



Staff Report

Coalville City
Project Coordinator

To: Coalville City Planning Commission
From: Don Sargent, City Project Coordinator
Date of Meeting: September 20, 2021
Re: Use Table and Definitions - Development Code Update Amendments
Action: Continued Work Session

Use Table and Definitions Review and Discussion

REQUEST

The purpose of this work session is to continue the review and discussion of the updates to the Use Table and Definitions in the development code.

This item is scheduled for work session only (public comment will be taken at a future noticed public hearing). No action on the amendments is requested at this time.

BACKGROUND

At the last Planning Commission meeting the Planning Commission discussed the existing Use Table and Definitions of the development code and directed Staff to prepare update amendments to the Residential (R-2), (R-4), and (R-8) Zone use list. The Planning Commission also requested Staff to make additional revisions to the Agriculture (AG-20) and Residential Agricultural (RA-5) and Residential (R-1) Zone use list.

Attachment A includes the updated Use Table from the last work session in a "Track Changes" format.

A clean version of the use list with all accepted "Track Changes" to date is also included as Attachment B for easier reading.

Attachment C includes draft definitions for the new uses that have been added to the use list.

The next zone districts for review are the Community Commercial (CC), Highway Commercial (HC), and Light Industrial (LI) Zones, which are highlighted on the attached use tables.

ANALYSIS

The list of uses in the Use Table is intended to establish compatibility of appropriate and desired uses within each zone district in the City. The Definitions are intended to clarify and provide additional detail and understanding of the uses.

Staff is requesting input and direction from the Planning Commission on updates to these documents. At the meeting Staff will be prepared to provide suggestions on the uses that may help

to eliminate unneeded redundancies, confusion and inconsistency of the existing uses and definitions.

The following focus items have been identified to help direct the amendment updates with the review of the Use Table and Definitions:

- Redundancies of listed uses
- Uses or definitions not clearly stated
- Uses not defined
- Uses not consistent within Zones (compatibility)
- Uses or definitions confusing
- Descriptions too detailed
- Uses desired or needed
- Uses not appropriate
- Needed notes or references

Based on the discussion and direction from the Planning Commission, Staff will continue to refine the language for continued review and discussion at a subsequent meeting.

RECOMMENDATION

Staff recommends the Planning Commission review and discuss the Use and Definition language and provide direction to Staff for preparing update amendments to the documents.

ATTACHMENT(S)

- A.** Updated Use Table in "Track Change" Format
- B.** Updated Use Table in "Clean Version Format
- C.** Draft Definitions for New Uses

ATTACHMENT A

Updated Use Table - "Track Changes"

Insertions
Deletions

USE TABLE

The use table sets forth allowed uses (A), conditional uses (C), temporary uses (T), low impact uses (L) and prohibited uses (X) for the following zone districts:

Agriculture (AG-20)
Residential Agriculture (RA-5)
Residential Low-Density (R-1)
Residential Medium-Density (R-2)
Residential High-Density (R-4)
Residential Very High-Density (R-8)
Community Commercial (CC)
Highway Commercial (HC)
Light Industrial (LI)

Uses *Italicized* are defined in Title 10 Chapter 2.

Permitted Uses	AG	RA	R-1	R-2	R-4	R-8	CC	HC	LI	Additional Reference
<i>Accessory structures and uses</i>	A	A	A	A	A	A	A	A	A	
<i>Agriculture</i>	A	A	A	A	<u>A*</u>	<u>A*</u>				<u>*Farm animals prohibited in R-4 and R-8, Zones</u>
<i>Accessory buildings and uses customarily associated with traditional agricultural operations</i>	A	A	A							
<i>Animal Specialties (i.e. including kennels, grooming, reptiles, arthropods (insects) aviaries (birds), etc.)</i>	<u>AC</u>	<u>AC</u>	<u>AC</u>	<u>X</u>	<u>X</u>	<u>X</u>				
<i>Apiaries (Bee Keeping)</i>	A	A								<u>Or as regulated by City Ordinance</u>
<i>Aviaries</i>	<u>A</u>	<u>A</u>								
Churches, Synagogues, and Temples	A	A	A	A	<u>A</u>	<u>A</u>	A	A		
<i>Dwellings, accessory</i>	A	A	A	A	A	A				
<i>Dwellings, single-family detached</i>	A	A	A	A	A	A	A	A		
<i>Educational Services</i>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>						

