NOTICE OF PUBLIC HEARING

- **SUBJECT:** TCLUO 2026-139
- **PROJECT SUMMARY:** Tooele County Land Use Ordinance Amendment of Chapters 2, 17, and 17A

- **Unincorporated:** Tooele County **Planner:** Mili Pioquinto

On **October 7, 2026** the Tooele County Planning Commission will hold a public hearing regarding the request described above. The meeting will be held at 7:00 p.m. at the Tooele County Administration Building (Council Chamber, Third Floor), 47 S. Main Street, Tooele, UT 84074. Also via zoom located on the Tooele County Website: https://tooeleco.gov/ under "Agendas and Meetings."

You have the right to attend and speak at the public hearing. Please be advised that, in rendering its decision, the Planning Commission can only rely on evidence, not opinion or conjecture. Written comments may also be submitted; however, such comments must be received no later than twenty-four (24) hours prior to the scheduled meeting date to allow for proper distribution to the Planning Commission and the applicant.

For questions or additional information, please contact the Community Development Office at 435-843-3160.

The future meeting regarding this application will also be posted at the Tooele County Building, posted on the Tooele County Website and Utah Public Noitce Website.

Tooele County Planning Commission
Agenda Item Summary

Department Making Request:	**Meeting Date:**
Community Development	**October 7, 2026**

Item Title:

TCLUO 2026-139: Land Use Code Amendments to Chapter 2, Chapter 17 and Chapter 17A.

Summary:

Planning Staff are requesting amendments to Land Use Code Chapters 2, 17, and 17A.

> Amendments to Chapter 2 include a definition for "data center"

> Amendments to Chapter 17 include updated table of uses,

> Amendments to Chapter 17A include updated formatting, renumbering, and removal of TI and RRS zoning districts.

Planning and Zoning
47 S. Main Street • Room 208 • Tooele, UT 84074
Phone: (435) 843-3160 • Fax: (435) 843-3252
https://tooeleco.gov/government/county-departments/community-development/

TCLUO 2026-139

LUO Amendment Summary and Recommendation

Public Body: Tooele County Planning Commission **Meeting Date:** October 7, 2026

Request: Amendments to Chapter 2, Chapter 17, and Chapter 17A.

Planner(s): Mili Pioquinto
Planning Staff Recommendation: Favorable.
Applicant Name: Tooele County Planning Staff.

PROJECT DESCRIPTION

Planning Staff are requesting code amendments to the Tooele County Land Use Code. These amendments are specifically for Chapter 2, Definitions; Chapter 17, Commercial, Industrial, and Hazardous Industries Zoning Districts; and Chapter 17A, Commercial Tourism, Recreation and Racing Sports, and Technology Industries Zoning Districts. Amendments to Chapter 2 include a definition for "data center". Amendments to Chapter 17 include updated table of uses; removing definitions staff no longer find applicable. Amendment to Chapter 17A include updated formatting, renumbering of uses, and removal of the TI and RRS zoning districts from the chapter.

AMENDMENTS

Amendments to Chapter 2, Definitions.

- **Addition of** "Data Center" means A facility, campus, or group of buildings primarily designed, constructed, or operated to house servers, data storage systems, networking equipment, and associated mechanical, electrical, cooling, security, and telecommunications infrastructure used to process, store, manage, or transmit electronic data. A data center facility may include accessory buildings and equipment such as substations, backup power generation, battery energy storage systems, cooling systems, water infrastructure, administrative offices, maintenance facilities, security facilities, and other supporting utility infrastructure necessary for the continuous operation of the facility.
- **Addition of** "Essential services" means services provided by public or private utilities, including underground, surface or overhead gas, electrical, steam, water, sanitary sewer, storm-water drainage, and communication systems and accessories such as poles, towers, wires, mains, drains, vaults, culverts, laterals, sewers, pipes, catch basins, water storage tanks, conduits, cables, fire alarm boxes, police call boxes, traffic signals, pumps, lift stations and hydrants, but not including buildings used or intended to be used for human habitation. Does not include Data Center.

Amendments to Chapter 17, Commercial, Industrial, and Hazardous Industries Zoning Districts.

- **Removal of** 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:
  - Such manufacturing activity is related to research and development activities of the principal use.
  - No manufacturing activity customarily occurs within 50 feet of a residence or residential district.
  - 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.
  - Outside research in nonindustrial districts should not customarily involve noxious activity which creates disturbances off of the premises.
  - 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.

- **Removal of**
  - "Business machines"
  - "Electrical, electronic, and communication instruments"
  - "Office machines, including cash registers, computing machines and typewriters, scales, and balances"

Amendments to Chapter 17A

- **Removal of**
  - "Recreation and racing sports"
  - "Technology industries"
  - Section 17A-2
  - Part 17A-3
  - RRS and TI columns
  - "technical office for research and development laboratory and research facility subject to listed restrictions1"
  - "Technology development based industries"
  - "Business machines"
  - "office machines, including cash registers, computing machines, and typewriters, scales and balances"
  - Table 17A-5-3.11 Development Types

NEIGHBORHOOD RESPONSE

Any comments that are received from the general public or the surrounding neighbors after this staff report is submitted will be forwarded to the Tooele County Planning Commission for review and will be summarized on October 7, 2026.

PLANNING STAFF ANALYSIS

Planning Staff has identified the need to update Chapters 2, 17, and 17A to improve consistency throughout the Land Use Code. The proposed amendments add and clarify definitions, remove outdated uses, and update formatting to improve clarity, organization, and consistency within the Tooele County Land Use Code.

PLANNING STAFF RECOMMENDATION

Planning Staff recommends that the Tooele County Planning Commission review the information contained in this staff report, along with all supporting documentation, prior to making a decision.

MODEL MOTIONS

Sample Motion for Tabling

- "I move we table the Land Use Code Amendment of Chapters 2, 17, and 17A Request by Planning Staff, application number 2026-139, based on the findings and subject to the considerations listed by the Planning Staff."

Sample Motion for Favorable Recommendation

- "I move we give a favorable recommendation to the Tooele County Council the Land Use Code Amendment of Chapters 2, 17, and 17A Request by Planning Staff, application number 2026-139, based on the findings and subject to the conditions listed by the Planning Staff."

