

CHAPTER 17

COMMERCIAL, INDUSTRIAL, AND HAZARDOUS INDUSTRIES ZONING DISTRICTS

Part

- 17-1 Commercial Zoning Districts.**
- 17-2 Industrial Zoning Districts.**
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PART 17-1 COMMERCIAL ZONING DISTRICTS

Section

- 17-1-1. Purpose of Commercial Neighborhood (C-N) zoning districts.**
- 17-1-2. Purpose of Commercial Shopping (C-S) zoning districts.**
- 17-1-3. Purpose of Commercial Highway (C-H) zoning districts.**
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- 17-1-6. Maximum building heights.**

17-1-1. Purpose of Commercial Neighborhood (C-N) zoning districts.

The purpose of Commercial Neighborhood (C-N) zoning districts are to provide areas in appropriate locations where convenience buying outlets may be established to serve surrounding residential neighborhoods. The regulations of this district are designed to promote a combination of retail and service facilities which in character and scale are necessary to meet day-to-day needs of area residents. (Ord. 2005-30, 11/22/05)

17-1-2. Purpose of Commercial Shopping (C-S) zoning districts.

The purpose of Commercial Shopping (C-S) zoning districts are to provide areas in appropriate locations where a combination of businesses, commercial, entertainment, and related activities may be established, maintained and protected. The regulations of this district are designed to promote and encourage the development of comparison shopping centers. (Ord. 2005-30, 11/22/05)

17-1-3. Purpose of Commercial Highway (C-H) zoning districts.

The purpose of Commercial Highway (C-H) zoning districts are 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. (Ord. 2005-30, 11/22/05)

17-1-4. Purpose of Commercial General (C-G) zoning districts.

The purpose of Commercial General (C-G) zoning districts are to provide areas in appropriate locations where a combination of business, commercial, entertainment, and related activities may be established,

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maintained and protected. Regulations of this district are designed to provide a suitable environment for those commercial and service uses that are vital to economic life, some of which would be intrusive and disruptive in a shopping center-type of commercial development. (Ord. 2005-30, 11/22/05)

17-1-5. Development restrictions in commercial zones.

In commercial zoning districts:

- (1) The minimum front yard setback requirement of 20 feet for commercial buildings may be reduced to 0 feet following approval by the Tooele County Planning Commission. Additionally, no commercial building shall be located closer than 50 feet to any residential district boundary line, and no such building shall encroach on any easement.
- (2) Buildings and structures shall cover no more than 30% of the lot area except as may otherwise be allowed through planned unit development approval, except coverage shall not exceed 50% in C-G zoning districts.
- (3) All uses shall be free from objectionable noise, hazards, or nuisances.
- (4) Improvements required by the planning commission may include:
 - (a) street grading;
 - (b) street base;
 - (c) curb and gutter;
 - (d) sidewalk;
 - (e) on-site surface drainage facilities;
 - (f) culinary water facilities;
 - (g) wastewater disposal;
 - (h) street monuments; and
 - (i) any other infrastructure deemed necessary.
- (5) Not more than 20% of the building shall be used for wholesale business. (Ord. 2022-18, 6/21/22; Ord. 2011-04, 2/1/11; Ord. 2005-30, 11/22/05)

17-1-6. Maximum building heights.

- (1) The maximum building height in C-N zones shall be 35 feet.
- (2) The maximum building height in C-S, C-G and C-H zoning districts shall be 75 feet. (Ord. 2005-30, 11/22/05)

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PART 17-2 INDUSTRIAL ZONING DISTRICTS

Section

17-2-1. Purposes of Manufacturing Distribution (M-D) zoning districts.

17-2-2. Purpose of Manufacturing General (M-G) zoning districts.

17-2-3. Development restrictions to manufacturing zoning districts generally.

17-2-4. Development restrictions specific to M-D zoning districts.

17-2-5. Maximum building heights.

17-2-1. Purpose of Manufacturing Distribution (M-D) zoning districts.

The purpose of Manufacturing Distribution (M-D) zoning districts are to provide areas in appropriate locations where light manufacturing, industrial processes and warehousing not producing objectionable effects may be established, maintained and protected. The regulations of this district are designed to protect environmental quality of the district and adjacent areas. (Ord. 2005-30, 11/22/05)

17-2-2. Purpose of Manufacturing General (M-G) zoning districts.

The purpose of Manufacturing General (M-G) zoning districts are to provide areas in appropriate locations where heavy industrial processes necessary to the economy may be conducted. The regulations of this district are designed to protect environmental quality of the district and adjacent areas. (Ord. 2005-30, 11/22/05)

17-2-3. Development restrictions to manufacturing zoning districts generally.

In manufacturing zoning districts:

- (1) Minimum yard setback requirements shall be established in the conditional use permit or planned unit development approval, except that no commercial building shall be located closer than 50 feet to any residential district boundary line or to any street line which continues as frontage into a residential district, and providing they do not encroach on any easement.
- (2) Buildings and structures shall cover no more than 50% of the lot area except as may otherwise be allowed through planned unit development approval.
- (3) Improvements required by the planning commission may include:
 - (a) street grading;
 - (b) street base;
 - (c) curb and gutter;
 - (d) sidewalk;
 - (e) on-site surface drainage facilities;
 - (f) culinary water facilities;
 - (g) wastewater disposal;
 - (h) street monuments; and
 - (i) any other infrastructure deemed necessary.
- (4) The following provisions apply to Solar Energy Systems:
 - (a) (i) No above-ground Solar Energy System facility or structure (other than access roads, gates and fences) shall be located closer than one mile to any Residential District boundary line (not including Agricultural Zoning Districts).

