



# **TOWN OF COLORADO CITY**

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## **PLANNING COMMISSION**

### **INFORMATION PACKET**

#### **Work Session**

**Wednesday**

**November 28, 2018**

**5:00 p.m.**













Business and industrial zones provide areas for conducting business, manufacturing and industrial activities.

1. The purpose of the BMP zone is to provide aesthetically attractive planned developments having a mix of office, research and development, light manufacturing, and limited retail uses. Typical uses in this zone include offices, clean indoor manufacturing facilities, service retail, restaurants, athletic clubs, personal service shops, medical offices, office/warehouse buildings, and research facilities.
2. The purpose of the PO zone is to provide locations primarily along arterial or major collector streets which will accommodate offices or laboratories for professional persons and other related uses. The zone is intended to provide availability of professional services conveniently to all neighborhoods in the city. Typical uses in this zone include offices for doctors, dentists, accountants, and other similar professions, medical and dental laboratories, and pharmacies.
3. The purpose of the M-1 zone is to provide areas for uses involving processing and assembly of manufactured goods, warehousing, and material storage. Uses which generate excessive noise, vibration, odor, dust, and fumes are excluded from this zone.
4. The purpose of the M-2 zone is to provide areas where uses involving industrial processes and natural resource extraction may be permitted without negatively impacting other areas of the city, especially when undertaken on a large scale.

#### F. Open Space And Public Facility Zones:

Open space and public facility zones allow public or quasi-public uses.

1. The purpose of the OS zone is to recognize on the official zoning map areas which are open and generally undevelopable due to government ownership, their sensitive environmental nature and/or the unavailability of adequate public facilities, such as conservation areas and national park land.
2. The purpose of the PF zone is to provide areas for facilities owned by public and quasi-public entities and which utilize relatively large areas of land. This zone is intended to provide immediate recognition of such areas on the official zoning map. Typical uses in this zone are cemeteries, hospitals, open air theaters, public parks, public schools, and public utility facilities.

#### G. Special Purpose And Overlay Zones:



Special purpose zones are intended to accomplish objectives unique to the particular zone. Overlay zones implement supplemental regulations that apply geographically, regardless of the underlying base zone. Whenever the regulations of a base zone and an overlay zone conflict, overlay zone regulations apply.

1. The purpose of the APO zone is to protect and preserve existing agricultural areas from encroachment of development and to allow ongoing agricultural operations to continue without unreasonable regulations, except for those needed to protect public health and safety.
2. The purpose of the HDO zone is to implement regulations designed to promote the preservation of structures and sites having historical, cultural, or architectural significance, and to foster economic development consistent with historic preservation plans adopted by the city.
3. The purpose of the PDO zone is to permit a compatible, master planned mix of various uses in combination with open space components on land that has unique or unusual characteristics that warrant customized development requirements. Although development size may vary from location to location, each development is intended to consist of well designed, architecturally integrated structures which are appropriately landscaped and buffered from surrounding land uses.
4. The SLO zone provides regulations to protect sensitive land areas such as hillsides, floodplains, and river parkway areas.
5. The RPZ zone provides regulations to promote and protect the Hildale City airport.
6. The recreation resort zone is established to designate certain areas within the city of Hildale where it is desirable and beneficial to the area economy to allow for a mix of limited commercial, public, and residential uses. Specifically, to authorize recreation and resort developments in which residential dwelling units may be occupied by the owners thereof on a full or part time basis, to authorize the rental of residential units on an overnight or short term basis by owners who reside elsewhere; and to authorize limited commercial and public uses that are incidental to and compatible with resort developments.
7. The general purpose of the extraction industries overlay zone is to provide for the operation of extraction industries in Hildale City, while regulating the operation of such industrial uses particularly on properties in close proximity to residential districts and to provide regulatory standards and procedures to ensure the reclamation of the extraction industry sites upon completion of the extraction processes.

## 152-11-3: OFFICIAL ZONING MAP:

### A. Zones:

The location and boundaries of the zones described in this chapter, including subsequent amendments, shall be shown on an official zoning map, entitled the Hildale City official zoning map, as provided in this section.

