

- TITLE 10, CHAPTER 16
ESTABLISHMENT OF ZONING DISTRICTS

Section 10-16-1—Zoning by Districts:

In accordance with the requirement of the Act, that zoning within counties be by districts, Millard County, as shown on the Millard County Zoning Districts Map, is divided into Zoning Districts that govern the use, intensity and other requirements for the use or activities occurring on all unincorporated lands located within the County. The map accompanying this Ordinance, the Millard County Zoning Districts Map, is incorporated herein by this reference as a part of this Ordinance.

To achieve the purposes of this Ordinance and the Act, the following Zoning Districts are provided:

- 1) Range and Forest (RF) District.
- 2) Agriculture – 20 (AG-20) District.
- 3) Agriculture (AG) District.
- 4) Agricultural Industrial District (AI) District.
- 5) Residential District (RI) District.
- 6) Highway Commercial (HC) District.
- 7) Light Industrial (LI) District.
- 8) Heavy Industrial (HI) District.
- 9) Transmission Corridor (TC) District.
- 10) Sensitive Lands Overlay District (SL) (not mapped).

Section 10-16-2—Zoning Districts Purposes:

The Zoning Districts are provided and achieve the purposes of the County General Plan and to provide ~~that all~~ allowed uses:

- 1) Are necessary or desirable to provide a service or facility which will contribute to the general well-being of the County; and
- 2) Will be conducted in a manner so as not be detrimental to the health, general welfare and safety of persons or injurious to property or improvements of the immediate area or the County as a whole.

APPENDIX A
TABLE OF USES AND ACCOMPANYING USE DEFINITIONS

1. The Millard County Table of Uses identifies the uses allowed within each Zoning District and provides a definition for each use. The Table of Uses identifies uses allowed as a P-1 = Permitted Use; P-2 = Permitted Use; C-1 = Conditional Use; C-2 Conditional Use; X = Use Prohibited in the Zoning District (Zone). A Use that is not identified in the Table of Uses is determined to be a Prohibited Use in Millard County. See Section 10-17-8.
2. The Land Use Authority for all P-1 Uses is the County Planner/Zoning Administrator. The Land Use Authority for all P-2 Uses is the Commission. The Land Use Authority for all C-1 Uses is the Commission. The Land Use Authority for all C-2 Uses is the BOCC.
3. The Land Use Authority, as applicable, shall insure that all requirements of this Ordinance are met, particularly Chapter 17 and Chapter 18, as applicable, with all Land Use Application and Permit approvals.
4. The Land Use Authority, as applicable, in reviewing a Land Use Application shall determine if the requirements of Chapter 20 and Chapter 21 are applicable.
5. Superscripts refer the Notes, provided immediately following the Table.

USE	ZONING DISTRICT								
	RF	AG - 20	AG	AI	R1	TC	HC	LI	HI
Accessory Building/Structure. A building or other customarily incidental and clearly subordinate to the existing primary building and located on the same lot as the primary building, and meeting all requirements of the adopted Building Codes, and Land Use Ordinances, as applicable. See Section 10-18-6.	P-1	P-1	P-1	P-1	P-1	X	P-1	P-1	P-1

USE	ZONING DISTRICT								
	RF	AG - 20	AG	AI	R1	TC	HC	LI	HI
Accessory Agricultural Sales. The retail or wholesale sale of agricultural or horticultural products which are grown or raised on site not having been purchased from another location for the purpose of resale.	P-1	P-1	P-1	P-1	X	X	X	X	X
Accessory Dwelling Unit for a Relative or Employee. An attached, or detached dwelling unit for the occupancy by the owner, or a relative or employee of the owner, and incidental and clearly subordinate to the existing primary building located on the same lot as the primary building and connected to the same utilities and utility meters as the primary building and meeting all requirements of the Land Use Ordinances and Building Codes, as adopted. See Section 10-18-9.	C-1	C-1	C-1	C-1	X	X	C-1	C-1	C-1
Accessory Outside Storage. The outside placement of items which is clearly incidental and subordinate to the existing primary use and customarily found in connection with the primary use and located on the same lot or in the same building as the primary use, and meeting all requirements of the adopted Building Codes, and Land Use Ordinances, as applicable.	P-1	P-1	P-1	P-1	P-2	X	P-2	P-1	P-1
Accessory Use. A use clearly incidental and subordinate to the existing primary use and customarily found in connection with the primary use and located on the same lot or in the same building as the primary use, and meeting all requirements of the adopted Building Codes, and Land Use Ordinances, as applicable. See Section 10-18-6.	P-1	P-1	P-1	P-1	P-1	P-1	P-1	P-1	P-1
Agricultural Building. A structure used in conjunction with an allowed agriculture use, as defined herein, and not for human occupancy, and complying with the requirements of §58-56-4, Utah Code Annotated, 1953, as amended. To qualify as an agricultural building the structure	P-1	P-1	P-1	P-1	P-1	X	X	X	X

USE	ZONING DISTRICT								
	RF	AG - 20	AG	AI	R1	TC	HC	LI	HI
must meet all requirements of §58-56-4(1), Utah Code Annotated, 1953, as amended and be clearly associated with and necessary to support an agricultural use.									
Agricultural Products Processing. The processing of agricultural products including but not limited to the processing, cleaning, sorting, grading, packaging, or milling of products which are intended for direct human or animal consumption or use. This use does not include the commercial slaughtering or the processing and packaging of meat and poultry. See Meat or Poultry Processing Facility.	C-1	C-1	X	C-1	X	X	X	X	C-1
Agricultural Use. An area of five (5) contiguous acres, or more, which is used for the production, keeping, or maintenance for sale of plants and domestic animals, but excluding the keeping of exotic or prohibited plants or animals. Agricultural Use excludes Commercial Plant Nursery, as defined herein, and Concentrated Animal Feeding Operation, as defined by Utah Code Annotated, 1953, as amended, and similar activities. See also Animal Feeding Operation.	P-1	P-1	P-1	P-1	P-1	P-1	P-1	P-1	P-1
Airport/Heliport. Areas used for the landing and take-off of both fixed wing aircraft and helicopters and buildings or other facilities, including taxiways, aircraft storage and tie-down areas, hangars, servicing, and passenger and freight terminals and which may be designed or used by both public carriers or private aircraft.	C-2	X	X	X	X	X	X	X	C-2
Animal Control Facility. A public or publicly licensed facility to temporarily detain and/or dispose of stray dogs, cats and other animals.	C-1	X	X	X	X	X	X	X	C-1
Animal Feeding Operation (AFO). A facility that stables, confines, and	X	X	X	C-1	X	X	X	X	X

