

## ORDINANCE #22-17

### AN ORDINANCE ADDING COMMERCIAL PARKING LOTS TO C2 AND C3 ZONES AS A CONDITIONAL USE PERMIT

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

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

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

NOW THEREFORE, be it ordained by the Garden City Town Council and the Planning Commission that Ordinance #11C-1503 and #11C-1504 be changed as follows:

#### 11C-1503 C2 Zone

##### A. Permitted Uses.

- ~~1. Commercial parking lots.~~
2. Carpenter shops, electrical, plumbing, heating and air conditioning shops, printing and publishing or lithographic shops, provided all uses shall be within an enclosed building.
3. Commercial landscaping buildings.
4. Storage Sheds
5. Construction/labor/service showrooms provided all uses shall be within an enclosed building.
6. Small scale manufacturing provided all uses shall be within an enclosed building.
7. Lumber yard provided all uses shall be within an enclosed building.
8. A single-family residence and/or employee housing as long as construction is integrated into the commercial structure and is 50% or less of the total square footage and must be located either above or behind the commercial space.

##### B. Conditional Uses.

1. Automobile service stations for garages for repair of vehicles.
2. Farmer's & Artisan's Market.
3. RV Park
4. Stand Alone Accessory Building
5. Storage Structure
6. **Commercial parking lots**

##### C. Non-Listed Uses see Ordinance #11C-105

#### 11C-1504 C3 Zone

##### A. Permitted Uses.

1. All uses for C1 Commercial Zone may be applied to C3 Commercial Zone.

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

B. Conditional Uses.

1. Farmer's & Artisan's Market
2. RV Park
3. Church
4. Storage Sheds (Can be no closer than 300' to Hwy 89, SR30 or 300 West)
5. Stand Alone Accessory Building
6. Storage Structure
7. **Commercial Parking Lots**

PASSED AND ADOPTED by the Garden City Town Council, Garden City, UT this 10<sup>th</sup> day of November, 2022.

APPROVED:

ATTEST:

\_\_\_\_\_  
Mike Leonhardt, Mayor

\_\_\_\_\_  
Cathie Rasmussen, Town Clerk

Voting:

	Aye	Nay
Argyle	_____	_____
Hansen	_____	_____
Menlove	_____	_____
Parry	_____	_____
Leonhardt, Mayor	_____	_____