Sample Motion for Unfavorable Recommendation

- "I move we give a unfavorable recommendation to the Tooele County Council the Land Use Code Amendment of Chapters 2, 17, and 17A Request by Planning Staff, application number 2026-139, based on the findings and subject to the conditions listed by the Planning Staff."

or dwelling.
"Construction sign" means a temporary sign identifying an architect, contractor, subcontractor, or material supplied participating in construction on the property on which the sign is located.
"Cottage industry" means a business, greater than a home occupation, conducted entirely within a dwelling or in an accessory structure without altering the residential character manufacturing artistic, handicraft, and other craft items and services rendered on the premise.
"Convenience store" means a one story commercial retail operation containing less than 2,500 square feet of gross floor area, designed and stocked to sell primarily food, beverages, limited variety of goods for personal consumption, and other household supplies to retail customers who purchase only a relatively few items as well as gasoline and car care items.
"Copy, sign" means the graphic content of a sign surface in either permanent of removable letter, pictographic, symbolic, or alphabetic form.
"Corral" means a space, other than a building, less than one acre in area used for the confinement of animals or fowl.
"Court, building" means an open space, other than a required yard, on the same lot with a building or group of buildings and which is bounded on two or more sides by such building or buildings.
"Coverage, building" means the percent of the total site area covered by buildings.
"Crosswalk" means a right-of-way to facilitate pedestrian access and not for use by motor vehicles; it may be located within or without a street right-of-way.
"Culinary water" water treated or approved for human consumption and supplied by a public or private culinary water system.
"Culinary water authority" means the department, agency, or public entity with responsibility to review and approve the feasibility of the culinary water system and sources for the subject property.
"Cultivation" means to prepare and use land strictly for crops or gardening.
"Curb" means a stone or concrete boundary usually marking the edge of a roadway or paved area used to channel water and preserve the edge of the pavement.
"Curb cut" means the provision for ingress and egress between property and an abutting road or street.
"Curb return" means a curved segment of curb used at each end of an opening the roadway curb.
"Dairy" means a commercial establishment for the manufacture, processing or packaging of dairy products, and their sale; however, the production of milk on a farm for wholesale marketing off the premises shall not be classified as a dairy.
"Data Center" means A facility, campus, or group of buildings primarily designed, constructed, or operated to house servers, data storage systems, networking equipment, and associated mechanical, electrical, cooling, security, and telecommunications infrastructure used to process, store, manage, or transmit electronic data. A data center facility may include accessory buildings and equipment such as substations, backup power generation, battery energy storage systems, cooling systems, water infrastructure, administrative offices, maintenance facilities, security facilities, and other supporting utility infrastructure necessary for the continuous operation of the facility.
"Density" means the number of persons or dwelling units per acre of gross area.
"Design, subdivision" means the alignment, grade and width for easements and rights-of-way for utilities; the final grade or contouring and general layout of lots and streets within the area; location of land to be dedicated for park or recreational purposes; and, such specific requirements in the plan and configuration of the entire subdivision as may be necessary or convenient to insure conformity to or implementation of applicable general or specific plans.
"Developer-installed landscaping" landscaping installed by a developer, builder, subdivider, or similar person or entity as part of subdivision improvements, model homes, common areas, entry features,

owner who holds title to the land.

"Educational facility":

(a) means:

(i) a school district's building at which pupils assemble to receive instruction in a program for any combination of grades from preschool through grade 12, including kindergarten and a program for children with disabilities;

(ii) a structure or facility:

1. located on the same property as a building described in (a)(i); and
2. used in support of the use of that building; and

(iii) a building to provide office and related space to a school district's administrative personnel; and

(b) does not include:

(i) land or a structure, including land or a structure for inventory storage, equipment storage, food processing or preparing, vehicle storage or maintenance, or similar use that is:

1. not located on the same property as a building described in (a)(i); and
2. used in support of the purposes of a building described in (a)(i); or

(ii) a therapeutic school.

"Elderly residential facility." See "Residential facility for elderly persons."

"Electrical sign" means a sign in which electrical wiring, connection, or fixtures are used.

"Electronic message center" means a sign where the copy is changed by computer or electronic methods using liquid crystal display, lights, cathode ray tubes, etc.

"Emergency" means actions that must be undertaken immediately or within a time frame too short to allow full compliance with this ordinance to avoid an immediate threat to public health or safety, to prevent an imminent threat of serious environmental degradation.

"Essential services" means services provided by public or private utilities, including underground, surface or overhead gas, electrical, steam, water, sanitary sewer, storm-water drainage, and communication systems and accessories such as poles, towers, wires, mains, drains, vaults, culverts, laterals, sewers, pipes, catch basins, water storage tanks, conduits, cables, fire alarm boxes, police call boxes, traffic signals, pumps, lift stations and hydrants, but not including buildings used or intended to be used for human habitation. Does not include Data Center.

"Façade" means the entire area of a building facing or side extending from the roof or parapet to the ground and from one corner of the building to another but does not include any structural or nonstructural elements which extend beyond the roof of a building.

"Farm" or "ranch" means a parcel of land which is used primarily for commercial horticultural or farming purposes, such as the growing of crops or other vegetative, or fruit agricultural uses, grazing of livestock or other agricultural use.

"Farm or ranch hand housing" means a dwelling located on a farm or ranch for the purpose of housing an employee of that operation and his / her family including multi-family dwellings for seasonal employees in connection with an agricultural use which relies on seasonal employees.

"Farm animal" means any animal other than household pets that are used or kept as recreation or food sources, such as horses, cows, swine, or similar type animals.

"Feedlot" means an agricultural industry in which animals or fowl are kept and intensively fed in a relatively restricted area, as contrasted with an open pasture.

"Fire authority" means the department, agency, or public entity with responsibility to review and approve the feasibility of fire protection and suppression services for the subject property.

"Firearms training facility/outdoor and indoor shooting range" means a facility designed and operated

CHAPTER 17

COMMERCIAL, INDUSTRIAL, AND HAZARDOUS INDUSTRIES ZONING DISTRICTS

Part
17-1 Commercial Zoning Districts.
17-2 Industrial Zoning Districts.
17-3 Hazardous Industries Zoning Districts.
17-4 Exemption from Area Requirements.
17-5 Use Tables, Codes, Symbols and Restrictions.
17-6 Aerospace and Defense Manufacturing

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.
17-1-4. Purpose of Commercial General (C-G) zoning districts.
17-1-5. Development restrictions in commercial zones.
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,

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)

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).