USE	ZONING DISTRICT								
	RF	AG - 20	AG	AI	R1	TC	HC	LI	HI
feeds or maintains livestock in either an open or housed lot for a total of 45 days or more in any 12-month period. The open lot does not sustain crops, vegetation, forage growth, or post-harvest residues in the normal growing season. Two or more animal feeding operations under common ownership are a single animal feeding operation if they adjoin each other (within one mile), or if they use a common area or system for the disposal of manure. An AFO may also be a Concentrated Animal Feeding Operation (“CAFO”). (See CAFO). An AFO may be subject to the requirements of the Utah Pollutant Discharge Elimination System (UPDES).									
Asphalt Batch Plant. A facility where asphaltic materials are manufactured and including accessory asphalt materials storage and equipment.	X	X	X	X	X	X	X	X	C-2
Automotive Care. An establishment providing motor vehicle repair or maintenance services within completely enclosed buildings. Typical uses include businesses engaged in the following activities: electronic tune-ups, brake repairs (including drum turning), air conditioning repairs, generator and starter repairs, tire repairs, front-end alignments, battery recharging, lubrication, and sales, repair and installation of minor parts and accessories such as tires, batteries, windshield wipers, hoses, windows, etc.	X	X	X	X	X	X	C-1	C-1	P-2
Automotive Self-Service Station. A place where flammable or combustible liquids or gases used as fuel are stored and dispersed from fixed equipment into the fuel tanks of motor vehicles. Such an establishment may offer the retail sale of convenience items as an accessory use. Automotive Self-Service Station specifically excludes	X	X	X	X	X	X	C-1	X	X

USE	ZONING DISTRICT								
	RF	AG - 20	AG	AI	R1	TC	HC	LI	HI
and does not allow any servicing, repair or maintenance of motor vehicles, trailers, and similar mechanical equipment, including engine, brake, muffler, tire repair and change, lubrication and tune-ups.									
Bed & Breakfast Inn. An owner-occupied dwelling located on a legal lot and offering transient lodging accommodations where meals may be provided. A Bed and Breakfast may have up to seven (7) guest rooms. A Bed & Breakfast Inn shall meet all applicable requirements of the Building Codes, Health Codes, and Land Use Ordinances, as adopted, and must be located so as to be served by adequate existing public services. See Section 10-18-11.	C-1	C-1	C-1	X	C-1	X	C-1	X	X
Beer and Liquor License(s). All licensees authorized to sell beer and liquor and/or consume beer and liquor on- or off the premises shall comply with all requirements of the Utah Alcoholic Beverage Control Act, as amended, for type of Beer and Liquor License, as applicable, and be conducted in compliance with all requirements for the issuance of such license. See Section 10-18-19.	X	X	X	X	X	X	C-2	C-2	X
Campground. An area of land upon which one (1) or more sites are established and maintained for occupancy by a tent or recreational vehicle.	C-1	C-1	C-1	X	X	X	C-1	X	X
Car Wash. A structure with machine- or hand-operated facilities used principally for the cleaning, washing, polishing, or waxing of motor vehicles. A facility of this type may be able to accommodate more than one vehicle at the same time.	X	X	X	X	X	X	C-1	C-1	X
Cemetery. A place designated for the burial or keeping of human remains,	C-1	C-1	C-1	X	C-1	X	X	X	X

USE	ZONING DISTRICT								
	RF	AG - 20	AG	AI	R1	TC	HC	LI	HI
including crematories and mausoleums.									
Child Care – Facility. A facility that provides child care in a place other than the owner’s residence for five (5) or more children for less than twenty four (24) hours per day, having a regularly scheduled, ongoing enrollment, for direct or indirect compensation and licensed as required by the laws and rules of the State of Utah, A Fire Clearance shall be provided by the Fire Authority, as applicable, and this use shall comply with all business-licensing requirements of the County, as applicable. Child Care – Facility also includes Child Preschool providing instruction for five (5) or more children for less than twenty-four (24) hours a day. See Section 10-18-3.	X	X	X	X	X	X	C-1	X	X
Child Care – Home Day Care. The care of children who are family and non-family members in an occupied dwelling unit, and complying with all State standards and licensing, by a resident of the dwelling unit for more than five (5) children, but fewer than nine (9) children. The total number of children being cared for shall include children under the age of four (4) years residing in the dwelling unit, who are under the supervision of the provider during the period of time the childcare is provided. Of the allowed eight (8) children, only two (2) may be under age two (2). Home Day Care may use the entire residential living area and additionally may use yard space for play purposes. This use is required to comply with all business licensing requirements of the County. See Section 10-18-3.	X	P-2	P-2	X	P-2	X	P-2	X	X
Child Care – Hourly. A facility that provides child care in a place other than the owner’s residence for five (5) or more children for less than twenty four (24) hours a day, but not on a regular schedule; and receiving	X	X	X	X	X	X	C-1	X	X