1. The zones established by this chapter are intended to further the goals and policies of the Hildale general plan. Accordingly, not every zone established by this chapter need be included on the official zoning map unless and until the Hildale City council, in the exercise of its legislative discretion, determines that placing a particular property in a particular zone will further the goals and policies of the general plan.
2. Each lot within the city shall be subject to the requirements of the zone, or zones, in which the lot is located as shown on the official zoning map.
3. The official zoning map, including all boundaries, notations, and other data shown thereon, is hereby adopted by this reference.

### B. Amendments:

Amendments to the boundaries of a specific zone shown on the official zoning map shall be accomplished in accordance with the provisions set forth in section 152-7-7 of this chapter.

### C. Map Updates:

The zoning administrator shall update the official zoning map as soon as possible after amendments are adopted by the city council. Upon entering any such amendment on the map, the zoning administrator shall note on the map the date of the revision.

### D. Filing Of Ordinance And Map:

The ordinance codified herein and official zoning map shall be filed in the custody of the city recorder/clerk and may be examined by the public subject to any reasonable regulations established by the city council.

## 152-11-4: RULES FOR LOCATING ZONE BOUNDARIES:

### A. Applicability:

Where uncertainty exists as to the boundary of any zone shown on the official zoning map, the provisions of this section shall apply to determine the location of such Boundary.

### B. Centerlines And Property Lines:

When a zone boundary is indicated as being approximately upon the centerline of a street, alley or block, or along a property line, then, unless otherwise definitely indicated on the official zoning map, the centerline of such street, alley or block or such property line, shall be construed to be the boundary of such zone.

### C. Waterways, Park And Public Land:

When a zone boundary is indicated as being approximately at the line of any river, irrigation canal or other waterway, public park or other public land, or any section line, then the center of the stream, canal or waterway, or the railroad right of way, or the boundary line of the public land or section line shall be deemed to be the boundary of the zone.

### D. Lot, Block, And Tract Lines:

Zone boundaries indicated as approximately following platted lot lines, or block or parcel tract boundaries shall be interpreted as following such lines.

### E. Street Vacations:

When a public road, street, or alley is officially vacated, such property shall have the same zoning as the adjacent property. In the event vacated property is adjacent to two (2) zones, each zone shall extend to the centerline of the vacated right of way.

**F. Uncertainties:**

When a physical or cultural feature existing on the ground is at variance with one shown on the official zoning map, or in case any other uncertainty exists with respect to a zone boundary, the zoning administrator shall determine the boundary location, subject to appeal in accordance with the provisions of section 152-7-19 of this chapter.

**G. Zoning Administrator To Make Determination:**

The zoning administrator shall have the authority to make all zone boundary clarifications and determinations subject to the rules above and appeal in accordance with the provisions of section 152-7-19 of this chapter.

**152-11-5: CLARIFICATION OF ZONING:**

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**A. Ambiguous Zone:**

Any property which is not clearly zoned on the city's official zoning map shall be deemed to be in the most restrictive adjacent zone.

**B. Ambiguous Use:**

1. If ambiguity arises concerning the classification of a particular use within the meaning and intent of this chapter, the zoning administrator shall determine the proper use or development standard. The zoning administrator may refer the matter to the planning commission for a final determination, if the zoning administrator deems the use unusual enough to require special consideration. The planning commission's determination shall be final and is subject to appeal in accordance with the provisions of section 152-7-19 of this chapter.

2. If a particular use does not appear in the permitted and conditional uses table for a given zone, the use shall be deemed not permitted in that zone.

**152-11-6: NEWLY ANNEXED TERRITORIES:**

Territory which is annexed shall be deemed to be zoned A-20 immediately upon annexation or as otherwise expressly provided in an annexation agreement. This zoning shall be considered a holding zone and no zone change will be considered until a plan for development is presented.

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# 152-13-4: DEVELOPMENT STANDARDS IN RESIDENTIAL ZONES:

Development standards within residential zones shall be as set forth in table 152-13-2 of this section.