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- (ii) Subsection (4)(a)(i) does not prohibit the rezoning of properties within the one-mile buffer to Residential Zoning Districts and does not prohibit the development and encroachment of residential developments within the one-mile buffer.
- (b) Except as set forth in 4(a) above, no minimum lot size, maximum lot coverage or building height, or other side yard or setback requirements apply to Solar Energy Systems.
- (c) No minimum off-street parking or open space requirements apply to Solar Energy Systems.
- (d) The installation of sidewalks along the entire property line abutting a public street is not required unless the Zoning Administrator determines that a sidewalk is necessary to serve a public need or the public health, safety and welfare.
- (e) Rooftop Mounted Solar Arrays located on industrial buildings in any (M-G and M-D) Zoning District are exempt from the one-mile buffer requirement. (Ord. 2022-28, 8/16/22; Ord. 2018-04, 5/15/18; Ord. 2011-04, 2/1/11; Ord. 2005-30, 11/22/05)

17-2-4. Development restrictions specific to M-D zoning districts.

- (1) Any area outside of a building used for any activity other than off-street parking and loading shall be completely enclosed within a solid fence or wall of a height sufficient to completely screen such activity from the street or from adjoining parcels.
- (2) All uses shall be free from objectionable noise, hazards and nuisances. (Ord. 2005-30, 11/22/05)

17-2-5. Maximum building heights.

The maximum building height in M-D zoning districts shall be 35 feet. There is no maximum building height in M-G zoning districts. (Ord. 2005-30, 11/22/05)

PART 17-3 HAZARDOUS INDUSTRIES ZONING DISTRICTS

Section

- 17-3-1. Purposes of Hazardous Industries (MG-H) zoning districts.**
- 17-3-2. Permits - Compliance.**
- 17-3-3. Development restrictions.**

17-3-1. Purpose of Hazardous Industries (MG-H) zoning districts.

The purpose of Hazardous Industries (MG-H) zoning districts are to provide areas in appropriate remote locations where hazardous and radioactive wastes may be stored, treated and disposed of in a safe manner. The regulations of this district are designed to protect the environmental quality of the district and adjoining areas. (Ord. 2005-30, 11/22/05)

17-3-2. Permits - Compliance.

No new MG-H zones shall be created after September 26, 2005. Any industry having a prior-approved hazardous or radioactive waste conditional use permit may amend that permit in accordance with Chapter 18. (Ord. 2005-30, 11/22/05)

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17-3-3. Development restrictions.

In Hazardous Industries (MG-H) zoning districts:

- (1) Minimum yard setback requirements shall be established in the conditional use permit or planned unit development approval, except that no building or structure shall be located closer than 300 feet to any district boundary line.
- (2) There shall be no maximum building height.
- (3) Buildings and structures shall cover no more than 50% of the lot area except as may be allowed through planned unit development approval.
- (4) Improvements required by the planning commission may include:
 - (a) street grading;
 - (b) street base;
 - (c) curb and gutter;
 - (d) sidewalk;
 - (e) on-site surface drainage facilities;
 - (f) culinary water facilities;
 - (g) wastewater disposal;
 - (h) street monuments; and
 - (i) any other infrastructure deemed necessary. (Ord. 2011-04, 2/1/11; Ord. 2005-30, 11/22/05)

PART 17-4 EXEMPTION FROM AREA REQUIREMENTS

Section

17-4-1. Uses conditionally exempt from frontage, width, and area requirements of the zoning district.

17-4-1. Uses conditionally exempt from frontage, width, and area requirements of the zoning district.

In commercial, industrial and hazardous industries zoning districts, a bona fide division or partition of land for the purpose of siting an unmanned facility appurtenant to a pipeline, electrical service, telecommunications, transmission line, radio transmission, regeneration, or fiberoptic equipment owned or operated by a public or private utility service regulated by the Public Utility Commission or Federal Communications Commission may be sited on a parcel less than that required with no frontage subject to the following:

- (1) The parcel shall have a legal access to it.
- (2) A conservation easement or deed restriction shall be given to Tooele County that will prohibit any use or structure from being placed on the property than those listed in this section.
- (3) The site shall be fenced and approved through a conditional use permit.
- (4) Where a residential or manned structure is within 800 feet, the site shall be large enough that the height of the tallest structure placed in a vertical position from its base, plus ten feet, will mark the minimum property edge.
- (5) The site shall be fenced with chain link fencing, and screened by drought resistant landscaping and trees.

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- (6) The applicant or landowner shall comply with the subdivision ordinance. (Ord. 2005-30, 11/22/05)

PART 17-5 USE TABLES, CODES, SYMBOLS AND RESTRICTIONS

Section

- 17-5-1. Codes and symbols.**
- 17-5-2. Uses.**
- 17-5-3. Use tables.**
 - 17-5-3.1 Agriculture, forestry and keeping of animals.**
 - 17-5-3.2 Automobile, truck and recreational vehicle sales and service.**
 - 17-5-3.3 Commercial sales and service.**
 - 17-5-3.4 Dwellings, living quarters and long- or short-term residences.**
 - 17-5-3.5 Industrial uses.**
 - 17-5-3.6 Manufacturing, curing, compounding, processing, packaging, production and treatment.**
 - 17-5-3.7 Public and quasi-public uses.**
 - 17-5-3.8 Recreation, camping and amusement.**
 - 17-5-3.9 Storage, shipping, transporting and warehousing.**
 - 17-5-3.10 Utilities and utility services.**

17-5-1. Codes and symbols.

(1) In this Part are tables describing uses of land or buildings that are allowed in the various districts as shown. Permitted uses are indicated by a "P" in the appropriate column. Uses that may be permitted by a conditional use permit issued by a planning commission are indicated by a "C" in the appropriate column. Uses that may be permitted by a conditional use permit issued by the zoning administrator are indicated by a "C1" in the appropriate column.