USE	ZONING DISTRICT								
	RF	AG - 20	AG	AI	R1	TC	HC	LI	HI
direct or indirect compensation and licensed as required by the laws and rules of the State of Utah, A Fire Clearance shall be provided by the Fire Authority, as applicable, and this use shall comply with all business-licensing requirements of the County, as applicable. Child Care – Hourly also includes Child Preschool providing instruction for five (5) or more children for less than twenty-four (24) hours a day. See Section 10-18-3.									
Child Care – Licensed Family. (1) A person who provides child care in a residence for nine (9) to sixteen (16) children, unrelated to the licensee for less than twenty four (24) hours a day, with a regularly scheduled, on-going enrollment, for direct or in-direct compensation. A “Child Care – Licensed Family” must be licensed as a family group child care program, as required by the laws and rules of the State of Utah. A Fire Clearance shall be provided by the Fire Authority, as applicable, and this use shall comply with all business-licensing requirements of the County, as applicable. (2) A person who provides child care in a residence for less than nine (9) unrelated children for less than twenty four (24) hours per day, having a regularly scheduled, ongoing enrollment, for direct or indirect compensation may be licensed as a family child care program, as required by the laws and rules of the State of Utah. A Fire Clearance shall be provided by the Fire Authority, as applicable, and this use shall comply with all business-licensing requirements of the County, as applicable. Child Care – Licensed Family also includes Child Preschool providing instruction in a residence for nine (9) to sixteen (16) children unrelated to the licensee for less than twenty-four (24) hours a day. See Section 10-18-3.	X	X	X	X	X	X	C-1	X	X
Child Care – Residential Certificate. The care of children in the residence of the provider for five (5) to eight (8) children and having a	X	P-2	P-2	X	P-2	X	P-2	X	X

USE	ZONING DISTRICT								
	RF	AG - 20	AG	AI	R1	TC	HC	LI	HI
regularly scheduled, ongoing enrollment, for direct or indirect compensation and licensed as required by the laws and rules of the State of Utah. A Fire Clearance shall be provided by the Fire Authority, as applicable, and this use shall comply with all business-licensing requirements of the County, as applicable. Child Care – Residential Certificate also includes Child Preschool providing instruction in a residence for five (5) to eight (8) children unrelated to the licensee for less than 24 hours a day. See Section 10-18-3.									
Church. A facility primarily used for people to gather for worship, religious training, or other religious activities. One (1) accessory dwelling unit for the housing of the pastor or similar leader of the church and their family shall be permitted as an Accessory Use. See Section 10-18-5.	X	C-1	C-1	X	C-1	X	C-1	X	X
Commercial Day Care/Preschool Center. A facility, operated by a person qualified and licensed by the State of Utah, which provides children with day care and/or preschool instruction as a commercial business and complying with all applicable State standards and licensing and having regularly scheduled, ongoing enrollment for direct or indirect compensation that provides child care for less than twenty four (24) hours per day. Commercial Day Care/Preschool Center excludes the following: (a) Kindergartens or nursery schools or other daytime programs operated by public or private elementary or secondary schools or institutions of higher learning; (b) Facilities operated in connection with a fitness center, shopping center or other activity where children are cared for temporarily while parents or custodians of the children are occupied on the premises or are in the immediate vicinity and readily available; or (c) Special activities or programs, including athletics, crafts instruction and similar	X	X	X	X	X	X	C-2	X	X

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activities, conducted on a periodic basis by civic, charitable, private, or governmental organizations; (d) or clearly identified as an Accessory Use. See Section 10-18-3.									
Commercial Plant Nursery. A use wholly or partially contained and conducted within one (1) or more greenhouses where trees, shrubs, flowers, or vegetable plants are grown and sold either retail or wholesale.	C-1	C-1	X	C-1	X	X	X	X	C-1
Composting Facility. A facility where organic materials are converted into a humus-like material under a process of managed biological decomposition or mechanical processes. Normal backyard composting and composting incidental to agricultural operations are exempted from this use.	X	X	X	X	X	X	X	X	C-2
Concentrated Animal Feeding Operation. An Animal Feeding Operation (AFO) is a “concentrated animal feeding operation” (“CAFO”) if it meets the regulatory definition of CAFO or if it is designated as a CAFO. A CAFO is defined in 40 CFR 122.23 Appendix B as “an animal feeding operation where more than 1,000 ‘animal units’ (as defined by the regulation) are confined at the facility; or more than 300 animal units are confined at the facility and either one of the following conditions are met: pollutants are discharged into navigable waters through a man-made ditch, flushing system or other similar man-made device; or pollutants are discharged directly into waters of the United States which originate outside of and pass over, across, or through the facility or otherwise come into direct contact with the animals confined in the operation.” (“Animal unit” means a unit of measurement for any animal feeding operation calculated as per the Utah Administrative Code (UAC) R317-8-3.5 and	X	X	X	C-2	X	X	X	X	X

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used to determine if an operation meets the definition of a concentrated animal feeding operation). A CAFO is subject to the requirements of the Utah Pollutant Discharge Elimination System (UPDES).									
Concrete Batch Plant. A facility where sand, gravel, cement, water, and other materials are turned into concrete and may be either a drum mix plant or a batch plant, and including batchers and mixers and accessory materials storage and equipment.	X	X	X	X	X	X	X	C-2	C-2
Construction and Contractor's Sales and Services. An establishment engaged in the retail or wholesale sale of materials and services used in the construction of buildings or other structures, as well as the outdoor storage of construction equipment or materials. Typical uses include lumberyards, home improvement centers, lawn and garden supply stores, construction equipment sales and rental, electrical, plumbing, air conditioning and heating supply stores.	X	X	X	C-1	X	X	C-1	P-2	P-2
Contractor's Office/Contractor's Storage Yard. A facility providing building construction and maintenance, including carpentry, plumbing, roofing, electrical, air conditioning and heating, within a totally enclosed building, and which may include the open storage of any building materials, equipment, or vehicles.	X	X	X	C-1	X	X	C-1	P-2	P-2
Convenience Store (Existing). A retail establishment selling consumer products including prepackaged food, drink, and household items. A convenience store may also provide retail sales of gasoline and other petroleum products.	X	X	X	X	C-1	X	C-1	X	X
Convenience Store (New). A retail establishment selling consumer	X	X	X	X	X	X	C-1	X	X

