

CHAPTER 16. ZONING DISTRICT PURPOSE AND INTENT. MIXED USE, COMMERCIAL, INDUSTRIAL AND SPECIAL PURPOSE DISTRICTS

7-16-1. Mixed Use, Commercial, Industrial and Special Purpose Zoning Districts.

7-16-2. Purposes and Intent.

7-16-2.1. Gateway Overlay Districts-Location.

7-16-3. Table 1: Table of Uses

7-16-4. Table 2: Development Standards

7-16-5. Off-Street Parking Standards

7-16-6. Use Definitions (Repealed)

7-16-1. Mixed Use, Commercial, Industrial and Special Purpose Zoning Districts.

(1) The Mixed Use, Commercial, Industrial and Special Purpose Zoning Districts of Tooele City are established and provided to implement the Tooele City General Plan. These Districts are:

- (a) Mixed Use - General District (MU-G)
- (b) Mixed Use - Broadway District (MU-B)
- (c) Neighborhood Commercial District (NC)
- (d) General Commercial District (GC)
- (e) Regional Commercial District (RC)
- (f) Light Industrial District (LI)
- (g) Industrial Service District (IS)
- (h) Industrial District (I)
- (i) Research and Development District (RD)

(2) Also provided are the following Special Purpose Overlay Districts, formulated to establish special design, use requirements and general site planning provisions for specific areas of the City. These Districts are:

- (a) Downtown Overlay District (DO)
- (b) Gateway Overlay District (GO)
- (c) Commercial Special District (CSD)

(3) The Commercial Districts of Tooele City are intended to reflect the diversity of the City's commercial areas and to provide a wide range of commercial services for Tooele City and surrounding areas. Each Zoning District is distinguished by the uses and intensity of development allowed. The Mixed Use District (MU) and Neighborhood Commercial District (NC) encourage a mix of residential and commercial uses that are supportive of adjoining residential areas. The Industrial Districts of Tooele City are provided to encourage economic diversity and vitality for the City and provide a range of employment opportunities for City residents, and residents of surrounding areas.

(Ord. 2021-27, 07-21-2021) (Ord. 2020-42, 10-07-2020) (Ord. 1998-40, 12-16-1998)

7-16-2. Purposes and Intent.

The purposes and intent of the Tooele City Mixed Use, Commercial, Industrial and Special Purpose Districts are:

(1) Mixed Use (MU-B and MU-G) Districts. The purpose of the Mixed Use Districts is to provide an area for an appropriate mix of compatible residential, limited

commercial and compatible business and professional offices. A goal of this district is to preserve existing residential buildings and structures while allowing some opportunities for their use for limited commercial and business activity. This district also encourages the establishment of residential and limited nonresidential uses within the same structure or located on the same lot.

(2) Neighborhood Commercial (NC) District. The Neighborhood Commercial District (NC) is designed and intended for small areas for limited commercial uses providing goods and services to residents in the surrounding neighborhood area. The District encourages the provision of small-scale retail and service uses for nearby residents. Uses are restricted in type and size to promote a local orientation and to limit possible adverse impacts on nearby residential areas. The Neighborhood Commercial District is to be located in areas of the City so as to facilitate pedestrian access and to encourage the continued viability of the uses allowed in the District. The location and design of all buildings and accessory activities and uses should respect the neighborhood and residential activities that adjoin this District and all activities should be conducted in a manner that adds to neighborhood amenity and the residential setting.

(3) General Commercial (GC) District. The General Commercial (GC) District is intended and provided to encourage the establishment of a wide variety of retail commercial uses, service commercial activities, entertainment and other services and activities meeting the needs of the residents of the City. The General Commercial District (GC) allows and encourages that retail and service businesses and related uses be grouped together into commercial centers. The uses and activities allowed in this District should enhance employment opportunities, provide for commercial activities and services required by residents of the city and surrounding areas, encourage the efficient use of land, enhance property values and add to the overall strength of the city's tax base.

(4) Regional Commercial District (RC). The Regional Commercial District is established to provide for large scale commercial and other uses that have a regional influence and that may be areas of high traffic generation, because of the nature of the use, the diversity of uses, or the size of the activity. The Regional Commercial (RC) District is designed to provide areas for intensive retail commercial uses, such as retail shopping centers, large retail outlets, large office buildings, entertainment uses, public uses and quasi-public uses and related activities. This District shall be located so as to be able to provide the services and infrastructure available to meet the demands of intensive commercial uses. This District will be located in proximity to major roads and transportation corridors to facilitate access by the private automobile and public transportation. This District encourages creative site planning and design for activities and uses that will provide commercial and other services to residents of the Tooele Valley and adjoining areas. All buildings and structures within this District will be attractively designed and incorporate a design theme through architectural

design elements. These areas should also provide amenities for the use of city residents and patrons including open space and trail features, mass transit terminals and other amenities.

(5) Light Industrial (LI) District. The purpose of the Light Industrial (LI) District is to provide locations for light industrial assembly and manufacturing uses that produce no appreciable negative impact to adjacent properties. This District encourages clean, light industrial (April 5, 2019) 7-58 and manufacturing uses which provide employment opportunities for city residents, strengthen the city's tax base and diversify the local economy.

(6) Industrial Service (IS) District. The purpose of the Industrial Service (IS) District is to provide locations for more intensive service type uses for the benefit of the community and regional area. Despite the more intensive nature, this District still encourages clean uses which provide employment opportunities for city residents, strengthen the city's tax base, and diversify the local economy.

(7) Industrial (I) District. The Industrial (I) District is formulated to recognize existing industrial sites and uses within the city and to allow for the establishment of additional industrial uses which add to employment opportunities and economic diversity within the city.

(8) Research and Development (RD) District. The Research and Development (RD) District is intended to combine certain elements of the General Commercial and Light Industrial zoning districts while excluding other elements. The intent of the RD zone is to allow for a professional business park within the City where businesses may locate in an environment that allows a mix of certain small commercial and light industrial uses. It is not intended for large commercial or industrial uses or for intensive retail or manufacturing activities.