(2) If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by a dash, "-".

(3) If a regulation applies in a given district, it is indicated in the appropriate column by an alphanumeric character that will show the linear feet or square feet or acres required or by the letter "A". If the regulation does not apply, it is indicated in the appropriate column by a dash, "-". (Ord. 2005-30, 11/22/05)

17-5-2. Uses.

No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the commercial, industrial or hazardous industries zoning districts except as provided in this Part. (Ord. 2005-30, 11/22/05)

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17-5-3. Use tables.

Table 17-5-3.1. Agriculture, forestry and keeping of animals. (Ord. 2018-04, 5/15/18; 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 conditional uses	C	C	C	C	C	C	C
b	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P
c	Agricultural industries	-	-	-	-	P	-	-
d	Beauty shop for pets, dog grooming	-	P	P	P	-	-	-
e	Rooftop mounted solar arrays	P	P	P	P	-	-	-
f	Tilling of the soil, raising of crops, horticulture and gardening	-	-	-	-	P	-	-

Table 17-5-3.2. Automobile, truck and recreational vehicle sales and services. (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 conditional uses	C	C	C	C	C	C	C
b	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P
c	Automatic car wash	-	P	P	P	C	C	-
d	Automobile or recreation vehicle sales, service, lease, rental and repair, new or used, conducted entirely within an enclosed building	-	P	P	P	-	P	-
e	Automobile service station	C	C	C	C	C	C	-
f	Body and fender shop; tire recapping; motor vehicle, bicycle, and recreation vehicle assembling, painting, upholstering and rebuilding.	-	-	-	C	P	P	-
g	Dismantling or wrecking of used motor vehicles and storage or sale of dismantled,	-	-	-	-	-	C	-

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Table 17-5-3.2. Automobile, truck and recreational vehicle sales and services. (Ord. 2005-30, 11/22/05)								
#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
	inoperative or wrecked vehicles or their parts							
h	Indoor auto parts sales	-	P	P	P	P	P	-
i	Parking lot incidental to a use conducted on the premises	P	P	P	P	P	P	P
j	Parking lot not incidental to a use conducted on the premises	C	C	C	C	C	C	C
k	Recreation vehicles, rentals, leases, sales and service, outdoor and indoor	-	P	P	P	P	P	-
l	Truck and heavy equipment service station and repair facility	-	-	P	C	P	P	C
m	Truck wash	-	-	P	C	P	P	C

Table 17-5-3.3. Commercial sales and service. (Ord. 2012-15, 7/17/12; Ord. 2005-30, 11/22/05)								
#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
a	Accessory uses buildings customarily incidental to conditional uses	C	C	C	C	C	C	C
b	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P
c	Addressograph shop	-	-	-	P	P	P	-
d	Animal hospital	-	C	-	P	P	-	-
e	Art needlework shop; art shop; art supply	P	P	P	P	C1	C1	-
f	Awning sales/repair	-	P	-	P	-	-	-
g	Baby formula service; baby diaper service; sitter agency	P	P	P	P	-	-	-
h	Bakery, retail sales	P	P	P	P	-	-	-
i	Bank	P	P	P	P	P	-	-
j	Barber shop	P	P	P	P	-	-	-

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Table 17-5-3.3. Commercial sales and service. (Ord. 2012-15, 7/17/12; Ord. 2005-30, 11/22/05)								
#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
k	Bath and massage (not part of medical or health spa)	-	-	C1	C1	-	-	-
l	Beauty shop	P	P	P	P	-	-	-
m	Beer outlet, Class A, Class B	-	C	C	C	-	C	-
n	Bookstore	P	P	P	P	-	-	-
o	Building material sales, enclosed area	-	P	-	P	P	P	-
p	Building material sales yard, outside, with sale of rock, sand, gravel and the like as an incidental part of the main business, but excluding concrete mixing	-	C	-	C	P	P	-
	Business incubator							
q	Café, cafeteria, catering establishment, restaurant (not a drive-thru)	P	P	P	P	P	P	C
r	Candy, confectionery, nut shop	P	P	P	P	-	-	-
s	Carbonated and purified water sales	P	P	P	P	-	-	-
t	Carpet and/or rug cleaning	-	C1	-	P	P	-	-
u	Child or adult day care facility	C	C	-	C	C	-	-
v	China and/or silver shop	P	P	P	P	-	-	-
w	Clothes cleaning, dyeing, pressing, dry cleaners	P	-	P	P	P	-	-
x	Clothing store	P	P	P	P	-	-	-
y	Coal/fuel sales office	-	-	-	C	C	P	-
z	Convenience store with gasoline sales	C	C	C	C	P	P	-
A	Copy store, blueprinting, photostating, duplicating	-	P	-	P	-	-	-
B	Costume rental	-	P	P	P	-	-	-
C	Delicatessen	P	P	P	P	-	-	-
D	Department store	P	P	P	P	-	-	-
E	Dramatics school	P	P	-	P	-	-	-