USE	ZONING DISTRICT								
	RF	AG - 20	AG	AI	R1	TC	HC	LI	HI
products including prepackaged food, drink, and household items. A convenience store may also provide retail sales of gasoline and other petroleum products.									
Correctional Facility. A public or private facility providing confinement, housing, and care for individuals legally confined for violations of the law.	X	X	X	X	X	X	C-2	C-2	C-2
Distribution Center. A facility where the storage and distribution of goods and materials occurs which may include the parking and storage of distribution vehicles, and accessory activities.	X	X	X	X	X	X	C-1	C-1	C-1
Dwelling, Four-Family (4-plex). A building containing four (4) dwelling units, each unit designed to be occupied by one (1) family.	X	X	X	X	X	X	X	X	X
Dwelling, Manufactured Home. A transportable factory built dwelling unit constructed on or after June 15, 1976, according to the Federal Home Construction and Safety Standards Act of 1974 (HUD Code), in one or more sections, which: (1) In the traveling mode, is eight (8) feet or more in width or forty (40) feet or more in length, or when erected on site, is four hundred (400) or more square feet; (2) Is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities; (3) Includes plumbing, heating, air-conditioning, and electrical systems; and (4) Is identified by the manufacturer's data plate bearing the date the unit was manufactured and a United States Department of Housing and Urban Development (HUD) label attached to the exterior of the home certifying the home was manufactured to HUD standards. See Section 10-18-4.	P-1	P-1	P-1	C-1	P-1	X	C-1	C-1	C-1
Dwelling, Mobile Home (Existing): A transportable factory built dwelling	P-1	P-1	P-1	P-1	P-1	X	P-1	P-1	P-1

USE	ZONING DISTRICT								
	RF	AG - 20	AG	AI	R1	TC	HC	LI	HI
unit built prior to June 15, 1976, in accordance with a state mobile home code that existed prior to the Federal Manufactured Housing and Safety Standards Act (HUD Code) and existing in the zoning district prior to the effective date of this Ordinance.									
Dwelling, Multiple-Family. A building containing five (5) or more dwelling units, each unit designed to be occupied by one (1) family.	X	X	X	X	X	X	X	X	X
Dwelling, Single-Family. A building containing one (1) dwelling unit, the unit designed to be occupied by one (1) family. See Note #3.	P-1	P-1	P-1	C-1	P-1	X	C-1	C-1	C-1
Dwelling, Single-Family (Existing). A building containing one (1) dwelling unit, the unit designed to be occupied by one (1) family and existing in the zoning district prior to the effective date of this Ordinance. See Note #3.	P-1	P-1	P-1	P-1	P-1	X	P-1	P-1	P-1
Dwelling, Three-Family. A building containing three (3) dwelling units, each unit designed to be occupied by one (1) family.	X	X	X	X	X	X	X	X	X
Dwelling, Two-Family (Duplex). A building containing two (2) dwelling units, each unit designed to be occupied by one (1) family.	X	X	X	X	X	X	X	X	X
Earth Station. A communication facility which transmits and/or receives signals to and from an orbiting satellite using satellite dish antennas.	C-1	X	X	X	X	X	C-1	C-1	C-1
Educational Facility. Public schools, including charter schools, colleges or universities qualified by the State of Utah Board of Regents or State of Utah Board of Education to provide academic instruction. Privately owned buildings and uses for educational activities that offers a curriculum similar to a public school, college, or university for technical or	C-1	X	X	X	C-1	X	C-1	X	X

USE	ZONING DISTRICT								
	RF	AG - 20	AG	AI	R1	TC	HC	LI	HI
generate electrical energy by spinning wire coils in magnetic fields, inducing an electric potential in the coil. Electrical Generating Facility does not include Geothermal Energy System (Major), Geothermal Energy System (Minor), Solar Energy System (Major) Solar Energy System (Minor), Wind Energy System (Major), or Wind Energy System (Minor),									
Exotic Animals and Poultry. Any potentially dangerous animal not typically having its natural habitat located in central Utah and not customarily confined or cultivated by humans for domestic or commercial purposes.	X	X	X	X	X	X	X	X	X
Forestry/Forest Practice. As provided by Section 65A-8a-102, Utah Code Annotated, 1953, as amended, means activities directly related to: (1) the harvesting of trees; (2) new road construction associated with harvesting or accessing trees; (3) site preparation for regeneration of a timber stand; (4) reforestation; or (5) the management of logging slash, such activities being conducted and managed under the authority of the United States Forest Service or the State of Utah Department of Natural Resources, Division of Forestry, Fire, and State Lands. Forestry/Forest Practice does not include: (1) the operation of a nursery or Christmas tree farm; (2) the harvest of Christmas trees; (3) the harvest of trees for the noncommercial, personal use by the owner of forested land from which the trees are harvested; or (4) a harvesting operation encompassing fewer than ten (10) contiguous acres of forested land.	C-1	X	X	X	X	X	X	X	X
Gas Pipeline Right of Way (Major). A right-of-way designed to provide for the location of a gas transmission pipeline of fifteen (15) inches, or larger, diameter and that may provide for interstate gas transmission, or to	X	X	X	X	X	C-2	X	X	X

USE	ZONING DISTRICT								
	RF	AG - 20	AG	AI	R1	TC	HC	LI	HI
provide gas to customers or areas located outside of the County and found by the County to conform to the General Plan, or has been considered by the Commission and the BOCC has approved the proposed location as an amendment to the General Plan.									
Gas Pipeline Right of Way (Minor). A right-of-way designed to provide for the location of a gas transmission pipeline of less than fifteen (15) inches in diameter and that provides gas transmission to customers or areas located within the County.	X	X	X	X	X	C-1	X	X	X
Geothermal Energy System (Major). A system or facility using the thermal energy resources of the Earth (geothermal energy) to provide mechanical or electrical power or heating or cooling systems for commercial purposes which may or may not be located on the same site as the Geothermal Energy System (Major).	C-2	X	X	X	X	X	X	X	X
Geothermal Energy System (Minor). A system or facility using the thermal energy resources of the Earth (geothermal energy) to provide mechanical or electrical power or heating or cooling systems for private, non- commercial purposes for use on the same site as the Geothermal Energy System (Minor).	C-1	C-1	C-1	C-1	C-1	X	C-1	C-1	C-1
Group Home. See Residential Facility for Persons with a Disability; Residential Facility for Persons with a Disability that are Substance Abuse Facilities and are Located within Five Hundred (500) Feet of a School; and Therapeutic School.	X	X	X	X	X	X	X	X	X
Guest Ranch. A facility, including either a single building or resort cabins, which serves as a destination for visitors and generally has accessory	C-1	C-1	C-1	X	X	X	X	X	X

