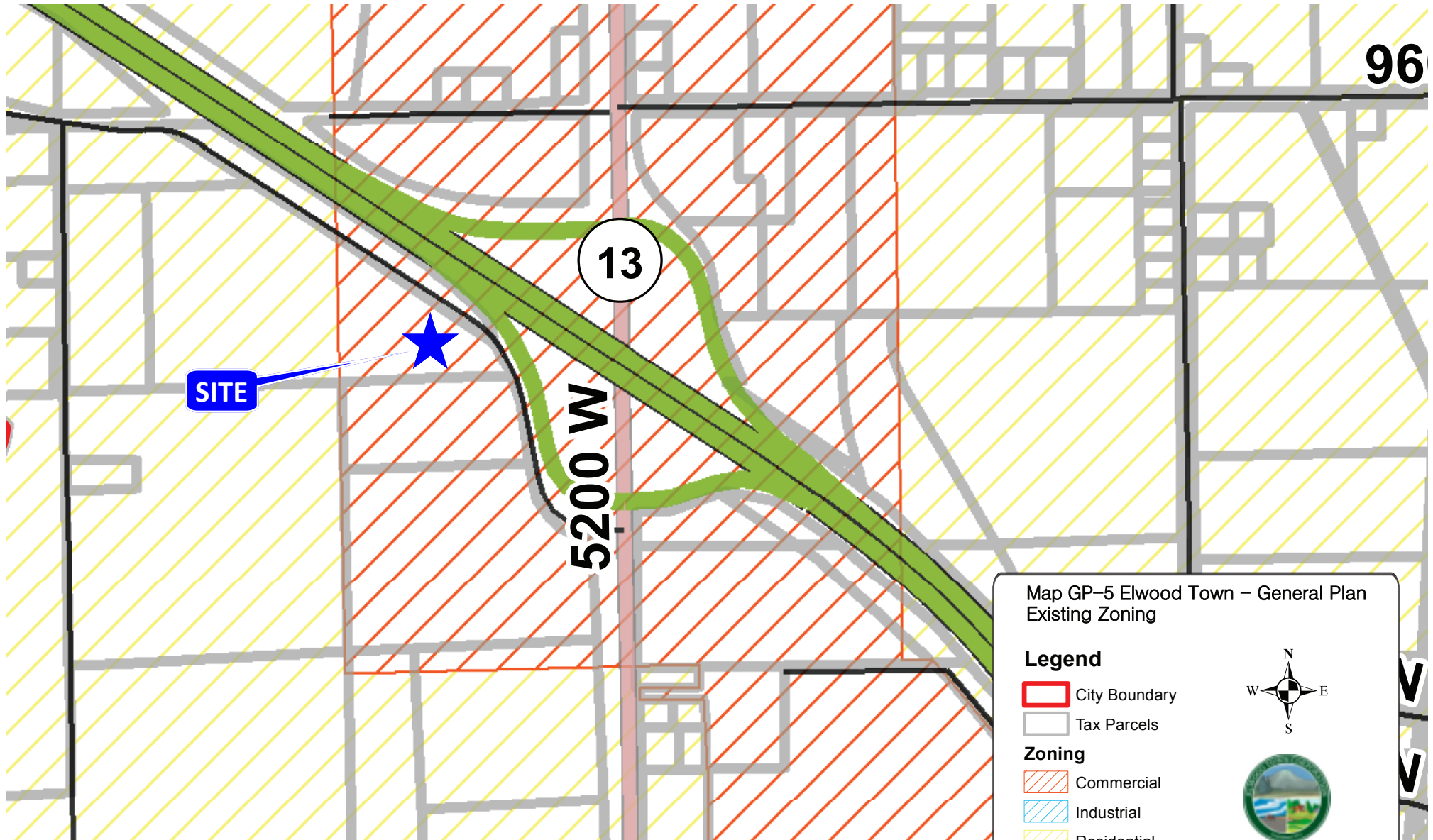


# Elwood Town Zoning

9471 N 5400 W, Elwood UT 84337




Map GP-5 Elwood Town – General Plan  
Existing Zoning

**Legend**

- City Boundary
- Tax Parcels

**Zoning**

- Commercial
- Industrial
- Residential



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

**Elwood Town, Utah**  
**Title 10 – Zoning Ordinance**

**CHAPTER 10.10**  
**ZONING DISTRICTS**

**Sections:**

- 10.10.010 Establishment of Zones
- 10.10.020 Boundaries of Zone Districts
- 10.10.030 Boundaries of Overlay Zone
- 10.10.040 Rules Applicable Where Boundaries Uncertain