(9) Downtown Overlay (DO) District. The Tooele City Downtown Overlay District (DO) is formulated to encourage and provide opportunities for various retail, service and other uses within the existing Main Street "downtown" area of the City. This area is generally characterized and recognized by two story buildings constructed to the front property line. It is the goal of the Downtown Overlay to recognize the existing development pattern of the area and allow for the strengthening of the character, vitality and amenities of the Downtown area through specific downtown site planning and building standards and requirements. The Downtown Overlay District (DO) allows and requires the establishment of uses that work to reinforce the existing Main Street through special standards for building location, parking, uses, signage and other considerations.

(10) Gateway Overlay (GO) Districts. The Gateway Overlay Districts (GO) are provided to encourage unified and consistent design elements and site planning to promote an attractive and desirable streetscape for areas that are visually prominent and located at the key entry points, or "gateways" to Tooele City. The streetscape is a combination of buildings and structures, signage, landscaping, off-street parking areas, street improvements

and other elements that dominate the view of the driver or pedestrian at the identified gateway areas of the City. The design and overall attractiveness and quality of the city's gateway areas is indicative of the values and character of the City. An attractive and functional streetscape is one that promotes cohesiveness and establishes a design theme for signage, building design, landscaping and street trees and other street amenities. The Tooele City Gateway Overlay Districts (GO) require site planning and design for all buildings and structures within the District to be reviewed and approved by the Planning Commission with requirements for landscaping, signage and the location of required off-street parking areas.

(11) Commercial Special District (CSD). The purpose of the Commercial Special District (CSD) is to provide a master planned, architecturally designed non-residential development where customized zoning requirements are developed and implemented to apply to a specific geographic area in order to permit flexibility and initiative to produce a unique, cohesive development. (Ord. 2021-27, 07-21-2021) (Ord. 2020-42, 10-07-2020) (Ord. 2019-08, 03-20-2019) (Ord. 2010-16, 10-06-2010) (Ord. 2003-15, 06-04-2003) (Ord. 1998-40, 12-16-1998)

7-16-2.1. Gateway Overlay Districts—Location.

Tooele City Gateway Overlay Districts shall be the following:

(1) Northern Gateway

(a) Length: from approximately 925 North Main Street ("SR-36 North") to the northern city boundary, on either and/or both sides of SR-36 North.

(b) Depth: the greater of

(i) the depth of any lot adjoining SR-36 North, or

(ii) 300 feet perpendicular to the nearest SR-36 North right-of-way line, and, if an interior public or private right-of-way ("interior road") crosses any portion of a lot within said 300 feet, then the greater of

(A) the depth of any lot adjoining the interior road, or

(B) 300 feet beyond the outer boundary of the interior road, perpendicular to the nearest SR-36 North right-of-way line, and measured from the point on the interior road farthest from the nearest SR-36 North right-of-way line.

(2) Western Gateway A

(a) Length: on State Road 112 ("SR-112") from the intersection of Rogers Road and SR-112 to the western city boundary, on either and/or both sides of SR-112.

(b) Depth: the greater of

(i) the depth of any lot adjoining SR-112, or

(ii) 300 feet perpendicular to the nearest SR-112 right-of-way line, and, if an interior public or private right-of-way ("interior road") crosses any portion of a lot within said 300 feet, then the greater of

(A) the depth of any lot adjoining the interior road, or

(B) 300 feet beyond the outer of the interior road, perpendicular to the nearest SR-112 right-of-way line, and measured from the point on the interior road farthest from the nearest SR-112 right-of-way line.

(3) Western Gateway B.

(a) Length: on SR-112 from the City's western boundary to the intersection of SR-112 and 1000 North, thence east on 1000 North to the intersection of 1000 North and SR-36;

(b) Depth: the greater of

(i) the depth of any lot adjoining SR-112 or 1000 North, or

(ii) 300 feet perpendicular to the nearest SR-112 or 1000 North right-of-way line, and, if an interior public or private right-of-way ("interior road") crosses any portion of a lot within said 300 feet, then the greater of

(A) the depth of any lot adjoining the interior road, or

(B) 300 feet beyond the outer boundary of the interior road, perpendicular to the nearest SR-112 or 1000 North right-of-way line, and measured from the point on the interior road farthest from the nearest SR-112 or 1000 North right-of-way line.

(4) Southern Gateway

(a) Length: from approximately Settlement Canyon Road (approximately 800 South) to the southern city boundary, on either and/or both sides of SR-36 ("SR36 South").

(b) Depth: the greater of

(i) the depth of any lot adjoining SR-36 South, or

(ii) 300 feet perpendicular to the nearest SR-36 South right-of-way line, and, if an interior public or private right-of-way ("interior road") crosses any portion of a lot within said 300 feet, then the greater of

(A) the depth of any lot adjoining the interior road, or

(B) 300 feet beyond the outer boundary of the interior road, perpendicular to the nearest SR-36 South right-of-way line, and measured from the point on the interior road farthest from the nearest SR-36 South right-of-way line. (Ordinance 2003-15, 06-04-2003)

7-16-3. See Table 1, Table of Uses

7-16-4. See Table 2, Development Standards

7-16-5. Off-Street Parking Standards

All parking requirements shall be as outlined in Chapter 7-4 of this Title.