Commented [DS1]: Need to define

Commented [DS2]: Education uses grouped under one use

Permitted Uses	AG	RA	R-1	R-2	R-4	R-8	CC	HC	LI	AdditionalReference
~~Educational Services, Private~~	G									
Equestrian facilities, riding academies, schools, and associated stables	AC	AC	C	X	X	X				
Farmers Market	L	L	L	L	L	L				Sale of products produced off-premises
Farm Animal Keeping	A	A								See Section 10-6-040 and Definitions: Animal, farm
Farm Industry (on a parcel five (5) acres or more)	A									
Fruit and vegetable stands (sale of products produced on owners' premises)	A	A	A	A	A	A				Business license required
Home Occupations, Minor	A	A	A	A	A	A				
Home Occupations, Major	C	C	C	C	C	C				
Household Pets (maximum 5 pets of the same species)	A	A	A	A	A	A				Not counting puppies or kittens up to 4 months old
Nursery/Greenhouse	A	A	A	A*	A*	A*			A	*Non-Commercial in R-2, R-4 and R-8 Zones
~~Private Parks and Recreational Activities~~	G	A					A	A		
Public Parks	AC	AC	AL	AL	AL	AL	A	A		
Public or Quasi-Public Uses	AC	AC	AL	AL	AL	AL	A	A	A	
Quasi-Public Uses	A	A	A	A	A	A			A	
Small-domesticated Farm animals	A	A	A	A	X	X				Includes horses, sheep, cattle, goats, etc.
Recreational Facilities or Uses	AC	AC	AC	AC	AC	AC	A	A	A	
Residential care facilities for elderly or handicapped persons	A	A	A	A	A	A				Subject to the conditions found in Utah Code, as amended

Commented [DS3]: Need to define

Commented [DS4]: Duplicate use

Commented [DS5]: Need to revise definition

Permitted Uses	AG	RA	R-1	R-2	R-4	R-8	CC	HC	LI	AdditionalReference
Seasonal Uses	A									
Trails and open space	A	A	A	A	A	A				
Veterinary Clinics	AC	C	C	X	X	X				
Cluster Subdivisions	E	E	E							
Communications, substations/facilities	C	C	C	X	X	X				
Educational Services, Private	E									
Boarding House	C	C	C	X	X	X	C	C		
Cemeteries	C	C	C	X	X	X				
Dog Kennels		E	E							
Dude/Guest Ranch	C	C	C							
Bed and Breakfast Inn	C	C	C	C	C	A	A	A		
Typical domesticated farm animals including horses, sheep and cattle			A	E						
Dwellings, two (2) family attached	X	C	C	EA	EA	EA	C	C		
More than two (2) domesticated farm animals per acre			E							
Medical and other health facilities					A	A				
Dwelling, multi family attached	X	X	X	X	C	C	C	C		
Commercial Buildings smaller than twenty five thousand (25,000) square feet	X	C	C	X	X	X	A	A		
Commercial Buildings larger than twenty five thousand (25,000) square feet	X	C	C	X	X	X	C	C		
Temporary buildings incidental to construction work	A	A	A	A	A	A	A	A	A	

Commented [DS6]: Duplicate use

Commented [DS7]: Duplicated use

Commented [DS8]: Duplicate Use

Permitted Uses	AG	RA	R-1	R-2	R-4	R-8	CC	HC	LI	AdditionalReference
Automobile fuel ~~or~~ service station, <u>lube/oil, tires and repair</u>	X	X	X	X	X	X	A	A		
Automobile dealership	X	X	X	X	X	X	C	C		
~~Automobile lube and oil center~~							E	E		
~~Automobile parts, new or reconditioned, conducted within enclosed building~~							A	A		
~~Automobile service and repair conducted within enclosed building~~							E	C		
Car wash	X	X	X	X	X	X	A	A		
~~Parking lot, incidental to a use conducted on premises~~							E	E		
~~Parking lot, not incidental to a use conducted on premises~~	I	I	I	I	I	I	C	C		
Assisted Living ~~Facility~~ Center	C	C	C	C	C	C	A	A		
<u>Single and Multi-family Dwellings within Historic District</u>	X	X	X	X	X	A	C	C		
Homeless Shelter	X	X	X	X	X	X	C	C		
Hotel; Motel	X	X	X	X	X	X	A	A		
Nursing Home	C	C	C	C	C	C	A	*		
~~Protective housing facility~~							E	E		
~~Residential facility for elderly persons~~							E	E		
~~Residential facility for persons with a disability~~							A	A		
Single or multiple family dwellings located in the same structure as the principle commercial use	X	X	X	X	X	X	C	C		