(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)

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.

(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)

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	-

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	-	-	-

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	-	-	-

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	-	-

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	-	-	-

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	-	-	-

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~~	~~-~~

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~~ 60	Tire shop, sales and repair	-	P	P	P	-	-	-
~~62~~ 61	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~~ 62	Towel and linen supply service	-	-	-	P	P	-	-
~~64~~ 63	Travel bureau	-	P	P	P	-	P	-
~~65~~ 64	Upholstery shop	-	-	-	-	P	P	-
~~66~~ 65	Variety store, notions	P	P	P	P	-	-	-
~~67~~ 66	Veterinary	-	-	-	C	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
~~68~~ 67	Veterinary – providing operations are completely enclosed within an air-conditioned and soundproof building	-	C1	C1	C1	C1	-	-
~~69~~ 68	Wallpaper store	-	P	P	P	-	-	-
~~70~~ 69	Weather-stripping shop	-	P	-	P	P	P	-
~~71~~ 70	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

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

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	Aerospace and defense manufacturing	-	-	-	-	-	C	C
b	Accessory uses buildings customarily incidental to conditional uses	C	C	C	C	C	C	C
c	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P
d	Bag cleaning	-	-	-	-	P	P	-
e	Baking, ice cream making, and/or candy making	P	P	P	P	P	P	-
f	Blacksmith shop	-	-	-	-	P	P	-
g	Boiler works	-	-	-	-	P	P	-
h	Bookbinding	-	-	-	P	P	P	-
i	Bottling works	-	-	-	-	P	P	P
j	Breweries	-	-	-	-	C	C	-
k	Cannabis production establishment (not allowed within 1,000 feet of a community location or 600 feet of a primarily residential zone).	-	-	-	-	C	P	-
l	Central mixing plant, related to construction industry for cement, mortar, plaster, or paving materials	-	-	-	-	-	C	-
m	Construction of building to be sold and moved off the premise	-	-	-	P	P	P	-
n	Dairy	-	-	-	P	P	P	-
o	Egg candling, sales, or processing	-	-	-	C1	P	P	-

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
p	Fertilizer and soil conditioner manufacture, processing and/or sales, providing only non-animal products and by-products are used	-	-	-	-	C	C	-
q	Forage plant	-	-	-	-	P	P	-
r	Foundry, casting light-weight non-ferrous metal	-	-	-	-	-	C	-
s	Hatchery	-	-	-	-	P	P	-
t	Honey extraction	-	-	-	P	P	P	-
u	Incinerator, non-accessory	-	-	-	-	C	C	C
v	Knitting mill	-	-	-	-	P	P	-
w	Laboratories	-	-	C	C	C	C	C
x	Laundry	P	-	P	P	P	-	-
y	Machine shop	-	-	-	C	P	P	C
z	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	-
A	Mobile lunch service	-	P	P	P	P	P	C
B	Monument works	-	-	-	C	P	P	-
C	Motion picture studio	-	-	-	-	P	P	-
D	Planning mill	-	-	-	-	C	C	-
E	Power generation (electrical) for on-site use:							
F	1. solar	P	P	P	P	P	P	P
G	2. wind under 5.9 kva	-	-	-	C	P	P	C
H	3. auxiliary, temporary, wind, with more than 6 kva, but less than 10 kva output	C1	C1	C1	P	P	P	P
I	4. steam, hydro, or reciprocating engine with more than 10.05 kva, but less than 150 kva output	-	C1	C1	C1	P	P	P

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
J	5. steam, hydro, or reciprocating engine with more than 150 kva	-	-	-	-	-	C	C
K	Printing – convenience for drop-in customers	P	P	P	P	P	P	-
L	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	-
M	Publishing and contract printing	-	-	-	P	P	P	-
N	Recycling, reformation, refinement and utilization of salts, and its byproducts, in solid or liquid form, to produce other materials, chemicals or products	-	-	-	-	-	C1	-
O	Rooftop mounted solar arrays	-	-	-	-	P	P	-
P	Sandblasting	-	-	-	-	C	C	C
Q	Saw mill	-	-	-	-	-	C	-
R	Solar energy systems	-	-	-	-	C	C	-
S	Storage, treatment and disposal of wastes classified as "hazardous wastes"	-	-	-	-	-	-	C
T	Tire, recycling into fuels and useable products	-	-	-	-	C	C	-
U	Tire disposal, long term storage or landfilling not incidental to recycling facilities located in Tooele County	-	-	-	-	-	-	-
V	Tire retreading, or vulcanizing	-	-	-	-	C	P	-
W	Treatment of materials from sand and grease interceptors, resulting in inert materials	-	-	-	-	-	C	C
X	Upholstering, including mattress manufacture rebuilding or renovating	-	-	-	P	P	P	-
Y	Weaving	-	C1	-	C1	P	P	-

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
Z	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	-