(Ord. 2019-12, 05-15-2019); (Ord. 2019-08, 03-202019); (Ord 2014-08, 08-06-2014); (Ord. 2012-17, 09-05-2012); (Ord. 2011-17; 09-21-2011); (Ord. 2010-16, 10-06-2010); (Ord. 98-40, 12-16-1998)

7-16-6. Use Definitions

(Repealed. Ord. 2012-17, 09-05-2012)

**TABLE 1
TABLE OF USES**

USE	DISTRICT								
	MU-B Mixed Use- Broad- way	MU-G Mixed Use- General	NC Neigh- bor- hood Commer- cial (Maxi- mum individual lot Size 15,000 square feet)	GC General Commer- cial	RC Regional Commer- cial	LI Light Industrial	IS Industrial Service	I Industrial	RD Research & Develop- ment
Accessory Building	P	P	P	P	P	P	P	P	P
Accessory Drive Through Facility (considered as a Conditional Use for a Use allowed in the District, see Note #3 and Table 2)	C	C		C	C	C	C		C
Accessory Dwelling Unit for Caretaker Only (must be located within primary structure. See Table 2)	C	C	C	C/P <i>See Note 7</i>		C	C	C	C
Accessory Dwelling Unit (internal and attached: located above ground floor. See Table 2)	P	P	P	C	C				
Accessory Dwelling Unit (detached: located on the same lot as primary structure. See Table 2)	P	P	P						
Accessory Outdoor Sales and Display Incidental to an Allowed Use (considered as a Conditional Use for a Use allowed in the District, see Note #4 and Table 2)				C	C	C	C	C	
Accessory Outside Storage (considered as a Conditional Use for a Use allowed in the District, see Note #2 and Table 2)				C		C	C	C	

USE	DISTRICT								
	MU-B Mixed Use- Broad- way	MU-G Mixed Use- General	NC Neighbor hood Commer- cial (Maxi- mum individual lot Size 15,000 square feet)	GC General Commer- cial	RC Regional Commer- cial	LI Light Industrial	IS Industrial Service	I Industrial	RD Research & Develop- ment
Accessory Outside Storage of Flammable or Hazardous Materials (considered as a Conditional Use for a Use allowed in the District, see Note #2 and Table 2)								C	
Accessory Vehicle Storage Yard (only with Automobile Sales and Rental, see Note #8)						C	C	C	
Agriculture (horticulture)						P	P	P	C
Airport							C	C	
Amusement Facility		C	C	P	P	P	P		
Auto Impound Yard							C	C	
Automobile Sales and Rental	C	C Minimum Lot size 30,000 square feet with access from arterial road only		C	C	P	P	P	
Automobile Service and Repair	C			C		P	P	P	
Automobile Service and Repair Accessory to a Principal Use					C		P		
Automobile Body and Fender Service and Repair						C	C	P	
Bed and Breakfast Inn (located in an existing structure)	C	C	C	P					
Boarding House	C	C	C						

USE	DISTRICT								
	MU-B Mixed Use- Broad- way	MU-G Mixed Use- General	NC Neighbor hood Commer- cial (Maxi- mum individual lot Size 15,000 square feet)	GC General Commer- cial	RC Regional Commer- cial	LI Light Industrial	IS Industrial Service	I Industrial	RD Research & Develop- ment
Building Maintenance Services						C	P	P	P
Business Office				P	P	P	P	P	P
Business Office (located within an existing structure)	C	C	C	P	P	P	P	P	P
Campground, Travel Trailer Park							C	C	
Car Wash				C		P	P	P	C
Chemical Manufacture and Storage								C	
Church	C	C	C	C					P
Conference Center				P	P	P	P		P
Contractor's Display/Office				C		P	P	P	P
Contractor's Storage Yard						C	C	P	
Convenience Store, without Gasoline Sales	P	P	P	P	P	P	P	P	P
Convenience Store, with Gasoline Sales	C	C	C	P	C	P	P	P	P
Cultural activities and uses	C	C		P	C	P	P		P
Day-Care/Pre-School (Home Occupation)	P	P							
Day Care/ Pre-School Center	C	C	C	P		C	C		C
Distribution Center						C	C	P	
Dwelling; Single Family (Detached)	P	P							
Dwelling; Two family	P	C							

USE	DISTRICT								
	MU-B Mixed Use- Broad- way	MU-G Mixed Use- General	NC Neighbor hood Commer- cial (Maxi- mum individual lot Size 15,000 square feet)	GC General Commer- cial	RC Regional Commer- cial	LI Light Industrial	IS Industrial Service	I Industrial	RD Research & Develop- ment
Dwelling; Multi-Family	C See Note 6	C See Note 6	See Note 6	See Note 6	See Note 6				
Extractive Industry									
Fast Food Restaurant	C	C		P	P	P	P		P
Financial Services	C	C	C	P	P	P	P		P
Food and Beverage Processing								C	
Funeral Home/Mortuary	C	C		P		P	P		P
Garden Center	C	C		P	P	P	P		
General Industrial Activity						P	P	P	P
Hardware and Garden Supply Store	C			P	P	P	P		
Hazardous Material Storage									
Hazardous Waste In-Transit Facility								C	
Health Care Facility				C	C	P	P	P	C
Health Care Provider	C	C	C	P	P	P	P		P
Health Care Provider (located within an existing structure)	C	C		P	P	P	P	P	P
Health Club	C	C		P	P	P	P	P	P
Heavy Equipment Sales and Rental						C	C	P	
Heavy Equipment Sales and Rental as an Accessory Use to an Established Retail Use				C	C				

USE	DISTRICT								
	MU-B Mixed Use- Broad- way	MU-G Mixed Use- General	NC Neighbor hood Commer- cial (Maxi- mum individual lot Size 15,000 square feet)	GC General Commer- cial	RC Regional Commer- cial	LI Light Industrial	IS Industrial Service	I Industrial	RD Research & Develop- ment
Heavy Industrial Manufacturing and Assembly								C	
Heliport				C	C	C	C	C	C
Home Occupation (must comply with all requirements of a Home Occupation)	P	P							
Hotel	C	C		P	P	P	P		P
Junkyard/Salvage Yard								C	
kennel						C	C	P	
Laundromat	C	C	C	P		P	P	P	
Light Manufacturing and Assembly						P		P	
Liquor Store				C	C				C
Medical Cannabis Pharmacy			P	P	P	P	P	P	P
Medical Cannabis Production Establishment								P	
Membership Club				C		C	C	C	
Military Surplus Yard								C	
Motel	C	C		P	P	P	P		P
Nursery	C	C				P	P	P	C
Nursing Home, Convalescent Care Facility	C	C	C	P	P				
Open Space Areas, Trails	P	P	P	P	P	P	P	P	P
Park and Ride Facilities				C	C	C	P	C	C
Personal Services	C	C		P	P	P	P		P

