



ORDINANCE ACTION

TO: Huntsville Town

FROM: Huntsville Town Council

DATE: September 9, 2026

RE: Ordinance 2026-6-8 Mixed Use in the C2 Zone

At the Town Council Meeting on September 3, 2026, the Huntsville Town Council approved Ordinance 2026-6-8 Mixed Use in the C2 Zone which amends the C2 zone to renumber the section from 15.8A to 15.5 and adds mixed use development provisions.

The Town Council added mixed use development provisions to the C2 zone to accommodate appropriately scaled mixed use development that reflects the scale, character, and mountain setting of the town.

A handwritten signature in blue ink, which appears to read "Nikki Wolthuis", is written over a horizontal line.

Nikki Wolthuis, Clerk

**HUNTSVILLE TOWN
ORDINANCE NO. 2026-6-8**

**AN ORDINANCE OF HUNTSVILLE TOWN, UTAH, AMENDING THE C2 ZONE
RENUMBERING THE SECTION FROM 15.8A TO 15.5; HUNTSVILLE TOWN TITLE
ADDING MIXED-USE DEVELOPMENT PROVISIONS; PROVIDING FOR
SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Huntsville Town (hereafter "Town") is a municipal corporation, duly organized and existing under the laws of the State of Utah.

WHEREAS, *Utah Code Annotated §10-8-84 and §10-8-60* authorizes the Town to exercise certain police powers and nuisance abatement powers, including but not limited to providing for safety and preservation of health, promotion of prosperity, improve community well-being, peace and good order for the inhabitants of the Town;

WHEREAS, *Title 10, Chapter 20, of the Utah Code Annotated, 1953*, as amended, enables the Town to regulate land use and development;

WHEREAS, the Huntsville Town Council desires to add mixed-use development provisions to Title 15.8A of the Huntsville Town Municipal Code, in order to accommodate appropriately scaled mixed-use development that reflects the scale, character, and mountain setting of the Town;

WHEREAS, the Huntsville Town Council desires to add use standards, building and site design requirements, and residential density regulations governing mixed-use development within Title 15.8A, and to add Table 15.8A.2, Table of Permitted and Conditional Uses, to identify mixed-use development as a permitted use subject to those standards;

WHEREAS, after publication of the required notice, the Planning Commission held its public hearing on the 27th of August, 2026, to take public comment on this Ordinance, and subsequently gave its recommendation to adopt this Ordinance;

WHEREAS, the Town Council received the recommendation from the Planning Commission and held a public meeting on the 3rd of September, 2026, and desires to act on this ordinance;

NOW, THEREFORE, be it ordained by the Town Council of Huntsville, Utah, as follows:

Section 1: Repealer. Any code, chapter, or section in conflict with this Ordinance is hereby repealed in its entirety and referenced thereto vacated.

Section 2: Enactment. Huntsville Town Title 15.8A is hereby amended to add a new Section 15.8A Mixed-Use Development, and to amend the Table of Permitted and Conditional Uses, Table 15.8A.2, to identify mixed-use development as a permitted use, subject to Section 15.8A.5, all as set forth in Exhibit A, attached hereto and incorporated herein by this reference. Title 15.8A is hereby renumbered to 15.5. The current 15.5 – Land Use Authorities and Appeals is hereby renumbered to Title 2 – Administration.

15.5 COMMERCIAL HIGHWAY ZONE C-2

- 15.5.1 Purpose
- 15.5.2 Definitions
- 15.5.2 Use Regulations
- 15.5.3 Spatial Standards
- 15.5.4 General Design Standards
- 15.5.5 Mixed-Use Development
- 15.5.6 Side Yard Regulations
- 15.5.7 Rear Yard Regulations
- 15.5.8 Coverage Regulations
- 15.5.9 Façade, Landscape and Screening Standards
- 15.5.10 Parking and Shared Parking Standards
- 15.5.11 Access, Traffic Flow and Pedestrian Connectivity
- 15.5.12 Noise, Outdoor Activity and Special Events

15.5.1 Purpose

The purpose of the Commercial Highway Zone, C-2 Zone, is to provide for a more flexible commercial area, located adjacent to Highway 39, and within Huntsville that can accommodate a broader range of commercial and mixed-use development, while still reflecting the scale, character, Western mountain architecture, and mountain setting of the Town. The C-2 Zone is intended to support commercial activity, services, and appropriately scaled mixed-use development. The C-2 Zone is intended to support year-round economic activity, visitor-serving uses, and local-serving businesses that strengthen the Town's long-term financial resilience.