TABLE 152-13-2

DEVELOPMENT STANDARDS IN RESIDENTIAL ZONES							
Development Standard	Zones						
	R1-25	R1-15	R1-10	R1-8	RM-1	RM-2	RM-3
<b>Lot standards:</b>							
Average lot area <sup>2</sup>	15,000 sq. ft.	15,000 sq. ft.	10,000 sq. ft.	8,000 sq. ft.	n/a	n/a	n/a
Minimum lot area or acreage	12,000 sq. ft.	12,000 sq. ft.	8,000 sq. ft.	6,400 sq. ft.	10,000 sq. ft.	1 acre	1 acre
Minimum lot width and/or project frontage	89 ft.	90 ft.	80 ft.	70 ft.	80 ft. project	100 ft. project	200 ft. project
					30 ft. unit	30 ft. unit	30 ft. unit
/	n/a	n/a	n/a	n/a	6 units/lots	10 units/lots	15 units/lots
<b>Building standards:</b>							
Maximum height, main building <sup>3</sup>	34 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
Maximum height, accessory building <sup>4</sup>	19 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Maximum size, accessory building	1,200 sq. ft.	1,200 sq. ft.	1,200 sq. ft.	500 sq. ft.	1,000 sq. ft.	1,000 sq. ft.	500 sq. ft.
Building coverage: See subsection 10-37-12I of this title	50% of lot	50% of lot	50% of lot	50% of lot	50% of lot	50% of lot	50% of lot
Distance between buildings	No requirement	No requirement	No requirement	No requirement	20 ft.	20 ft.	20 ft.
<b>Setback standards - front yard:</b>							
Any building <sup>5</sup>	24 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.
<b>Setback standards - rear yard:</b>							
Main building	19 ft.	20 ft.	20 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Accessory building, including private garage <sup>6</sup>	19 ft.	20 ft.	20 ft.	10 ft.	10 ft.	10 ft.	10 ft.
<b>Setback standards - interior side yard:</b>							
Main building	9 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Accessory building, including private garage	See note 6	See note 6	See note 6	See note 6	See note 6	See note 6	See note 6
<b>Setback standards - street side yard:</b>							

Main building	19 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Accessory building	See note 6	See note 6	See note 6	See note 6	See note 6	See note 6	See note 6

Notes:

1. Duplex only permitted on first 10,000 square feet. Any additional units must meet density per acre standards.

2. "Average size" means the total acreage devoted to lots divided by the number of lots. Net density definition shall apply.

3. Except as otherwise permitted by subsection 152-13-7C of this chapter.

4. Except as otherwise permitted by subsection 152-13-7B of this chapter.

5. Except as modified by the provisions of subsection 152-37-12F, "Setback Measurement", of this chapter.

6. If located at least 10 feet from main building, 2 feet from the dripline of the roof. Otherwise, same as for main building.

7. When this side setback is required, rear setback may be reduced to 10 feet.

TABLE 152-14-1 PERMITTED AND CONDITIONAL USES ALLOWED  
IN RESIDENTIAL AGRICULTURE ZONES

PERMITTED AND CONDITIONAL USES ALLOWED IN RESIDENTIAL AGRICULTURE ZONES		
	Zones	
	RA-1	RA-5
<b>Agricultural uses:</b>		
Agricultural business	P	N
Agricultural industry	N	N
Agriculture	P	P
Animal specialties	P	P
Animals and fowl for recreation and family food production	P	P <sup>3</sup>
Stable, private	P	P
<b>Residential uses:</b>		
Assisted living facility	P	P
Boarding house	N	N
Building, accessory	P	P
Dwelling, earth sheltered	P	P
Dwelling, multiple-family	N	N
Dwelling, single-family	P	P
Dwelling, single-family with accessory dwelling unit	P	P
Dwelling, temporary	P	P
Dwelling, two-family	N	N
Guesthouse	P	P
Manufactured home	P	P
Manufactured/mobile home park	N	N
Manufactured/mobile home subdivision	N	N
Protective housing facility	P	P
Residential facility for elderly persons <sup>1</sup>	P	P
Residential facility for persons with a disability <sup>1</sup>	P	P
Residential facility for troubled youth	C	C