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
q	Brass	-	-	-	-	-	C	-
~~r~~	~~Business machines~~	~~-~~	~~-~~	~~-~~	~~C~~	~~P~~	~~P~~	~~-~~
~~s~~ r	Cameras and photo equipment, film	-	-	-	C	P	P	-
~~t~~ s	Candles	-	-	-	-	-	C	-
~~u~~ t	Candy	-	-	-	-	C	C	-
~~v~~ u	Canvas, cloth, textiles, wool or yarn	-	-	-	C	C	C	-
~~w~~ v	Cast stone, cement, cinder, terra cotta; tile, brick, synthetic cast stone, pumice stone and gypsum products	-	-	-	-	-	C	-
~~x~~ w	Cellophane	-	-	-	C	C	C	-
~~y~~ x	Celluloid	-	-	-	-	-	C	-
~~z~~ y	Cereal	-	-	-	-	C	C	-
~~A~~ z	Chemicals of an objectionable or dangerous nature	-	-	-	-	-	C	-
~~B~~ A	Chlorine	-	-	-	-	-	C	-
~~C~~ B	Coal	-	-	-	-	-	C	-
~~D~~ C	Copper	-	-	-	-	-	C	-
~~E~~ D	Cork	-	-	-	C	C	C	-
~~F~~ E	Cosmetics	-	-	-	-	C	C	-
~~G~~ F	Creosote	-	-	-	-	-	C	-
~~H~~ G	Dairy products	-	-	-	-	C	C	-
~~I~~ H	Detergents	-	-	-	-	-	C	-
~~J~~ I	Disinfectants	-	-	-	-	-	C	-
~~K~~ J	Dyestuffs	-	-	-	-	-	C	-
~~L~~ K	Electric or neon signs	-	-	-	C	P	P	-
~~M~~ L	~~Electrical, electronic and communication instruments~~	~~-~~	~~-~~	~~-~~	~~C~~	~~C~~	~~C~~	~~-~~
~~N~~ M	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~~ N	Engineering, laboratory and scientific instruments, temperature controls	-	-	-	C	C	C	-
~~P~~ O	Excelsior	-	-	-	-	-	C	-
~~Q~~ P	Explosives and fireworks	-	-	-	-	-	C	-
~~R~~ Q	Feathers	-	-	-	C	C	C	-
~~S~~ R	Fertilizer and soil conditioner located at least 300 feet from any district boundary	-	-	-	-	-	C	C
~~T~~ S	Fish, sauerkraut, pickles, vinegar, yeast and the rendering of fat	-	-	-	-	-	C	-
~~U~~ T	Food products (excluding fish, sauerkraut, pickles, vinegar, yeast, and rendering of fat)	-	-	-	-	C	C	-
~~V~~ U	Gasoline and petroleum	-	-	-	-	-	C	-
~~W~~ V	Gelatine	-	-	-	-	-	C	-
~~X~~ W	Glass	-	-	-	-	-	C	-
~~Y~~ X	Glucose	-	-	-	-	-	C	-
~~Z~~ Y	Glue	-	-	-	-	-	C	-
~~1~~ Z	Hair and horn	-	-	-	C	C	C	-
~~2~~ 1	Hardware	-	-	-	-	-	C	-
~~3~~ 2	Ink	-	-	-	-	-	C	-
~~4~~ 3	Insecticides	-	-	-	-	-	C	-
~~5~~ 4	Iron	-	-	-	-	-	C	-
~~6~~ 5	Lampblack	-	-	-	-	-	C	-
~~7~~ 6	Leather or hides	-	-	-	C	C	C	-
~~8~~ 7	Lime	-	-	-	-	-	C	-
~~9~~ 8	Linoleum	-	-	-	-	-	C	-
~~10~~ 9	Lubricating grease, oil, oilcloth and coiled rubber goods	-	-	-	-	C	C	-

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
~~11~~ 10	Machinery	-	-	-	-	-	C	-
~~12~~ 11	Malt	-	-	-	-	-	C	-
~~13~~ 12	Matches	-	-	-	-	-	C	-
~~14~~ 13	Meat products	-	-	-	-	C	C	-
14	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~~ 17	Oxygen	-	-	-	-	-	C	-
~~19~~ 18	Paint	-	-	-	C	C	C	-
~~20~~ 19	Paper and paperboard products	-	-	-	C	C	C	-
~~21~~ 20	Pharmaceuticals	-	-	-	C	C	C	-
~~22~~ 21	Pickles	-	-	-	-	-	C	-
~~23~~ 22	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~~ 23	Plastics	-	-	-	C	C	C	-
~~25~~ 24	Pottery, plaster, incidental plaster, plaster of paris, ceramic, and clay	-	-	-	-	-	C	-
~~26~~ 25	Pyroxylin	-	-	-	-	-	C	-
~~27~~ 26	Roofing or water proofing material	-	-	-	-	-	C	-
~~28~~ 27	Rubber and metal stamps	-	-	-	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
~~29~~ 28	Rubber or gutta-percha	-	-	-	C	C	C	-
~~30~~ 29	Sheet metal products, light, (including heating and ventilation ducts and equipment, cornices and eaves, venetian blinds, window shades, awnings)	-	-	-	C1	P	P	-
~~31~~ 30	Sheet metal heavy	-	-	-	-	-	C	-
~~32~~ 31	Shell	-	-	-	C	C	C	-
~~33~~ 32	Shellac, shoddy; and shoe polish	-	-	-	-	-	C	-
~~34~~ 33	Soap	-	-	-	-	-	C	-
~~35~~ 34	Soda	-	-	-	-	-	C	-
~~36~~ 35	Starch	-	-	-	-	-	C	-
~~37~~ 36	Steel or metal crushing	-	-	-	-	-	C	-
~~38~~ 37	Straw	-	-	-	C	C	C	-
~~39~~ 38	Tallow	-	-	-	-	-	C	-
~~40~~ 39	Tar	-	-	-	-	-	C	-
~~41~~ 40	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~~ 41	Toiletries	-	-	-	-	C	C	-
~~43~~ 42	Toys	-	-	-	C	P	P	-
~~44~~ 34	Turpentine and varnish	-	-	-	-	-	C	-
~~45~~ 44	Vinegar	-	-	-	-	-	C	-
~~46~~ 45	Wood	-	-	-	C1	C1	C1	-
~~47~~ 46	Yeast	-	-	-	-	-	C	-

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 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: 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	-	-

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. 2025-09, 8/19/25; 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	Firearms training facility/outdoor and indoor shooting range	-	-	-	-	-	C	-
m	Golf course; commercial miniature golf course	-	P	P	P	-	-	-

Table 17-5-3.8. Recreation, camping and amusement.
(Ord. 2025-09, 8/19/25; Ord. 2005-30, 11/22/05)

#	Use	Commercial (C-)				Industrial (M-)		Haz. Ind.
		N	S	H	G	D	G	MG-H
n	Night club/social club	-	C	C	C	-	C	-
o	Private non-profit locker club or private club	-	C	C	C	-	-	-
p	Recreational center, facilities or area that is private and/or commercial	-	C	C	C	C	C	-
q	Recreational coach parks	-	-	C	C	-	C	-
r	Swimming pool, commercial	-	C1	C1	P	-	-	-
s	Theater, indoor	P	P	P	P	-	-	-
t	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

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	-

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
	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	-

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	-

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
	that conform to acceptable construction practices. f. The housing unit shall have the same address as the main structure. g. The housing unit shall not be sold separately. h. The maximum height restriction shall not exceed thirty-five (35) feet. i. Two parking spaces shall be provided for the manager and caretaker. No off-site parking will be accepted for parking requirements. j. No entrance/exit can lead directly into the manager/caretaker dwelling unit.							
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

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

17.6 Aerospace and Defense Manufacturing

Aerospace and defense manufacturing may be approved as a conditional use in the M-G zoning district subject to the following requirements:

(1) Operations Plan. The applicant shall submit an operations plan identifying the general nature and scope of manufacturing, research, assembly, integration, and testing activities; anticipated hours of operation; major operational areas; and whether static propulsion testing is proposed.