15.5.2 Definitions

1. "Artisan/Craftsman use" - a small workshop that produces goods partly or entirely by hand, using traditional techniques and materials, with a strong emphasis on quality, precision, and often artistic expression.
2. "Light Manufacturing or Industrial" - a production process that is entirely contained within a building and no hazardous fumes, smoke, and limited noise.
3. "Personal Services" - A business that provides physical aesthetic services or nonmedical treatment within a building to individuals who come to the site for the service.
4. "Professional Office" - A professional office is a space where licensed or recognized professionals provide specialized services or consultation to clients. It does not include offices as part of a retail, manufacturing, or personal service establishment.
5. "Permascape/permaculture" - Permaculture is an approach to land management and settlement design that adopts arrangements observed in flourishing natural ecosystems. It

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includes a set of design principles derived using whole-systems thinking. It applies these principles in fields such as regenerative agriculture, town planning, rewilding, and community resilience.

15.5.3 Use Regulations

1. All uses not specifically listed as permitted (P) or conditional (C) in the C-2 Zone shall be prohibited. In addition, temporary or event uses are reflected in the table as a "T". Temporary use permits are processed by staff and considered for approval by staff, with updates provided to the Town Council.
2. Short-term rentals, vacation rentals, transient lodging of less than ninety (90) days, and similar short-term occupancy are prohibited in all buildings and units in the C-2 Zone.
3. Uses in the C-2 zone shall be as set forth in Table 15.9.2. Uses identified as permitted are allowed subject to compliance with the standards of this Title. Uses identified as conditional uses may be approved only upon a review by the Planning Commission and compliance with all applicable conditional use standards of this Title.
4. Uses not specifically listed may be allowed if determined by the Town Council to be substantially similar to a listed permitted or conditional use, where consistent with the intent of the C-2 zone. Uses not considered similar, shall require a text change process.

Table 15.5.3 Table of Permitted and Conditional Uses

Use	Status	Additional Standards/limitations
Retail Sales	P	Shall be conducted within a permanent building. Minor outdoor displays are allowed if no required parking spaces are consumed. May include charging station(s)
Professional Office	P	May include shared workspaces. Of the commercial space, no more than 25% of a mixed-use project shall be office space. See definition.
Personal Services	P	See definition. Personal services does not include tattoo establishments.
Artisan/Craftsman Industrial	P	No garage doors facing the street. See definition.

Restaurant, café, bakery, deli	P	Under 3000 square feet in size. May include outdoor seating and subject to Section 15.9.12.1.D Drive-through windows allowed.
Large restaurant with or without a liquor license	C	3000 square feet or larger. No drive-through windows allowed.
USE	Status	ADDITIONAL STANDARDS/LIMITATIONS
Tavern / bar	C	A maximum of two permitted in the C-2 Zone.
Day care / educational / tutoring use	P	A traffic study is required to determine access and parking needs.
Civic or community-serving use	P	
Farmers market / seasonal market	C	Subject to Special Events Permit.
Mixed-use development	P	Subject to Section 15.9.5.
Religious assembly	P	
Convenience store/Gas station / fuel sales / charging station	C	Shall be highway oriented, have screened fueling areas located to provide for at least two stacking spaces per pump per side.
Temporary, portable, membrane covered, or tent-like principal building	T	Prohibited except for approved temporary events.
Special event / temporary commercial event	T	Subject to special events permit requirements.

15.5.4 Spatial Standards

Spatial standards as required are displayed below:

Table 15.5.4

<i>Spatial Requirement</i>	<i>Single uses</i>	<i>When abutting residential zone</i>	<i>Mixed Use</i>
Minimum lot area	.75 of an acre		.75 of an acre
Minimum lot width	100'		30' wide units
Maximum building height	35' Projections/unique structures may extend to 40'**	25' within 50' of residential zone	35'
Maximum lot coverage	50%		60%
Minimum building height	1 story		2 stories
Minimum front yard	10'*	15'*	15'*
Minimum rear yard	None	25'	25'
Minimum side yard	None	25'	15'
Minimum corner side yard	20'		
Accessory structure minimum rear and interior side yard	2'	10' between buildings	10' between buildings
Maximum Building length	250'	250'	200'

* Front yard setbacks are measured from the property line after required right of way dedication.

** Unique features are limited to one per building and may include but are not limited to clock towers, bell towers, shade structures as part of an outdoor deck, chimneys, and shall be an extension located on the roof. Unique features over 35' shall be reviewed by the planning commission as a conditional use.

