

CHAPTER 1.08 COMMERCIAL AND INDUSTRIAL ZONE DISTRICTS

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1.08.005 PURPOSE. The purposes of Commercial and Industrial Zone districts are:

A. CENTRAL DEVELOPMENT (COMMERCIAL) DISTRICT, (CD). To provide areas in appropriate locations for high intensity public, quasi-public, commercial, office, and residential uses based on planned development for mutual benefit.

B. GENERAL COMMERCIAL DISTRICT, (CG). To provide areas in appropriate locations where a combination of business, commercial, 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 which are vital to economic life, but some of which would be intrusive and disruptive in a shopping center type of commercial development.

C. HIGHWAY COMMERCIAL DISTRICT, (CH). To provide areas in appropriate locations adjacent to highways or major streets where activities dependent upon or cater 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.

D. NEIGHBORHOOD COMMERCIAL DISTRICT, (CN). To provide areas in 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 or area residents.

E. MANUFACTURING DISTRIBUTION, (MD). To provide areas in appropriate locations where heavy manufacturing, industrial processes, and warehousing may be established, maintained, and protected. The regulations of this district are designed to protect environmental quality of the district and adjacent areas.

F. MANUFACTURING DISTRIBUTION-BUSINESS PARK, (MD-B). To provide areas in appropriate locations where administrative offices, professional services, light manufacturing, industrial processes and warehousing can locate. Also providing for retail sales areas incidental to the types of uses allowed in the MD-B zone. The regulations of this district are intended to protect the environment and quality of life for citizens. The MD-B zone may provide for smaller lots, and provide for a business park environment.

G. MANUFACTURING-GENERAL INDUSTRIAL DISTRICT, (MG). To provide for 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.

1.08.010 USES. This Section of Chapter 1.08, uses of land or buildings which are allowed in various districts are shown as "P" permitted uses in the appropriate column, or as "C" conditional uses in the appropriate column. 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, "-" as not permitted or not applicable or is stated as such.

ZONING DISTRICT: ^{1 2}	CD	CG	CH	CN	MD	MD-B	MG
Accessory, Building:	C	P	P	P	P	P	P
Agriculture, Existing:	P	P	P	P	P	P	P
Agricultural Industry/Food Manufacturing: ¹⁰	-	-	-	-	P	P	P
Alcohol or Tobacco Specialty Store: ³	-	-	C	-	-	-	-
Auto-Body Repair:	-	P	-	-	P	-	P
Automobile Service Center (No Fuel):	P	P	P	-	P	-	P
Automobile/Implement Sales/Service: ⁸	C	P	P	-	-	C	-
Bank/Credit Union/Financial:	P	P	P	P	-	-	-
Barber/Beauty Shop/Tanning/Nails:	P	P	P	P	-	-	-
Bed and Breakfast:	-	P	P	C	-	-	-
Business/Professional Office:	P	P	P	C	-	P	-
Car Wash:	P	P	P	C	-	-	-
Check Cashing, Payday Lender, Title Loans and Similar Uses: ⁴	C	-	-	-	-	-	-
Childcare/Preschool:							
Childcare/Preschool, Minor: See Chapter 1.24 Home Occupations & Chapter 1.19 Supplementary Regulations of this Title.	C	-	-	-	-	-	-
Childcare/Preschool, Major: See Chapter 1.24 Home Occupations & Chapter 1.19 Supplementary Regulations of this Title.	C	-	-	-	-	-	-
Child Care/Preschool, Commercial:	C	C	C	C	-	-	-
Christmas Tree Sales:	C	C	C	C	C	C	C
Churches/Places of Worship:	P	P	P	P	P	P	P
Clothing/Department Store:	P	P	P	-	-	-	-
Communication Towers and Antennas: See Chapter 1.22 Communication Facilities Permit of this Title.	C	C	C	C	C	C	C
Convenience Store:	P	P	P	C	-	-	-
Dry Cleaning:	P	P	P	-	-	-	-
Dwellings: ⁵							
Single-Family:	P	-	-	-	-	-	-
Multi-Family Twin Home:	-	-	-	-	-	-	-
Multi-Family Attached:	-	-	-	-	-	-	-
Multi-Family Stacked:	-	-	-	-	-	-	-
Accessory Dwelling Units: (In which the principal use of the building is commercial)	C	-	-	-	-	-	-
Manufactured and Modular Housing: ⁶ See Chapter 1.19 Supplementary Regulations of this Title.	P	-	-	-	-	-	-
Educational Facilities:	C	C	C	C	-	-	-
Fabrication/Welding:	-	-	-	-	P	-	P
Fireworks Stand:	C	C	C	-	-	-	-
Fitness Center:	P	P	P	C	-	-	-
Flag Pole: See Chapter 1.19 Supplementary Regulations of this Title.	P	P	P	P	P	P	P
Florist Shop/Nursery:	P	P	P	C	-	-	-