**10.10.010 Establishment of Zones**

For the purpose of this Zoning Ordinance, the Town is divided into the following zones in which land uses shall be limited as specified in this Zoning Ordinance. Classification will be determined on the basis of location, topographic features and other reasonable considerations to guide the orderly physical growth, neighborhood compatibility and overall stability of the Town.

- A. Agricultural Zone, A; Chapter 10.11
- B. Single-Family Residential Zone, R-1-20, R-1-40; Chapter 10.12
- C. Commercial Zone, C-1, C-2; Chapter 10.13
- D. Industrial/Manufacturing Zone, I/M; Chapter 10.14
- E. Sensitive Area Overlay Zone, SA; Chapter 10.17

**10.10.020 Boundaries of Zones**

The boundaries of each of the said zones are hereby established as described herein or as shown on the map entitled "Zoning Map of the Town of Elwood" or as hereafter amended, and all boundaries, notations and other data shown on said maps are made by this reference as much a part of this Title as if full described and detailed herein. Said maps shall be filed in the custody of the Town Recorder of the Town of Elwood, and may be examined by the public subject to any reasonable regulations established by the Town Recorder.

**10.10.030 Boundaries of Overlay Zones**

The flood plain overlay zone and sensitive area overlay zone are hereby established as described and shown on the maps entitled "Sensitive Area Overlay Zone", and all boundaries, notations and other data shown on said maps is made by this reference as much a part of this section as if fully described and detailed herein. Said maps shall be filed in the custody of the Town Recorder of Elwood and may be examined by the public subject to any reasonable regulations and established by the Town Recorder.

**10.10.040 Rules Applicable Where Boundaries Uncertain**

Where uncertainty exists as to the boundary of any zone, the following rules shall apply:

- A. Wherever the zone boundary is indicated as being approximately upon the centerline of a street, alley or block, or along a property line then unless otherwise definitely indicated on the map, the centerline of such street, alley, or block, or such property line shall be construed to be the boundary of such zone.
- B. Wherever such boundary line of such zone is indicated as being approximately at the line of any river, irrigation canal, or other waterway, or railroad right-of-way, or public park or other public land, or any section line, then in such case of the center of such stream, canal, or waterway or of such railroad right-of-way, or the boundary line of such public land or such section line shall be deemed to be the boundary of such zone.
- C. Where such boundary lines cannot be determined by the above rules, their location may be found by the use of the scale appearing upon the map.
- D. Where the application of the above rules does not clarify the zone boundary location, the Appeal Authority shall interpret the map.

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**Title 10 – Zoning Ordinance**

**Chapter 10.13**  
**Commercial District**

- 10.13.010 Purpose**
- 10.13.020 Schedule of Uses**
- 10.13.030 Height, Setback, and Coverage Standards**
- 10.13.040 Special Regulations**
- 10.13.050 Site Development Standards**
- 10.13.060 Vehicular Circulation and Parking**
- 10.13.070 Sign Regulations**
- 10.13.080 Site Plan Requirements**

**10.13.010 Purpose:**

The purpose of the C-1 Community Commercial (C-1 Zone), C-2 Regional Commercial (C-2 Zone) and C-3 Light Industrial Commercial (C-3 Zone) Zones is to provide suitable areas for the location of the various types of commercial activity needed to serve the people and commerce of the Town. It is also to separate into multiple zones uses based upon type of activity which are compatible and complementary, as well as intensity, of land utilization and accessory needs.