USE	DISTRICT								
	MU-B Mixed Use- Broad- way	MU-G Mixed Use- General	NC Neighbor hood Commer- cial (Maxi- mum individual lot Size 15,000 square feet)	GC General Commer- cial	RC Regional Commer- cial	LI Light Industrial	IS Industrial Service	I Industrial	RD Research & Develop- ment
Pet Shop / Pet Grooming	C	C		C					
Public or Private Educational Facility	C	C		C	C	C	C	C	C
Personal Storage Facility (Mini-Storage)						C	C	P	
Private Club/Bar	C			C	C	C	C	C	C
Professional Office	C	C	C	P	P	P	P	P	P
Professional Office (located within an existing structure)	C	C	C	P	P	P	P	P	P
Public Use	C	C	C	C	C	C	C	C	C
Reception Center	C	C		P	P	P	P		P
Reception Center (located within an existing structure)	C	C		P	P	P			P
Recreational Facility (Indoor)				P		P	P	P	C
Recreational Facility (Outdoor)				C		C	C		C
Recycling Collection Site				C		C	C	P	
Recycling Processing Center								C	
Repair Shop (household and personal goods with no outside storage)	C	C		P		P	P	P	P
Research Facility				P		P	P	P	P
Residential Treatment Facilities and Programs		C							
Restaurant	C	C		P	P	P	P	P	P
Restaurant (located within an existing structure)	C	C		P	P	P	P		P

USE	DISTRICT								
	MU-B Mixed Use- Broad- way	MU-G Mixed Use- General	NC Neighbor hood Commer- cial (Maxi- mum individual lot Size 15,000 square feet)	GC General Commer- cial	RC Regional Commer- cial	LI Light Industrial	IS Industrial Service	I Industrial	RD Research & Develop- ment
Retail Sales Accessory to an Allowed Yse				P	P	P	P	P	P
Retail Store (located within an existing structure)	C	C	C	P	P				
Retail Store (Total maximum 3,000 square footage)	C	C	C	P		P	P		P
Retail Store or Commercial Center				P	P				
Retail Store or Commercial Center (Minimum 120,000 building square foot and planned and phased by approval of a Master Development Site Plan)				P	P				
Retirement Center	C	C							
Rock, Sand and Gravel Storage and Distribution								P	
Sexually Oriented Business								P	
Shooting Range, Indoor				C		C	C	C	C
Telecommunication s Site/Facility						C	C	C	C
Temporary Construction Office	C	C	C	P	P	P	P	P	P
Temporary Seasonal Use	C	C	P	P	P	P	P	P	
Temporary Use	C	C	C	C	C	P	P	P	
Theater (Indoor)	C	C		P	P				P
Theater (Outdoor)				C		P	P	P	
Tobacco Specialty Store (see Note #5)				C	C	C	C	C	C

USE	DISTRICT								
	MU-B Mixed Use- Broad- way	MU-G Mixed Use- General	NC Neighbor hood Commer- cial (Maxi- mum individual lot Size 15,000 square feet)	GC General Commer- cial	RC Regional Commer- cial	LI Light Industrial	IS Industrial Service	I Industrial	RD Research & Develop- ment
Utility Service Facility (major)				C	C	C	C	C	C
Utility Service Facility (minor)			C	C	C	C	C	C	
Vehicle Storage Yard								C	
Veterinary Clinic / Animal Hospital						P	P	P	
Veterinary Clinic/ Animal Hospital Operating Entirely Within an Enclosed Building	C	C		P		P	P	P	P
Warehouse						C	C	P	

P = PERMITTED USE
C = CONDITIONAL USE

ANY USE NOT IDENTIFIED AS EITHER A PERMITTED (P) OR CONDITIONAL (C) USE IS USE THAT IS A PROHIBITED USE WITHIN THE ZONING DISTRICT

ANY USE NOT IDENTIFIED IN THE TABLE OF USES IS A PROHIBITED USE IN TOOELE CITY.

NOTES:

- With the exception of detached single family dwellings, all dwellings in the MU (Mixed Use) zoning district must comply with the regulations and requirements, as amended, of the MR-16 (Multi-Family Residential) zoning district, or its equivalent replacement, contained in Chapter 7-14 and 7-11a unless otherwise specified in this Chapter. (Ord. 2018-13, 08-15-2018)
- For any Use allowed in a zoning district and proposing or requiring any area for Accessory Outside Storage, for any purpose, such use and outside storage area shall be considered as a Conditional Use. All Accessory Outside Storage is prohibited in the Mixed Use (MU) District and the Neighborhood Commercial (NC) District.
- For any Use allowed in a zoning district and proposing or requiring a “Accessory Drive Through Facility”, such Drive Through Facility shall be considered as a Conditional Use. All Accessory Drive Through Facilities are prohibited in the Mixed Use (MU) District and the Neighborhood Commercial (NC) District.
- For any Use allowed in a zoning district and proposing any Accessory Outside display and sales area, such Accessory Outside Display and Sales use and area, shall be considered as a Conditional Use for any Uses allowed in the District, except that it shall be a permitted use in the Downtown Overlay District. Accessory Outside Display and Storage is prohibited in the Mixed Use (MU) District, Neighborhood Commercial (NC) District, and the Research and Development (RD) District. Accessory Outdoor sales and display in the Downtown Overlay District shall be subject to the following requirements:
 - A 6-foot-wide unobstructed pedestrian pathway shall be maintained at all times on all sidewalks.