	Short term rental <sup>4</sup>	P	P
Public and civic uses:			
	Auditorium or stadium	N	N
	Cemetery	P	P
	Church or place of worship	P	P
	Club or service organization	N	N
	Convalescent care facility	N	N
	Cultural service	P	P
	Golf course	P	P
	Hospital	N	N
	Park	P	P
	Protective service	P	P
	Reception center	N	N
	Stable, public	P	N
	Utility, minor	P	P
	Utility substation	P	P
Commercial uses:			
	Agricultural sales and service	N	N
	Animal hospital	P	P
	Bed and breakfast, home	C	C
	Bed and breakfast inn	C	C
	Camping Hosting Facility	N	N
	Family child daycare facility <sup>2</sup>	P	P
	Licensed family child care <sup>2</sup>	C	C
	Residential certificate child care <sup>2</sup>	P	P
	Garden center	N	N
	Kennel, residential	P	P
	Media service	N	N
	Off Road Recreational Vehicle Rental	C	C
	Personal care service, home based <sup>2</sup>	P	P
	Personal instruction service, home based <sup>2</sup>	P	P
	Produce stand	P	P
	Recreational vehicle park	N	N
	Residential hosting facility	P	P
	Temporary trailer	P	P
	Veterinary service	N	N

Warehouse, self-service storage	N	N
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title	

Notes:

1. See chapter 46 of this chapter.
2. See chapter 42 of this chapter.
3. See section 152-37-15 of this chapter for permitted animals and fowl.
4. See licensing and operations requirements in title 11 of this code.

**B. Accessory Uses:**

Permitted and conditional uses set forth in table 152-14-1 of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this chapter.
2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.
3. Accessory uses in residential agriculture zones shall include, but not be limited to, the following: Garage sales, subject to applicable standards of chapter 48, "Temporary Uses", of this chapter. Garages and off street parking areas, subject to applicable standards of chapter 34, "Off Street Parking And Loading", of this chapter. Hobby activities when conducted by an occupant of the premises solely for personal enjoyment, amusement, or recreation and which does not conflict with any other city ordinance. Home based businesses, subject to applicable standards of chapter 42, "Home Based Businesses", of this chapter. Household pets. Nurseries and greenhouses. Playhouses, patios, porches, gazebos, and incidental storage buildings. Swimming pools and hot tubs for use by residents and their guests.

# 152-14-4: DEVELOPMENT STANDARDS IN RESIDENTIAL AGRICULTURE ZONES:

Development standards within residential agriculture zones shall be as set forth in table 152-14-2 of this section.

TABLE 152-14-2

DEVELOPMENT STANDARDS IN RESIDENTIAL AGRICULTURE ZONES		
Development Standard	Zones	
	RA-1	RA-.5
<b>Lot standards:</b>		
Average lot area <sup>1</sup>	1 acre	0.5 acre
Minimum lot area <sup>2</sup>	0.8 acre	0.4 acre
Minimum lot width	100 feet	100 feet
<b>Building standards:</b>		
Maximum height, main building <sup>3</sup>	35 feet	35 feet
Maximum height, accessory building	20 feet	20 feet
Maximum size, accessory building <sup>4</sup>	2,000 square feet	2,000 square feet
Building coverage	50% of lot (see subsection 10-37-121 of this title)	
Distance between buildings	No requirement	No requirement
<b>Setback standards - front yard:</b>		
Any building <sup>5</sup>	25 feet	25 feet
<b>Setback standards - rear yard:</b>		
Main building	30 feet	30 feet
Accessory building, including private garage	If located 10 feet from main building: 2 feet. If not, same as main building	
<b>Setback standards - interior side yard:</b>		
Main building	10 feet one side and 20 feet other side	10 feet
Accessory building, including private garage	If located 10 feet from main building: 2 feet. If not, same as main building	
<b>Setback standards - street side yard:</b>		
Main building	20 feet	20 feet
Accessory building	Not permitted	Not permitted

Notes:

1. "Average size" means the total acreage devoted to lots divided by the number of lots. Net density definition shall apply.
2. The indicated number is 80 percent of average lot area requirement.
3. Except as otherwise permitted by subsection 152-14-7C of this chapter.
4. Except as otherwise permitted by subsection 152-14-7B of this chapter.

A. Permitted And Conditional Uses:

Permitted and conditional uses allowed within commercial zones shall be as set forth in table 152-15-1 of this section. Permitted and conditional uses are indicated by a "P" or "C", respectively, in the appropriate column. Uses not permitted are indicated by "N". Any use not shown on table 152-15-1 of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 152-7-18E4 of this chapter.