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Table 17-5-3.3. Commercial sales and service. (Ord. 2012-15, 7/17/12; Ord. 2005-30, 11/22/05)								
#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
F	Drapery-curtain store	P	P	P	P	-	-	-
G	Dressmaking	P	P	-	P	P	-	-
H	Drive-ins; refreshment stand, eating and/or drinking place	C1	P	P	P	C1	C1	-
I	Drugstore	P	P	P	P	-	-	-
J	Dry goods store	P	P	P	P	-	-	-
K	Electrical, appliances and fixtures, electronic instruments sales, repair and/or service	C1	P	P	P	P	-	-
L	Employment agency or employment office	-	P	P	P	-	-	-
M	Fix-it shop, repair shop, for household items	P	P	-	P	-	-	-
N	Flooring, carpet repair and sales	-	P	-	P	-	-	-
O	Florist shop	P	P	P	P	-	-	-
P	Fountain equipment supply, restaurant supply	-	-	-	P	P	-	-
Q	Frozen food lockers	-	C1	-	P	P	-	-
R	Frozen food locker incidental to a main grocery store or food business	P	P	P	P	P	P	-
S	Fruit/fruit juice store; fruit and/or vegetable stand, or store; natural foods/health store	P	P	P	P	-	-	-
T	Fur sales, storage, repair	-	P	-	P	-	-	-
U	Furniture sales, and/or repair	-	P	-	P	-	-	-
V	Gift shop; hobby or crafts shop	P	P	P	P	-	-	-
W	Greenhouse, nursery; plant materials; soil & lawn service	-	P	-	P	C1	-	-
X	Grocery; meat sales	P	P	-	P	-	-	-
Y	Gunsmith	-	P	-	P	C1	-	-

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Table 17-5-3.3. Commercial sales and service. (Ord. 2012-15, 7/17/12; Ord. 2005-30, 11/22/05)								
#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
Z	Hardware store, not including the sale of lumber	P	P	P	P	P	-	-
1	Hardware store, including the sale of lumber providing all lumber storage is in completely enclosed in a building	-	P	P	P	P	-	-
2	Heating, ventilating, air conditioning; equipment (HVAC), sales/repair	C1	C1	C1	C1	C1	C1	C1
3	Hospital supplies	-	-	-	C	P	-	-
4	Household cleaning/ repair, house equipment displays	-	P	-	P	-	-	-
5	Ice cream shop; ice sales, retail sales and rentals	P	P	P	P	-	-	-
6	Ice manufacture, storage, and wholesale sales	-	-	-	C1	P	P	-
7	Ice vendor units and/or reach-in ice merchandise units, electric ice-maker; ice storage, not more than five (5) tons capacity	P	P	P	P	P	P	-
8	Insulation sales	-	-	-	P	P	P	P
9	Interior decorating store	P	P	-	P	-	-	-
10	Jewelry store	P	P	P	P	-	-	-
11	Kennel, conducted entirely within a soundproof and air conditioned building	-	C1	-	C1	C1	-	-
12	Laundry, automatic self-help; laundry agency	P	P	P	P	-	-	-
13	Leather goods	-	P	-	P	-	-	-
14	Linen shop	P	P	-	P	-	-	-
15	Liquor and beer sales; places for the drinking of liquor or beer	-	C	C	C	-	C	-
16	Lithographing, including engraving, photo engraving	-	P	-	P	P	-	-
17	Luggage sales	-	P	P	P	-	-	-

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Table 17-5-3.3. Commercial sales and service. (Ord. 2012-15, 7/17/12; Ord. 2005-30, 11/22/05)								
#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
18	Lumber yard	-	C	-	C	P	P	-
19	Manufactured home sales and storage	-	C	-	P	P	C	-
20	Medical/dental clinic, laboratories, infirmary, immediate care facility	-	P	P	P	P	-	-
21	Military store	-	-	-	C	C	C	-
22	Milk distributing station; sale of dairy products, excluding processing/bottling	P	P	P	P	-	-	-
23	Mobile home sales and storage	-	C	-	P	P	C	-
24	Monument sales, retail	-	-	-	P	P	P	-
25	Mortuary, undertaking or funeral establishment	-	C	-	P	-	-	-
26	Motorboat sales	-	P	P	P	P	-	-
27	Music store	P	P	P	P	-	-	-
28	News stand; magazine shop; book store	P	P	P	P	-	-	-
29	Notions, variety store	P	P	P	P	-	-	-
30	Novelty shop, variety store	P	P	P	P	-	-	-
31	Nurses' agency	P	P	-	P	-	-	-
32	Office, business or professional	C1	P	C1	P	P	P	-
33	Office, supply; office machines sales, repair	-	P	-	P	P	-	-
34	Oil burner shop	-	P	-	P	P	-	-
35	Optometrist; oculist	P	P	-	P	-	-	-
36	Ornamental iron, sales only	-	P	-	P	-	-	-
37	Package agency	-	C	C	C	-	C	-
38	Painter/paint store	-	P	P	P	P	-	-
39	Pest extermination and control office	-	-	-	P	P	P	-
40	Pet shop	P	P	-	P	-	-	-
41	Photographer or photography shop, sales and service	P	P	P	P	-	-	-

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Table 17-5-3.3. Commercial sales and service. (Ord. 2012-15, 7/17/12; Ord. 2005-30, 11/22/05)								
#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
42	Plumbing shop	-	P	P	P	P	-	-
43	Popcorn and/or nut shop	P	P	P	P	-	-	-
44	Printing, including engraving, photo engraving	-	P	-	P	P	-	-
45	Printing and small paper reproduction service	P	P	P	P	P	-	-
46	Radio and television sales and repair	P	P	-	P	-	-	-
47	Radio and television station	-	-	-	C1	C1	P	-
48	Reception center and/or wedding chapel	C1	C1	-	C1	-	-	-
49	Roofing sales	-	P	-	P	P	-	-
50	Second-hand shop, antiques, conducted within a building or enclosure	P	P	P	P	-	-	-
51	Seed/feed store	-	-	-	C1	P	P	-
52	Sewing machine shop	P	P	-	P	-	-	-
53	Sexually oriented businesses	-	-	-	-	-	C	-
54	Shoe shop; shoeshine; shoe repair	P	P	P	P	-	-	-
55	Sign painting shop	-	C1	-	P	P	-	-
56	State store	-	C	C	C	-	-	-
57	Stationary and greeting card sales	P	P	P	P	-	-	-
58	Tailor shop	P	P	-	P	-	-	-
59	Taxidermist	-	P	-	P	P	-	-
60	Technical office for research and development, laboratory & research facility subject to the restrictions below: Limited manufacturing activity shall be considered an allowed accessory use to a technical research and development office, laboratory or research facility in a nonindustrial district provided that the following requirements are satisfied:	-	-	C1	C1	C1	C1	-

