



**TOQUERVILLE CITY
ORDINANCE 2019.XX
M-1 LIGHT INDUSTRIAL ZONE**

AN ORDINANCE AMENDING TITLE 10, CHAPTER 14, ARTICLE A, SECTION 3
CONDITIONAL USES TO INCLUDE RV, BOAT, AND SELF-STORAGE FACILITIES AND
REMOVE AUTOMOBILE WRECKING YARD AND JUNK OR SALVAGE YARD AS A
CONDITIONAL USE.

RECITALS

WHEREAS, Toquerville City (“City”) is an incorporated municipality duly organized under the laws of the State of Utah; and

WHEREAS, the City is authorized pursuant to Utah Code Annotated, Title 10, Chapter 9a, to enact ordinances necessary or appropriate for the use of land within the City’s municipal boundaries; and

WHEREAS, the purpose of an industrial zone is to provide an area for the assembly of manufactured goods, warehousing, and material storage; and

WHEREAS, the city deems it necessary to strike a balance of industrial development while simultaneously preserving the character of the community by expanding conditional uses to include RV, boat, and self-storage facilities; and

WHEREAS, in order for RV Storage and Storage Unit Facilities to be allowed as conditional use permits in an industrial zone, design guidelines would need to be adopted to keep in line with the general plan; and

WHEREAS, as stated in the General Plan, the city desires to take advantage of proposed projects that create a diversification of mixed land use in the community and fosters convenience to existing residential development.

WHEREAS the Toquerville General Plan’s third objective for economic growth calls out future industrial-use zoned properties to be located along the I-15 frontage road with design guidelines, in order to present a positive image of the city when viewed from I-15; and

WHEREAS, automobile wrecking yards and junk or salvage yards are not aesthetically pleasing in the creation of a desirable community and would not reflect a positive property image along the I-15 corridor where industrial zoned property is projected to be; and

WHEREAS, Toquerville future property development needs to fit the desired future vision, as stated in the General Plan and be developed in such a way to compliment the area’s rural lifestyle and character.

ORDINANCE

NOW THEREFORE, BE IT HEREBY ORDAINED by the City Council of Toquerville City, State of Utah, as follows:

1. AMENDMENT AND RESTATEMENT. Title 10, Chapter 14, Section 3 is hereby amended and restated in its entirety as follows:

10-14A-3: CONDITIONAL USES:

Agricultural processing.

Agriculture.

Auditorium.

~~Automobile wrecking yard.~~

Bus terminal.

Cemetery.

Commercial kennel.

~~Junk or salvage yard.~~

Liquor store.

Office, general.

Parking garage, public.

RV & Boat Storage

Self-Storage Facilities

Transitional housing facility.

Utility, major

2. REPEALER. This Ordinance shall repeal and supersede all prior ordinances and resolutions governing the same.

3. SAVINGS CLAUSE: If any provision or clause in this Ordinance or the application thereof to any person or entity or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other sections, provisions, clauses, or applications hereof which can be implemented without the invalid provision, clause, or application hereof, and to this end the provisions and clauses of this Ordinance are declared to be severable.

4. EFFECTIVE DATE. This Ordinance shall take effect immediately upon approved by the City Council.

PASSED AND APPROVED THIS ____ DAY OF FEBRUARY 2019.

Justin Sip	Aye ____	Nay ____	Abstain/Absent ____
Ty Bringhurst	Aye ____	Nay ____	Abstain/Absent ____
Keen Ellsworth	Aye ____	Nay ____	Abstain/Absent ____
Alex Chamberlain	Aye ____	Nay ____	Abstain/Absent ____
Paul Heideman	Aye ____	Nay ____	Abstain/Absent ____

CITY OF TOQUERVILLE
a Utah Municipal Corporation

Lynn Chamberlain, Mayor

Date_____

Attest: Dana McKim, City Recorder