, within a totally enclosed building, and which may include the open storage of any building materials, equipment, or vehicles.	X	P	P	X
Convalescent Facility. A facility, or portion thereof, in which people are cared for during the time of recovery from an operation, injury, or physical illness. The facility may also contain areas for physical therapy. This definition shall not include any building or structure which meets the definition of a "group home for the elderly", "group home for persons with a disability", or "detention or rehabilitation facility".	P	X	X	X
Convenience Store. A retail establishment selling consumer products including prepackaged food and drink. A convenience store may also provide associated retail sale of gasoline and other petroleum products.	P	P	P	X
Day Care Center (Adult). Any building or structure furnishing care, supervision, and guidance for three (3) or more adults unaccompanied by guardians for periods of less than twenty four (24) hours per day.	P	X	X	X
Drive through/Drive up Facility. A facility where goods and services are provided to customers within a vehicle. Must be associated with a "Permitted" or "Conditional" use within this table	P	P	P	X
Educational Facility. Privately or publicly owned buildings and uses for educational or research activities that has a curriculum for technical or vocational training, kindergarten, elementary, secondary or higher education, and including Charter Schools. Public schools, colleges or universities qualified by the State of Utah Board of Regents or State of Utah Board of Education to provide academic instruction.	P	X	X	X
Golf Course. A an area used for the purposes of playing golf, but which may include associated restaurant, commercial retail sales areas, staff offices and course maintenance facilities	X	X	X	C
Hospital. A facility licensed by the State of Utah Department of Health providing clinical, temporary or emergency service of a medical, obstetrical or surgical nature to human patients	P	X	X	X
Hotel A building offering temporary lodging accommodations, or overnight accommodations for guests, with access provided through a common entrance, lobby or hallway to four (4) or more guestrooms, and which may include additional services, such as restaurants, meeting rooms, entertainment, and recreational facilities	P	X	X	X
Kennel. A commercial establishment having three (3) or more dogs for boarding, breeding, buying, letting for hire, training for profit, or selling. (Ord No. 16-10, 7-5-2016)	X	X	C	X
Laundry, Self Serve or Dry Cleaning. An establishment providing home-type washing, drying, and/or ironing machines, household laundry and dry cleaning services, classified as low hazard in applicable codes, with customer drop-off and pick-up.	P	X	X	X

Liquor Store – State Owned. An establishment owned and operated by the State of Utah and primarily engaged in the sale of alcoholic beverages.	X	X	X	X
Manufacturing. Major. Includes the processing and fabrication of finished products, predominantly from previously prepared materials, and includes the assembly, fabrication or processing of goods and materials using processes that do not create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building and where such assembly, fabrication or processing takes place entirely within a building. Excludes gravel pit, quarry, extractive industries.	X	X	P	X
Manufacturing, Minor. Includes the processing and fabrication of finished products that do not create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building and where such assembly, fabrication or processing takes place entirely within a building with a maximum building size of 15,000 square feet.	X	P	P	X
Major Facility of a Public Utility. Any electric transmission lines (greater than 115,000 volts), power plants or substations of electric utilities; gas gathering facility, regulator stations, transmission and gathering pipelines and storage areas of utilities providing natural gas or petroleum derivatives; and their appurtenant facilities, water treatment plant, sewage treatment plant.	X	C	C	X
Medical and Dental Clinic. An organization of doctors, dentists, or other health care professional providing physical or mental health service and medical or surgical care of the sick or injured but which does not include in-patient or overnight accommodations.	P	X	X	X
Medical Cannabis Pharmacy. Medical Cannabis Pharmacy may not be located closer than six hundred (600) feet to any residential zone and two hundred (200) feet from any community location. Shall also meet the following: 1. Shall have one (1) entry door at the front of the building facing the street 2. Hours of operation are limited between 8 a.m. to 8 p.m.	P	P	P	N
Medical or Dental Laboratory. An establishment that conducts basic medical or dental research and analysis. This term does not include a facility providing any type of in-house patient services typically provided by hospitals and clinics.	P	P	P	X
Minor Facility of a Public Utility. A use operated exclusively by a public body or quasi-public body, such use having the purpose of serving the public health, safety or general welfare, and including streets, parks, recreational facilities, administrative and service facilities, and public utilities, and found by the Roy City Planning Commission to conform to the Roy City General Plan, or has been considered by the Roy City Planning Commission and, after receiving the advice of the Planning Commission, the Roy City Council has approved the proposed location and/or Public Use as an amendment to the Roy City General Plan. Public Uses and Utilities do not include "Major Facility of a Public Utility," as defined herein	C	C	C	C