TABLE 152-15-1

PERMITTED AND CONDITIONAL USES ALLOWED IN COMMERCIAL ZONES						
		Zones				
		NC	GC	HC	PC	POC
Residential uses:						
	Building, accessory	P	N	N	P	P
	Dwelling, multiple-family <sup>4</sup>	C	N	N	P	P
	Dwelling, single-family <sup>4</sup>	C	N	N	P	N
	Dwelling, temporary	C	N	N	N	N
	Dwelling, two-family <sup>4</sup>	C	N	N	P	P
	Manufactured home	N	N	N	N	N
	Manufactured/mobile home park	N	N	N	N	N
	Protective housing facility	N	N	N	N	N
	Rehabilitation/treatment facility	N	P	P	P	P
	Residential facility for elderly persons <sup>1</sup>	P	N	N	P	P
	Residential facility for persons with a disability <sup>1</sup>	P	N	N	P	P
	Residential facility for troubled youth	N	N	N	N	N
	Transitional housing facility	N	N	N	N	N
Public and civic uses:						
	Auditorium or stadium	N	P	P	P	N
	Bus terminal	N	P	P	P	N
	Cemetery	P	P	P	P	P
	Church or place of worship	P	P	P	P	P
	Club or service organization	P	P	P	P	P

Convalescent care facility	N	P	P	P	N
Cultural service	P	P	P	P	P
Golf course	P	P	P	P	P
Government service	N	P	P	P	N
Hospital	N	P	P	P	N
Operations center	N	P	P	P	P
Park	P	P	P	P	P
Post office	P	P	P	P	P
Protective service	P	P	P	P	P
Reception center	C	P	P	P	P
Utility, major <sup>3</sup>	N	N	N	C	C
Utility, minor <sup>3</sup>	P	P	P	P	P
Utility substation <sup>3</sup>	P	P	P	P	P
Commercial uses:					
Agricultural sales and service	N	P	P	P	N
Animal hospital	P	P	P	P	N
Bail bond service	N	P	P	P	N
Bank or financial institution	P	P	P	P	P
Bed and breakfast, home	C	N	N	N	N
Bed and breakfast inn	C	P	P	P	N
Business equipment rental, services, and supplies	P	P	P	P	P
Car wash	P	P	P	P	P
Club, private	N	P	P	P	N
Construction sales and service	N	P	P	N	N
Convenience store	P	P	P	P	P
Family child daycare facility <sup>2</sup>	P	N	N	N	N
Licensed family child care <sup>2</sup>	P	N	N	N	N
Residential certificate child care <sup>2</sup>	P	N	N	N	N
Child care center	P	P	P	P	P
Funeral home	N	P	P	P	N
Garden center	P	P	P	P	P
Gas and fuel, storage and sales	N	N	N	N	N
Gasoline service station	P	P	P	P	N
Hostel	N	P	P	P	N
Hotel	N	P	P	P	N

Kennel, commercial	C	P	C	C	C
Kennel, residential	P	N	N	N	N
Laundry or dry cleaning, limited	P	P	P	P	P
Liquor store	N	P	P	P	N
Media service	P	P	P	P	P
Medical or dental laboratory	N	P	P	P	N
Medical service	P	P	P	P	P
Motel	N	P	P	P	N
Office, general	P	P	P	P	P
Parking garage, public	N	P	P	P	P
Parking lot, public	N	P	P	P	P
Pawnshop	N	N	P	P	N
Personal care service	P	P	P	P	P
Personal instruction service	P	P	P	P	P
Printing and copying, limited	P	P	P	P	P
Printing, general	N	P	P	P	P
Produce stand	P	P	P	N	P
Recreation and entertainment, indoor	P	P	P	P	P
Recreation and entertainment, outdoor	N	P	P	P	N
Recreational vehicle park	N	N	P	P	N
Repair service	P	P	P	P	P
Research service	N	P	P	P	N
Restaurant, fast food	P	P	P	P	P
Restaurant, general	P	P	P	P	P
Retail, general	P	P	P	P	P
Secondhand store	P	P	P	P	P
Shopping center	P	P	P	P	P
Takeoff and landing of aircraft	N	N	N	N	N
Tattoo establishment	P	P	P	N	N
Tavern	P	P	P	P	P
Temporary trailer	P	P	P	P	P
Transportation service	N	P	P	P	N
Vehicle and equipment rental or sale	N	P	P	P	N
Vehicle and equipment repair, general	N	P	P	N	N