- B. All sales and display items shall be removed from the sidewalk and brought indoors into the business at the end of the business' hours of daily operation.
- C. No sales or display items may extend more than 24 inches from the building facade of the selling or displaying business.
- D. No sales or display items may be located within the landscaped park strip, on the curb, in the gutter, or in the vehicular travel lanes.
- E. All sales and display items shall be located directly in front of the business selling or displaying the items and may not be located in front of other businesses or properties. (Ord. 2012-22, 12-05-12)

- 5. This use is not permitted if any part of the proposed or existing building containing the use is located within 1,500 feet from (a) any school (public or private kindergarten, elementary, middle, charter, junior high, high school), public park, public recreational facility, youth center, library, or church, (b) any other Tobacco Specialty Store, (c) any residential use or residential zoning boundary, including mixed-use zones, or (d) on Vine Street. Distances shall be measured in a straight line, without regard to intervening structures or zoning districts, from a Tobacco Specialty Store structure to the property line of a school, public park, library, church, youth center, cultural activity, residential use, zoning district boundary, or other Tobacco Specialty Store. (Ord. 2011-19, 01-18-12)
- 6. This use shall be a permitted use with no maximum density when proposed within and as a part of the redevelopment of an existing registered historical building. (2020-20, 05-06-2020) (Ord. 2018-13, 08-15-2018)
- 7. This use shall be a permitted use when property zoned GC General Commercial is located within the Downtown Overlay district. Otherwise, this use shall be a conditional use. See Table 2; Table of Development Standards, for additional information regarding this use in the GC General Commercial zoning district and the Downtown Overlay district. (Ord. 2023-29, 07-05-2023)
- 8. Accessory Vehicle Storage Yards shall comply with the following requirements:
 - a. The vehicle storage area shall be enclosed by a 6 foot solid visual barrier fence composed of masonry, vinyl or metal.
 - b. The vehicle storage area shall be paved in either concrete or asphalt.
 - c. The vehicle storage area shall not occupy more than 20% of the automobile sales and rental property. (Ord. 2024-03, 02-21-2024)

(Ord. 2024-03, 02-21-2024) (Ord. 2023-29, 07-05-2023) (Ord. 2023-03, 02-01-2023) (Ord. 2022-42, 11-16-2022) (Ord. 2022-21, 07-06-2022) (Ord. 2020-46, 11-05-2020) (Ord. 2020-42, 10-07-2020) (Ord. 2019-29, 12-04-2019) (Ord. 2019-13, 08-21-2019) (Ord. 2019-08, 03-20-2019) (Ord. 2018-24, 12-05-2018) (Ord. 2018-13, 08-15-2018) (Ord. 2012-22, 12-15-2012) (Ord. 2012-24, 11-21-2012) (Ord. 2012-17, 09-05-2012) (Ord. 2011-19, 01-18-2012) (Ord. 2010-16, 10-06-2010) (Ord. 2008-09, 11-05-2008) (Ord. 2006-18, 09-13-2006) (Ord. 2006-16, 07-19-2006) (Ord. 2006-10, 06-21-2006) (Ord. 2003-08, 03-19-2003) (Ord. 2003-02, 01-08-2003) (Ord. 2003-01, 01-08-2003) (Ord. 2002-21, 09-18-2002) (Ord. 1999-08, 04-06-1999) (Ord. 1999-06, 04-06-1999) (Ord. 1999-05, 04-06-1999) (Ord. 1998-40, 12-16-1998)

**TABLE 2
DEVELOPMENT STANDARDS**

DEVELOPMENT REQUIREMENT	DISTRICT									
	Mixed Use (MU-G) (MU-B)	Neighborhood Commercial (NC)	General Commercial (GC)	Regional Commercial (RC)	Light Industrial (LI)	Industrial Service (IS)	Industrial (I)	Research & Development (RD)	Downtown Overlay (DO)	Gateway Overlay (GO)
Maximum Lot Area	No maximum	25,000 square feet	No maximum	No maximum	No maximum	No Maximum	No maximum	No maximum	No maximum	No maximum
Minimum Area for District	No minimum	No minimum	3 acres. Smaller areas may be added to an existing GC area. See Note C	60 acres. Smaller areas may be added to an existing RC area. See Note C	No minimum	No Minimum	No minimum	No minimum	No minimum	No minimum
Minimum Lot Width (Frontage)	80 Feet at Front setback line	80 Feet at Front setback line	80 Feet at Front setback line	100 Feet at Front setback line	60 Feet at Front Setback line	60 Feet at Front Setback line	80 Feet at Front setback line	60 Feet at Front setback line	No Minimum Requirement	80 Feet at Front setback line

DEVELOPMENT REQUIREMENT	DISTRICT									
	Mixed Use (MU-G) (MU-B)	Neighborhood Commercial (NC)	General Commercial (GC)	Regional Commercial (RC)	Light Industrial (LI)	Industrial Service (IS)	Industrial (I)	Research & Development (RD)	Downtown Overlay (DO)	Gateway Overlay (GO)
Minimum Front Yard Setback	20 Feet. May be reduced to 0 Feet following approval by the Planning Commission for compliance with Chapter 7-11 Tooele City Code	20 Feet. May be reduced to 0 Feet following approval by the Planning Commission for compliance with Chapter 7-11 Tooele City Code	30 Feet. May be reduced to 20 Feet following approval by the Planning Commission for compliance with Chapter 7-11 Tooele City Code	40 Feet	30 Feet	30 Feet	30 Feet	20 Feet	10 Feet. May be reduced to 0 Feet following approval by the Planning Commission for compliance with Chapter 7-11 Tooele City Code	30 Feet. May be reduced to 20 Feet following approval by the Planning Commission for compliance with Chapter 7-11 Tooele City Code
Maximum Front Yard Setback	No requirement	No requirement	No requirement	No requirement	No requirement	No requirement	No requirement	No Requirement	20 Feet. May be increased following approval by the Planning Commission for compliance with Chapter 7-11 Tooele City Code	As required by the Planning Commission for compliance with Chapter 7-11 Tooele City Code