(2) Hazardous and Energetic Materials. The applicant shall identify the general classifications and maximum anticipated quantities of hazardous materials, energetic materials, propellants, fuels, oxidizers, explosives, pyrotechnic materials, and other regulated substances proposed to be stored or used on the site. All materials shall be stored, handled, and used in accordance with applicable federal, state, and local requirements.

(3) Hazard Mitigation. Where hazardous or energetic materials or static propulsion testing are

proposed, the applicant shall submit a hazard mitigation plan prepared by a qualified professional addressing, as applicable, fire, explosion, blast overpressure,
thermal exposure, toxic release, spills, component failure, and other reasonably anticipated hazards.

(4) Static Propulsion Testing. Static propulsion testing shall be conducted only when specifically identified in the conditional use permit. A rocket motor, propulsion system, or test article shall be physically secured, restrained, or mounted to an engineered test stand or testing structure and shall not be intentionally launched, released, or permitted to enter free flight.

(5) Testing Plan. An applicant proposing static propulsion testing shall submit information identifying the location and orientation of testing facilities and addressing engineered restraint systems, noise, vibration, blast overpressure, thermal effects, fire and wildfire risk, exhaust and emissions, debris or component failure, emergency shutdown procedures, separation distances, and exclusion areas.

(6) Emergency Response. Prior to commencing operations involving hazardous or energetic materials or static propulsion testing, the operator shall coordinate an emergency response plan with the applicable fire authority, Tooele County Emergency Services, Tooele County Health Department, and other emergency response agencies determined applicable by the County.

(7) Fire and Emergency Access. The site shall provide emergency vehicle access, fire flow, water supply, fire suppression systems, and other fire protection measures required by applicable codes.

(8) Transportation. The applicant shall identify anticipated transportation routes and the general frequency of shipments involving hazardous or energetic materials.

(9) Environmental Compliance. The operator shall obtain and maintain all required federal and state environmental permits and approvals. Upon request, the operator shall provide the County evidence of applicable permits or regulatory approvals, subject to applicable protections for classified, controlled, proprietary, or confidential information.

(10) Hazardous Waste. Hazardous waste generated by the aerospace and defense manufacturing operation may be accumulated, stored, and managed on site as authorized by applicable federal and state law. The commercial treatment, storage, or disposal of hazardous or radioactive waste generated off site is not authorized as an accessory use.

(11) Free-Flight and Launch Operations Prohibited. Launch operations and testing involving the intentional release of a rocket, missile, projectile, or test vehicle into free flight are not authorized under an aerospace and defense manufacturing conditional use permit.

CHAPTER 17A

COMMERCIAL TOURISM, ~~RECREATION AND RACING SPORTS, AND TECHNOLOGY INDUSTRIES ZONING DISTRICTS~~

Part

17A-1. Commercial tourism zoning district.

17A-2. Recreation and racing sports zoning district.

17A-3. Technology industries zoning district.

17A-4. Exemption from area requirements.

17A-5. Use tables, codes, symbols, and restrictions.

PART 17A-1
COMMERCIAL TOURISM ZONING DISTRICT

Section

17A-1-1. Purpose of Commercial Tourism (C-T) zoning districts.

17A-1-2. Development restrictions in commercial tourism zones.

17A-1-3. Maximum building heights.

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

The purpose of Commercial Tourism (C-T) zoning districts are to provide areas catering to the traveling public where commercial retail and services can be provided to accommodate tourism. The regulations of this district are designed to promote a combination of retail and service facilities which in character and scale to compliment the beautiful natural landscape and vacation or business travel experience for those who visit Tooele County. (Ord. 2006-41, 12/19/06)

17A-1-2. Development restrictions in commercial zones.

In the Commercial Tourism zoning district:

(1) Minimum yard setback requirements shall be established in the conditional use permit or planned unit development approval, except 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 no such building shall 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) All uses shall be free from objectionable noise, glare, vibration, 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) Buildings shall not be use for wholesale business. (Ord. 2011-04, 02/01/2011)

17A-1-3. Maximum building heights.

The maximum building height in C-T zone shall be 35 feet. (Ord. 2006-41, 12/19/06)

~~**Section**~~

~~**17A-2-1. Purpose of Recreation and Racing Sports (RRS) zoning districts.**~~

~~**17A-2-2. Development restrictions to Recreation and Racing Sports zoning districts.**~~

~~**17A-2-3. Development restrictions specific to RRS zoning districts.**~~

~~**17A-2-4. Maximum building heights.**~~

~~**17A-2-1. Purpose of Recreation and Racing Sports (RRS) zoning districts.**~~

~~The purpose of Recreation and Racing Sports (RRS) zoning district are to provide areas in appropriate locations where recreational and motorsports enjoyment and competitive activities. The regulations of this district are designed to protect environmental quality of the district and adjacent areas. (Ord. 2006-41, 12/19/06)~~

~~**17A-2-2. Development restrictions to manufacturing zoning districts generally.**~~

~~In the Recreation and Racing Sports zoning district:~~

~~(1) Minimum yard setback requirements shall be established in the conditional use permit or planned unit development approval, except that no building or activity shall be located closer than 1/2 mile to any residential district boundary line or to any street line which continues as frontage into a residential district.~~

~~(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
any other infrastructure deemed necessary. (Ord.2011-04, 02/01/2011)

17A-2-3. Development restrictions specific to RRS zoning districts.

All uses shall be free from objectionable noise, glare, vibration, hazards, or nuisances. (Ord. 2006-41, 12/19/06)

17A-2-4. Maximum building heights.

The maximum building height in RRS zoning district shall be 60 feet. (Ord. 2008-06, 1/22/08)

PART 17A-3
TECHNOLOGY INDUSTRIES ZONING DISTRICT

17A-3-1. Purpose of Technology Industries (T-I) zoning district.