Vehicle repair, limited	N	P	P	P	P
Veterinary service	P	P	P	N	N
Warehouse, self-service storage	P	P	N	N	N
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title				
Industrial uses:					
Laundry services	N	N	N	P	N
Wholesale and warehousing, general	N	N	N	P	N
Wholesale and warehousing, limited	N	N	N	N	N

Notes:

1. See chapter 46 of this chapter.
2. See chapter 42 of this chapter.
3. See chapter 45 of this chapter.
4. In the area designated as Downtown District on the General Plan map, existing single family residential uses may continue as permitted residential uses. Use and development standards for an R-1-8 Zone shall apply. Existing approved multi-family and two family uses may continue as permitted residential uses. Use and development standards for an RM-2 Zone would apply. No new residential uses are permitted.



## 152-15-4: DEVELOPMENT STANDARDS IN COMMERCIAL ZONES:

Development standards within commercial zones shall be as set forth in table 152-15-2 of this section.

TABLE 152-15-2

DEVELOPMENT STANDARDS IN COMMERCIAL ZONES					
Development	Zones				
Standard	NC	GC	HC	PC	POC
<b>Lot standards:</b>					
Minimum lot area	No requirement	No requirement	No requirement	5 acres	5 acres
Minimum lot width	No requirement	No requirement	No requirement	No requirement	No requirement
<b>Building standards:</b>					
Maximum height, main building <sup>1</sup>	35 feet	35 feet	35 feet	55 feet	55 feet
Maximum height, accessory building	20 feet	20 feet	20 feet	20 feet	20 feet
<b>Setback standards - front yard:</b>					
All buildings <sup>2</sup>	20 feet	20 feet	20 feet	20 feet	20 feet
<b>Setback standards - rear yard:</b>					
Main building	New building on a lot abutting an existing agricultural or residential use: 10 feet				
Accessory building	Otherwise: No requirement				
<b>Setback standards - interior side yard:</b>					
Main building	New building on a lot abutting an existing agricultural or residential use: 10 feet				
Accessory building	Otherwise: No requirement				
<b>Setback standards - street side yard:</b>					
Main building	20 feet	20 feet	20 feet	20 feet	20 feet
Accessory building	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted

**Notes:**

1. Except as otherwise permitted by subsection 152-15-7A of this chapter.
2. Except as modified by the provisions of subsection 152-37-12F, "Setback Measurement", of this chapter.

TABLE 152-16-1

PERMITTED AND CONDITIONAL USES ALLOWED IN BUSINESS AND INDUSTRIAL ZONES					
		Zones			
		BMP	PO	M-1	M-2
Agricultural uses:					
	Accessory building	P	P	P	P
	Agricultural business	N	N	N	N
	Agricultural industry	N	N	P	N
	Agriculture	N	N	N	N
	Agriculture residential	N	N	N	N
	Animal specialties	N	N	P	N
	Animals and fowl for recreation and family food production	N	N	N	N
	Stable, private	N	N	N	N
Residential uses:					
	Accessory building	P	P	P	P
	Assisted living facility	N	N	N	N
	Boarding house	N	N	N	N
	Dwelling, earth sheltered	N	N	N	N
	Dwelling, multiple-family	N	N	N	N
	Dwelling, single-family	N	N	N	N
	Dwelling, single-family with accessory apartment	N	N	N	N
	Dwelling, two-family	N	N	N	N
	Guesthouse	N	N	N	N
	Manufactured and mobile home park	N	N	N	N
	Manufactured and mobile home subdivision	N	N	N	N
	Manufactured home	N	N	N	N
	Protective housing facility	N	N	N	N
	Rehabilitation/treatment facility	P	P	P	P
	Residential facility for elderly persons <sup>1</sup>	P	P	N	N
	Residential facility for persons with a disability <sup>1</sup>	P	N	N	N
	Residential facility for troubled youth	N	N	P	N
	Transitional housing facility	N	N	P	N
Public and civic uses:					
	Airport	N	N	N	N
	Auditorium or stadium	N	N	N	N