15.5.5 General Design Standards

1. The 10' front yard setback shall be landscaped with a water conserving design. One large street tree from Huntsville Town approved tree list, is required for every 30'. Additional on-site landscaping is required for side yards and rear yards and shall include a xeriscape or permascape/culture as an alternative design with one medium-size tree from the Huntsville Town approved tree list for every 30' of length. See section 15.9.6.
2. Permitted signs – see chapter 15.21. Projecting signs are encouraged.
3. Parking – no more than 2 rows of parking shall separate the building from the adjacent street. To consider shared parking, or flexible parking arrangements, a parking study is required. See chapter 15.23.
4. Lighting – see chapter 15.22.

5. Fencing – see chapter 15.30. No vinyl, barb wire, or chain-link fencing permitted.
6. Noise – see Huntsville Town Health and Safety Title.
7. **Building Design for all main buildings facing a public street and/or Highway:**
 - a. No HVAC located on a roof to be visible from the street.
 - b. Pitched roofs to be angled in such a manner to prevent accumulated snow from sliding into pedestrian areas. Where pitched roofs or awnings are angled toward the street, they shall include a gutter to move roof water away from pedestrians.
 - c. All runoff from the roof and other impervious surfaces such as the parking lot are required to be distributed to the landscaped areas on the lot and retained on site. Rain barrel water attachments are encouraged for roof runoff.
 - d. Metal roofs shall be painted or of a non-reflective nature.
 - e. Shingled roofs shall be composed of at least a 25-year guaranteed quality and simulate the look of wood shingles or as a minimum have greater depth than standard shingles.
 - f. For pitched roofed buildings, exterior walls to be composed of board and batten siding but may contain stone or brick features for up to 25% of the front facade.
 - g. Pitched roof eaves shall overhang a minimum of 1.5 feet measured horizontally.
 - h. All buildings shall have at least one entrance that faces the street.
 - i. Bike racks and/or hitching posts are required with one required per business or every 100', whichever is fewer.
 - j. Building facade variation – no more than 30' of any front facing facade can be built before a material, color, accent through a change in material or brick pattern, awning, or offset or projection (1' minimum) is constructed.
 - k. Windows shall constitute at least 30% of the first-floor street facing facade.
 - l. At least 75% of the buildings in a project shall be rectilinear.
 - m. Building materials – see 15.9.9.C.
8. **Building Design Options – choose a minimum of 3 of the following:**
 - a. 100% exterior historical red brick.
 - b. For flat roofs, decorative parapets including dentals, cornice differentiation, and the date of construction in letters discernable from across the street.
 - c. A projecting sign at least 10' above grade, no exterior lighting, no more than 12 square feet, and extending from the building no more than 5 feet.
 - d. Windows and/or doors with transom windows.
 - e. Second floor street facing windows to include window accents such as visible sills, window grids, window trim, headers (rectangular or curved), boxed windows.
 - f. Doors recessed at least 2' with angular entry walls.
 - g. Natural or stained timber supported galvanized or painted metal secondary add-on roof awnings, including a gutter.
 - h. Front yard gathering place including seating, shade, WIFI, flowering potted plants, and a focal point of art/sculpture based on a pioneering/hunting and/or fishing theme, art with movement via the wind is encouraged, art that emits sounds from different wind speeds, historical information plaques detailing the history of Huntsville and the Ogden Valley, propane fire pit with seating, etc. A covered porch with seating that wraps the front facade and extends at least 10 along the sides of the building may substitute for the gathering place.

- i. Timber structural accents to support eaves, second floor porches, or front entryways.
- 9. Prohibited Design Features. The following are prohibited in the C-2 Zone:
 - a. Blank street-facing facades.
 - b. Large monolithic building walls without articulation.
 - c. Parking-dominated frontage.
 - d. Harsh fluorescent or day-glow exterior colors.
 - e. Low-quality faux materials;
 - f.

15.5.6 Mixed Use Development

Commercial/Office and limited residential uses are the only uses permitted in a mixed-use development. No other mixed-use combinations are permitted.

- 1. Only commercial/office uses shall be located on the ground floor. Residential uses shall be attached and located above the commercial/office use, although garages may be located on the first floor as long as the commercial/office uses are also maintained there. Refer to number 2 below.
- 2. The entire street facing first floor shall contain commercial or office uses for a minimum of 30' in depth. Commercial space shall not be converted to residential use. A certificate of occupancy for the residential units shall not be issued until the commercial space is completed.
- 3. A mixed-use building may be divided into individually owned units, allowing for separate sales and ownership while sharing common elements. If divided or developed as condominium units, a mandatory owners association or a homeowner's association (HOA) shall manage and maintain the building with distributed cost allocations among the owners.
- 4. Short term rentals/leases of less than ninety (90) days are prohibited.
- 5. Residential density for a mixed-use project shall be:
 - a. A maximum of two (2) residential units per half-acre and subject to Weber County Health approval.
- 6. Each residential unit shall be provided with a two (2) car garage or carport not facing the adjacent street.