The purpose of Technology Industries (T-I) zoning district is to provide areas for technology based industries that are engaged in research and development, wholesale, retail and services can be provided for production and products and subassemblies. The regulations of this district are designed to promote an environment that fosters innovative products with a particular interest in the vehicle technology industry while preserving the vistas from the Deseret Peak Complex and the Miller Motorsports Park. (Ord. 2006-41, 12/19/06)

17A-3-2. Development restrictions in the Technology Industries (T-I) zones.

In the Technology Industries zoning district:

(1) Minimum yard setback requirements shall be established in the conditional use permit or planned unit development approval, except no commercial building shall be located closer than 100 feet to any residential district boundary line and 50 feet to any street line which continues as frontage into a residential district.

(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) All uses shall be free from objectionable noise, glare, vibration, 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. (Ord. 2011-04, 02/01/2011)

17A-3-3. Maximum building heights.

The maximum building height in T-I zone shall be 35 feet. (Ord. 2006-41, 12/19/06)

PART 17A-4
EXEMPTION FROM AREA REQUIREMENTS

Section

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

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

In commercial tourism, 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 fiber optic 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.

(6) The applicant or landowner shall comply with the subdivision ordinance. (Ord. 2006-41, 12/19/06)

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PART 17A-5

USE TABLES, CODES, SYMBOLS, AND RESTRICTIONS

Section

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17A-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 a 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. 2006-41, 12/19/06)

17A-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. 2006-41,12/19/06)

17-A-5-3. Use Tables

Table 17A-5-3.1. Agriculture, forestry and keeping of animals.				
#	Use	Commercial Tourism (C-T)	~~Recreation and Racing Sports (RRS)~~	~~Technology Industries (T-I)~~
1	Accessory buildings and uses customarily incidental to permitted uses	P	~~P~~	~~P~~
2	Accessory uses buildings customarily incidental to conditional uses	C	~~C~~	~~C~~
3	Agricultural industries	-	~~P~~	-
4	Beauty shop for pets, dog grooming	P	-	-
5	Grazing of farm animals	P	~~P~~	~~P~~
6	Tilling of the soil, raising of crops, horticulture and gardening	P	~~P~~	~~P~~

Table 17A-5-3.2. Automobile, truck and recreational vehicle sales and services.				
#	Use	Commercial Tourism (C-T)	~~Recreation and Racing Sports (RRS)~~	~~Technology Industries (T-I)~~
1	Accessory buildings and uses customarily incidental to permitted uses	P	~~P~~	~~P~~
2	Accessory uses buildings customarily incidental to conditional uses	C	~~C~~	~~C~~
3	Automatic car wash	P	~~P~~	-
4	Automobile service station	P	~~P~~	~~P~~
5	Automobile or recreation vehicle sales, service, lease, rental and repair, new or used, conducted entirely within an enclosed building	P	~~P~~	-
6	Body and fender shop; tire recapping; motor vehicle, bicycle, and recreation vehicle assembling, painting, upholstering and rebuilding.	-	~~P~~	~~P~~
7	Indoor auto parts sales	P	~~P~~	~~P~~
8	Parking lot incidental to a use conducted on the premises	P	~~P~~	~~P~~

Table 17A-5-3.2. Automobile, truck and recreational vehicle sales and services.				
#	Use	Commercial Tourism (C-T)	~~Recreation and Racing Sports (RRS)~~	~~Technology Industries (T-I)~~
9	Parking lot not incidental to a use conducted on the premises	P	~~P~~	~~C~~
10	Recreation vehicles, rentals, leases, sales and service, outdoor and indoor	P	~~P~~	~~-~~
11	Truck and heavy equipment service station and repair facility	P	~~P~~	~~-~~
12	Truck wash	P	~~P~~	~~-~~

Table 17A-5-3.3. Commercial sales and service.				
#	Use	Commercial Tourism (C-T)	~~Recreation and Racing Sports (RRS)~~	~~Technology Industries (T-I)~~
1	Accessory buildings and uses customarily incidental to permitted uses	P	~~P~~	~~P~~
2	Accessory uses buildings customarily incidental to conditional uses	C	~~C~~	~~C~~
3	Amphitheater	P	~~P~~	~~-~~
4	Art needlework shop; art shop; art supply	P	~~-~~	~~-~~
5	Artist studio	P	~~-~~	~~-~~
6	Bakery, retail sales	P	~~-~~	~~-~~
7	Bank	P	~~-~~	~~P~~
8	Barbershop	P	~~-~~	~~-~~
9	Bath and massage (not part of medical or health spa)	P	~~-~~	~~-~~
10	Beauty shop	P	~~-~~	~~-~~
11	Beer outlet, Class A, Class B	P	~~C~~	~~-~~
12	Bookstore	P	~~-~~	~~-~~
13	Business incubator	P	~~-~~	~~P~~

Table 17A-5-3.3. Commercial sales and service.				
#	Use	Commercial Tourism (C-T)	~~Recreation and Racing Sports (RRS)~~	~~Technology Industries (T-I)~~
14	Business or financial services	P	-	~~P~~
15	Café, cafeteria, catering establishment, restaurant, or internet café (not a drive-thru)	P	~~P~~	~~P~~
16	Candy, confectionery, nut shop	P	-	-
17	Carbonated and purified water sales	P	-	-
18	China and/or silver shop	P	-	-
19	Child or adult day care facility	C	~~C~~	~~C~~
20	Clothes cleaning, dyeing, pressing, dry cleaners	P	-	-
21	Clothing store	P	-	-
22	Commercial design and graphics	-	-	~~P~~
23	Communication and video conferencing facilities	P	~~P~~	~~P~~
24	Convenience store with gasoline sales	P	-	~~P~~
25	Convention center	P	~~P~~	~~C~~
26	Copy store, blueprinting, photostating, duplicating	P	-	~~P~~
27	Delicatessen	P	-	-
28	Department store	P	-	-
29	Dressmaking	P	-	-
30	Drive-ins; refreshment stand, eating and/or drinking place	P	-	~~P~~
31	Drugstore	P	-	-
32	Dry goods store	P	-	-
33	Electrical, appliances and fixtures, electronic instruments sales, repair and/or service	P	~~P~~	~~P~~
34	Farmers market	P	~~P~~	-
35	Florist shop	P	-	-
36	Food catering facilities	P	~~P~~	-