**10.13.020 Schedule of Uses:**

For a schedule of Permitted and Conditional Uses for the Commercial Zones refer to Chapter 10.09 – “Schedule of Uses”.

**10.13.030 Height, Setback, and Coverage Standards:**

**A. Height Standards.**

**1. C-1 Zone.**

- a. Minimum - 1 (one) story.**
- b. Maximum - 3 (three) stories or 45 (forty-five) feet, whichever height is shortest.**

**2. C-2 zone.**

- a. Minimum - 1 (one) story**
- b. Maximum - 3 (three) stories or 45 (forty-five) feet, whichever height is shortest.**

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**Title 10 – Zoning Ordinance**

3. C-3 Zone.
  - a. Minimum – 1 (one) story
  - b. Maximum – 3 (three) stories or 45 (forty-five) feet, whichever is the shortest

B. Setback Standard. The following setbacks are the minimum for all Commercial Zones:

1. Front - 20 (twenty) feet for all buildings and walls or fences over 3 (three) feet high.
2. Side - None, except 10 (ten) feet adjacent to residential boundary.
3. Side Facing Street on Corner Lot – 20 (twenty) feet.
4. Rear - None, except 10 (ten) feet where building rears on a residential zone or a street.

C. Lot Coverage.

1. Maximum Lot Coverage - Not over 60% (sixty percent) of lot area by primary buildings or accessory buildings.

**10.13.040 Special Regulations:**

- A. Hereinafter specified Permitted and Conditional uses shall be permitted in the Commercial Zones only when the following conditions are complied with:
  1. All manufacturing shall be done within a completely enclosed building.
  2. All uses shall be free from objection because of odor, dust, smoke, or noise.

**10.13.050 Site Development Standards:**

- A. Site development shall conform in all respects to Chapter 10.20 – “Design Guidelines”.
- B. Landscaping.

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1. The required 10% (ten percent) minimum landscaping shall be located, in full or in part, within the required minimum setbacks from streets and residential areas.
2. Landscaping shall also be used, in conjunction with walls and fences, to screen trash containers and other outside storage areas from public view.
3. All landscaping required by this Chapter shall include a sprinkler or other irrigation system and shall be perpetually maintained by the owner or lessee.
4. Failure to maintain required landscaping in a condition substantially similar to its original approved condition shall subject the owner or lessee to a fine of up to \$100.00 per day, and/or revocation of business license, if, within 10 (ten) days after the mailing of such notice, the violation is not brought into compliance.

C. Commercial development sharing a common boundary with existing or proposed residential uses.

1. The required minimum six-foot-high concrete or masonry wall shall be constructed concurrently with the foundation of the proposed building.
2. No proposed commercial use shall be constructed which will allow a direct view into the rear yard of a residential use.
3. Loading docks shall be located a minimum of 100 (one hundred) feet from an existing or proposed residential use.
  - c. Such loading docks shall incorporate screening whether in the form of landscaping or wing walls.

**10.13.060 Vehicular Circulation and Parking:**

- A. Parking for each use shall conform to Chapter 10.22 – “Off-Site Parking”.
- B. No required parking shall be permitted in any required setback area.

**10.13.070 Sign Regulations:**

The height, size, and location of permitted signs shall be in accordance with the regulations set forth in Chapter 10.23 – “Sign Regulations”.

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**10.13.080 Site Plan Requirements:**

A site plan is required for all commercial developments in all Commercial Zones. See Chapter 10.20 – “Design Guidelines”, Section 10.20.020 – “Application and Review”, for all site plan requirements and review process.

## **CHAPTER 10.09 SCHEDULE OF USES**

### **Sections:**

10.09.010 Permitted and Conditional Uses by Zones

10.09.020 Schedule of Uses by Zones

### **10.09.010 Permitted and Conditional Uses by Zones**

The table in 10.09.020 shows all land uses which are allowed within the Town of Elwood. The following criteria should be used to interpret the use listed in the table.