Mobile Food Trucks:
 	
1. Location: When allowed in the use regulations applicable to a specific zoning category, mobile food trucks may be:
    1. Located in a private parking lot with property owner approval for that location; or
2. Parked In Private Parking Lot: When parked in a private parking lot, a mobile food truck shall:
    1. Have access to a permanent bathroom facility;
    2. Be located on an improved portion of the lot; and
    3. Be located on a lot where an occupied business is operating.
3. Conditions That Apply: Regardless of where a mobile food truck is operated or parked, the following conditions apply:
    1. Site plan must be submitted and approved, when the food truck operates in the same location for ten (10) or more hours per week, otherwise a site plan s not required.
        1. A site Plan should include two (2) 8.5 x 11" size copies of a drawing identifying the proposed location of the truck(s) in relation to the existing building(s), parking spaces, ingress and egress points and streets serving the site.
    2. It shall not operate within one hundred feet (100') of a property line of a church unless invited by the church.
    3. All signs are limited to those that are permanent and physically attached to the vehicle.
    4. The operator shall provide trash and recycling containers which shall be removed from site when truck leaves site.
    5. The use shall be placed so as not to disrupt the vehicle and allow safe pedestrian traffic flow into or out of a site.
    6. Shall not operate as a drive-through.
	P	P	P	P

7. Vehicles are to be maintained in a neat and professional manner
8. Hours of operation are between seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M. with no overnight parking except at commissary location.
9. Shall not cause noise, light, or glare which adversely impacts surrounding uses. Flashing, scintillating, blinking, or traveling lights shall not be permitted;Vehicles are not allowed to idle
10. Shall comply with all applicable Utah State and Weber/Morgan Health Department requirements;
11. Must comply with all Roy City Fire Department requirements, including but limited to an annual inspection.Shall comply with all State, County, and City retail sales tax regulations;
12. Shall only operate when parked on a hard surface;

Mortuary Funeral Home. An establishment in which the dead are prepared for burial or cremation. The facility may include a chapel and other rooms to conduct funeral services.	P	X	X	X
Motel. A building or group of buildings containing four (4) or more guest rooms, some or all of which may have a separate entrance leading directly from the outside of the building with a garage or parking space located on the lot and designed, used or intended wholly or in part for the accommodation of persons usually traveling by private automobile or motor coach and which may include additional services, such as restaurants, meeting rooms, entertainment and recreational facilities.	P	X	X	X
Nightclub. A place of entertainment open at night usually serving food and liquor, having a floor show, and providing music and space for dancing. A Nightclub that serves liquor shall maintain a valid Class E License and shall be conducted in compliance with all requirements for the issuance of such license, as provided by RMC 3-2, as applicable	X	X	X	X
Nursing Home. An intermediate care/nursing facility or a skilled nursing facility, licensed by the state of Utah, for the care of individuals who, due to illness, advanced age, disability, or impairment, require assistance and/or supervision on a twenty-four (24) hour per day basis. Such facility does not include an adult daycare facility or adult daycare provided in conjunction with a residential facility for elderly persons or a residential facility for persons with a disability.	P	X	X	X
Office. A building, room, or other space where executive, management, administrative or professional services are provided, except medical services, and excluding the sale of merchandise, except as incidental to a principal use. Typical uses include real estate brokers, insurance agencies, credit reporting agencies, property management firms, investment firms, employment agencies, travel agencies, advertising agencies, secretarial services, data processing, telephone answering, telephone marketing, paging and beeper services and facsimile transmission services; post offices and express mail offices, excluding major mail processing and distribution; offices for utility bill collection; professional or consulting services in the fields of law, architecture, design, engineering, accounting and similar professions; interior decorating consulting services; and business offices of private companies, utility companies, public agencies, trade associations, unions and nonprofit organizations.	P	X	X	X
Pay-day Lending: Lenders engaging primarily in the business of small, short term loans provided against a prearranged line of credit, post-dated check, deposits, vehicle titles or other instruments. The number of such facilities licensed within the City limits may not exceed one (1) per five thousand (5,000) or portion thereof, of the most recent United States Census Bureau estimated population of Roy City. (Ord. 1018, 8-4-2009)	X	X	X	X
Pawnshop. Any person or establishment engaged in any of the following: 1. Lending money on deposit of personal property; 2. Dealing in the purchase, exchange, or possession of personal property on condition of selling the same back again to the pledgor or depositor; 3. Lending or advancing money on personal property by taking chattel mortgage security thereon and taking or receiving possession of such personal property; or 4. Selling unredeemed pledged personal property together with such new merchandise as will facilitate the sale of such property. The number of such facilities licensed within the city limits may not exceed one per every ten thousand (10,000), or portion thereof, of the most recent United States Census Bureau estimated population of Roy City. Such facilities shall not be located closer than six hundred (600) feet to any residential zone or to another Pawn Shop.	X	X	X	X
Personal Care Service. An establishment primarily engaged in the provision of frequently or recurrently needed services of a personal nature. Typical uses include beauty salons (including	P	X	X	X