Table 17A-5-3.3. Commercial sales and service.				
#	Use	Commercial Tourism (C-T)	~~Recreation and Racing Sports (RRS)~~	~~Technology Industries (T-I)~~
37	Fruit/fruit juice store; fruit and/or vegetable stand, or store; natural foods/health store	P	-	-
38	Furniture sales, and/or repair	P	-	-
39	Gift shop; hobby or crafts shop	P	~~P~~	-
40	Grocery; meat sales	P	-	-
41	Hardware store, not including the sale of lumber	P	-	-
42	Hospital supplies	-	-	~~P~~
43	Ice cream shop	P	-	-
44	Jewelry store	P	-	-
45	Laundry, automatic self-help; laundry agency	P	-	-
46	Leather goods	P	-	-
47	Linen shop	P	-	-
48	Liquor and beer sales; places for the drinking of liquor or beer	P	~~P~~	-
49	Luggage sales	P	-	-
50	Medical/dental clinic, laboratories, infirmary, immediate care facility	P	~~P~~	~~P~~
51	Motorboat sales	P	~~P~~	-
52	News stand; magazine shop; book store	P	-	-
53	Notions, variety store	P	-	-
54	Novelty shop, variety store	P	-	-
55	Office, business or professional	P	~~P~~	~~P~~
56	Office supply, machines, sales and repair	-	-	~~P~~
57	Optometrist; oculist	P	-	-
58	Package agency	P	-	-
59	Pet shop	P	-	-

Table 17A-5-3.3. Commercial sales and service.				
#	Use	Commercial Tourism (C-T)	~~Recreation and Racing Sports (RRS)~~	~~Technology Industries (T-I)~~
60	Photographer or photography shop, sales and service	P	-	-
61	Popcorn and/or nut shop	P	-	-
62	Printing and small paper reproduction service	P	~~P~~	-
63	Radio and television station	-	~~C1~~	-
64	Reception center and/or wedding chapel	P	-	-
65	Retail booths and kiosks	P	-	-
66	Second-hand shop, antiques, conducted within a building or enclosure	P	-	-
67	Shoe shop; shoeshine; shoe repair	P	-	-
68	Shopping mall	P	-	-
69	Specialty retail	P	~~P~~	-
70	Stationary and greeting card sales	P	-	-
71	Tailor shop	P	-	-
~~72~~	~~Technical office for research and development, laboratory & research facility subject to listed restrictions1~~	-	~~C1~~	~~P~~
73	Tire shop, sales and repair	P	~~P~~	-
74	Tobacco shop	P	-	-
75	Tourist information	P	~~P~~	-
76	Towel and linen supply service	P	-	-
77	Travel bureau	P	-	-
78	Variety store, notions	P	-	-
79	Wholesale business	-	-	~~C~~

Table 17A-5-3.4. Dwellings, living quarters and long or short-term structures.				
#	Use	Commercial Tourism (C-T)	~~Recreation and Racing Sports~~	~~Technology Industries (T-I)~~
1	Accessory buildings and uses customarily incidental to permitted uses	P	~~P~~	~~P~~
2	Accessory uses buildings customarily incidental to conditional uses	C	~~C~~	~~C~~
3	Bed and breakfast inn with listed restrictions2	P	~~C~~	-
4	Hotel, motel, inn	P	~~C~~	-
5	Recreational vehicle park	P	~~C~~	-
6	Temporary buildings for uses incidental to construction work, including living quarters for a guard or night watchman, which buildings must be removed upon completion or abandonment of the construction work	C1	~~C1~~	~~C1~~
7	Construction equipment and supply trailer, temporary	C1	~~C1~~	~~C1~~
8	Construction field office, temporary	C1	~~C1~~	~~C1~~

Table 17A-5-3.5. Industrial uses.				
#	Use	Commercial Tourism (C-T)	~~Recreation and Racing Sports (RRS)~~	~~Technology Industries (T-I)~~
1	Accessory buildings and uses customarily incidental to permitted uses	P	~~P~~	~~P~~
2	Accessory uses buildings customarily incidental to conditional uses	C	~~C~~	~~C~~
3	Foundry, casting light-weight non-ferrous metal	-	~~-~~	~~P~~
4	Laboratories	-	~~-~~	~~P~~
5	Machine shop	-	~~P~~	~~P~~
6	Power generation (electrical) for on-site use:			
	solar	P	~~P~~	~~P~~
	wind under 5.9 kva	-	~~P~~	~~P~~
7	Research park	-	~~-~~	~~P~~
8	Sandblasting	-	~~-~~	~~C~~
~~9~~	~~Technology development based industries~~	~~-~~	~~-~~	~~P~~

Table 17A-5-3.5. Industrial uses.				
#	Use	Commercial Tourism (C-T)	~~Recreation and Racing Sports (RRS)~~	~~Technology Industries (T-I)~~
10	Upholstering	-	~~-~~	~~P~~
11	Welding shop	-	~~P~~	~~P~~

(Ord. 2006-41, 12/19/06)

Table 17A-5-3.6. Manufacturing, curing, compounding, processing, packaging, production and treatment.				
#	Use	Commercial Tourism (C-T)	~~Recreation and Racing Sports (RRS)~~	~~Technology Industries (T-I)~~
1	Accessory buildings and uses customarily incidental to permitted uses	P	~~P~~	~~P~~
2	Accessory uses buildings customarily incidental to conditional uses	C	~~C~~	~~C~~
3	Airplane and associated parts	-	~~C~~	~~P~~
4	Automobiles and their associated parts	-	~~C~~	~~P~~
5	Batteries	-	~~-~~	~~P~~
6	Boats	-	~~C~~	~~P~~
7	Brass	-	~~-~~	~~P~~
~~8~~	~~Business machines~~	~~-~~	~~-~~	~~P~~
9	Cameras and photo equipment, film	-	~~-~~	~~P~~
~~10~~	~~Electrical, electronic and communication instruments~~	-	~~C~~	~~P~~
11	Engineering, laboratory and scientific instruments, temperature controls	-	~~C~~	~~P~~
12	Medical and dental instruments and supplies, optical instruments and lenses	-	~~-~~	~~P~~
~~13~~	~~Office machines, including cash registers, computing machines and typewriters, scales and balances~~	~~-~~	~~-~~	~~P~~
14	Paper and paperboard products	-	~~-~~	~~P~~
15	Pharmaceuticals	-	~~-~~	~~P~~
16	Plastics and advanced composites	-	~~-~~	~~P~~
17	Sheetmetal products, light	-	~~P~~	~~P~~
18	Sheet metal heavy	-	~~-~~	~~P~~