- A. Uses identified with a "P" designation are determined as a "Permitted Use" and are required to receive approval as a Permitted Use as identified by the requirements of this Ordinance.
- B. Uses identified with a "C" designation are determined as a "Conditional Use" and are required to receive approval as a Conditional Use as identified by the requirements of this Ordinance.
- C. Any use which is not specifically designated as a permitted or conditional within any specific zone is prohibited in that zone.
- D. All uses must comply with applicable local, State, and Federal requirements and licensing and must provide evidence of such compliance before the use is either approved by Elwood Town or established within the Town.

### **10.09.020 Schedule of Uses by Zones**

	Use	A	R1-20 & RD-1	R1-40 & RD-2	C-1 Community Commercial	C-2 Regional Commercial	C-3 Planned Commercial	I/M
<b>A. Agricultural and Related Uses</b>								
1	Agriculture (including grazing and pasturing of animals, the tilling of the soil, the raising of crops, horticulture and gardening)	P	C	C	P	P		P
2	Accessory buildings for the housing of animals customarily incidental to permitted agricultural uses	P	P	P	P	P		P
3	Animals and Fowl for Family Food Production	P	C	C				
4	Apiary and Aviary	P						
5	Dairy	C					C	C
6	Forestry (except forest industry)	P						
7	Family Food Production	P	P	P				
8	Forest Industry							C
9	Farms Devoted to Raising and Marketing Small Animals for Retail or Wholesale (chickens, turkeys, or other fowl or poultry, fish or frogs, rabbits)	C						
10	Green House (personal use)	P	P	P			P	
11	Green House (commercial)	P	C	C	C	C	P	
12	Agricultural Industry	C				C	C	
13	Farm or Ranch Housing	C	C	C				
14	Agricultural Sales - Fruit / Vegetable Stand	P	C	C	P	P	P	
<b>B. Residential Uses</b>								
1	Accessory Building - Customarily incidental to a listed permitted use	P	P	P	P	P	P	
2	Accessory Building - Customarily incidental to a listed conditional use	C	C	C	C	C	C	
3	Single Family Development	P	P	P	C			
4	Household Pets	P	P	P	P	P		
5	Residential Facility for Elderly Persons	P	P	P	C	C	C	
6	Residential Facility for Persons with a Disability	P	P	P	C	C	C	
7	Planned Unit Development	C	C	C	C	C		C
8	Home Occupation-Minor (no onsite patrons)	P	P	P	P	P		
9	Home Occupation-Major (with onsite patrons)	C	C	C	C	C		
10	Licensed Family Group Child Care Provider	C	C	C	C			
11	Residential Certificate Child Care Provider	P	P	P				
12	Kennel, Commercial	C				C	C	C
13	Kennel, Sportsman	C				C	C	C
<b>C. INSTITUTION AND SPECIAL SERVICES</b>								
1	Airport						C	C
2	Animal Hospital (small animals only and provided conducted within completely enclosed building)	C				C	C	
3	Assisted Living Center		C	C	C	C	C	
4	Church	P	P	P	P	P	P	P
5	Commercial Day Care, Pre-school or Nursery (Non-residential)				P	P	P	P
6	Educational Institution	P	P	P	P	P	P	C
7	Hospital				C	C	C	C
8	School, Charter	P	P	P	P	P	P	C
9	School, Public	P	P	P	P	P	P	C
10	School, Private	C	C	C	P	P	P	C
11	Trade or Vocational School				P	P	P	C
12	Small Animal Boarding and Grooming (enclosed building)	C			C	C	C	C
13	Half-Way House						C	