Commented [DS9]: Auto service uses grouped under one use

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Permitted Uses	AG	RA	R-1	R-2	R-4	R-8	CC	HC	LI	AdditionalReference
Transitional <u>or protective</u> housing facility	X	C	C	C	C	C	C	C		
College, private or public	X	C	C	C	C	C	A	A		
<u>Essential service facilities</u>							A	A		
Public utility installations	C	C	C	X	X	X	A	A		
Schools, <u>public and private</u>	X	C	C	C	C	C	A	A		
<u>Art gallery, museum</u>							A	C		
<u>Archery shop/range, conducted within enclosed building</u>							A	C		
Athletic/health club, spa fitness center, sports courts	X	C	C	C	C	C	A	C		
<u>Bicycle Shop</u>							A	A		
<u>Bowling alley</u>							A	A		
Commercial campgrounds, RV parks	C	C	X	X	X	X	*	C		
<u>Dance studio</u>							A	C		
<u>Gymnasium</u>							A	C		
<u>Martial arts studio; karate studio</u>							A	C		
<u>Miniature golf course</u>							A	A		
<i>Sexually oriented business</i>	X	X	X	X	X	X	*	*	C	
Social club, billiards, pool hall, bars	X	X	X	X	X	X	C	C		
<u>Commercial</u> Swimming pool	X	C	C	C	C	C	A	A		
Skating rink	X	C	C	C	C	C	A	C		
Theater, indoor	X	X	X	X	X	X	A	A		
<u>Sales and related services</u>							A	A		See #7 in existing commercial use list

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Commented [DS20]: Commercial Service Use

Permitted Uses	AG	RA	R-1	R-2	R-4	R-8	CC	HC	LI	AdditionalReference
Pawn shop, payday loan establishments	X	X	X	X	X	X	C	C		
Pet shop, pet grooming							A	A		
Pharmacy, drugstore							A	A		
Photography shop							A	A		
Price-point retail establishment							E	E		
Repair services							A	A		
Restaurant, café, microbrewery	X	C	C	C	C	C	A	A		
Distillery/microbrewery; agribusinesses	C	C	C	C	C	C				
Second hand or thrift shop conducted within enclosed building							A	A		
Shopping center	X	X	X	X	X	X	A	A		
Specialty retail stores	X	C					A	A		
Sporting goods store							A	A		
State liquor store	X	X	X	X	X	X	C	C		
Tire store, sales and repair conducted within enclosed building	X						C	C		
Activities including animal hospitals, business/financial services, dental/medical clinics, day care centers, hospital, laundry, office, personal services, reception centers, taxidermist, travel agencies	-		-	-	-	-	A	A	-	See # 8 in existing commercial use list
Mortuary; funeral home	C	C	C	X	X	X	A	C		
Non-depository institution							E	E		

Commented [DS21]: Should this use be in Commercial retail use?

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Commented [DS29]: Commercial Retail Use