ZONING DISTRICT: ^{1 2}	CD	CG	CH	CN	MD	MD-B	MG
Fruit Stand:	C	C	C	C	-	-	-
Grocery Store:	C	P	P	-	-	-	-
Home Occupations:							
Minor:	C	C	C	C	-	-	-
Major:	C	C	C	C	-	-	-
Hospital:	C	P	P	-	-	P	-
Hotel/Motel:	C	P	P	-	-	C	-
Locksmith/Key and Lock:	P	P	P	P	-	-	-
Laundry, Self Help:	P	P	P	C	-	-	-
Manufacturing/Assembly:	C	P	-	-	P	P	P
Manufacturing/Industrial-Heavy:	-	-	-	-	C	-	C
Manufacturing/Light:	-	-	C	-	P	P	P
Medical and Dental Clinic:	P	P	P	C	-	P	-
Kennel: See Chapter 13 of the Revised Ordinance of Tremonton City Corporation for requirements for a Kennel License.	-	-	-	-	C	C	C
Nursing Home:	C	C	C	-	-	-	-
Pet, Grooming:	P	P	P	C	-	-	-
Private Clubs, Taverns, Bars: ⁹	P	-	P	-	-	-	-
Public Facilities:	P	P	P	P	P	P	P
Public/Quasi-Public:	P	P	P	P	P	P	P
Recreation Center:	P	P	P	P	P	P	P
Recreational Vehicle Park:	-	-	-	-	-	-	-
Refineries:	-	-	-	-	-	-	-
Renewable Energy Systems: See Chapter 1.23 Renewable Energy Systems Permit of this Title:	C	C	C	C	C	C	C
Residential Facilities for Elderly Persons: See Chapter 1.19 Supplementary Regulations of this Title.	P	-	-	-	-	-	-
Residential Facilities for Persons with a Disability: See Chapter 1.19 Supplementary Regulations of this Title:	C	-	-	-	-	-	-
Restaurant/Fast Food:	P	P	P	C	-	-	-
Retail, General:							
Art and Art Supply:	P	P	P	P	-	-	-
Book Store:	P	P	P	P	-	-	-
Candy/Ice Cream Store:	P	P	P	P	-	-	-
Craft Store:	P	P	P	P	-	-	-
Hardware Store/Lawn & Garden:	P	P	P	C	-	-	-
Pet Shop:	P	P	P	C	-	-	-
Pharmacy:	P	P	P	P	-	-	-
Shoe Store/Repair:	P	P	P	P	-	-	-
Sporting Goods:	P	P	P	C	-	-	-
Retail, Big Box Store:	C	P	P	-	-	-	-
Service Fuel Station: See Chapter 1.19 Supplementary Regulations of this Title.	-	P	P	-	P	-	P
Sexually Oriented Business: See Chapter 9-700 Sexually Oriented Business for licensing requirements.	See Chapter 1.12 Sexually Oriented Business Overlay Zone District and Map 1.3 SOB Overlay Zone District Map. Sexually Oriented Business may be allowed in the Sexually Oriented Business Overlay Zone District with a Conditional Use Permit.						
Slaughterhouse's / Animal Slaughtering ¹¹	C	-	-	-	C	-	C
Storage Buildings/Units:	-	-	-	-	C	-	C

ZONING DISTRICT: ^{1 2}	CD	CG	CH	CN	MD	MD-B	MG
Swimming Pool: See Chapter 1.19 Supplementary Regulations of this Title:	P	P	P	-	-	-	-
Tattooing / Body Art: ¹²	-	-	-	-	-	-	-
Temporary Buildings:	P	P	P	P	P	P	P
Theaters/Entertainment:	C	P	P	-	-	-	-
Towing and Impound Yards ⁷	-	-	-	-	C	-	C
Transport/Trucking	-	C	-	-	P	P	P
Utilities, Neighborhood:	P	P	P	P	P	P	P
Utilities, Transmission, Pad, Facility:	C	C	C	C	C	C	C
Warehousing/Distribution: General:	-	C	-	-	P	P	P
Warehousing/Distribution: Motor fuels and Propane Bulk Plant or storage facilities:	-	-	-	-	C	-	C

¹ Note: See Chapter 1.25 of this Title - Conditional Use Permit.

² Note: See Chapter 1.26 of this Title - Site Plan Permit for uses that are Commercial, Industrial, Institutional, and Multi-Family Dwellings.

