

did not
pass

**TOOELE COUNTY
ORDINANCE 2022-02**

**AN ORDINANCE AMENDING TABLE 17-5-3.4, DWELLINGS, LIVING
QUARTERS AND LONG OR SHORT-TERM STRUCTURES, OF
CHAPTER 17, COMMERCIAL, INDUSTRIAL, AND HAZARDOUS
INDUSTRIES ZONING DISTRICTS, OF THE TOOELE COUNTY LAND
USE ORDINANCE**

WHEREAS, Robbie Thompson requested an amendment to the table of uses in Chapter 17 of the Tooele County Land Use Ordinance to allow a trailer or recreational vehicle to be used as a dwelling in a commercial zone for overnight cooking, drop-offs, and security purposes; 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; and

WHEREAS, this Ordinance was previously numbered 2021-32 and received two readings, but was not enacted, by the County Council in 2021;

**NOW, THEREFORE, THE COUNTY LEGISLATIVE BODY OF TOOELE
COUNTY ORDAINS AS FOLLOWS:**

SECTION I – TABLE AMENDED. *Table 17-5-3.4, Dwellings, Living Quarters and Long or Short-Term Structures, 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 Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

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 18th day of January, 2022.

ATTEST:

TOOELE COUNTY COUNCIL:

TRACY D. SHAW, County Clerk

JARED S. HAMNER, Chair

(S E A L)

Council Member Hamner voted _____

Council Member Hoffmann voted _____

Council Member Thomas voted _____

Council Member Tripp voted _____

Council Member Wardle voted _____

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 17-5-3.4. Dwellings, living quarters and long or short-term structures.								
#	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	Bed and breakfast, providing: <ol style="list-style-type: none"> 1. The owner must reside in the residence. 2. The site must be maintained and landscaped so as to minimize the impact on neighboring properties and in order to retain the character of the neighborhood. 3. The establishment shall not contain cooking facilities in guest rooms for preparation of meals by guests. 4. Meals are served only to residents and overnight guests. 5. The establishment shall conform to all applicable fire, building and health codes. 6. The establishment shall be open to inspection by the Tooele County Engineer, Sheriff, Health Department Director and their authorized personnel. 7. The establishment shall obtain and maintain a Tooele County business license. 	C1	C1	C1	C1	C1	C1	C1
d	Bed and breakfast inn, providing: <ol style="list-style-type: none"> 1. The owner must reside in the residence. 2. The site must be maintained and landscaped so as to minimize the impact on neighboring properties and in order to retain the character of the neighborhood. 	C1	C1	C1	C1	C1	C1	C1

Table 17-5-3.4. Dwellings, living quarters and long or short-term structures.

#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
	<p>3. The establishment shall not contain cooking facilities in guest rooms for preparation of meals by guests.</p> <p>4. The establishment shall conform to all applicable fire, building and health codes.</p> <p>5. The establishment shall be open to inspection by the Tooele County Engineer, Sheriff, Health Department Director and their authorized personnel.</p> <p>6. The establishment shall obtain and maintain a Tooele County business license.</p>							
e	Construction equipment and supply trailer, temporary	C1	C1	C1	C1	C1	C1	C1
f	Construction field office, temporary	C1	C1	C1	C1	C1	C1	C1
g	Hotel, motel, inn	-	C	P	P	P	C	-
h	<p>On-site dwelling unit accessory to the main use where overnight security, cooking, and/or 24-hour public access is needed with stipulations.</p> <p>1. The establishment shall conform to all applicable fire, building, and health codes.</p> <p>2. The establishment shall be open to inspection by the Tooele County representative, Sheriff, Health Department and their authorized personnel.</p> <p>3. The dwelling unit can either be attached to the main structure, or separate so long as the structure is secondary to the commercial building and exterior design is 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>4. The housing unit shall have the same address as the main structure.</p> <p>5. The housing unit shall not be sold separately.</p>	-	-	C	C	-	-	-

Table 17-5-3.4. Dwellings, living quarters and long or short-term structures.

