

**TOOELE COUNTY
ORDINANCE 2021-47**

**AN ORDINANCE AMENDING TABLE 17-5-3.9, STORAGE, SHIPPING,
TRANSPORTING AND WAREHOUSING, OF CHAPTER 17,
COMMERCIAL, INDUSTRIAL, AND HAZARDOUS INDUSTRIES
ZONING DISTRICTS, OF THE TOOELE COUNTY LAND USE
ORDINANCE**

WHEREAS, planning staff requested an amendment to Table 17-5-3.9 in Chapter 17 of the Tooele County Land Use Ordinance to only allow storage units in industrial zones (M-D and M-G); and

WHEREAS, public notice of the requested land use amendment was provided as required by UCA Section 17-27a-205; and

WHEREAS, the Planning Commission conducted a public hearing and discussed the requested land use amendment; and

WHEREAS, the Planning Commission voted to recommend an amendment to the Tooele County Land Use Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE LEGISLATIVE BODY OF TOOELE COUNTY, UTAH AS FOLLOWS:

SECTION I – TABLE AMENDED. *Table 17-5-3.9, Storage, shipping, transporting and warehousing, of Chapter 17, Commercial, Industrial, and Hazardous Industries Zoning Districts, of the Tooele County Land Use Ordinance is hereby amended to read as attached hereto, which attachment is, by this reference, made a part hereof.*

SECTION II – REPEALER. Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Tooele County
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SECTION III – EFFECTIVE DATE. This ordinance shall become effective fifteen (15) days after its passage, provided it has been published, or at such publication date if more than fifteen (15) days after passage.

IN WITNESS WHEREOF the Tooele County Council, which is the legislative body of Tooele County, passed, approved and enacted this ordinance this 4th day of November, 2021.

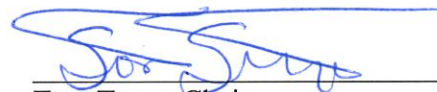
ATTEST:



TRACY D. SHAW, County Clerk



TOOELE COUNTY COUNCIL:



TOM TRIPP, Chair

Council Member Hamner voted aye
Council Member Hoffmann voted aye
Council Member Thomas voted aye
Council Member Tripp voted aye
Council Member Wardle voted aye

APPROVED AS TO FORM:



COLIN R. WINCHESTER
Deputy Tooele County Attorney

TOOELE COUNTY LAND USE ORDINANCE

CHAPTER 17

COMMERCIAL, INDUSTRIAL, AND HAZARDOUS INDUSTRIES ZONING DISTRICTS

Table 17-5-3.9. Storage, shipping, transporting and warehousing. (Ord. 2008-11, 4/8/08; Ord. 2006-37, 11/28/06; Ord. 2005-30, 11/22/05)								
#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
a	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P
b	Accessory uses buildings customarily incidental to conditional uses	C	C	C	C	C	C	C
c	Bus terminal and railroad passenger station, intermodal terminal, public transit hub	-	C1	C1	P	P	-	-
d	Coal, fuel and wood yards	-	-	-	-	C	C	-
e	Contractors' equipment storage yard	-	-	-	C1	-	P	-
f	Distribution center, parcel delivery center, delivery warehouse	-	-	-	-	P	P	-
g	Drive-it-yourself agency, car, equipment rental	-	-	P	P	C1	-	-
h	Explosives, class a, b, and c	-	-	-	-	-	C	C
i	Express office	-	P	P	P	P	-	-
j	Freight or trucking yard or terminal	-	-	-	C1	C1	P	-
k	Garage, public	-	C1	-	P	P	C	-
l	Hazardous material within the threshold planning qualities of SARA Title III	-	-	-	C	C	C	C
m	Hazardous material over the threshold planning qualities of SARA Title III, CERCLA, RCRA	-	-	-	-	-	-	C

Table 17-5-3.9. Storage, shipping, transporting and warehousing.