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Table 17-5-3.3. Commercial sales and service. (Ord. 2012-15, 7/17/12; Ord. 2005-30, 11/22/05)								
#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
	1. Such manufacturing activity is related to research and development activities of the principal use. 2. No manufacturing activity customarily occurs within 50 feet of a residence or residential district. 3. All manufacturing activity customarily occurs inside of buildings; however, outside research work and incidental outside fabrication of equipment to conduct outside experimentation shall be permitted. 4. Outside research in nonindustrial districts should not customarily involve noxious activity which creates disturbances off of the premises. 5. Manufacturing activity, excluding incidental fabrication of outside experiments, shall not occupy an area in excess of 60 percent of the gross floor area of a building or group of associated buildings owned by the same establishment.							
61	Tire shop, sales and repair	-	P	P	P	-	-	-
62	Tobacco shop* *Use may not be established within six-hundred feet (600'), measured from the parcel(s) perimeter(s), of any public or private schools, churches, libraries, public parks, or public recreational facilities.	-	-	-	-	-	C	-
63	Towel and linen supply service	-	-	-	P	P	-	-
64	Travel bureau	-	P	P	P	-	P	-
65	Upholstery shop	-	-	-	-	P	P	-
66	Variety store, notions	P	P	P	P	-	-	-
67	Veterinary	-	-	-	C	C	-	-

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Table 17-5-3.3. Commercial sales and service. (Ord. 2012-15, 7/17/12; Ord. 2005-30, 11/22/05)								
#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
68	Veterinary – providing operations are completely enclosed within an air-conditioned and soundproof building	-	C1	C1	C1	C1	-	-
69	Wallpaper store	-	P	P	P	-	-	-
70	Weather-stripping shop	-	P	-	P	P	P	-
71	Wholesale business	-	-	-	P	P	P	-

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 uses buildings customarily incidental to conditional uses	C	C	C	C	C	C	C
b	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P
c	Bed and breakfast, providing: 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	C1	C1	C1	C1	C1	C1	C1

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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
	Director and their authorized personnel. 7. The establishment shall obtain and maintain a Tooele County business license.							
d	Bed and breakfast inn, providing: 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. 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.	C1	C1	C1	C1	C1	C1	C1
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	Recreational vehicle park	-	C	C	C	-	P	-
i	Temporary buildings for uses incidental to construction work, including living quarters for a guard or night watchman, which buildings must be removed upon	C1	C1	C1	C1	C1	C1	C1

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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
	completion or abandonment of the construction work							

Table 17-5-3.5. Industrial uses. (Ord. 2022-34, 12/6/22; Ord. 2018-04, 5/15/18; Ord. 2005-30, 11/22/05)								
#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
a	Accessory uses buildings customarily incidental to conditional uses	C	C	C	C	C	C	C
b	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P
c	Bag cleaning	-	-	-	-	P	P	-
d	Baking, ice cream making, and/or candy making	P	P	P	P	P	P	-
e	Blacksmith shop	-	-	-	-	P	P	-
f	Boiler works	-	-	-	-	P	P	-
g	Bookbinding	-	-	-	P	P	P	-
h	Bottling works	-	-	-	-	P	P	P
i	Breweries	-	-	-	-	C	C	-
j	Cannabis production establishment (not allowed within 1,000 feet of a community location or 600 feet of a primarily residential zone).	-	-	-	-	C	P	-
k	Central mixing plant, related to construction industry for cement, mortar, plaster, or paving materials	-	-	-	-	-	C	-
l	Construction of building to be sold and moved off the premise	-	-	-	P	P	P	-
m	Dairy	-	-	-	P	P	P	-
n	Egg candling, sales, or processing	-	-	-	C1	P	P	-

COMMERCIAL, INDUSTRIAL, AND HAZARDOUS INDUSTRIES ZONING DISTRICTS

<p align="center">Table 17-5-3.5. Industrial uses. (Ord. 2022-34, 12/6/22; Ord. 2018-04, 5/15/18; Ord. 2005-30, 11/22/05)</p>								
#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
o	Fertilizer and soil conditioner manufacture, processing and/or sales, providing only non-animal products and by-products are used	-	-	-	-	C	C	-
p	Forage plant	-	-	-	-	P	P	-
q	Foundry, casting light-weight non-ferrous metal	-	-	-	-	-	C	-
r	Hatchery	-	-	-	-	P	P	-
s	Honey extraction	-	-	-	P	P	P	-
t	Incinerator, non-accessory	-	-	-	-	C	C	C
u	Knitting mill	-	-	-	-	P	P	-
v	Laboratories	-	-	C	C	C	C	C
w	Laundry	P	-	P	P	P	-	-
x	Machine shop	-	-	-	C	P	P	C
y	Medical cannabis pharmacy (not allowed within 1,000 feet of a community location or 600 feet of a primarily residential zone).	-	C	C	C	C	C	-
z	Mobile lunch service	-	P	P	P	P	P	C
A	Monument works	-	-	-	C	P	P	-
B	Motion picture studio	-	-	-	-	P	P	-
C	Planning mill	-	-	-	-	C	C	-
D	Power generation (electrical) for on-site use:							
E	1. solar	P	P	P	P	P	P	P
F	2. wind under 5.9 kva	-	-	-	C	P	P	C
G	3. auxiliary, temporary, wind, with more than 6 kva, but less than 10 kva output	C1	C1	C1	P	P	P	P
H	4. steam, hydro, or reciprocating engine with more than 10.05 kva, but less than 150 kva output	-	C1	C1	C1	P	P	P