USE	ZONING DISTRICT								
	RF	AG - 20	AG	AI	R1	TC	HC	LI	HI
recreational facilities for the use of guests. A Guest Ranch shall maintain the existing agricultural or farming operations. A Guest Ranch shall not be construed to include a Residential Facility for Persons with a Disability, or a Therapeutic School.									
Home Occupation (Major). A use or activity conducted within a dwelling, accessory building, or accessory garage and carried out and conducted without changing the nature of the zoning district or creating any nuisance to any adjoining properties. Home Occupation (Major) shall be conducted by the persons residing in the dwelling and a maximum of one (1) employee who is not be a family member. Activities or storage associated with the Home Occupation (Major) may occur outside of the dwelling. See Section 10-18-2.	P-2	P-2	P-2	P-2	P-2	X	X	X	X
Home Occupation (Minor). A use or activity conducted entirely within a dwelling and conducted by the person(s) residing in the dwelling. No outside help or assistance shall be allowed and the Home Occupation (Minor) shall not involve the use of any accessory building, garage, or yard space, outside of the dwelling for any activity or storage associated with the Home Occupation (Minor). See Section 10-18-2.	P-1	P-1	P-1	P-1	P-1	X	X	X	X
Hotel/Motel. A building or group of buildings, other than a boarding house or lodging house, containing individual guest rooms and which furnishes services customarily provided by hotels or motels which may include a restaurant, recreational facilities, reception area(s) and convention facilities.	X	X	X	X	X	X	C-2	X	X
Industrial/Manufacturing Activity (General). A manufacturing operation or processing and assembly of goods including personal hygiene products	X	X	X	C-1	X	X	X	C-2	C-2

USE	ZONING DISTRICT								
	RF	AG - 20	AG	AI	R1	TC	HC	LI	HI
and cosmetics, drugs and pharmaceuticals, tools, equipment and products and which are not likely to be obnoxious or offensive by reason of emission of odor, dust, smoke, noxious gases, noise, vibration, glare, heat or other impacts, nor hazardous by way of materials, process, product or waste. This use does not include Agricultural Products Processing. See Agricultural Products Processing.									
Industrial/Manufacturing Activity (Light). Places for the conduct of light manufacturing and assembly activities which are compatible with existing and other uses allowed in the Zoning District and which will not be offensive by reason of emission of odor, dust, smoke, noxious gases, noise, vibration, glare, heat or other impacts, nor hazardous by way of materials, process, product or waste, and where all equipment, machinery, and other ancillary equipment is located within a building or structure and where any outside storage areas are screened from view from all adjoining properties, roads and streets.	X	X	X	X	X	X	X	C-1	C-1
Kennel (Commercial). Any premises or establishment where four (4) or more dogs, older than four (4) months, are kept for the purpose of boarding, breeding, raising or training dogs as a commercial activity for a fee or other form of remuneration.	C-1	C-1	X	C-1	X	X	X	C-1	C-1
Kennel (Non-commercial). Any premises or establishment where four (4) or more dogs, older than four (4) months, are kept for the purpose of boarding, breeding, raising or training dogs on a not-for-profit basis.	C-1	C-1	X	C-1	X	X	X	C-1	C-1
Kennel (Hobby). The keeping of up to three (3) dogs. This use does not require any Land Use Approvals or Permits.	P-1	P-1	P-1	P-1	P-1	X	P-1	P-1	P-1

USE	ZONING DISTRICT								
	RF	AG - 20	AG	AI	R1	TC	HC	LI	HI
open pit mining, strip mining, gravel pits, quarrying and dredging and associated processing including crushing and washing.									
Mortuary (Funeral Home). A facility where bodies are prepared for burial or cremation, which may include areas for embalming, performing autopsies, and the storage for associated vehicles and supplies. This use may also provide a chapel or other area for the conduct of funeral services.	C-1	X	X	X	C-1	X	C-1	X	X
Natural or Manufactured Gas Storage. A facility providing for the storage or natural or manufactured gas and directly related products and including necessary accessory structures and including onsite pipelines, compression, storage, distribution and maintenance facilities.	X	X	X	X	X	X	X	X	C-2
Nursing Home (Convalescent Care) Facility. A facility that provides twenty four (24) hour residential care to persons who are not related by blood, marriage or adoption to the owner, operator or manager of the facility. A Nursing Home (Convalescent Care) Facility provides some level of skilled nursing or medical service to the residents.	X	X	X	X	C-1	X	C-1	X	X
Outdoor Youth Program. A program designed to provide behavioral, substance abuse, or mental health services to minors that: (1) serves adjudicated or non-adjudicated youth; (2) charges a fee for its services; (3) may or may not limit or censor access to parents or guardians; (4) may prohibit or restrict a minor's ability to leave the program at any time of the minor's own free will; and (5) provides its services in an outdoor setting.	C-2	X	X	X	X	X	X	X	X
Petroleum Pipeline Right of Way (Major). A right-of-way designed to provide for the location of a petroleum or oil transmission pipeline of four (4) inches, or larger, in diameter and that may provide for interstate	X	X	X	X	X	C-2	X	X	X

