

ORDINANCE #26-01

AN ORDINANCE UPDATING COMMERCIAL ZONES PERMITTED AND CONDITIONAL USES

WHEREAS, the Town of Garden City is a town duly incorporated under the general law of the State of Utah; and

WHEREAS, the Garden City Town Council is the governing body for the Town of Garden City and must administer the Garden City Municipal Code; and

WHEREAS, The Garden City Town Council is authorized to govern the health, safety and wellness of the citizens and visitors of the Town of Garden City.

**NOW, THEREFORE, BE IT ORDAINED BY THE GARDEN CITY PLANNING
COMMISSION AND TOWN COUNCIL THAT ORDINANCE 11C-1502, 11C-1503 AND
11C-1504 BE ADDED AS FOLLOWS:**

11C-1502 C1 Zone.

A. Permitted Uses.

1. Stores, shops, and offices supplying commodities or performing services such as banks, business offices, and other financial institutions, hair salons, barbers, medical and dental offices, art galleries and similar enterprises provided that all uses can be conducted within the buildings.
2. Accessory buildings and uses customarily incidental to the above that are not required to be in another zone.
3. Bowling alley, dance hall, roller-skating rink, theatres, arcades, pool halls and miniature golf course.
4. Hotels and Motels
5. Restaurants and Fast Food Establishments
6. Department Stores
7. A single-family residence, multi-family dwelling and/or employee housing as long as construction is integrated into the commercial structure and is 50% or less of the total square footage and must be located either above or behind the commercial space.

B. Conditional Uses.

1. Automobile Dealers
2. Gas Stations with Convenience Stores
3. Farmer's and Artisan's Market
4. RV Park
5. Stand Alone Accessory Building (Can be no closer than 300' to Hwy 89, SR 30 or 300 West)
6. Bed & Breakfast/Inn
7. Boarding House
8. Lodging House
9. Construction/product/service showrooms, provided all uses shall be within an enclosed building.
10. Service Centers

11C-1503 C2 Zone.

A. Permitted Uses.

1. Carpenter shops, electrical, plumbing, heating and air conditioning shops, printing and publishing or lithographic shops, provided all uses shall be within an enclosed building
2. Commercial landscaping buildings
3. Storage sheds (Can be no closer than 300' to Hwy 89, SR 30 or 300 West)
4. Construction/labor/service showrooms, provided all uses shall be within an enclosed building
5. Small scale manufacturing provided, all uses shall be within an enclosed building.
6. Lumber yard, provided all uses shall be within an enclosed building.
7. A single-family residence and/or employee housing as long as construction is integrated into the commercial structure and is 50% or less of the total square footage and must be located either above or behind the commercial space.

B. Conditional Uses.

1. Automobile service stations for garages for repair of vehicles
2. Farmer's & Artisan's Market
3. RV Park
4. Stand Alone Accessory Building (Can be no closer than 300' to Hwy 89, SR 30 or 300 West)
5. Commercial parking lots
6. Front Setbacks and Side Setbacks may be reduced as a Conditional Use.
 1. Must be applied for as a Conditional Use and approved by the Planning Commission and the Town Council.
 2. Building side walls shall meet building code requirements for attached buildings.
 3. Shall provide access to the rear of the building for fire protection.
 4. Front setback may be reduced if it allows for foot traffic to exit the path of travel.

11C-1504 C3 Zone.

A. Permitted Uses.

1. All uses for C1 Commercial Zone may be applied to C3 Commercial Zone.
2. None of the permitted uses for the C2 Commercial Zone may be applied to C3 Commercial Zone.
3. Owners of C3 Zone properties may choose to use them for either singlefamily residence or multiple family residences as long as construction complies with the setbacks and guidelines of the respective type of residency.
 - a. When C3 Zone property is used for the establishment of a business next to a residence, the business owner will be required to install a privacy fence up to 8 feet between the two properties.
 - b. When C3 Zone property is used for establishment of a residence next to an established business, the homeowner will be required to install a privacy fence, up to eight feet (8'), between the two properties.

B. Conditional Uses.

1. Farmer's & Artisan's Market
2. RV Park
3. Church
4. Storage Sheds (Can be no closer than 300' to Hwy 89, SR30 or 300 West)
5. Stand Alone Accessory Building (Can be no closer than 300' to Hwy 89, SR30 or 300 West)
6. Commercial Parking Lots
7. Bed & Breakfast/Inn
8. Boarding House
9. Lodging House
10. **Service Centers**

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

APPROVED AND ADOPTED this 12th day of February 2026.

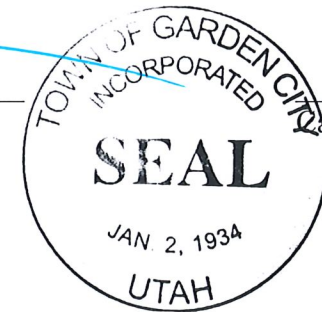
APPROVED:

Attest:


Mike Leonhardt, Mayor


Cathie Rasmussen, Town Clerk

Voting:	Aye	Nye
Argyle	☒	☐
Davis	☒	☐
House	☒	☐
Larsen	☒	☐
Leonhardt	☐	☐



(only in a tie)

STATE OF UTAH)
)§
County of Rich)

I, Cathie Rasmussen, the duly appointed Clerk/Recorder of the Town of Garden City, Utah, do hereby certify that the attached and foregoing is a true and correct copy of Ordinance #26-01 passed by the Town Council of Garden City, on the 12th day of February 2026.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said Town this 12th day of February 2026.

Cathie Rasmussen
Town Clerk