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<p align="center">Table 17-5-3.5. Industrial uses. (Ord. 2022-34, 12/6/22; Ord. 2018-04, 5/15/18; Ord. 2005-30, 11/22/05)</p>								
#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
I	5. steam, hydro, or reciprocating engine with more than 150 kva	-	-	-	-	-	C	C
J	Printing – convenience for drop-in customers	P	P	P	P	P	P	-
K	Production of salts in solid or liquid form by the collection, pumping and evaporation of naturally occurring brines and the processing of salts into salt products	-	-	-	-	-	P	-
L	Publishing and contract printing	-	-	-	P	P	P	-
M	Recycling, reformation, refinement and utilization of salts, and its byproducts, in solid or liquid form, to produce other materials, chemicals or products	-	-	-	-	-	C1	-
N	Rooftop mounted solar arrays	-	-	-	-	P	P	-
O	Sandblasting	-	-	-	-	C	C	C
P	Saw mill	-	-	-	-	-	C	-
Q	Solar energy systems	-	-	-	-	C	C	-
R	Storage, treatment and disposal of wastes classified as “hazardous wastes”	-	-	-	-	-	-	C
S	Tire, recycling into fuels and useable products	-	-	-	-	C	C	-
T	Tire disposal, long term storage or landfilling not incidental to recycling facilities located in Tooele County	-	-	-	-	-	-	-
U	Tire retreading, or vulcanizing	-	-	-	-	C	P	-
V	Treatment of materials from sand and grease interceptors, resulting in inert materials	-	-	-	-	-	C	C
W	Upholstering, including mattress manufacture rebuilding or renovating	-	-	-	P	P	P	-
X	Weaving	-	C1	-	C1	P	P	-

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Table 17-5-3.5. Industrial uses.								
(Ord. 2022-34, 12/6/22; Ord. 2018-04, 5/15/18; Ord. 2005-30, 11/22/05)								
#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
Y	Welding shop	-	-	-	C	P	P	-

Table 17-5-3.6. Manufacturing, curing, compounding, processing, packaging, production and treatment.								
(Ord. 2012-15, 7/17/12; Ord. 2005-30, 11/22/05)								
#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
a	Accessory uses buildings customarily incidental to conditional uses	C	C	C	C	C	C	C
b	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P
c	Acetylene gas	-	-	-	-	-	C	-
d	Acid	-	-	-	-	-	C	-
e	Airplane and associated parts	-	-	-	-	-	C	-
f	Alcohol	-	-	-	-	-	C	-
g	Ammonia	-	-	-	-	-	C	-
h	Animal by-products, offal or dead, reduction or dumping, fat rendering, grease or lard located at least 300 feet from any district boundary	-	-	-	-	-	C	C
i	Automobiles and their associated parts	-	-	-	-	-	C	-
j	Bakery goods	-	-	-	-	C	C	-
k	Batteries	-	-	-	-	C	C	-
l	Billboards and commercial advertising structures	-	-	-	C	P	P	-
m	Blast furnace or foundry located at least 300 feet from any district boundary	-	-	-	-	-	C	C
n	Bleaching powder	-	-	-	-	-	C	-
o	Boats	-	-	-	C	P	P	-
p	Bone	-	-	-	C	C	C	-

COMMERCIAL, INDUSTRIAL, AND HAZARDOUS INDUSTRIES ZONING DISTRICTS

<p align="center">Table 17-5-3.6. Manufacturing, curing, compounding, processing, packaging, production and treatment. (Ord. 2012-15, 7/17/12; Ord. 2005-30, 11/22/05)</p>								
#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
q	Brass	-	-	-	-	-	C	-
r	Business machines	-	-	-	C	P	P	-
s	Cameras and photo equipment, film	-	-	-	C	P	P	-
t	Candles	-	-	-	-	-	C	-
u	Candy	-	-	-	-	C	C	-
v	Canvas, cloth, textiles, wool or yarn	-	-	-	C	C	C	-
w	Cast stone, cement, cinder, terra cotta; tile, brick, synthetic cast stone, pumice stone and gypsum products	-	-	-	-	-	C	-
x	Cellophane	-	-	-	C	C	C	-
y	Celluloid	-	-	-	-	-	C	-
z	Cereal	-	-	-	-	C	C	-
A	Chemicals of an objectionable or dangerous nature	-	-	-	-	-	C	-
B	Chlorine	-	-	-	-	-	C	-
C	Coal	-	-	-	-	-	C	-
D	Copper	-	-	-	-	-	C	-
E	Cork	-	-	-	C	C	C	-
F	Cosmetics	-	-	-	-	C	C	-
G	Creosote	-	-	-	-	-	C	-
H	Dairy products	-	-	-	-	C	C	-
I	Detergents	-	-	-	-	-	C	-
J	Disinfectants	-	-	-	-	-	C	-
K	Dyestuffs	-	-	-	-	-	C	-
L	Electric or neon signs	-	-	-	C	P	P	-
M	Electrical, electronic and communication instruments	-	-	-	C	C	C	-
N	Emery cloth	-	-	-	-	-	C	-