(Ord. 2008-11, 4/8/08; Ord. 2006-37, 11/28/06; Ord. 2005-30, 11/22/05)

#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
n	<p>Impound lot with the following minimum conditions:</p> <ol style="list-style-type: none"> 1. A fence shall be constructed using non-view obscuring materials except if any side abuts a residential or rural-residential zoning district then a block wall is required; 2. Minimum height of the fence shall be eight feet with a maximum height of 12 feet; 3. All vehicles stored in impound lots shall be maintained on hard surfaces that are dustless and permanent; and 4. Temporary storage of a vehicle shall be 6-months or less, except for the temporary storage of a vehicle being held by a law enforcement agency or the State Tax Commission. 	-	-	C	C	C	P	-
o	<p>Junk yard with the following minimum conditions:</p> <ol style="list-style-type: none"> 1. Every junkyard shall be enclosed by a continuous masonry wall on the street sides and a view obscuring fence on all other sides thereof; 2. Minimum height of the wall eight feet with maximum height of 12 feet; 3. No scrap or junk automobiles or other scrap or junk materials shall be stacked, stored, or piled to a height greater than the height of the wall enclosing the junkyard; 4. Any openings in a fence or wall shall be fitted with a view-obscuring gate or door equipped with at least a key lock, or a combination padlock, or sliding bar, accessible only from inside the enclosure, located so as to lock the gate or door completely when not in use; 	-	-	-	-	-	C	-

Table 17-5-3.9. Storage, shipping, transporting and warehousing.

(Ord. 2008-11, 4/8/08; Ord. 2006-37, 11/28/06; Ord. 2005-30, 11/22/05)

#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
	5. No exterior display or storage of material or salvage parts or wrecked vehicles; 6. There shall be no storage of tires except for tires that are on cars; 7. No junkyard shall be used as a dumping area for refuse or as a place for the burning or disposal of trash; 8. No hazardous wastes shall be stored within any junkyard; 9. No oil, grease, or gasoline, over ten gallons, shall be stored at any time; 10. All fuels and other liquids shall be drained from any vehicle prior to storage or disposal; 11. There shall be at least two off-street loading areas of no less than 14 feet x 40 feet located within the walls; and 12. A fire access with compacted gravel surface shall be around the entire perimeter within the fenced area of the junkyard with a clearance of at least 20'.							
p	Railroad yards; shop and/or roundhouse for railroads	-	-	-	-	P	P	C
q	Storage units, self-service storage	-	-	-	-	P	P	-
	1. Without outside storage	-	-	-	-	P	P	-
	2. With off-premises outside self-service storage	-	-	-	-	C1	C1	-
	3. Dwelling unit for on-site manager with stipulations. A. The manager/caretaker must reside in the residence. B. The site must be maintained and landscaped so as to minimize the impact on neighboring properties	-	-	-	-	C	C	-

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(Ord. 2008-11, 4/8/08; Ord. 2006-37, 11/28/06; Ord. 2005-30, 11/22/05)

#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
	<p>and in order to retain the character of the neighborhood.</p> <p>C. The establishment shall conform to all applicable fire, building, and health codes.</p> <p>D. The establishment shall be open to inspection by the Tooele County representative, Sheriff, Health Department Director and their authorized personnel.</p> <p>E. The housing shall be attached to the main structure and the exterior design shall be compatible with the existing main structure through architectural use of building forms, construction materials, colors, landscaping, and other methods that conform to acceptable construction practices.</p> <p>F. The housing unit shall have the same address as the main structure.</p> <p>G. The housing unit shall not be sold separately.</p> <p>H. The maximum height restriction shall not exceed thirty-five (35) feet.</p> <p>I. Two parking spaces shall be provided for the manager and caretaker. No off-site parking will be accepted for parking requirements.</p> <p>J. No entrance/exit can lead directly into the manager/caretaker dwelling unit.</p>							
r	Taxi stand	P	P	P	P	P	P	-
s	Terminal, parking and maintenance facilities	C1	C1	C1	C1	C1	C1	-

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(Ord. 2008-11, 4/8/08; Ord. 2006-37, 11/28/06; Ord. 2005-30, 11/22/05)

#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
t	Transfer company	-	-	-	C1	P	P	-
u	Warehouse	-	-	-	C1	P	P	-

TOOELE COUNTY LAND USE ORDINANCE

CHAPTER 17

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Table 17-5-3.9. Storage, shipping, transporting and warehousing.

