

Town of Hinckley
ORDINANCE 24-12-05

COMMERICAL ZONE AMENDMENTS

AN ORDINANCE AMENDING TITLE 10, ZONING REGULATIONS, CHAPTER 6, GENERAL COMMERCIAL ZONE, SECTION 10.6.2, PERMITTED USES, TO INCLUDE DUPLEX - TWO- FAMILY DWELLING; PROVIDING FOR REPEALER AND SEVERABILITY

WHEREAS, §10-9a-501 of Utah State Code (as amended) authorizes a legislative body to weight policy considerations and to enact land use regulations; and

WHEREAS, pursuant to §10-8-84 of Utah Code (as amended) the legislative body may pass all ordinances and rules, and make all regulations, not repugnant to law, necessary for carrying into effect or discharging all powers and duties conferred by this chapter, and as are necessary and proper to provide for the safety and preserve the health, and promote the prosperity, improve the morals, peace and good order, comfort, and convenience of the municipality and its inhabitants, and for the protection of property in the municipality; and

WHEREAS, the Planning Commission conducted a public hearing to review the proposed amendments on November 13, 2024, and made a positive recommendation to the Town Council for adoption; and

WHEREAS, the Town Council has reviewed the Planning Commission's recommendation and has received pertinent information from the public hearing regarding this proposal; and

WHEREAS, upon making the necessary reviews, the Town Council finds it to be in the best interest of the health, safety, and welfare of its citizens to make the proposed amendments to the Hinckley Town Code.

NOW THEREFORE, be it ordained by the Town Council of Town of Hinckley, UT as follows:

SECTION 1: Repealer. If any provisions of the municipal code previously adopted are inconsistent herewith they are hereby repealed.

SECTION 2: Amendment. Section "10.6.2 " is hereby amended as follows.

- A. Amusement place.
- B. Antique shop and store.
- C. Apparel and accessory store.

- D. Armory.
- E. Art and art supply store.
- F. Auditorium and similar places of public assembly.
- G. Auto supply store.
- H. Automobile and mobile home sales, service and repair, new and used.
- I. Banks and other savings and lending institutions.
- J. Barber and beauty shop.
- K. Bicycle shop.
- L. Books and stationery store.
- M. Bowling alley.
- N. Business, technical and/or arts school.
- O. Churches and similar places of worship.
- P. Cigar and tobacco store.
- Q. Clothing and costume rental.
- R. Commercial recreation use.
- S. Computer sales and repairs.
- T. Custom dressmaking, furrier, millinery shop employing ten (10) persons or less.
- U. Delicatessen and catering establishment.
- V. Domestic Livestock.
- W. Department store.
- X. Drug store and prescription shop.
- Y. Dry cleaning and laundry establishment.
- Z. Dry goods and notion store.

~~AA. Electric repair or Fix-it shop.~~

~~AB. Essential public utility and public service installation.~~

~~AC. Fire station, police stations and jail.~~

~~AD. Florist and gift shop.~~

~~AE. Furniture and home furnishing store design.~~

~~AF. Garage (public and private).~~

~~AG. Garden shop.~~

~~AH. Gasoline filling station. Shall not include body work, painting, or major repairs.~~

~~AI. Grocery store (including retail meat markets and retail stores).~~

~~AJ. Hardware store.~~

~~AK. Hobby, stamp, and coin shop.~~

~~AL. Hotel and motel.~~

~~AM. Household appliance store.~~

~~AN. Interior decorator's shop.~~

~~AO. Jewelry and metal craft store.~~

~~AP. Leather goods and luggage store.~~

~~AQ. Library and museum.~~

~~AR. Lock and key shop.~~

~~AS. Mail order catalog store.~~

~~AT. Medical and orthopedic appliance store.~~

~~AU. Medical, dental and health clinic.~~

~~AV. Messenger or telegraph service station.~~

~~AW. Motor vehicle sales, service, repair and storage.~~

~~AX. Mortuary.~~

~~AY. Multiple-family dwelling.~~

~~AZ. Music instrument sales and repair shop.~~

~~BA. Music studio, radio and television store.~~

~~BB. Newspaper office.~~

~~BC. Newsstand.~~

~~BD. Office.~~

~~BE. Office supply and office equipment store.~~

~~BF. Optician and optometrists' office.~~

~~BG. Package liquor store.~~

~~BH. Paint store.~~

~~BI. Pawnshop.~~

~~BJ. Parking of vehicles. Must comply with all of the provisions of Chapter 13 of this Title relating to the design use and maintenance of off-street parking.~~