	Bus terminal	P	N	N	N
	Cemetery	N	N	N	N
	Church or place of worship	P	P	N	N
	Club or service organization	P	P	N	N
	College or university	P	P	N	N
	Convalescent care facility	P	N	N	N
	Correctional facility	N	N	N	N
	Cultural service	P	P	N	N
	Golf course	N	N	N	N
	Government service	P	P	N	N
	Hospital	P	P	N	N
	Operations center	P	N	P	P
	Park	P	P	P	P
	Post office	P	P	P	P
	Protective service	P	P	P	P
	Reception center	P	P	N	N
	School, elementary, middle, or high	N	N	N	N
	School, vocational	P	P	P	P
	Stable, public	N	N	N	N
	Utility, major <sup>3</sup>	N	N	P	P
	Utility, minor <sup>3</sup>	P	P	P	P
Commercial uses:					
	Agricultural sales and service	P	N	P	P
	Animal hospital	P	P	N	N
	Bail bond service	P	P	P	P
	Bank or financial institution	P	P	N	N
	Bed and breakfast, home	N	N	N	N
	Bed and breakfast inn	N	N	N	N
	Business equipment rental, services, and supplies	P	N	P	N
	Club, private	P	N	N	N
	Construction sales and service	P	N	P	P
	Convenience store	P	N	P	P
	Family child daycare facility <sup>2</sup>	N	N	N	N
	Licensed family child care <sup>2</sup>	N	N	N	N
	Residential certificate child care <sup>2</sup>	N	N	N	N
	Child care center	P	N	P	N
	Funeral home	P	N	N	N
	Garden center	P	N	N	N

Gas and fuel, storage and sales	N	N	P	P
Gasoline service station	P	N	P	P
Hostel	P	N	N	N
Hotel	P	N	N	N
Kennel, commercial	P	P	P	P
Kennel, residential	N	N	N	N
Laundry or dry cleaning, limited	P	N	N	N
Liquor store	P	P	P	P
Media service	P	P	P	P
Medical or dental laboratory	P	P	P	P
Medical service	P	P	N	N
Motel	P	N	N	N
Office, general	P	P	N	N
Parking garage, public	P	P	P	P
Parking lot, public	P	P	P	P
Pawnshop	P	N	N	N
Personal care service	P	P	N	N
Personal instruction service	P	P	N	N
Printing and copying, limited	P	P	P	N
Printing, general	P	N	P	P
Produce stand	N	N	N	N
Recreation and entertainment, indoor	P	N	N	N
Recreation and entertainment, outdoor	P	N	N	N
Recreational vehicle park	N	N	N	N
Repair service	P	N	P	N
Research service	P	P	P	P
Restaurant, fast food	P	N	N	N
Restaurant, general	P	P	N	N
Retail, general	P	N	N	N
Secondhand store	P	N	N	N
Shopping center	P	N	N	N
Tattoo establishment	P	N	N	N
Tavern	P	P	P	P
Temporary trailer	P	P	P	P
Transportation service	P	N	P	P
Vehicle and equipment rental or sale	P	N	N	N
Vehicle and equipment repair, general	P	N	P	P
Vehicle repair, limited	P	N	P	P

Vehicle wash	P	N	P	P
Veterinary service	P	N	N	N
Warehouse, self-service storage	P	N	P	P
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title			
Industrial uses:				
Automobile wrecking yard	N	N	C	C
Freight terminal	N	N	P	P
Heavy industry	N	N	N	P
Junk or salvage yard	N	N	N	N
Laundry services	P	N	P	P
Manufacturing, general	P	N	P	P
Manufacturing, limited	P	N	P	P
Mineral extraction	N	N	N	P
Wholesale and warehousing, general	P	N	P	P
Wholesale and warehousing, limited	P	N	P	P

**Notes:**

1. See chapter 46 of this chapter.
2. See chapter 42 of this chapter.
3. See chapter 45 of this chapter.

**B. Accessory Uses:**

Permitted and conditional uses set forth in table 152-16-1 of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this chapter.
2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.
3. Accessory uses in business and industrial zones shall include, but not be limited to, the following: Cafeterias, dining halls and similar food service facilities when located within the main use and operated primarily for the convenience of employees, residents, clients, or visitors to the main use. Dwelling units for security and maintenance personnel. Garages and off street parking areas, subject to applicable standards of

chapter 34, "Off Street Parking And Loading", of this chapter. Recreational areas and facilities for the use of employees. Recycling collection stations. Temporary uses, subject to applicable standards of chapter 48, "Temporary Uses", of this chapter.