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#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	H <u>G</u>	N <u>MG-H</u>
a	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P
b	Accessory uses buildings customarily incidental to conditional uses	C	C	C	C	C	C	C
c	Bus terminal and railroad passenger station, intermodal terminal, public transit hub	-	C1	C1	P	P	-	-
d	Coal, fuel and wood yards	-	-	-	-	C	C	-
e	Contractors' equipment storage yard	-	-	-	C1	-	P	-
f	Distribution center, parcel delivery center, delivery warehouse	-	-	-	-	P	P	-
g	Drive-it-yourself agency, car, equipment rental	-	-	P	P	C1	-	-
h	Explosives, class a, b, and c	-	-	-	-	-	C	C
i	Express office	-	P	P	P	P	-	-
j	Freight or trucking yard or terminal	-	-	-	C1	C1	P	-
k	Garage, public	-	C1	-	P	P	C	-
l	Hazardous material within the threshold planning qualities of SARA Title III	-	-	-	C	C	C	C
m	Hazardous material over the threshold planning qualities of SARA Title III, CERCLA, RCRA	-	-	-	-	-	-	C

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		N	S	H	G	D	H G	N MG-H
n	<p>Impound lot with the following minimum conditions:</p> <ol style="list-style-type: none"> 1. A fence shall be constructed using non-view obscuring materials except if any side abuts a residential or rural-residential zoning district then a block wall is required; 2. Minimum height of the fence shall be eight feet with a maximum height of 12 feet; 3. All vehicles stored in impound lots shall be maintained on hard surfaces that are dustless and permanent; and 4. Temporary storage of a vehicle shall be 6-months or less, except for the temporary storage of a vehicle being held by a law enforcement agency or the State Tax Commission. 	-	-	C	C	C	P	-
o	<p>Junk yard with the following minimum conditions:</p> <ol style="list-style-type: none"> 1. Every junkyard shall be enclosed by a continuous masonry wall on the street sides and a view obscuring fence on all other sides thereof; 2. Minimum height of the wall eight feet with maximum height of 12 feet; 3. No scrap or junk automobiles or other scrap or junk materials shall be stacked, stored, or piled to a height greater than the height of the wall enclosing the junkyard; 4. Any openings in a fence or wall shall be fitted with a view-obscuring gate or door equipped with at least a key lock, or a combination padlock, or sliding bar, accessible only from inside the enclosure, located so as to lock the gate or door completely when not in use; 	-	-	-	-	-	C	-

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#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	H G	N MG-H
	5. No exterior display or storage of material or salvage parts or wrecked vehicles; 6. There shall be no storage of tires except for tires that are on cars; 7. No junkyard shall be used as a dumping area for refuse or as a place for the burning or disposal of trash; 8. No hazardous wastes shall be stored within any junkyard; 9. No oil, grease, or gasoline, over ten gallons, shall be stored at any time; 10. All fuels and other liquids shall be drained from any vehicle prior to storage or disposal; 11. There shall be at least two off-street loading areas of no less than 14 feet x 40 feet located within the walls; and 12. A fire access with compacted gravel surface shall be around the entire perimeter within the fenced area of the junkyard with a clearance of at least 20'.							
p	Railroad yards; shop and/or roundhouse for railroads	-	-	-	-	P	P	C
q	Storage units, self-service storage	-	-	-	-	P	P	-
	1. Without outside storage	-	-	C1-	P-	P	P	-
	2. With off-premises outside self-service storage	-	-	C1-	C1-	C1	C1	-
	3. Dwelling unit for on-site manager with stipulations. A. The manager/caretaker must reside in the residence. B. The site must be maintained and landscaped so as to minimize the impact on neighboring properties	-	-	C-	C-	C	C	-

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		N	S	H	G	D	H G	N MG-H
	<p>and in order to retain the character of the neighborhood.</p> <p>C. The establishment shall conform to all applicable fire, building, and health codes.</p> <p>D. The establishment shall be open to inspection by the Tooele County Engineer <u>representative</u>, Sheriff, Health Department Director and their authorized personnel.</p> <p>E. The housing shall be attached to the main structure and the exterior design shall be compatible with the existing main structure through architectural use of building forms, construction materials, colors, landscaping, and other methods that conform to acceptable construction practices.</p> <p>F. The housing unit shall have the same address as the main structure.</p> <p>G. The housing unit shall not be sold separately.</p> <p>H. The maximum height restriction shall not exceed thirty-five (35) feet.</p> <p>I. Two parking spaces shall be provided for the manager and caretaker. No off-site parking will be accepted for parking requirements.</p> <p>J. No entrance/exit can lead directly into the manager/caretaker dwelling unit.</p>							
r	Taxi stand	P	P	P	P	P	P	-
s	Terminal, parking and maintenance facilities	C1	C1	C1	C1	C1	C1	-

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#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	H <u>G</u>	N <u>MG-H</u>
t	Transfer company	-	-	-	C1	P	P	-
u	Warehouse	-	-	-	C1	P	P	-