³ Note: This use is not allowed if the proposed / existing building containing the use is within one-thousand (1000) feet from any school, public park, library, recreation facility, or church, etc.; or within six-hundred (600) feet of any other alcohol or tobacco specialty store; or within six-hundred (600) feet from any agricultural use, residential use or residential zoning boundary, beginning at the property line of such use. Distance requirements from the structures for this use shall be measured in a straight line, without regard to intervening structures or zoning districts, from the property line of the school, public park, library, church, cultural activity, residential or agricultural use or zone, and other alcohol or tobacco specialty stores.

⁴ Note: Check cashing, payday lender, title loan, and similar uses shall be limited to two (2) locations per five-thousand population, and no check cashing, payday lender, title loan or similar uses shall be located within six-hundred (600) feet of any other check cashing business. Distance requirements defined in this section shall be measured in a straight line, without regard to intervening structures in the zoning districts, from the entry door of each business.

⁵ Note: No dwelling or dwelling unit shall be less than four hundred (400) square feet in living space. All dwelling units are for Single-Family occupancy. See Chapter 1.19 Supplementary Regulations of this Title for Residential Architectural Standards.

⁶ Note: Applicant shall also insure that there are no restrictive covenants that exclude Manufacturing and Modular Housing as required by Utah Code Annotated 10-9a-514. See Chapter 1.19 Supplementary Regulations of this Title for Residential Architectural Standards.

⁷ Note: Towing and Impound yards shall be screened from view and have a gravel or other hard surface yard area. Towing companies and impound yards shall meet all requirements of the State of Utah. No vehicle shall remain for more than ninety (90) days on a lot. If vehicles are found on the lot for more than ninety (90) days, the lot shall be considered an automobile wrecking yard and/or a junk and salvage yard, which is strictly prohibited in all zones.

⁸ Note: An Automobile Sales Lot that is temporary, intended to be operation for less than 3 years, may be a maintained road base surface.

⁹ Note: This use is not allowed if the proposed / existing building containing the use is within six-hundred (600) feet from any community location including, schools, public parks, libraries, church's, etc. as measured from the nearest entrance of the building by following the shortest route of ordinary pedestrian travel to the property boundary of the community location; or within two-hundred (200) feet of a community location as described above measured in a straight line from the nearest entrance of the building to the nearest property boundary of the community location.

¹⁰ Note: Render or rendering of animals, animal by-products by treating, extracting, melting or other methods to convert or produce fats, oils, fuels, fertilizer, or similar products whether for human or non-human consumption or use shall be prohibited.

¹¹ Note: Slaughterhouse's and slaughtering of animals shall be limited to one-hundred (100) animals in a twenty-four (24) period.

¹² Note: Permanent make-up such as lips, eyelids, and eyebrow area of the face are permitted. See Chapter 1.03 Definitions.

1.08.015 LOT REGULATIONS. This Section of Chapter 1.08 shall apply to all principle structures and accessory structures in Commercial and Industrial zones. If a regulation applies in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet required or by a dash "-" as not permitted or by the letter "C" indicating that regulation may be altered by a Conditional Use Permit.

ZONING DISTRICT:	CD	CG	CH	CN	MD	MD-B	MG
LOT AREA REGULATIONS. The minimum lot area in square feet for any use regulated by this Chapter.	Note ²	21,780	21,780	10,000	Note ²	Note ²	Note ²
LOT WIDTH REGULATIONS. The minimum width in feet for any lot in the districts regulated by this Chapter.	Note ²	100	100	80	Note ²	Note ²	Note ²
FRONT YARD SET-BACK REGULATION: The minimum depth in feet for the front yard for structures in districts regulated by this Chapter.	Note ²	25	25	25	25	25	25
Where loading dock(s) face Front Yard:	-	-	-	-	100	100	100
SIDE YARD SET-BACK REGULATIONS: The minimum Side Yard set-back in feet for structures in districts regulated by this Chapter.	Note ²	10	10	10	20	20	20
REAR YARD SET-BACK REGULATIONS: The minimum set-back in feet for rear yard in the districts regulated by this Chapter.	Note ²	20	20	20	20	20	20
HEIGHT REGULATIONS: ⁵ The maximum height for all structures in districts regulated by this Chapter.							
Height in Feet:	75	75	75	35	C	C	C
In Number of Stories:	7	7	7	2	C	C	C

¹ Note: Rear and Side yard setbacks may be reduced as approved through the Site Plan approval process.

² Note: Lot Regulation based on lot configuration and placement of structures on property as approved through the Site Plan approval process.

³ Note: See Chapter 1.17 of this Title - Off-Street Parking Regulations.

⁴ Note: See Chapter 1.18 of this Title - Landscaping, Buffering, and Fencing Regulations.

⁵ Note: See Chapter 1.25 of this Title - Conditional Use Permit.

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