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Table 17-5-3.6. Manufacturing, curing, compounding, processing, packaging, production and treatment. (Ord. 2012-15, 7/17/12; Ord. 2005-30, 11/22/05)								
#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
O	Engineering, laboratory and scientific instruments, temperature controls	-	-	-	C	C	C	-
P	Excelsior	-	-	-	-	-	C	-
Q	Explosives and fireworks	-	-	-	-	-	C	-
R	Feathers	-	-	-	C	C	C	-
S	Fertilizer and soil conditioner located at least 300 feet from any district boundary	-	-	-	-	-	C	C
T	Fish, sauerkraut, pickles, vinegar, yeast and the rendering of fat	-	-	-	-	-	C	-
U	Food products (excluding fish, sauerkraut, pickles, vinegar, yeast, and rendering of fat)	-	-	-	-	C	C	-
V	Gasoline and petroleum	-	-	-	-	-	C	-
W	Gelatine	-	-	-	-	-	C	-
X	Glass	-	-	-	-	-	C	-
Y	Glucose	-	-	-	-	-	C	-
Z	Glue	-	-	-	-	-	C	-
1	Hair and horn	-	-	-	C	C	C	-
2	Hardware	-	-	-	-	-	C	-
3	Ink	-	-	-	-	-	C	-
4	Insecticides	-	-	-	-	-	C	-
5	Iron	-	-	-	-	-	C	-
6	Lampblack	-	-	-	-	-	C	-
7	Leather or hides	-	-	-	C	C	C	-
8	Lime	-	-	-	-	-	C	-
9	Linoleum	-	-	-	-	-	C	-
10	Lubricating grease, oil, oilcloth and coiled rubber goods	-	-	-	-	C	C	-

COMMERCIAL, INDUSTRIAL, AND HAZARDOUS INDUSTRIES ZONING DISTRICTS

<p align="center">Table 17-5-3.6. Manufacturing, curing, compounding, processing, packaging, production and treatment. (Ord. 2012-15, 7/17/12; Ord. 2005-30, 11/22/05)</p>								
#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
11	Machinery	-	-	-	-	-	C	-
12	Malt	-	-	-	-	-	C	-
13	Matches	-	-	-	-	-	C	-
14	Meat products	-	-	-	-	C	C	-
	Medical and dental instruments and supplies, optical instruments and lenses							
15	Musical instruments	-	-	-	C1	P	P	-
16	Novelties	-	-	-	C1	P	P	-
17	Office machines, including cash registers, computing machines and typewriters, scales and balances	-	-	-	C	C	C	-
18	Oxygen	-	-	-	-	-	C	-
19	Paint	-	-	-	C	C	C	-
20	Paper and paperboard products	-	-	-	C	C	C	-
21	Pharmaceuticals	-	-	-	C	C	C	-
22	Pickles	-	-	-	-	-	C	-
23	Pipe for use in building construction or for sewer or drainage purposes (excluding rock or gravel crushing of raw materials except that which is incidental to the manufacture or fabrication of the above-described products) provided that such crushing facilities be located not closer than 200 feet to any property line	-	-	-	-	C	C	-
24	Plastics	-	-	-	C	C	C	-
25	Pottery, plaster, incidental plaster, plaster of paris, ceramic, and clay	-	-	-	-	-	C	-
26	Pyroxylin	-	-	-	-	-	C	-
27	Roofing or water proofing material	-	-	-	-	-	C	-
28	Rubber and metal stamps	-	-	-	C	P	P	-

COMMERCIAL, INDUSTRIAL, AND HAZARDOUS INDUSTRIES ZONING DISTRICTS

<p align="center">Table 17-5-3.6. Manufacturing, curing, compounding, processing, packaging, production and treatment. (Ord. 2012-15, 7/17/12; Ord. 2005-30, 11/22/05)</p>								
#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
29	Rubber or gutta-percha	-	-	-	C	C	C	-
30	Sheet metal products, light, (including heating and ventilation ducts and equipment, cornices and eaves, venetian blinds, window shades, awnings)	-	-	-	C1	P	P	-
31	Sheet metal heavy	-	-	-	-	-	C	-
32	Shell	-	-	-	C	C	C	-
33	Shellac, shoddy; and shoe polish	-	-	-	-	-	C	-
34	Soap	-	-	-	-	-	C	-
35	Soda	-	-	-	-	-	C	-
36	Starch	-	-	-	-	-	C	-
37	Steel or metal crushing	-	-	-	-	-	C	-
38	Straw	-	-	-	C	C	C	-
39	Tallow	-	-	-	-	-	C	-
40	Tar	-	-	-	-	-	C	-
41	Tobacco* *Use may not be established within six-hundred feet (600'), measured from the parcel(s) perimeter(s), of any public or private schools, churches, libraries, public parks, or public recreational facilities.	-	-	-	-	-	C	-
42	Toiletries	-	-	-	-	C	C	-
43	Toys	-	-	-	C	P	P	-
44	Turpentine and varnish	-	-	-	-	-	C	-
45	Vinegar	-	-	-	-	-	C	-
46	Wood	-	-	-	C1	C1	C1	-
47	Yeast	-	-	-	-	-	C	-

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Table 17-5-3.7. Public and quasi-public uses. (Ord. 2005-30, 11/22/05)								
#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
a	Accessory uses buildings customarily incidental to conditional uses	C	C	C	C	C	C	C
b	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P
c	Cemeteries	-	-	-	C	C	-	-
d	Churches	C	C	C	C	-	-	-
e	College or university not exempt by statute	-	C	C	C	C	C	-
f	Correctional facilities (public and private) providing <ol style="list-style-type: none"> 1. they are located at least 600 feet from any district boundary; 2. they are located at least 600 feet as measured from the property line on which the correctional facility is located to the property line of the following: <ol style="list-style-type: none"> a. Schools; b. Churches; c. Day care and preschools; d. Establishments that sell beer or liquor for on or off premise consumption; e. Motels or hotels; f. Residential (dwellings, lodging houses, dormitory, congregate residences, etc.) 	-	-	-	-	-	C	-
g	Dams and reservoirs	-	-	-	C	C	P	C
h	Hospital, public or private	-	-	C	C	C	C	-
i	Noncommercial research facility	-	C	C	C	C	C	-
j	Parks, golf courses, swimming pools and other recreation areas	P	P	P	P	-	-	-
k	Private road	C	C	C	C	C	C	C
l	Private schools	C	C	C	C	C	-	-