permanent or semi-permanent make-up/cosmetics) and barbershops, custom tailoring and seamstress shops, electrolysis studios, portrait studios, shoe repair shops, tailors, tanning and nail salons, and weight loss centers. The term excludes "Tattoo Establishment."				
Personal Instruction Service. An establishment primarily engaged in the provision of informational, instructional, personal improvement and similar services of a nonprofessional nature. Typical uses include art and music schools, driving and computer instruction, gymnastic and dance studios, handicraft or hobby instruction, health and fitness studios, massage therapist instruction, martial arts training, and swimming clubs.	P	X	X	X
Pet Grooming. A commercial establishment for the grooming of pets. No boarding, breeding, buying, letting for hire, training or selling. (Ord No. 16-10, 7-5-2016)	C	X	X	X
Private Club. Any nonprofit corporation operating as a social club, recreational, fraternal or athletic association, or kindred association organized primarily for the benefit of its stockholders or members. A Private Club that serves liquor shall maintain a valid Class E License and shall be conducted in compliance with all requirements for the issuance of such license, as provided by RMC 3-2, as applicable	X	X	X	X
Public Park-And-Ride Lots. Parking lots associated with a transit station, where people drive from their homes, park, and transfer to transit lines.	C	C	C	C
Public Commuter and Light Rail Facilities and Station. A rail transit system that covers long distances, usually with less frequent station spacing and train times than light rail that runs on a separate right-of-way from cars, and often sharing an existing freight corridor. Light rail transit systems can run along city streets or in a separate right-of-way. Station areas are located along the transit lines to link park-and-ride lots with the transit system	C	C	C	C
Reception Hall, Reception Center. A facility for the holding of events including but not limited to weddings, wedding receptions, community meetings, and group gatherings.	P	X	X	X
Recycling Collection Area. An area for the acceptance and temporary storage of recyclable materials to be transferred to a recycling processing facility. Recycling Collection area involve no more than 3 collection containers up to 40 cubic yards in total size. Collection area located in parking lots may not occupy required parking spaces. A collection area must be arranged to not impede traffic flow. The operator of the collection enter shall remove products stored at the site at least once a week. The operator of the collection area shall keep the collection center in proper repair and the exterior must have a neat and clean appearance.	P	P	P	X
Restaurant, A building or facility for the preparation, retail sale, and on- site consumption of food and beverages (including Beer or Alcohol), sells food and beverages over a counter, packages its food in wrappers, boxes or cartons regardless if the food is consumed on or off the restaurant premises; and may provide a drive through/drive up facility	P	P	P	P
Retail Sales and Services. Establishments engaged in the retail sale of goods and services, except those uses as otherwise clearly defined herein.	P	X	X	X
Salvage yard. The use of any lot, portion of a lot, or land for the storage, keeping or abandonment of junk, including scrap metals or other scrap materials, or for the dismantling, demolition or abandonment of automobiles or other vehicles or machinery and/or the storage and sale of dismantled or damaged vehicles or their parts.	X	X	X	X
Seasonal Use. A Seasonal Use shall not exceed ninety (90) days. Such uses include fireworks stands, fruit or vegetable stands, beverage or snow cone vendors, and Christmas tree lots. This use and requirements to establish this use by RZC 10-16, shall become effective on January 01, 2006. All other seasonal uses not listed above are prohibited.	T	X	X	X
Tattoo & Body Art. Establishments engaged primarily in the practice of physical body adornment or modification, including but not limited to body piercing, tattooing, branding or scarification. All Tattoo & Body Art establishments shall obtain and maintain in good standing a proper license from the Weber-Morgan Health Department. Tattoo & Body Art establishments may not be located closer than six hundred (600) feet to any other such establishment as defined, or to any church, school or other community gathering place. The hours of operation are limited to between 10:00 a.m. and 10:00 p.m. No minors shall be allowed on the premises without an accompanying adult guardian. (Ord. 1060, 11-19-2013) (Ord. 22-10, 8-2-2022)	P	P	P	X
Tavern: An establishment licensed by the Utah Alcoholic Beverage Control Commission for serving beer by the drink to the general public.	X	P	P	X
Telecommunications Site/Facility. An unmanned structure consisting of antennas, antenna support structures, or other equipment used to provide personal wireless services as set forth in Section 704 of the Telecommunications Act of 1996, as amended. This use is not required to be located on a building lot or to comply with the minimum lot size requirement for the district in which it is located but is required to meet the locational requirements, as established for such uses, as provided by this Ordinance. Telecommunications Site/Facility does not include Amateur Radio equipment	C	C	C	C