15.5.7 Side Yard Regulations

- 1. Side yard regulations in the C-2 Zone require a 10-foot setback for all buildings from the property line and shall be landscaped, using a xeriscape design or permascape option. Such landscaping shall include groundcovers, bushes and one tree for every 30' of length. Rock mulch shall be used and plant coverage at maturity shall be 40% of the area.
- 2. Where a C-2 Zone property abuts a residential zone, in addition to landscaping a site obscuring fence or wall shall be placed on the property line.
- 3. Where access, parking, service, loading, or utility areas are located along a side yard, such areas shall be screened or designed to minimize visual and operational impacts on adjacent properties and public streets.

15.5.8 Rear Yard Regulations

1. If the rear yard adjoins a residential property, a 25' foot setback shall be required. The setback area shall be landscaped as per the side yard regulations. Site obscuring fencing is required also.
2. Rear yards shall be the preferred location for service areas, refuse and recycling areas, loading areas, mechanical equipment, and similar operational features where feasible; provided, however, that such areas shall be screened and arranged to minimize impacts on adjacent properties and public streets.

15.5.9 Coverage Regulations

1. The maximum lot coverage established in the table 15.9.3 shall apply to all principal buildings, accessory buildings, and other covered structures, except as otherwise provided by this Title.
2. No covering of septic drain fields is allowed with parking lots or other similar structures.

15.5.10 Façade, Landscape and Screening Standards

1. Street-Facing Entrances and Frontage.
 - a. Primary building entrances shall be visible from and oriented toward the street or a clearly defined pedestrian route.
 - b. Street-facing facades shall include pedestrian-oriented design features such as storefront windows, covered entrances, awnings, canopies, overhangs, or similar elements. See section 15.9.4
 - c. Frontages shall be designed to avoid blank, vehicle-dominated, or storage-like street edges.
2. Transparency and Blank Walls.
 - a. Street-facing ground-floor facades shall include a minimum of 30% transparent windows between 2 and 10 feet above grade or similar openings sufficient to support an active and pedestrian-accessible commercial frontage.
 - b. Blank walls on primary street-facing facades are prohibited.
3. Exterior Materials
 - a. Exterior materials shall be durable, high quality, and reflect Western Mountain style. A minimum of 25% of exterior surfaces must be composed of exterior historical red brick or native/natural stone. Up to 75% of exterior surfaces may be comprised of board and batten, stone siding, wood siding, or materials that reflect those specified.
 - b. Metal can be used as an accent and may only comprise 25% of a street facing façade.
 - c. Low-quality faux materials, such as vinyl and aluminum siding, exterior, stucco, EIFS, and plain concrete block (CMU) facades are prohibited.
 - d. Fire-resistant, hardened materials may be used where wildfire risks are anticipated.
4. Roof Forms and Weather Protection.
 - a. Roofs shall be designed to complement Huntsville's mountain setting and commercial character. Pitched, hipped, or similarly compatible roof forms are required.

5. Colors.

- a. Exterior colors shall be muted, natural, or earth-toned.
- b. Harshly contrasted, fluorescent, luminescent, day-glow, or similarly intense colors are prohibited as principal exterior colors, except for limited accent use of less than 10% of the street facing building façade.

6. Screening.

- a. Refuse and recycling areas, service areas, loading areas, utilities, ground-mounted mechanical equipment, and similar features shall be screened from public streets and adjacent properties.

5.5.11 Parking and shared Parking Standards

1. General Parking Approach.

- a. On-site parking is required.
- b. To consider shared parking, or flexible parking arrangements a parking study is required.

2. Parking Design and Screening.

- a. Parking areas shall provide safe pedestrian access from parking areas to building entrances, meaning that pedestrian access shall be between the parking space and the commercial building.
- b. Landscaping, low walls, fencing, or similar screening elements may be required to soften the visual impact of parking and maintain the character of the district.
- c. Larger parking areas (30 spaces or more) shall include pedestrian routes and internal landscaping sufficient to break up paved areas and improve safety and appearance.

15.5.12 Access, Traffic Flow and Pedestrian Connectivity

1. General Standards.

- a. Site design shall provide safe and logical circulation for pedestrians, vehicles, parking access, and service access.
- b. Site layouts shall avoid unnecessary conflicts between vehicles and pedestrian.