Commented [DS30]: Auto service uses grouped under one use

Permitted Uses	AG	RA	R-1	R-2	R-4	R-8	CC	HC	LI	AdditionalReference
Rehabilitation/treatment center							C	C		
Rental equipment	X	X	X	X	X	X	C	C	A	
Storage facilities (not permitted in historic district)	X	X	X	X	X	X	C	C	A	Not permitted in the historic district
Bus stops							A	A		
Freight transportation service	X	X	X	X	X	X	A	A		
Park and ride facilities	X	X	X	X	X	X	C	C		
Bus or Taxi hub/services	X	X	X	X	X	X	C	C		
Taxi service							C	C		
Towing service	X	X	X	X	X	X	A	A		
Transfer company							C	C		
Truck stop and service facility	X	X	X	X	X	X	C	A		
Onsite manager, caretaker or workers dwelling	C	C	C	X	X	X			A	
Agriculture and Forestry									C	See #5 in existing light industrial use list
Automobile Services									A	See #6 in existing light industrial use list
Processing and Manufacturing	X	X	X	X	X	X			A	See #7 in existing light industrial use list
Cement mortar, plaster or paving materials mixing plant	X	X	X	X	X	X			C	
Construction of building to be sold and moved off premises	X	X	X	X	X	X			C	
Fertilizer and soil conditioner manufacturing and processing and/or sales	C	X	X	X	X	X			C	
Foundry, casting lightweight non-ferrous metal	X	X	X	X	X	X			C	

Commented [DS31]: Duplicate Use

Commented [DS32]: Duplicate Use

Commented [DS33]: Auto service uses grouped under one use

Permitted Uses	AG	RA	R-1	R-2	R-4	R-8	CC	HC	LI	AdditionalReference
Food Manufacturing, compounding, processing and treatment of food	X	X	X	X	X	X			C	
Radio/television transmitting towers	C	C	C	X	X	X			C	
Campground									C	
Go-cart racing									C	
Sales and related services									A	See #10 in existing light industrial use list
Beer outlet, Class A and B									C	
Building material sales yard	X	X	X	X	X	X			C	
Military store (surplus)									C	
Radio and television station	X	X	X	X	X	X			C	
Service Activities									A	See #11 in existing light industrial use list
Kennel									C	
Pest extermination business	X	X	X	X	X	X			C	
Coal, fuel and wood yards and offices	X	X	X	X	X	X			C	
RV and boat storage	X	X	X	X	X	X			A	
Junk yard/salvage yard	X	X	X	X	X	X			*	
Warehouse	X	X	X	X	X	X			A	
Airport/helipad	X	X	X	X	X	X			C	
Bus terminal	X	X	X	X	X	X			A	
Freighting, trucking yard or terminal	X	X	X	X	X	X			C	
Drive-it yourself agency/"U-Haul"	X	X	X	X	X	X			A	
Express office									A	
Terminal, parking and maintenance facilities	X	X	X	X	X	X			A	

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Commented [DS35]: Duplicate Use

Commented [DS36]: Duplicate Use

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Commented [DS40]: Should this use be in Commercial Service Use?

Permitted Uses	AG	RA	R-1	R-2	R-4	R-8	CC	HC	LI	AdditionalReference
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<u>Transfer company</u>									A	
<u>Commercial Retail Uses</u>	X	C	?							
<u>Commercial Service Uses</u>	X	C	?							
<u>Professional Service Uses</u>	X	X	?							
<u>Dog boarding, kennels</u>	C	C	C	X	X	X				
<u>Contractor's Yard</u>	C	C	X	X	X	X				

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- Commented [DS42]: Need to Define
- Commented [DS43]: Need to Define
- Commented [DS44]: Need to Define

ATTACHMENT B

Updated Use Table - "Clean Version"

USE TABLE

The use table sets forth allowed uses (A), conditional uses (C), temporary uses (T), low impact uses (L) and prohibited uses (x) for the following zone districts:

Agriculture (AG-20)
 Residential Agriculture (RA-5)
 Residential Low-Density (R-1)
 Residential Medium-Density (R-2)
 Residential High-Density (R-4)
 Residential Very High-Density (R-8)
 Community Commercial (CC)
 Highway Commercial (HC)
 Light Industrial (LI)

Uses *Italicized* are defined in Title 10 Chapter 2.