Table 17A-5-3.7. Public and quasi-public uses.				
#	Use	Commercial Tourism (C-T)	~~Recreation and Racing Sports (RRS)~~	~~Technology Industries (T-I)~~
1	Accessory buildings and uses customarily incidental to permitted uses	P	~~P~~	~~P~~
2	Accessory uses buildings customarily incidental to conditional uses	C	~~C~~	~~C~~
3	College or university not exempt by statute	-	~~-~~	~~P~~
4	Museum	-	~~P~~	~~-~~
5	Noncommercial research facility	-	~~C~~	~~P~~
6	Parks, golf courses, swimming pools and other recreation areas	C	~~P~~	~~-~~
7	Public buildings	C	~~C~~	~~C~~
8	Private schools	C	~~-~~	~~-~~
9	Vocational or other schools not exempted by statute	-	~~C~~	~~C~~

(Ord. 2006-41, 12/19/06)

Table 17A-5-3.8. Recreation, camping and amusement.				
#	Use	Commercial Tourism (C-T)	~~Recreation and Racing Sports (RRS)~~	~~Technology Industries (T-I)~~
1	Accessory buildings and uses customarily incidental to permitted uses	P	~~P~~	~~P~~
2	Accessory uses buildings customarily incidental to conditional uses	C	~~C~~	~~C~~
3	Archery shop/range, if conducted in enclosed building	C	~~P~~	~~-~~
4	Athletic club; health club; athletic goods store; gymnasium	P	~~P~~	~~-~~
5	ATV or OHV off road racing	-	~~P~~	~~-~~
6	Automobile road or oval track racing	-	~~P~~	~~-~~
7	Bicycle shop	P	~~-~~	~~-~~
8	Billiards or pool hall; commercial skating rink	P	~~P~~	~~-~~
9	BMX bike racing	-	~~P~~	~~-~~
10	Boat racing, motor powered and non-motorized	-	~~P~~	~~-~~

Table 17A-5-3.8. Recreation, camping and amusement.				
#	Use	Commercial Tourism (C-T)	~~Recreation and Racing Sports (RRS)~~	~~Technology Industries (T-I)~~
11	Bowling alley	P	~~P~~	~~-~~
12	Boxing arena	-	~~P~~	~~-~~
13	Campground	P	~~P~~	~~-~~
14	Dance hall; dancing	P	~~P~~	~~-~~
15	Drag strip racing providing that it no closer than 5 miles to any residential or rural residential zoning district	-	~~C~~	~~-~~
16	Driving or riding school, competitive	-	~~P~~	~~-~~
17	Go-cart racing	-	~~P~~	~~-~~
18	Golf course; commercial miniature golf course	P	~~P~~	~~-~~
19	Moto-cross motorcycle racing	-	~~P~~	~~-~~
20	Motorcycle racing	-	~~P~~	~~-~~
21	Night club / social club	C	~~C~~	~~-~~
22	Parks	P	~~P~~	~~-~~
23	Private non-profit locker club or private club	C	~~C~~	~~-~~
24	Performing arts facility	P	~~P~~	~~-~~
25	Recreational center, facilities or area that is private and/or commercial	C	~~P~~	~~-~~
26	Recreational coach parks	P	~~P~~	~~-~~
27	Swimming pool, commercial	P	~~P~~	~~-~~
28	Theater, indoor	P	~~-~~	~~-~~

(Ord. 2006-41, 12/19/06)

Table 17A-5-3.9. Storage, shipping, transporting and warehousing.				
#	Use	Commercial Tourism (C-T)	~~Recreation and Racing Sports (RRS)~~	~~Technology Industries (T-I)~~
1	Accessory buildings and uses customarily incidental to permitted uses	P	~~P~~	~~P~~
2	Accessory uses buildings customarily incidental to conditional uses	C	~~C~~	~~C~~
3	Bus terminal and railroad passenger station, intermodal terminal, public transit hub	-	~~P~~	~~-~~

Table 17A-5-3.9. Storage, shipping, transporting and warehousing.				
#	Use	Commercial Tourism (C-T)	~~Recreation and Racing Sports (RRS)~~	~~Technology Industries (T-I)~~
4	Distribution center, parcel delivery center, delivery warehouse	-	~~-~~	~~C~~
5	Drive-it-yourself agency, car, equipment rental	P	~~C1~~	~~-~~
6	Express office	P	~~-~~	~~P~~
7	Storage units, self storage			
	a) Without outside storage	C	~~P~~	~~C1~~
	b) With off-premise outside self service storage	-	~~C~~	~~C1~~

(Ord. 2006-41, 12/19/06)

Table 17A-5-3.10. Utilities and utility services.				
#	Use	Commercial Tourism (C-T)	~~Recreation and Racing Sports~~	~~Technology Industries (T-I)~~
1	Power generation for on-site use, unless intended for emergency situations as depicted below the table*	P	~~P~~	~~P~~
2	Accessory uses buildings customarily incidental to conditional uses	C	~~C~~	~~C~~
3	Essential service facilities	P	~~P~~	~~P~~
4	Substations	C	~~C~~	~~C~~
5	Transmission lines of 50 KV or greater capacity	C	~~C~~	~~C~~

(Ord. 2006-41, 12/19/06)

*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.

A. Limited manufacturing activity shall be considered an allowed accessory use to a technical research and development office, laboratory or research facility provided that the following requirements are satisfied:

(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 should not customarily involve noxious activity which creates disturbances off of the premises.

(5) Manufacturing activity, excluding incidental fabrication of outside product development, shall not occupy an area in excess of 60 percent of the gross floor area.

B. Limited manufacturing activity shall be considered an allowed accessory use to a technical research and development office, laboratory or research facility provided that the following requirements are satisfied:

(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.

~~Table 17A-5-3.11 Development Types.~~				
~~#~~	~~Use~~	~~Commercial Tourism (C-T)~~	~~Recreation and Racing Sports~~	~~Technology Industries (T-I)~~
~~1~~	~~Planned Unit Developments in accordance with Chapter 9 of this Ordinance~~	~~C~~	~~C~~	~~C~~

(Ord. 2011-04, 02-01-2011)