2. SR 39 Road Access.

- a. Shall be coordinated with UDOT

3. Shared Access and Curb Cuts.

- a. Shared access points, coordinated site circulation, and cross-access between adjacent properties are encouraged where feasible to reduce curb cuts and improve traffic flow.
- b. Curb cuts shall be minimized to the extent practicable and not be located within 25 feet of the intersection of two streets.

4. Pedestrian Connectivity.

- a. Pedestrian walkways shall be clearly identifiable, reasonably direct, and designed to connect building entrances, parking areas, and public sidewalks or pathways in a safe and convenient manner.

5. Protection of Residential Public Streets.

- a. Access and circulation design in the C-2 Zone shall not direct unnecessary commercial traffic, parking circulation, or service activity onto or into inner town streets.
6. Service and Operational Access. Service, loading, refuse, and utility access shall be located and designed to minimize conflicts with pedestrians, reduce visual impacts, and avoid unnecessary disruption to streets and frontages serving the broader Historic Core.

5.5.13 Noise, Outdoor Activity and Special Events

1. Noise and Operational Compatibility.
 - a. Outdoor amplified sound, outdoor speakers, and late-night outdoor activity shall be conducted between the hours of 8 AM and 10 PM. Mechanical equipment, loading and service functions, and other operational features shall be limited, screened, timed, or conditioned as necessary to maintain compatibility with surrounding uses. Please see Huntsville Town's Health and Safety Title.
 - b. Mechanical equipment, refuse collection activity, deliveries, and service operations shall be located and managed to reduce noise and disruption to nearby properties and pedestrian areas.
2. Outdoor Activity and Outdoor Seating.
 - a. Outdoor seating, dining, gathering, market activity, or similar outdoor commercial activity may be permitted subject to a conditional use and is only permitted between the hours of 6:30 AM and 10 PM.
 - b. Outdoor activity shall not obstruct pedestrian walkways, interfere with safe circulation, or create unreasonable impacts on adjacent properties or streets.
3. Special Events Permit Required.
 - a. Any event, gathering, or temporary activity in the C-2 Zone that exceeds the normal approved occupancy, parking capacity, site capacity, or operational characteristics of the use or property shall require a special events permit from Huntsville Town.
 - b. A special events permit shall also be required for events involving amplified sound, temporary structures, vendors, extended hours, overflow parking, traffic control, outdoor lighting, or other impacts on surrounding properties or the public right-of-way.
 - c. In reviewing a special events permit, the Town may consider traffic, parking, pedestrian safety, lighting, noise, sanitation, hours of operation, compatibility with adjacent uses, and impacts on nearby residential areas.
4. Temporary Structures Associated with Events. Temporary tents, canopies, vendor structures, and similar temporary event-related features may be allowed only in connection with an approved temporary activity or special event and shall not be used as permanent or principal buildings in the C-2 Zone.

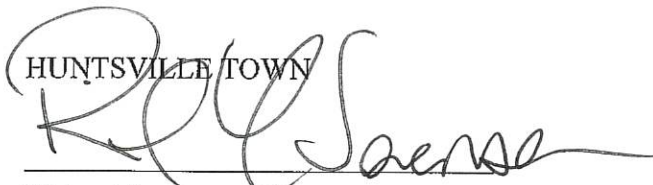
Section 3: Severability. If any section, clause, provision, or portion of this Ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall

not affect the validity of the remaining portions of this Ordinance, and the remainder shall continue in full force and effect.

Section 4: Effective Date. This Ordinance shall take effect immediately upon passage and publication or posting, as required by law.

PASSED AND ADOPTED by the Town Council of Huntsville, Utah, this 3rd day of September, 2026.

VOTES	AYE	NAY	RECUSED	EXCUSED
Mayor Richard Sorensen	X			
CM Bruce Ahlstrom		X		
CM Sandy Hunter	X			
CM Lewis Johnson	X			
CM James Truett	X			

HUNTSVILLE TOWN

Richard Sorensen, Mayor



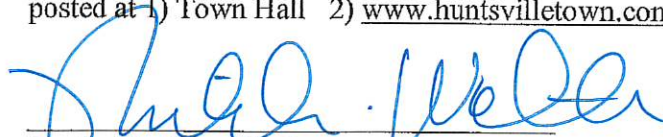
ATTEST:

Town Clerk

RECORDED this 3rd day of September, 2026.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provision of U.C.A. §10-3-713, 1953 as amended, I, the municipal clerk of Huntsville Town, hereby certify that foregoing resolution was duly passed and published, or posted at 1) Town Hall 2) www.huntsvilletown.com 3) pmn.gov


Huntsville Town Clerk

DATE: 9-4-2026