



2163 W Erda Way – Erda, UT
(435)243-5577

Amendment Land Use Code 17-5-3.2 Ordinance

Public Body: Erda City Council

Meeting Date: October 12, 2023

Request: Recommendation of approval for Amendment to Erda Land Use Code 17-5-3.2

Commercial table of uses to clarify Automobile Dealerships.

Planner: Rachelle Custer

Planning Commission Recommendation: Favorable

Planning Staff Recommendation: Approval

Applicant Name: Staff proposed change

PROJECT DESCRIPTION

Trucks, Cars and Credit has submitted a business license application for an automobile dealership on the corner of Cimarron and SR-36 in a C-G (Commercial General) zoning district. The application is for automobile display to be located on the site with an onsite office. The current table of uses lists as a permitted use in the C-G zoning district.

Automobile or recreation vehicle sales, service, lease, rental and repair, new or used, conducted entirely within an enclosed building

It is staff's recommendation to change this to read Automobile dealership as a permitted use with some conditions.

Chapter 2 definition "Automobile dealership" means a retail business characterized by the selling, leasing, and maintaining an inventory of new or used automobiles, light trucks, vans, trailers, recreational vehicles, boats, motorcycles, off-highway-vehicles (OHV) or other similar motorized transportation vehicles; and may provide on-site facilities for the repair and service of vehicles.

PLANNING STAFF ANALYSIS AND RECOMMENDATION

Planning Staff recommends that the Erda City Planning Commission makes a motion to recommend approval to the Erda City Council for Amendment to Erda Land Use Code 17-5-3.2 Commercial table of uses to clarify Automobile Dealerships as proposed in the attached redlines.

A discussion was held with the Planning Commission on August 22, 2023 and the proposed conditions are the result of that discussion.

17 -5-3. Use tables.

Table 17-5-3.1. Agriculture, forestry and keeping of animals.							
#	Use	Commercial (C-)				Industrial (M-)	
		N	S	H	G	D	G
a	Accessory buildings and uses customarily incidental to conditional uses	C	C	C	C	C	C
b	Accessory buildings and uses customarily incidental to permitted uses	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.							
#	Use	Commercial (C-)				Industrial (M-)	
		N	S	H	G	D	G
a	Accessory buildings and uses customarily incidental to conditional uses	C	C	C	C	C	C
b	Accessory buildings and uses customarily incidental to permitted uses	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~~ <u>Automobile Dealership</u> <u>1. All repair work shall be completed within an enclosed building.</u> <u>2. Vehicles on premise that are being prepped for sale must be behind a screened fence.</u> <u>3. All vehicle parts shall be in an enclosed building.</u>	-	C	C	C	-	C
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

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Table 17-5-3.2. Automobile, truck and recreational vehicle sales and services.

#	Use	Commercial (C-)				Industrial (M-)	
		N	S	H	G	D	G
g	Dismantling or wrecking of used motor vehicles and storage or sale of dismantled, inoperative or wrecked vehicles or their parts	-	-	-	-	-	C
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
j	Parking lot not incidental to a use conducted on the premises	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
m	Truck wash	-	-	P	C	P	P