TABLE 152-16-2

DEVELOPMENT STANDARDS IN BUSINESS AND INDUSTRIAL ZONES					
Development		Zones			
Standard		BMP	PO	M-1	M-2
Lot standards:					
	Minimum lot area	2 acres	2 acres	No requirement	No requirement
	Minimum lot width	No requirement	No requirement	No requirement	No requirement
Building standards:					
	Maximum height, main building <sup>1</sup>	35 feet	35 feet	60 feet	60 feet
	Maximum height, accessory building	20 feet	20 feet	No requirement	No requirement
Setback standards - front yard:					
	All buildings <sup>2</sup>	20 feet	20 feet	Building on lot abutting nonindustrial zone: Same setback as abutting zone Otherwise: No requirement	
Setback standards - rear yard:					
	Main building	New building on a lot abutting an existing agricultural or residential use: 10 feet			
	Accessory building	Otherwise: No requirement			
Setback standards - interior side yard:					
	Main building	New building on a lot abutting an existing agricultural or residential use: 10 feet			
	Accessory building	Otherwise: No requirement			
Setback standards - street side yard:					
	Main building	New building on a lot abutting an existing agricultural or residential use: 10 feet			
	Accessory building	Otherwise: No requirement			
	Accessory building	Not permitted	Not permitted	Not permitted	Not permitted

Notes:

- 1.Except as otherwise permitted by subsection 152-16-7A of this chapter.
- 2.Except as modified by the provisions of subsection 152-37-12F, "Setback Measurement", of this chapter.

TABLE 152-17-1

PERMITTED AND CONDITIONAL USES ALLOWED IN OPEN SPACE AND PUBLIC FACILITY ZONES			
		Zones	
		OS	PF
<b>Agricultural uses:</b>			
	Agricultural business	P	N
	Animal specialties	P	N
	Animals and fowl for recreation and family food production	P	N
	Stable, private	P	N
<b>Public and civic uses:</b>			
	Airport	N	P
	Auditorium or stadium	N	P
	Cemetery	N	P
	Church or place of worship	N	N
	Club or service organization	N	N
	College or university	N	P
	Cultural service	N	P
	Golf course	N	P
	Hospital	N	P
	Park	P	P
	Post Office	N	P
	Protective service	N	P
	Reception center	N	P
	School, elementary, middle, or high	N	P
	School, vocational	N	P
	Utility, major <sup>2</sup>	P	P
	Utility, minor <sup>2</sup>	P	P
	Utility substation <sup>2</sup>	P	P
<b>Commercial uses:</b>			
	Animal hospital	N	N
	Child care center <sup>1</sup>	N	P
	Club, private	N	N
	Licensed family child care <sup>1</sup>	N	N
	Parking lot, public	N	P



	Recreation and entertainment, outdoor	N	P
	Research service	N	N
	Residential certificate child care <sup>1</sup>	N	N
	Temporary trailer	N	P
	Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title	
Industrial uses:			
	Mineral extraction	N	N

Notes:

1. See chapter 42 of this chapter.
2. See chapter 45 of this chapter.

B. Accessory Uses: Permitted and conditional uses set forth in table 152-17-1 of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this chapter.
2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.
3. Accessory uses in public facility zones shall include, but not be limited to, the following: Cafeterias, dining halls and similar food service facilities when located within the main use and operated primarily for the convenience of employees, residents, clients, or visitors to the main use. Garages and off street parking areas, subject to applicable standards of chapter 34, "Off Street Parking And Loading", of this chapter. Gift shops, newsstands, and similar commercial activities operated primarily for the convenience of employees, residents, clients, or visitors to the main use. Recreational areas and facilities. Refreshment stands and food and beverage sales located in uses involving public assembly. Temporary uses, subject to applicable standards of chapter 48, "Temporary Uses", of this chapter.