that complies with the ruling of the Federal Communications Commission in "Amateur Radio Preemption, 101 FCC 2nd 952 (1985)" or amateur radio service adopted under 47 C.F.R. Part 97. A facility may be located on any property owned by the City.				
Temporary Use. A special event or use established for a maximum period of 45 days, such event, or use being discontinued after the expiration of 45 days, and conducted in compliance with all the requirements of this Ordinance. Such use shall be permitted only after the issuance of a temporary use permit as established by the provisions of this Ordinance.	T	T	T	T
Theater Indoor Picture. A building or part of a building devoted to the showing of moving pictures on a paid admission basis.	P	X	X	X
Tobacco Oriented Retail. A commercial establishment with less than 10,000 square feet of total sales area, where the sale and/or display of tobacco and/or tobacco related products accounts for greater than 10% of the sales floor and display areas, or where the sale of tobacco and/or tobacco related products accounts for more than 30% of gross sales receipts, or any commercial establishment of any size declaring itself through name or advertising to be oriented specifically to the selling of tobacco and/or tobacco related products. Tobacco Oriented Retail uses may not be located within 600 feet of one another as measured at the closest property lines. (Ord. 1032, 9-7-2010)	P	X	X	X
Trailer Camp Or Trailer Court. Any area or tract of land used or designed to accommodate two (2) or more travel trailers, recreational vehicles, motor homes or camping parties.	X	X	X	P
Vehicle and Equipment Rental or Sale, New or Used, Major. An establishment engaged in the retail or wholesale sale or rental, from the premises, of equipment or motorized vehicles, except motorcycles, automobiles, and light trucks, along with incidental service or maintenance. Typical uses include new and used heavy truck sales and rental, boat sales, recreational vehicles, construction equipment rental yards, moving truck and trailer rental, and farm equipment and machinery sales and rental. [also see RZC 10-11-8]	X	P	P	X
Vehicle and Equipment Rental or Sale, New or Used, Minor. An establishment engaged in the retail sale or rental, from the premises, of new or used motorcycles, automobiles, and/or light trucks, with a Manufacturer's Gross Vehicle Weight Rating not to exceed 14,000 pounds, with incidental service or maintenance. Typical uses include dealers of motorcycles, automobiles, and light trucks. [also see RZC 10-11-8]	P	P	P	X
Vehicle and Equipment Repair, Major. An establishment primarily engaged in the major repair or painting of motor vehicles or heavy equipment, including auto body repairs, installation of major accessories and transmission and engine rebuilding services. Typical uses include major automobile repair garages, farm equipment repair, paint, and body shops	X	P	P	X
Vehicle and Equipment Repair, Minor. An establishment providing motor vehicle repair or maintenance services within completely enclosed buildings, but not including paint and body shops or other general vehicle repair services. Typical uses include businesses engaged in the following activities: electronic tune-ups, brake repairs (including drum turning), air conditioning repairs, generator and starter repairs, tire repairs, front-end alignments, battery recharging, lubrication, and sales, repair and installation of minor parts and accessories such as tires, batteries, windshield wipers, hoses, windows, etc.	P	P	P	X
Warehouse, Self-Service Storage. An enclosed storage facility of a commercial nature containing independent, fully enclosed bays, which are leased to persons exclusively for storage of their household goods or personal property. (Ord. 1063, 4-1-2014)	X	P	P	X
Wholesale and Warehousing, Major. An establishment that is primarily engaged in the storage and sale of goods to other firms for resale, as well as activities involving significant movement and storage of products or equipment. Uses include major mail distribution centers, frozen food lockers, moving and storage firms, and warehousing and storage facilities.	X	X	P	X
Wholesale and Warehousing, Minor. An establishment that is engaged in the small scale storage and sale of goods to other businesses for resale, excluding self-storage warehouses, major distribution centers, motor freight terminals, moving and storage firms and similar high volume, high turnover facilities. Limited wholesale and warehouse area will generally be less than 30,000 square feet in area and operate during conventional business hours	X	P	P	X