Use	A	R1-20 & RD-1	R1-40 & RD-2	C-1 Community Commercial	C-2 Regional Commercial	C-3 Planned Commercial	I/M
<b>D. PUBLIC AND QUASI PUBLIC USES</b>							
1	Correctional Institutions						
2	Golf Course (except miniature golf course)	P	P	P			
3	Public Building	P	P	P	P	P	
4	Public Park, Recreation Grounds and Associated Buildings	P	P	P	P	P	
5	Public Utility Substation or Water Storage Reservoir Developed by a Public Agency	C			C	P	P
6	Public Stable, Riding Academy, Riding Ring, Horse Show Barn or Other Equestrian Facilities Under Single Management	P				C	C
7	Public or Quasi-Public Facilities, Essential Service Facilities	C		C	C	P	C
8	Power Generation				C	C	C
9	Public Cellular, Radio, and Television Transmitting Towers			C	C	C	C
10	Substations or Transmission Lines	C		C	C	C	C
<b>E. RECREATIONAL USES</b>							
1	Amusement Enterprises			C	C	C	
2	Amusement Arcade				C	C	
3	Miniature Golf Course, Commercial			C	C	C	C
4	Commercial Indoor Recreation			C	C	C	C
5	Commercial Outdoor Recreation			C	C	C	C
6	Dude Ranch / Family Vacation Ranch	C					
7	Private Recreational Camp or Resort	C					
8	Private Stables / Boarding of Personal Animals	P					
9	Private Park, Playground, or Recreation Area	C	C	C	C		
10	Theater (Indoor)			C	C		
11	Theater (outdoor)					C	
12	Indoor/Outdoor Health Club or Gym			C	C	C	
13	Reception Center			C	C	C	
<b>F. RETAIL AUTOMOBILE RELATED USES</b>							
1	Automobile / Trailers Sales or Rental and Service			C	P	P	P
2	Automobile Repair (including paint, body and fender, brake, muffler, upholstery or transmission work, provided conducted within completely enclosed building)				C	C	C
3	Parking Lot (not incidental to a use conducted on the premises)			C	C	C	P
4	Parking Structure			C	C	C	
5	Service Station			C	C	P	P
6	Tire Shop			C	C	P	P

Use	A	R1-20 & RD-1	R1-40 & RD-2	C-1 Community Commercial	C-2 Regional Commercial	C-3 Planned Commercial	I/M
<b>G. RETAIL COMMERCIAL AND RELATED USES</b>							
1				P	P	P	P
2				C	C	C	C
3				C	C	P	P
4				P	P	P	P
5				P	P	P	P
6				C	C	C	C
7				C	C	C	C
8				C	C	C	C
9				C	C	C	C
10				C	C	C	P
11				C	C	C	C
12				P	P	P	P
13				P	P	P	P
14				P	P	P	P
15				C	C	C	C
16				C	C	C	C
17				P	P	P	P
18				P	P	P	P
19				P	P	P	P
20				C	C	C	C
21				C	C	C	C
22				C	C	C	C
23				C	P	C	C
24				C	P	P	P
25				C	C	C	C
26				C	P	P	P
27				C	C	C	C
28				C	C	C	C
29				P	P	P	P
30				P	P	P	P
31				P	P	P	P
32				C	C	C	C
33				P	P	P	P
34				P	P	P	P
35				P	P	P	P
36				C	C	C	C
37				C	C	C	C
38				C	P	P	P
39				P	P	P	P
40				C	C	C	C
41				C	C	C	C
42				C	C	C	C
43				C	C	C	C
44				C	C	C	C
45				C	C	C	C