Permitted Uses	AG	RA	R-1	R-2	R-4	R-8	CC	HC	LI	Additional Reference
<i>Accessory structures and uses</i>	A	A	A	A	A	A	A	A	A	
<i>Agriculture</i>	A	A	A	A	A*	A*				*Farm animals prohibited in R-4 and R-8, Zones
Animal Specialties including reptiles, arthropods (insects), aviaries (birds), etc.	C	C	C	x	x	x				
Apiaries (Bee Keeping)	A	A								Or as regulated by City Ordinance
Churches, Synagogues, and Temples	A	A	A	A	A	A	A	A		
<i>Dwellings, accessory</i>	A	A	A	A	A	A				
<i>Dwellings, single-family detached</i>	A	A	A	A	A	A	A	A		
<i>Equestrian facilities, riding academies, schools, and associated stables</i>	C	C	C	x	x	x				
Farmers Market	L	L	L	L	L	L				Sale of products produced off-premises
Fruit and vegetable stands (sale of products produced on owners' premises)	A	A	A	A	A	A				Business license required

Permitted Uses	AG	RA	R-1	R-2	R-4	R-8	CC	HC	LI	AdditionalReference
<i>Home Occupations, Minor</i>	A	A	A	A	A	A				
<i>Home Occupations, Major</i>	C	C	C	C	C	C				
<i>Household Pets (maximum 5 pets of the same species)</i>	A	A	A	A	A	A				Not counting puppies or kittens up to 4 months old
<i>Nursery/Greenhouse</i>	A	A	A	A*	A*	A*			A	*Non-Commercial in R-2, R-4, and R-8 Zones
<i>Public Parks</i>	C	C	L	L	L	L	A	A		
<i>Public or Quasi-Public Uses</i>	C	C	L	L	L	L	A	A	A	
<i>Domesticated Farm animals</i>	A	A	A	A	x	x				Includes horses, sheep, cattle, goats, etc.
<i>Recreational Facilities or Uses</i>	C	C	C	C	C	C	A	A	A	
<i>Residential care facilities for elderly or handicapped persons</i>	A	A	A	A	A	A				Subject to the conditions found in Utah Code, as amended
<i>Trails and open space</i>	A	A	A	A	A	A				
<i>Veterinary Clinics</i>	C	C	C	x	x	x				
<i>Communications, substations/facilities</i>	C	C	C	x	x	x				
<i>Boarding House</i>	C	C	C	x	x	x	C	C		
<i>Cemeteries</i>	C	C	C	x	x	x				
<i>Dude/Guest Ranch</i>	C	C	C							
<i>Bed and Breakfast Inn</i>	C	C	C	C	C	A	A	A		
<i>Dwellings, two (2) family attached</i>	x	C	C	A	A	A	C	C		
<i>Dwelling, multi family attached</i>	x	x	x	x	C	C	C	C		
<i>Commercial buildings smaller than twenty five thousand (25,000) square feet</i>	x	C	C	x	x	x	A	A		

Permitted Uses	AG	RA	R-1	R-2	R-4	R-8	CC	HC	LI	AdditionalReference
Commercial buildings larger than twenty-five thousand (25,000) square feet	x	C	C	x	x	x	C	C		
Temporary buildings incidental to construction work	A	A	A	A	A	A	A	A	A	
Automobile fuel service station, lube/oil, tires and repair	x	x	x	x	x	x	A	A		
Automobile dealership	x	x	x	x	x	x	C	C		
Car wash	x	x	x	x	x	x	A	A		
<i>Parking lot</i> , not incidental to a use conducted on premises	T	T	T	T	T	T	C	C		
Assisted Living Center	C	C	C	C	C	C	A	A		
Single and Multi-family Dwellings within Historic District	x	x	x	x	x	A	C	C		
Homeless Shelter	x	x	x	x	x	x	C	C		
<i>Hotel; Motel</i>	x	x	x	x	x	x	A	A		
<i>Nursing Home</i>	C	C	C	C	C	C	A	*		
Single or multiple family dwellings located in the same structure as the principle commercial use	x	x	x	x	x	x	C	C		
Transitional or protective housing facility	x	C	C	C	C	C	C	C		
College, private or public	x	C	C	C	C	C	A	A		
Public utility installations	C	C	C	x	x	x	A	A		
Schools, public and private	x	C	C	C	C	C	A	A		
Athletic/health club, spa fitness center, sports courts	x	C	C	C	C	C	A	C		