DEVELOPMENT REQUIREMENT	DISTRICT									
	Mixed Use (MU-G) (MU-B)	Neighborhood Commercial (NC)	General Commercial (GC)	Regional Commercial (RC)	Light Industrial (LI)	Industrial Service (IS)	Industrial (I)	Research & Development (RD)	Downtown Overlay (DO)	Gateway Overlay (GO)
Minimum Required Front Yard Landscape Area (measured from front property line) See Note F1	20 Feet. May be reduced to 0 Feet following approval by the Planning Commission for compliance with Chapter 7-11 Tooele City Code See Note F1	20 Feet. May be reduced to 0 Feet following approval by the Planning Commission for compliance with Chapter 7-11 Tooele City Code See Note F1	15 Feet See Note F1	40 Feet See Note F1	15 Feet See Note F1	15 Feet See Note F1	15 Feet No landscaping required for auto impound yard, military surplus yards, or vehicle storage yards. See Note H (Ord. 99-28, 11-4-99) See “Minimum Required Landscape Area”, below) (Ord. 02-24, 12-04-02)	15 Feet See Note F1	10 Feet. May be reduced to 0 Feet following approval by the Planning Commission for compliance with Chapter 7-11 Tooele City Code See Note F1	20 Feet See Note F1

DEVELOPMENT REQUIREMENT	DISTRICT									
	Mixed Use (MU-G) (MU-B)	Neighborhood Commercial (NC)	General Commercial (GC)	Regional Commercial (RC)	Light Industrial (LI)	Industrial Service (IS)	Industrial (I)	Research & Development (RD)	Downtown Overlay (DO)	Gateway Overlay (GO)
Minimum Side Yard Setback	Note B when adjoining a Residential Zone. Otherwise See Note A1.	Note B when adjoining a Residential Zone. Otherwise See Note A1.	Note B when adjoining a Residential Zone. Otherwise See Note A1.	30 Feet	As Allowed by Building Code but not less than 5 feet with Note A2. Note B when adjoining a Residential Zone.	As Allowed by Building Code but not less than 5 feet with Note A2. Note B when adjoining a Residential Zone.	As Allowed by Building Code but not less than 15 feet.	As Allowed by Building Code but not less than 5 feet with Note A2. Note B when adjoining a Residential Zone.	Per Underlying Zoning District.	Per Underlying Zoning District.
Minimum Rear Yard Setback	Note B when adjoining a Residential Zone. Otherwise See Note A1.	Note B when adjoining a Residential Zone. Otherwise See Note A1.	Note B when adjoining a Residential Zone. Otherwise See Note A1.	30 Feet	As Allowed by Building Code but not less than 10 feet with Note A2. Note B when adjoining a Residential Zone.	As Allowed by Building Code but not less than 10 feet with Note A2. Note B when adjoining a Residential Zone.	As Allowed by Building Code but not less than 20 feet.	As Allowed by Building Code but not less than 10 feet with Note A2. Note B when adjoining a Residential Zone.	Per Underlying Zoning District.	Per Underlying Zoning District.

DEVELOPMENT REQUIREMENT	DISTRICT									
	Mixed Use (MU-G) (MU-B)	Neighborhood Commercial (NC)	General Commercial (GC)	Regional Commercial (RC)	Light Industrial (LI)	Industrial Service (IS)	Industrial (I)	Research & Development (RD)	Downtown Overlay (DO)	Gateway Overlay (GO)
Minimum Rear Yard Setback (Corner Lot)	Note B when adjoining a Residential Zone. Otherwise See Note A1.	Note B when adjoining a Residential Zone. Otherwise See Note A1.	Note B when adjoining a Residential Zone. Otherwise See Note A1.	30 Feet	As Allowed by Building Code but not less than 10 feet with Note A2. Note B when adjoining a Residential Zone.	As Allowed by Building Code but not less than 10 feet with Note A2. Note B when adjoining a Residential Zone.	As Allowed by Building Code but not less than 20 feet.	As Allowed by Building Code but not less than 10 feet with Note A2. Note B when adjoining a Residential Zone.	Per Underlying Zoning District.	Per Underlying Zoning District.
Minimum Required Landscape Area (percentage of total site area which may include required landscaping within parking areas)	No Requirement but must comply with requirements of the Planning Commission for compliance with Chapter 7-11 Tooele City Code See Note F1	No Requirement but must comply with requirements of the Planning Commission for compliance with Chapter 7-11 Tooele City Code See Note F1	10% See Note F1	15% See Note F1	See Note F2	See Note F2	See Note F2	10% See Note F1	No Requirement but must comply with requirements of the Planning Commission for compliance with Chapter 7-11 Tooele City Code See Note F1	15%, provided a greater percentage may be required by the Planning Commission for compliance with Chapter 7-11 Tooele City Code See Note F1