	Use	A	R1-20 & RD-1	R1-40 & RD-2	C-1 Community Commercial	C-2 Regional Commercial	C-3 Planned Commercial	I/M
<b>H. INDUSTRIAL / MANUFACTURING AND RELATED USES</b>								
1	Accessory Uses - Customarily to a listed permitted use							P
2	Accessory Uses - Customarily to a listed conditional use							C
3	Any Use Permitted in a C-1 and C-2 Zone							P
4	Material and/or Equipment Storing / Processing (located on 50% or more of either one lot or one acre) Use For:							C
5	Any Development that is 10 Acres or Greater in Size							C
6	Any Development that Shares a Common Boundary with Existing or Proposed Residential Uses							C
7	Battery Manufacture							C
8	Blacksmith Shop							C
9	Boat Building							P
10	Bookbinding				C	C	P	P
11	Bottling Works (non-alcohol)						P	P
12	Building Materials Sales Yard (including the sale of rock, sand, gravel, and the like, as an incidental part of the main business, but excluding concrete mixing except as such concrete mixing is necessary in the preparation and manufacture of any of the products specified in this Section)							C
13	Heavy Equipment Rental, Sales, Service					C	C	C
14	Carpenter Shop / Cabinet Shop					C	C	P
15	Carpet and Rug Cleaning and Dyeing							P
16	Coal, Fuel and Lumber Yards							C
17	Construction of Buildings to be Sold and Moved off the Premises						C	P
18	Dwelling Unit for Watchman and Family				C	C	P	C
19	Egg Handling (processing and sales)						P	P
20	Electric Appliances and/or Electronic Instrument Assembling						P	P
21	Freighting or Trucking Yard or Terminal							C
22	Fertilizer and Soil Conditioner Manufacture, Processing and/or Sales (only non-animal products and by-products are used)							C
23	Foundry, Casting Light-Weight, Non-Ferrous Metal (without causing noxious odors or fumes)							C
24	Glass Manufacturing					C	C	P
25	Honey Extraction					C	P	P
26	Ice Manufacturing and Storage						P	P
27	Knitting Mill						P	P
28	Laboratory						P	P
29	Laundry				C	C	P	P
30	Lithographing (including engraving and photo engraving)				C	C	P	P
31	Machine Shop						P	P
32	Manufacture of brick and all clay, ceramic, cinder, concrete, synthetic, cast stone, plastic and pumice stone products, including the manufacture of fabrication of building blocks, tile or pipe from raw material for use in building construction or for sewer or drainage purposes, and including rock or gravel crushings of raw materials which is incidental to the manufacture or fabrication of the above-described products, and provided that such crushing facilities shall be located not closer than two hundred feet to any property line						C	C
33	Manufacturing, compounding, processing, packing and treatment of bakery goods				C	C	C	
34	Manufacturing, compounding, processing, packing and treatment of the following products; a. Candy b. Dairy products c. Pharmaceuticals						C	P
35	Manufacturing, compounding, assembling and treatment of articles of merchandise from the following previously prepared materials: a. Cellophane b. Canvas c. Cloth d. Cork e. Felt f. Shell g. Straw h. Textile i. Wood i. Yarn						P	P

	Use	A	R1-20 & RD-1	R1-40 & RD-2	C-1 Community Commercial	C-2 Regional Commercial	C-3 Planned Commercial	I/M
36	Manufacturing, compounding, processing, packing and treatment of the following products: a. Cosmetics b. Food products, excluding the following: fish, sauerkraut, pickles, vinegar, yeast, the rendering of fat c. Toiletries						C	C
37	Manufacturing, compounding and treatment of articles of merchandise from the following previously prepared materials: a. Bone b. Feathers c. Fiber d. Fish e. Glass f. Hair g. Horn h. Leather i. Paint j. Paper k. Plastic l. Rubber m. Tobacco							C
38	Manufacturing and maintenance of the following: a. Business machines b. Cameras and photographic equipment c. Electric and neon signs, billboards and/or commercial advertising structures d. Light sheet metal products, including heating and ventilating ducts and equipment e. Musical instruments f. Novelties g. Rubber and metal stamps h. Toys							P
39	Meat Products (cutting, smoking, curing, and packing) - provided that no objectionable fumes are emitted - excludes slaughtering				C	C	C	C
40	Monument Work						P	P
41	Motion Picture Studio					C	P	P
42	Planing Mills						P	P
43	Printing (including engraving and photo engraving, blueprinting, photostating and duplicating)							P
44	Sand Blasting						C	P
45	Sign Painting Shop							P
46	Tire Retreading and/or Vulcanizing							P
47	Upholstering (including mattress manufacturing, rebuilding, and renovating)						C	P
48	Warehouse/Distribution							P
49	Weaving							P
50	Welding Shop					C		P
51	Wholesale Business						C	C
52	Cannabis Cultivation Facility (subject to unique legal requirements)						C	C
53	Cannabis Production Establishment (mandated as allowed by State law)						C	C
54	Construction Services						C	C
55	Recycling Collection and Processing Center						C	C