Permitted Uses	AG	RA	R-1	R-2	R-4	R-8	CC	HC	LI	AdditionalReference
Commercial campgrounds, RV parks	C	C	x	x	x	x	*	C		
<i>Sexually oriented business</i>	x	x	x	x	x	x	*	*	C	
Social club, billiards, pool hall, bars	x	x	x	x	x	x	C	C		
Commercial Swimming pool	x	C	C	C	C	C	A	A		
Skating rink	x	C	C	C	C	C	A	C		
Theater, indoor	x	x	x	x	x	x	A	A		
Pawn shop, payday loan establishments	x	x	x	x	x	x	C	C		
Restaurant, café,	x	C	C	C	C	C	A	A		
Distillery/microbrewery; agribusinesses	C	C	C	C	C	C				
Shopping center	x	x	x	x	x	x	A	A		
Specialty retail stores	x	C					A	A		
State liquor store	x	x	x	x	x	x	C	C		
Mortuary; funeral home	C	C	C	x	x	x	A	C		
Rental equipment	x	x	x	x	x	x	C	C	A	
Storage facilities	x	x	x	x	x	x	C	C	A	Not permitted in the Historic District
Freight transportation service	x	x	x	x	x	x	A	A		
Park and ride facilities	x	x	x	x	x	x	C	C		
Bus or Taxi hub/services	x	x	x	x	x	x	C	C		
Towing service	x	x	x	x	X	x	A	A		
Truck stop and service facility	x	x	x	x	x	x	C	A		

Commented [DS1]: Should this use be in Commercial retail uses?

Commented [DS2]: Should this just be part of Commercial Retail Uses

Permitted Uses	AG	RA	R-1	R-2	R-4	R-8	CC	HC	LI	AdditionalReference
Onsite manager, caretaker or workers dwelling	C	C	C	x	x	x			A	
Processing and Manufacturing	x	x	x	x	x	x			A	
Cement mortar, plaster or paving materials mixing plant	x	x	x	x	x	x			C	
Construction of building to be sold and moved off premises	x	x	x	x	x	x			C	
Fertilizer and soil conditioner manufacturing and processing and/or sales	C	x	x	x	x	x			C	
Foundry, casting lightweight non-ferrous metal	x	x	x	x	x	x			C	
Food Manufacturing, compounding, processing and treatment	X	x	x	x	x	x			C	
Radio/television transmitting towers	C	C	C	x	x	x			C	
Building material sales yard	x	x	x	x	x	x			C	
Radio and television station	x	x	x	x	x	x			C	
Pest extermination business	x	x	x	x	x	x			C	
Coal, fuel and wood yards and offices	x	x	x	x	x	x			C	
RV and boat storage	x	x	x	x	x	x			A	
Junk yard/salvage yard	x	x	x	x	x	x			*	
Warehouse	x	x	x	x	x	x			A	
Airport/helipad	x	x	x	x	x	x			C	
Bus terminal	x	x	x	x	x	x			A	
Freighting, trucking yard or terminal	x	x	x	x	x	x			C	

Commented [DS3]: Should this use be in Commercial Service Use?

Permitted Uses	AG	RA	R-1	R-2	R-4	R-8	CC	HC	LI	AdditionalReference
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[illegible]

Commented [DS4]: See Draft Definition

Commented [DS5]: See Draft Definition

Commented [DS6]: See Draft Definition

ATTACHMENT C

Draft Definitions

DRAFT NEW DEFINITIONS

Professional Services are technical or unique functions performed by independent contractors, firms, businesses, or consultants whose occupation is the rendering of such services. Includes the performance of any type of professional service to the public that requires a license or admission to practice or other legal authorization from a licensing board, commission, or division of professional licensing. Examples of professional services include architectural, engineering, surveying, land planning, legal, accounting, appraisal, financial planning, banking, dental and medical offices, real estate brokerages, and consulting firms, etc.

Commercial Service Uses means business and consumer services, primarily offering a service to the public such as pest control, plumbing, carpet cleaning, appliance or small engine repair, linen and catering services, reprographic services art galleries, museums, bowling alleys, dance studios, gymnasiums, martial arts, karate studios, pet grooming, etc.

Commercial Retail Uses means establishments primarily engaged in the sale of goods, merchandise, and materials to the public. Examples of commercial retail uses include, archery and gun shops, bicycle shops, pet shop, pharmacy, drugstore, photography shop, thrift shop, sporting goods store, bookstores, antique stores, convenience stores, bakeries, grocery stores, etc.