USE	ZONING DISTRICT								
	RF	AG - 20	AG	AI	R1	TC	HC	LI	HI
amendment to the General Plan. Public Utility does not include Electric Transmission Right-of-Way (Major) or (Minor), Electric Generating Facility, Electric Substation (Major) or (Minor), Gas Pipeline Right-of-Way (Major) or (Minor), Natural or Manufactured Gas Storage, Petroleum Pipeline Right-of-Way (Major or (Minor), or Wind Energy System (Major) or (Minor). See Section 10-17-3.									
Recreation – (Outdoor). An area or facility that offers entertainment or recreation and may include, as accessory uses, associated eating and drinking areas, retail sales areas and staff offices, and maintenance facilities. This use may include a golf course, miniature golf facility, and facilities for equestrian-related activities including riding arena, and rodeo arena. This use also includes shooting range, go-cart, motor vehicle and/or motorbike tracks, or similar activities that may create noise, dust, or other impacts to adjoining properties and uses.	P-2	P-2	C-2	P-2	X	X	C-1	_P-2	P-2
Recycling Center. A facility where recyclable materials are collected, stored and processed. Processing includes baling, briquetting, compacting, flattening, crushing, mechanical sorting, shredding, and cleaning.	X	X	X	X	X	X	X	X	C-2
Residential Facility for Persons with a Disability. A residence in which more than one (1) person with a disability resides and is licensed or certified by the Department of Human Services under Title 62A, Chapter 2, Licensure of Programs and Facilities; or is licensed or certified by the Department of Health under Title 26, Chapter 21, Health Care Facility Licensing and Inspection Act. See definition of Disability. See Section 10-18-13 – Residential Facility for Persons with a Disability.	P-1 ⁴	P-1 ⁴	P-1 ^{4,5}	X	P-1 ^{4,5}	X	X	X	X

USE	ZONING DISTRICT								
	RF	AG - 20	AG	AI	R1	TC	HC	LI	HI
<p>Residential Facility for Persons with a Disability that are Substance Abuse Facilities and are Located within Five Hundred (500) Feet of a School. A residence located within 500 feet of a school and in which more than one (1) person with a disability resides; and is Licensed or certified by the Department of Human Services under Title 62A, Chapter 2, Licensure of Programs and Facilities; or is Licensed or certified by the Department of Health under Title 26, Chapter 21, Health Care Facility Licensing and Inspection Act. See definition of Disability. Disability does not include current illegal use of, or addiction to any Federally controlled substance, as defined in Section 102 of the Controlled Substances Act, 21 U.S.C. 802. (§57-21-2(9)(b) Utah Code Annotated, 1953, as amended). See Section 10-18-14.</p>	P-2 ⁴	P-2 ⁴	P-2 ^{4,5}	X	P-2 ^{4,5}	X	X	X	X
<p>Residential Facility for Elderly Persons. A single-family or multiple-family dwelling unit that meets the requirements of Section 10-18-12 herein and Section 17-27a-515 UCA, as amended, but does not include a health care facility as defined by Section 26-21-2, UCA, as amended. Elderly Person means a person who is 60 years old or older, who desires or needs to live with other elderly persons in a group setting, but who is capable of living independently.</p>	P-1	P-1	P-1 ⁴	X	P-1 ⁴	X	X	X	X
<p>Resort. A facility which serves as a destination for guests and generally provides recreational or personal development facilities and may include both on-site and off-site activities and services including food, overnight lodging, equipment rentals, entertainment and other conveniences for guests of the resort. Guest residency is limited to no longer than sixty (60) calendar days.</p>	C-1	C-1	X	X	X	X	X	X	X

USE	ZONING DISTRICT								
	RF	AG - 20	AG	AI	R1	TC	HC	LI	HI
Sign, On-Premise Canopy. A sign attached to, or included in the constructed of a canopy, which may be located over a fuel island or drive through and only permitted at the location of the activity, business, or service connected with the message of the sign. See Table 10-9-2.	X	X	X	X	X	X	P-1	P-1	P-1
Sign, On-Premise Free Standing – Monument. A sign constructed and attached directly to the ground by a foundation and only permitted at the location of the activity, business, or service connected with the message of the sign and only permitted at the location of the activity, business, or service connected with the message of the sign. See Table 10-9-2.	X	X	X	X	X	X	C-1	C-1	C-1
Sign, On-Premise Free Standing – Pylon. A sign attached to the ground or a foundation with a pole, or poles, and only permitted at the location of the activity, business, or service connected with the message of the sign. See Table 10-9-2.	X	X	X	X	X	X	C-1	C-1	C-1
Sign, On-Premise Wall. A sign displayed or attached against the wall of a building, where the exposed face of the sign is parallel to the wall and extends not more than twelve (12) inches horizontally from the face of the wall and only permitted at the location of the activity, business, or service connected with the message of the sign. See Table 10-9-2.	X	X	X	X	X	X	P-2	P-2	P-2
Solar Energy System (Major). A system or facility using the energy of the sun (solar energy) to provide mechanical or electrical power or heating or cooling systems for commercial purposes which may or may not be located on the same site as the Solar Energy System (Major).	C-2	X	X	X	X	X	X	X	X
Solar Energy System (Minor). A system or facility using the energy sun (solar energy) to provide mechanical or electrical power or heating or	C-1	C-1	C-1	C-1	C-1	X	C-1	C-1	C-1

USE	ZONING DISTRICT								
	RF	AG - 20	AG	AI	R1	TC	HC	LI	HI
areas of goods, materials, equipment, and vehicles and not associated with any other use or as an accessory use to an approved use.									
Storage – Wholesale and Warehousing. An establishment that is primarily engaged in the storage and sale of goods to other firms for resale, as well as activities involving significant movement and storage of products or equipment. Uses include major mail distribution centers, moving and storage firms, and warehousing and storage facilities.	X	X	X	X	X	X	C-1	C-1	C-1
Swimming Pool. An artificial body of water having a depth in excess of twenty four (24) inches and a water surface area greater than fifty (50) square feet, designed, constructed and used for swimming, dipping or immersion purposes by men, women or children.	P-2	P-2	P-2	X	P-2	X	P-2	X	X
Temporary Construction Office. A structure used for a maximum period not to exceed twelve (12) months as a construction office associated with construction for an approved use as allowed and permitted by this Ordinance and the Building Codes, as applicable.	P-2	P-2	P-2	P-2	P-2	X	P-2	P-2	P-2
Temporary Dwelling Unit. A structure used as a dwelling unit for a maximum period not to exceed one hundred eighty (180) calendar days, for use by the owner, during the construction or remodeling of the permanent dwelling unit as allowed and permitted by this Ordinance and the Building Codes, as applicable.	P-2	P-2	P-2	P-2	P-2	X	P-2	P-2	P-2
Temporary Use. A special event or use proposed to be established for a maximum period of ninety (90) days, such event, or use being discontinued after the expiration of ninety (90) days, and conducted in compliance with all the requirements of this Ordinance. Such uses may	P-1	P-1	P-1	P-1	P-1	X	P-1	P-1	P-1