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Table 17-5-3.7. Public and quasi-public uses. (Ord. 2005-30, 11/22/05)								
#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
m	Public buildings	C	C	C	C	C	C	C
n	Radio/television transmitting towers	-	-	-	-	C1	P	C1
o	Vocational or other schools not exempted by statute	-	C	C	C	C	C	-

Table 17-5-3.8. Recreation, camping and amusement. (Ord. 2005-30, 11/22/05)								
#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
a	Accessory uses buildings customarily incidental to conditional uses	C	C	C	C	C	C	C
b	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P
c	Archery shop/range, if conducted in enclosed building	-	P	P	P	-	-	-
d	Athletic club; health club; athletic goods store; gymnasium	-	P	P	P	P	-	-
e	Bicycle shop	P	P	P	P	-	-	-
f	Billiards or pool hall; commercial skating rink	-	P	P	P	-	-	-
g	Bowling alley	P	P	P	P	-	-	-
h	Boxing arena	-	-	C1	C1	-	-	-
i	Campground	-	-	C	C	-	C	-
j	Dance hall; dancing	-	C1	C1	C1	-	-	-
k	Drag strip racing; auto racing; go-cart racing	-	-	-	-	C	C	-
l	Golf course; commercial miniature golf course	-	P	P	P	-	-	-
m	Night club/social club	-	C	C	C	-	C	-

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Table 17-5-3.8. Recreation, camping and amusement. (Ord. 2005-30, 11/22/05)								
#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
n	Private non-profit locker club or private club	-	C	C	C	-	-	-
o	Recreational center, facilities or area that is private and/or commercial	-	C	C	C	C	C	-
p	Recreational coach parks	-	-	C	C	-	C	-
q	Swimming pool, commercial	-	C1	C1	P	-	-	-
r	Theater, indoor	P	P	P	P	-	-	-
s	Theater, outdoor, providing: 1. A solid fence or masonry wall with a minimum height of six feet shall be constructed on all sides; 2. Driveways and parking areas shall be provided with properly maintained dustless surfaces; 3. Automobile off-street storage areas for automobiles awaiting entrance to theater shall have a capacity of at least fifteen percent of the number of auto parking spaces provided inside the theater; 4. Minimum area for single screen theater shall be ten acres, and the minimum area for a two screen theater shall be twelve acres.	-	-	C	C	-	-	-

Table 17-5-3.9. Storage, shipping, transporting and warehousing. (Ord. 2021-47, 11/4/21; 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 uses buildings customarily incidental to conditional uses	C	C	C	C	C	C	C
b	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P

COMMERCIAL, INDUSTRIAL, AND HAZARDOUS INDUSTRIES ZONING DISTRICTS

Table 17-5-3.9. Storage, shipping, transporting and warehousing.								
(Ord. 2021-47, 11/4/21; 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
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
n	Impound lot with the following minimum conditions: 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	-	-	C	C	C	P	-

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#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
	held by a law enforcement agency or the State Tax Commission.							
o	Junk yard with the following minimum conditions: 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; 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;	-	-	-	-	-	C	-

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Table 17-5-3.9. Storage, shipping, transporting and warehousing. (Ord. 2021-47, 11/4/21; 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
	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 and in order to retain the character of the neighborhood. c. The establishment shall conform to all applicable fire, building, and health codes. d. The establishment shall be open to inspection by the Tooele County representative, Sheriff, Health Department Director and their authorized personnel. 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	-	-	-	-	C	C	-

COMMERCIAL, INDUSTRIAL, AND HAZARDOUS INDUSTRIES ZONING DISTRICTS

Table 17-5-3.9. Storage, shipping, transporting and warehousing.								
(Ord. 2021-47, 11/4/21; 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>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	-
t	Transfer company	-	-	-	C1	P	P	-
u	Warehouse	-	-	-	C1	P	P	-

Table 17-5-3.10. Utilities and utility services.								
(Ord. 2013-12, 9/3/13; Ord. 2010-01, 2/2/10; Ord. 2005-30, 11/22/05)								
#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
a	Accessory uses buildings customarily incidental to conditional uses	C	C	C	C	C	C	C
b	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P
c	Essential service facilities	P	P	P	P	P	P	P

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Table 17-5-3.10. Utilities and utility services.								
(Ord. 2013-12, 9/3/13; Ord. 2010-01, 2/2/10; Ord. 2005-30, 11/22/05)								
#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
d	Large wind energy systems (i.e., wind turbine farms)	-	-	-	-	-	C	-
e	Power plant for the non-nuclear production, generation, and distribution of electricity or steam	-	-	-	-	-	C	C
f	Substations	C	C	C	C	C	C	C
g	Transmission lines of 50 KV or greater capacity	C	C	C	C	C	C	C

Permanent/temporary generators shall be a permitted use in the above districts subject to the following restrictions:

- (i) the generator shall meet all front, side, and rear setbacks for the residing zoning district.
- (ii) the generator's exhaust shall, as much as practically feasible, be vented upwards or directed away from neighboring properties.
- (iii) the generator shall be used only during periods of emergency situations or for periodic testing and necessary maintenance operation.
- (iv) the generator shall be operated for routine testing and maintenance purposes not more than one time in any seven-day (7) period and no test shall exceed a total of thirty (30) minutes.

Table 17-5-3.11. Development types.								
(Ord. 2011-04, 2/1/11)								
#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
a	Planned Unit Developments in accordance with Chapter 9 of this Ordinance	C	C	C	C	C	C	C