DEVELOPMENT REQUIREMENT	DISTRICT									
	Mixed Use (MU-G) (MU-B)	Neighborhood Commercial (NC)	General Commercial (GC)	Regional Commercial (RC)	Light Industrial (LI)	Industrial Service (IS)	Industrial (I)	Research & Development (RD)	Downtown Overlay (DO)	Gateway Overlay (GO)
Maximum/Minimum Building Height	35 Feet or Two Stories for new construction /1 story	35 Feet or Two stories/ 1 story	65 Feet or 4 stories/ 1 story	70 Feet or 6 stories/ 1 story	50 Feet or 4 stories/ 1 story	50 Feet or 4 stories/ 1 story	70 Feet or 6 stories/ 1 story (See note H)	50 Feet or 4 stories/ 1 story	45 Feet or 3 stories/ 1 story	As required by the Planning Commission for compliance with Chapter 7-11 Tooele City Code
Site Planning and Building Design Review Compliance	Must comply with Design Review requirements of Chapter 7-11 Tooele City Code	Must comply with Design Review requirements of Chapter 7-11 Tooele City Code	Must comply with Design Review requirements of Chapter 7-11 Tooele City Code	Master Development Site Plan required for approval by the Planning Commission . See Note D	Must comply with Design Review requirements of Chapter 7-11 Tooele City Code	Must comply with Design Review requirements of Chapter 7-11 Tooele City Code	Must comply with Design Review requirements of Chapter 7-11 Tooele City Code	*To be written	Must comply with Design Review requirements of Chapter 7-11 Tooele City Code	Master Development Site Plan required for approval by the Planning Commission . See Note D
Accessory Dwelling Units for caretaker. Allowed as a Conditional Use only	One Accessory Dwelling Unit for Caretaker (must be located within primary structure).	One Accessory Dwelling Unit for Caretaker (must be located within primary structure).	One Accessory Dwelling Unit for Caretaker (must be located within primary structure)	Not allowed	One Accessory Dwelling Unit for Caretaker (must be located within primary structure)	One Accessory Dwelling Unit for Caretaker (must be located within primary structure)	One Accessory Dwelling Unit for Caretaker (must be located within primary structure)	One Accessory Dwelling Unit for Caretaker (must be located within primary structure)	Requirement of underlying zone applies	Requirement of underlying zone applies

DEVELOPMENT REQUIREMENT	DISTRICT									
	Mixed Use (MU-G) (MU-B)	Neighborhood Commercial (NC)	General Commercial (GC)	Regional Commercial (RC)	Light Industrial (LI)	Industrial Service (IS)	Industrial (I)	Research & Development (RD)	Downtown Overlay (DO)	Gateway Overlay (GO)
Accessory Dwelling Unit(s) (located above ground floor)	One Accessory Dwelling Unit for each 6,000 square feet Site Area	One Accessory Dwelling Unit for each 6,000 square feet Site Area	As a Conditional Use Only. One Accessory Dwelling Unit for each 6,000 square feet Site Area	As a Conditional Use Only. One Accessory Dwelling Unit for each 6,000 square feet Site Area	Not allowed	Not allowed	Not allowed	Not allowed	One Accessory Dwelling Unit for each 2,000 square feet Site Area	Requirement of underlying zone applies
Accessory Dwelling Unit (located on the same lot as primary structure)	One Accessory Dwelling Unit for each 10,000 square feet Site Area	One Accessory Dwelling Unit for each 10,000 square feet Site Area	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	Requirement of underlying zone applies	Requirement of underlying zone applies
Accessory Drive through Facilities	Not allowed	Not allowed	Conditional Use Approval Required	Conditional Use Approval Required	Conditional Use Approval Required	Conditional Use Approval Required	Conditional Use Approval Required	Conditional Use Approval Required	Conditional Use Approval Required	Conditional Use Approval Required
Accessory Outdoor Sales and Display	Not allowed	Not allowed	Conditional Use Approval Required	Conditional Use Approval Required	Conditional Use Approval Required	Conditional Use Approval Required	Conditional Use Approval Required	Not allowed	Conditional Use Approval Required	Conditional Use Approval Required
Accessory Outside Storage	Not allowed	Not allowed	Conditional Use Approval Required	Not Allowed	Conditional Use Approval Required	Conditional Use Approval Required	Conditional Use Approval Required	Not allowed	Conditional Use Approval Required	Conditional Use Approval Required
Accessory Outside Storage of Flammable or Hazardous Materials	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	Conditional Use Approval Required	Not allowed	Not allowed	Not allowed

DEVELOPMENT REQUIREMENT	DISTRICT									
	Mixed Use (MU-G) (MU-B)	Neighborhood Commercial (NC)	General Commercial (GC)	Regional Commercial (RC)	Light Industrial (LI)	Industrial Service (IS)	Industrial (I)	Research & Development (RD)	Downtown Overlay (DO)	Gateway Overlay (GO)
Issuance of Demolition Permit for Existing Buildings and Structures	Building permit required	Building permit required	Building permit required	Building permit required	Building permit required	Building permit required	Building permit required	Building permit required	Building permit required	Building permit required
Off-Street Parking Requirements	As Required by Title 7 Chapter 4 See Note E	As Required by Title 7 Chapter 4	As Required by Title 7 Chapter 4	As Required by Title 7 Chapter 4	As Required by Title 7 Chapter 4	As Required by Title 7 Chapter 4	As Required by Title 7 Chapter 4	As Required by Title 7 Chapter 4	As Required by Title 7 Chapter 4 See Note E	As Required by Title 7 Chapter 4
Location of required Off-Street Parking Spaces	As practical to be located to the rear and screened behind building(s)	As practical to be located to the rear and screened behind building(s)							As practical to be located to the rear and screened behind building(s)	As practical to be located to the rear and screened behind building(s)
Landscaping Requirements	See Note F1	See Note F1	See Note F1	See Note F1	See Note F2	See Note F2	Critical Areas plus 1% of site acreage or mitigation (Ord. 02-24, 12-04-02) See Note F2	See Note F1	See Note F1	See Note F1

WHERE TABLE 2 DOES NOT IDENTIFY A DEVELOPMENT STANDARD (THE TABLE CELL IS BLANK) THE REQUIREMENTS OF THE UNDERLYING ZONING DISTRICT SHALL APPLY

NOTES:

- A. 1. As allowed by the International Building Code and any required or existing easements. Side yard setbacks measured from a street right-of-way for corner lots in the MU-B zoning district may be reduced to 0 feet upon approval of the Planning Commission as a part of design review in compliance with Title 7 Chapter 11 of the Tooele City Code. Structures shall not be allowed to be constructed within an existing or proposed easement or right-of-way. (2022-14, 04-06-2022) (2018-13, 08-15-2018)
2. Developments on adjoining lots or parcels that are designed, approved, and constructed as one application or project may have the setback reduced to 0 feet to facilitate a cohesive conjoined development across both properties. Structures shall not be allowed to be constructed within an existing or proposed easement or right-of-way. (2022-14, 04-06-2022)
- B. The minimum set back requirements of the adjoining Residential Zoning District shall apply for all buildings, parking areas, mechanical equipment, solid waste containers, and all other structures. Side yard setbacks measured from a street right-of-way for corner lots in the MU-B zoning district may be reduced to 0 feet upon approval of the Planning Commission as a part of design review in compliance with Title 7 Chapter 11 of the Tooele City Code. Structures shall not be allowed to be constructed within an existing or proposed easement or right-of-way. (2022-14, 04-06-2022) (Ord. 2018-13, 08-15-2018)
- C. Smaller areas may be added to an existing and adjoining District provided such parcels become integrated within the existing development area and comply with all applicable development requirements.
- D. The Master Development Site Plan is required to generally identify for the total development site existing and reasonable projected development on the site, providing locations, design and proposed architecture of all buildings, a proposed signage theme and sign locations, open space areas with proposed landscape treatments, location of all parking areas, identifying total parking spaces, mass transit facilities, loading and unloading areas, access points, etc. The Master Development Site Plan must comply with all requirements of Chapter 7-11 of the Tooele City Code and as required by the Planning Commission.
- E. No minimum off-street parking requirements are established. It is the policy of the City to maintain existing uses which do not meet the Off-Street Parking requirements of the City and to encourage additional uses and activities within the District. The number of required off-street parking shall be as determined and approved by the Planning Commission, following a recommendation from the City Staff, and recognizing the nature and location of the proposed use or activity. Joint use of parking areas will be encouraged.
- F1. No plans for any primary building or structure shall be approved by the Planning Commission or Community Development Department unless a Landscaping Plan is submitted and approved by the Planning Commission or Community Development Department, consistent with the considerations of Tooele City Code §7-11-8. Landscaping in accordance with the approved Landscaping Plan shall be installed prior to issuance of a Certificate of Occupancy unless a bond is posted pursuant to Tooele City Code §7-22-4. The Landscaping Plan shall include at a minimum:
 - 1. A 50/50 mix of evergreen and deciduous trees and shrubs;
 - 2. 60% of trees and shrubs with a minimum caliper of 2 inches and a minimum height of 5 feet;
 - 3. park strip trees, at least one for every 30 feet of right-of-way frontage, in compliance with Tooele City Code §4-11-20 and be of a variety identified in the Tooele City Street Tree Selection Guide.
- F2. 1. Critical Areas. "Critical Areas" shall mean those areas of a development site which have a particular sensitivity to environmental considerations, aesthetics, and employee and public convenience, health, and well being. Critical areas shall be determined administratively during discussions/negotiations between Tooele City staff and the developer, and shall address at least the following areas: principle vehicle entrances for employees and customers; principle pedestrian building entrances for employees and customers; employee gathering and rest areas; storm water drainage, detention, and retention facilities; and, screening of exterior building equipment.
2. Minimum Acreage. The 1% site acreage requirement is in addition to, not inclusive of, Critical Area landscaping.
3. Minimum Acreage Requirement Mitigation. In lieu of the 1% acreage landscaping requirement, the developer may pay to Tooele City a mitigation sum equal to the requirement, multiplied by \$20,000 per acre, a reasonable average landscaping budget based upon the most current Tooele City Parks and Recreation master planning documents. For example, the optional mitigation sum for a 200-acre site would be \$40,000; for a five-acre site, \$1,000. Tooele City will apply mitigation funds to landscaping improvements in Tooele City Parks.
4. Critical Area Requirement Mitigation. In the event that Tooele city staff and the developer conclude that landscaping of a given Critical Area is not possible or practicable due to feasibility or engineering difficulties, the developer shall pay a mitigation sum equal to the area of the Critical Area not landscaped, multiplied by \$20,000 per acre, in lieu of installing the subject Critical Area landscaping. Financial or budgetary difficulties shall not be considered grounds for a determination of impossibility or impracticability or for payment of a Critical Area requirement mitigation sum.

5. Administrative Appeal. Development applicants affected by the administrative determination referenced above may appeal in writing to the Planning Commission, which shall uphold, modify, or reject the determination. No further administrative appeal shall exist.
- G.
1. Fencing. Auto impound yards, military surplus yards, and vehicle storage yards shall be fenced with a view-obscuring fence, hedge, or landscaped berm at a height at least equal to the height of the materials stored within but not higher than eight feet. Fencing for Auto impound yards shall comply with all requirements of the Utah State Code for such uses.
 2. Location. Auto impound yards, military surplus yards, and vehicle storage yards may not be located closer than 300 feet to a State highway, 500 feet to a zoning district boundary, or 1000 feet to a school.
- H.
- Storage silos involving the storage of non-flammable, non-hazardous materials may be permitted a maximum building height of 100 feet with a Conditional Use Permit. Silo building height shall be measured from finished grade to the mid-point of silo roof pitch or top of silo wall, whichever is greater. Tooele City Fire Department shall verify that materials to be stored are non-flammable and non-hazardous as part of the Conditional Use Permit process.

(Ord. 2023-36, 09-20-2023) (Ord. 2023-22, 06-07-2023) (Ord. 2022-14, 04-06-2022) (Ord. 2021-40, 12-15-2021) (Ord. 2021-28, 08-04-2021) (Ord. 2020-42, 10-07-2020) (Ord. 2019-08, 03-20-2019) (Ord. 2018-13, 08-15-2018) (Ord. 2010-16, 10-06-2010) (Ord. 2008-09, 11-05-2008) (Ord. 2008-08, 07-02-2008) (Ord. 2004-15, 10-20-2004) (Ord. 02-24, 12-04-2002) (Ord. 1999-28, 11-04-1999)