USE	ZONING DISTRICT								
	RF	AG - 20	AG	AI	R1	TC	HC	LI	HI
include, but are not limited to, seasonal commercial activities, including Christmas tree lots and snow cone shacks, nonprofit fund-raising activities, organized events, educational, historic, religious and patriotic displays or exhibits, including athletic or recreational events, festivals, arts and crafts fairs, and other organized events. All family gatherings shall be exempt from the requirements of a Temporary Use Application approval.									
Tennis Court/Sports Court. An improved area used for the playing of tennis or other sports activities, including, but not limited to, basketball and volleyball.	P-2	P-2	P-2	X	P-2	X	P-2	X	X
Therapeutic School: A residential group living facility for four (4) or more individuals who are not related to: (i) the owner of the facility; or (ii) the primary service provider of the facility; and that serves students who have a history of failing to function: (i) at home; (ii) in a public school; or (iii) in a nonresidential private school; and that offers:(i) room and board; and (ii) an academic education integrated with: (A) specialized structure and supervision; or (B) services or treatment related to a disability, an emotional development, a behavioral development, a familial development, or a social development. See Section 10-18-14.	C-1	C-1	C-1 ⁶	X	C-1 ⁶	X	X	X	X
Vehicle and Equipment Rental or Sale, New or Used. An establishment engaged or licensed to engage in the business of buying, selling, or exchanging new or used vehicles, vessels, or outboard motors either outright or on conditional sale, bailment, lease, chattel mortgage, or otherwise or who has an established place of business for the sale, lease, trade, or display of vehicles, vessels, or outboard motors. Typical uses include new and used truck sales and rental, boat sales, recreational	X	X	X	X	X	X	C-1	C-1	P-2

USE	ZONING DISTRICT								
	RF	AG - 20	AG	AI	R1	TC	HC	LI	HI
vehicles, construction equipment rental yards, moving truck and trailer rental, and farm equipment and machinery sales and rental.									
Vehicle and Equipment Service and Repair. An establishment primarily engaged in the repair and maintenance of motor vehicles and/or light and heavy equipment, including auto body repairs, installation of accessories and transmission and engine rebuilding services farm equipment repair, paint, and body shops, tune-ups, brake repairs generator and starter repairs, tire repairs and installation, front-end alignments, and lubrication services.	X	X	X	X	X	X	C-1	C-1	P-2
Veterinary Clinic. A facility for the diagnosis, treatment, hospitalization, and care of domesticated animals and pets. Such facility may include animal holding and boarding facilities.	X	X	X	P-2	X	X	C-1	P-2	P-2
Wind Energy System (Major). A wind energy conversion system consisting of one (1) or more wind turbine(s) and tower(s) and associated control and/or conversion electronics and providing wind generated electrical power to be used primarily for off-site consumption and having a rated capacity of more than twenty kilowatts (20 kW). See Section 10-18-21.	C-2	X	X	X	X	X	X	X	X
Wind Energy System (Minor). A wind energy conversion system consisting of one (1) wind turbine and tower and associated control and/or conversion electronics which have a rated capacity of less than twenty kilowatts (20kW) and providing wind generated electrical power to be used for on-site consumption. See Section 10-18-21.	C-1	C-1	C-1	C-1	C-1	X	C-1	C-1	C-1
Wireless Telecommunications Site/Facility. A facility used for the	C-1	C-1	C-1	C-1	X	X	C-1	C-1	C-1

USE	ZONING DISTRICT								
	RF	AG - 20	AG	AI	R1	TC	HC	LI	HI
<p>transmission or reception of electromagnetic or electro-optic information, including wireless telecommunications facilities such as “cellular” or “PCS” (Personal Communications Systems) – communication and paging systems. This use is not required to be located on a separate lot or to comply with the minimum lot size requirement for the District in which it is located but is required to meet the design and locational requirements, as established for such uses, as provided by this Ordinance.</p> <p>Telecommunications Site/Facility does not include radio antennas complying with the ruling of the Federal Communications Commission in “Amateur Radio Preemption, 101 FCC 2nd 952 (1985)” or a regulation related to amateur radio service adopted under 47 C.F.R. Part 97. See Section 10-18-17.</p>									

Notes:

1. Allowed only as an Accessory Dwelling Unit for an Employee.
2. All uses proposed on Federal or State owned lands must comply with all requirements of the Federal or State Agency with the responsibility and authority to manage such lands.
3. Single-Family shall be interpreted to include a maximum of four (4) unrelated individuals occupying a dwelling unit in a zone permitting occupancy by a single family.
4. Must be found to be proposed in a similar residential dwelling as allowed in the Zoning District.
5. Shall not be located closer than 1,000 feet from any other Residential Facility for Persons with a Disability, as measured from the closest property line to the closest property line.
6. Shall not be located closer than 1,000 feet from any other Therapeutic School, as measured from the closest property line to the closest property line.