~~BK. Pet Grooming.~~

~~BL. Pet Shop.~~

~~BM. Photographic equipment and supply store.~~

~~BN. Picture frame shop.~~

~~BO. Plumbing shop.~~

~~BP. Printing and publishing house (including newspapers).~~

~~BQ. Public or private school for elementary or secondary education.~~

~~BR. Radio and television studio.~~

~~BS. Railroad, taxi, or bus station.~~

~~BT. Rental store.~~

~~BU. Restaurant and tea room.~~

~~BV. Self-service laundry.~~

~~BW. Sewing machine store.~~

~~BX. Sheet metal shops.~~

~~BY. Shoe store.~~

~~BZ. Small business machine sales, repair service.~~

~~CA. Sporting and athletic goods store.~~

~~CB. Tailor shop.~~

~~CC. Tavern or lounge.~~

~~CD. Theater.~~

~~CE. Tinsmith shop.~~

~~CF. Tire repair shop.~~

~~CG. Toy store.~~

~~CH. Travel agency.~~

~~CI. Upholstering shop.~~

~~CJ. Variety store and shop.~~

~~CK. Welding shop.~~

~~CL. Wallpaper store and shop.~~

~~CM. Watch repair shop.~~

~~CN. Wholesale establishment.~~

AA. Duplex - Two-family dwelling.

AB. Electric repair or Fix-it shop.

AC. Essential public utility and public service installation.

AD. Fire station, police stations and jail.

AE. Florist and gift shop.

AF. Furniture and home furnishing store design.

AG. Garage (public and private).

AH. Garden shop.

AI. Gasoline filling station. Shall not include body work, painting, or major repairs.

AJ. Grocery store (including retail meat markets and retail stores).

AK. Hardware store.

AL. Hobby, stamp, and coin shop.

AM. Hotel and motel.

AN. Household appliance store.

AO. Interior decorator's shop.

AP. Jewelry and metal craft store.

AQ. Leather goods and luggage store.

AR. Library and museum.

AS. Lock and key shop.

AT. Mail order catalog store.

AU. Medical and orthopedic appliance store.

AV. Medical, dental and health clinic.

AW. Messenger or telegraph service station.

AX. Motor vehicle sales, service, repair and storage.

AY. Mortuary.

AZ. Multiple-family dwelling.

BA. Music instrument sales and repair shop.

BB. Music studio, radio and television store.

BC. Newspaper office.

BD. Newsstand.

BE. Office.

BF. Office supply and office equipment store.

BG. Optician and optometrists' office.

BH. Package liquor store.

BI. Paint store.

BJ. Pawnshop.

BK. Parking of vehicles. Must comply with all of the provisions of Chapter 13 of this Title relating to the design use and maintenance of off-street parking.

BL. Pet Grooming.

BM. Pet Shop.

BN. Photographic equipment and supply store.

BO. Picture frame shop.

BP. Plumbing shop.

BQ. Printing and publishing house (including newspapers).

BR. Public or private school for elementary or secondary education.

BS. Radio and television studio.

BT. Railroad, taxi, or bus station.

BU. Rental store.

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BW. Self-service laundry.

BX. Sewing machine store.

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CA. Small business machine sales, repair service.

CB. Sporting and athletic goods store.

CC. Tailor shop.

CD. Tavern or lounge.

CE. Theater.

CF. Tinsmith shop.

CG. Tire repair shop.

CH. Toy store.

CI. Travel agency.

CJ. Upholstering shop.

CK. Variety store and shop.

CL. Welding shop.

CM. Wallpaper store and shop.

CN. Watch repair shop.

CO. Wholesale establishment.

HISTORY:

(Ord. 22-01-06, 1/6/2022)

SECTION 3: Severability. If any section, subsection, sentence, clause, or phrase of this amendment is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of this amendment.

SECTION 4: **Effective Date.** This ordinance being necessary for the peace, health, and safety of the City, shall go into effect at the expiration of the 20th day after publication or posting or the 30th day after final passage as noted below or whichever of said days is the more remote from the date of passage thereof.

****Signatures On Next Page****

DRAFT

PASSED AND ADOPTED by Town of Hinckley Town Council this _____.

BRIAN FLORANG, Mayor
Town of Hinckley

Attest:

TRESA TAYLOR, Town Clerk
Town of Hinckley

Town Council Vote as Recorded:	AYE	NAY	ABSTAIN	ABSENT
Brian Florang	_____	_____	_____	_____
Chris Mork	_____	_____	_____	_____
Donald Brown	_____	_____	_____	_____
Ray Searle	_____	_____	_____	_____
Skip Taylor	_____	_____	_____	_____

RECORDED this _____.
PUBLISHED OR POSTED this _____.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

In accordance with Utah Code Annotated §10-3-713, 1953 as amended, I, the Town Clerk of Town of Hinckley, hereby certifies that the foregoing Amendment was duly passed and published or posted at:

- 1. Town Office
- 2. U.S. Post Office
- 3. Hinckley Station

on the above referenced dates.

TRESA TAYLOR, Town Clerk
Town of Hinckley