#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
	6. The maximum height restriction shall not exceed 35 feet unless it is attached. 7. At least one parking space and no more than two shall be provided for the overnight employee(s). No off-site parking will be accepted for parking requirements.							
i	Recreational vehicle park	-	C	C	C	-	P	-
j	Temporary buildings for uses incidental to construction work, including living quarters for a guard or night watchman, which buildings must be removed upon completion or abandonment of the construction work	C1	C1	C1	C1	C1	C1	C1

TOOELE COUNTY LAND USE ORDINANCE

CHAPTER 17 COMMERCIAL, INDUSTRIAL, AND HAZARDOUS INDUSTRIES ZONING DISTRICTS

Table 17-5-3.4. Dwellings, living quarters and long or short-term structures. (Ord. 2005-30, 11/22/05; Ord. 2005-19, 6/21/05)								
#	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	Bed and breakfast, providing: <ol style="list-style-type: none"> 1. The owner must reside in the residence. 2. The site must be maintained and landscaped so as to minimize the impact on neighboring properties and in order to retain the character of the neighborhood. 3. The establishment shall not contain cooking facilities in guest rooms for preparation of meals by guests. 4. Meals are served only to residents and overnight guests. 5. The establishment shall conform to all applicable fire, building and health codes. 6. The establishment shall be open to inspection by the Tooele County Engineer, Sheriff, Health Department Director and their authorized personnel. 7. The establishment shall obtain and maintain a Tooele County business license. 	C1	C1	C1	C1	C1	C1	C1
d	Bed and breakfast inn, providing: <ol style="list-style-type: none"> 1. The owner must reside in the residence. 2. The site must be maintained and landscaped so as to minimize the impact on neighboring properties and in order to retain the character of the neighborhood. 	C1	C1	C1	C1	C1	C1	C1

Table 17-5-3.4. Dwellings, living quarters and long or short-term structures.

(Ord. 2005-30, 11/22/05; Ord. 2005-19, 6/21/05)

#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
	3. The establishment shall not contain cooking facilities in guest rooms for preparation of meals by guests. 4. The establishment shall conform to all applicable fire, building and health codes. 5. The establishment shall be open to inspection by the Tooele County Engineer, Sheriff, Health Department Director and their authorized personnel. 6. The establishment shall obtain and maintain a Tooele County business license.							
<u>h e</u>	Construction equipment and supply trailer, temporary	C1	C1	C1	C1	C1	C1	C1
<u>i f</u>	Construction field office, temporary	C1	C1	C1	C1	C1	C1	C1
<u>e g</u>	Hotel, motel, inn	-	C	P	P	P	C	-
<u>h</u>	<u>On-site dwelling unit accessory to the main use where overnight security, cooking, and/or 24-hour public access is needed with stipulations.</u> <u>1. The establishment shall conform to all applicable fire, building, and health codes.</u> <u>2. The establishment shall be open to inspection by the Tooele County representative, Sheriff, Health Department and their authorized personnel.</u> <u>3. The dwelling unit can either be attached to the main structure, or separate so long as the structure is secondary to the commercial building and exterior design is 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.</u> <u>4. The housing unit shall have the same address as the main structure.</u>	=	=	<u>C</u>	<u>C</u>	=	=	=

Table 17-5-3.4. Dwellings, living quarters and long or short-term structures.

(Ord. 2005-30, 11/22/05; Ord. 2005-19, 6/21/05)

#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
	<p><u>5. The housing unit shall not be sold separately.</u></p> <p><u>6. The maximum height restriction shall not exceed 35 feet unless it is attached.</u></p> <p><u>7. At least one parking space and no more than two shall be provided for the overnight employee(s). No off-site parking will be accepted for parking requirements.</u></p>							
fj	Recreational vehicle park	-	C	C	C	-	P	-
gj	Temporary buildings for uses incidental to construction work, including living quarters for a guard or night watchman, which buildings must be removed upon completion or abandonment of the construction work	C1	C1	C1	C1	C1	C1	C1