APPENDIX B-1

DEVELOPMENT STANDARDS FOR PRIMARY BUILDINGS AND STRUCTURES

DEVELOPMENT STANDARD	ZONING DISTRICT								
	RF	AG – 20	AG	AI	R1	TC	HC	LI	HI
Site Plan	As required by the Land Use Authority and sufficient to demonstrate compliance with all Land Use Ordinances.								
Lot Standards	All buildings and structures shall be constructed in compliance with all requirements of all Land Use Ordinances and the Building Code, as adopted and as applicable. All buildings and structures shall be located on and permanently attached to a site-built permanent foundation that meets the Building Code, as adopted. All buildings and structures shall be located on a legally created lot or parcel and be able to receive required services and accommodate necessary setback requirements.								
Minimum Lot Size	20 Acres	20 Acres	1 Acre	As required by the Land Use Authority for Site Plan approval.	1 Acre	20 Acres	As required by the Land Use Authority for Site Plan approval.	As required by the Land Use Authority for Site Plan approval.	As required by the Land Use Authority for Site Plan approval.
Minimum Lot Width	200 Feet	200 Feet	150 Feet	As required by the Land Use Authority for Site Plan approval.	150 Feet	As required by the Land Use Authority for Site Plan approval.	As required by the Land Use Authority for Site Plan approval.	As required by the Land Use Authority for Site Plan approval.	As required by the Land Use Authority for Site Plan approval.

DEVELOPMENT STANDARD	ZONING DISTRICT								
	RF	AG – 20	AG	AI	R1	TC	HC	LI	HI
Minimum Front Yard	35 Feet	35 Feet	35 Feet	As required by the Land Use Authority for Site Plan approval.	25 Feet	As required by the Land Use Authority for Site Plan approval.	As required by the Land Use Authority for Site Plan approval.	As required by the Land Use Authority for Site Plan approval.	As required by the Land Use Authority for Site Plan approval.
Minimum Side Yard	30 Feet	30 Feet	15 Feet	As required by the Land Use Authority for Site Plan approval.	15 Feet	As required by the Land Use Authority for Site Plan approval.	As required by the Land Use Authority for Site Plan approval.	As required by the Land Use Authority for Site Plan approval.	As required by the Land Use Authority for Site Plan approval.
Minimum Rear Yard	40 Feet	40 Feet	40 Feet	As required by the Land Use Authority for Site Plan approval.	40 Feet	As required by the Land Use Authority for Site Plan approval.	As required by the Land Use Authority for Site Plan approval.	As required by the Land Use Authority for Site Plan approval.	As required by the Land Use Authority for Site Plan approval.

DEVELOPMENT STANDARD	ZONING DISTRICT								
	RF	AG – 20	AG	AI	R1	TC	HC	LI	HI
Maximum Building Height	As required by the Land Use Authority for Site Plan approval. See also Note #1.	As required by the Land Use Authority for Site Plan approval. See also Note #1.	As required by the Land Use Authority for Site Plan approval. See also Note #1.	As required by the Land Use Authority for Site Plan approval. See also Note #1.	30 Feet.	As required by the Land Use Authority for Site Plan approval. See also Note #1.	As required by the Land Use Authority for Site Plan approval. See also Note #1.	As required by the Land Use Authority for Site Plan approval. See also Note #1.	As required by the Land Use Authority for Site Plan approval. See also Note #1.
Culinary Water and Sanitary Sewage Systems	Approval of Feasibility from Culinary Water Authority and Sanitary Sewer Authority, as applicable								
Fire Protection	As recommended by Fire Authority, as applicable								
Clear View Areas	As required by Section 1624 and by the Land Use Authority, as applicable for Site Plan Approval								

Notes: 1. It is unlawful to construct, build or establish any building, structure, tree, or any other appurtenance which may constitute a hazard or obstruction to the safe navigation, landing and take-off of an aircraft at a publicly used airport as determined by FAA regulations.

APPENDIX B-2

DEVELOPMENT STANDARDS FOR DETACHED ACCESSORY BUILDINGS AND STRUCTURES

DEVELOPMENT STANDARD	ZONING DISTRICT								
	RF	AG – 20	AG	AI	R1	TC	HC	LI	HI
Site Plan	As required by the Land Use Authority and sufficient to demonstrate compliance with all Land Use Ordinances.								
Lot Standards	All accessory buildings and structures shall be constructed in compliance with all requirements of all Land Use Ordinances and the Building Code, as adopted and as applicable. All buildings and structures shall be located on a legally created lot or parcel and be able to receive required services and accommodate necessary setback requirements.								
Minimum Lot Size	20 Acres	20 Acres	1 Acre	As required by the Land Use Authority for Site Plan approval.	1 Acre	20 Acres	As required by the Land Use Authority for Site Plan approval.	As required by the Land Use Authority for Site Plan approval.	As required by the Land Use Authority for Site Plan approval.
Minimum Lot Width	200 Feet	200 Feet	150 Feet	As required by the Land Use Authority for Site Plan approval.	150 Feet	As required by the Land Use Authority for Site Plan approval.	As required by the Land Use Authority for Site Plan approval.	As required by the Land Use Authority for Site Plan approval.	As required by the Land Use Authority for Site Plan approval.

DEVELOPMENT STANDARD	ZONING DISTRICT								
	RF	AG – 20	AG	AI	R1	TC	HC	LI	HI
Maximum Building Height	As required by the Land Use Authority for Site Plan approval. See also Note #1.	As required by the Land Use Authority for Site Plan approval. See also Note #1.	As required by the Land Use Authority for Site Plan approval. See also Note #1.	As required by the Land Use Authority for Site Plan approval. See also Note #1.	30 Feet	As required by the Land Use Authority for Site Plan approval. See also Note #1.	As required by the Land Use Authority for Site Plan approval. See also Note #1.	As required by the Land Use Authority for Site Plan approval. See also Note #1.	As required by the Land Use Authority for Site Plan approval. See also Note #1.
Culinary Water and Sanitary Sewage Systems	Approval of Feasibility from Culinary Water Authority and Sanitary Sewer Authority, as applicable								
Fire Protection	As recommended by Fire Authority, as applicable								
Clear View Areas	As required by Section 1624 and by the Land Use Authority, as applicable for Site Plan Approval								