

CHAPTER 7-18a. PLANNED DISTRICT: OVERLAKE (P)

Enacted by Ordinance 1997-37 (October 29, 1997)
 Amended by Ordinance 2015-05 (February 4, 2015)

Location: 1000 North to 2000 North, SR-36 to 400 West

ZONING REGULATIONS OF THE OVERLAKE (P) PLANNED DISTRICT:

TABLE OF USES

Residential Use Areas

Uses	Multi-family Use Areas	Single-family Zero-lot-line Areas	Single-family Areas
Accessory Buildings and Uses	P	P	P
Agriculture (Forestry/Horticultural Production)	P	P	P
Bed and Breakfast Inn	C	C	C
Churches and Religious Facilities	C	C	C
Commercial Daycare, Preschool	C	C	C
Dwelling: Single-family (detached)	P	P	P
Dwelling: Single-family (attached)	P	P	
Dwelling: Two-family	P	P	P
Dwelling: Three-family	P		
Dwelling: Four-family	P		
Dwelling: Multiple family (Apartments)	P		
Dwelling: Manufactured Housing Unit			
Dwelling: Townhouse/Condominium	P	P	
Gardening	P	P	P
Golf Course and Country Club	C	C	C
Home Occupation	P	P	P
Home Occupation Daycare, Preschool	C	C	C
Hospital			
Medical and Dental Clinic			
Open Space Areas, Trails	P	P	P
Park and Ride Facilities (located on arterial streets)			
Private Parks	C		C
Private and Public Schools	C	C	C
Private Recreational Facilities	C	C	
Professional Offices			
Public Buildings and Facilities	C	C	C
Public/Private Transmission Lines, Facilities	C	C	C
Residential Facilities for Persons with a Disability	P	P	P
Residential Facilities for Elderly Persons	P	P	P
Sports Fields	C	C	C
Temporary Concessions (located in Public Parks)	C	C	C
Temporary Construction Buildings and Storage	P	P	P
Temporary Sales Office	P	P	P

TABLE OF USES

Commercial, Mixed Use, and Open Space Areas

Uses	Neighborhood Commercial	Highway Commercial	Mixed Use	Open Space
Accessory Buildings and Uses	P	P	P	P
Agricultural (Horticultural Production)	P	P	P	P
RESIDENTIAL USES				
Bed and Breakfast Inn	C	P	P	
Dwelling units above ground floor (Minimum 500 sq. ft. per dwelling)	P	P	P	
Dwelling unit for caretaker/security guard (Must be within primary structure and not an accessory unit)	P	P	P	
Mixed-use Residential and Commercial Structure (Minimum 500 sq. ft. per dwelling)	P	P	P (units above ground floor)	
Mixed-use Project (Residential and non-residential uses in separate structures on same lot) (Minimum 500 sq. ft. per dwelling)	C	C	C	
Nursing Home	C	P	C	
Retirement Home/Center	C	P	C	
NON-RESIDENTIAL USES				
Church			C	P
Cultural and Artistic Uses (e.g., museums, galleries, performing arts studios)	C	C	P	C
Golf Course, Country Club				P
Open Space, Trails, Greenways	P	P	P	P
Parks and Playgrounds	P	P	P	P
Park and Ride Facilities		P		
Schools				P
Baseball Fields			P	
Public Buildings and Facilities		C	C	C
Public and Private Utility Facilities	C	C	C	C
Financial Institutions and Services	P	P	P	
Financial Institutions and Services (with drive through)		P		
Medical and Dental Clinics		C	C	
Professional Offices	C	P	P	
Veterinary Offices (Operating entirely within an enclosed building and keeping animals overnight only for treatment purposes)		C		
Automobile Service and Repair		P		
Automobile Sales and Rental		P		
Building Maintenance Services		C		
Hardware Store (with no outside storage)		P	P	
Hardware Store (with outside storage)		C		
Car Wash		P		
Commercial Parking Lot/Structure		P	C	
Commercial Recreational Facility	C	C	C	
Conference Center		C	C	
Convenience Store (without gasoline sales)	P	P	P	
Convenience Store (with gasoline sales)	C	P		
Child Daycare (commercial)	C	C	C	
Equipment Sales and Rental		C		
Funeral Home		P		
Hospital		C		
Health Club	C	P	C	

Hotel		C	P	
Motel		P		
Launderette, Laundromat	C	P	P	
Mini-storage		C		
Theater		P	P	
Outdoor Sales, Display, and Dining		P	P	
Outdoor Storage of Materials, Products, Equipment (Incidental to an allowed use)		C		
Personal Services	P	P	P	
Plant Nursery (with outside display)	C	P	C	
Liquor Store, Bar, Private Club		C		
Restaurant	C	P	P	
Fast Food Restaurant (with drive up window(s))		P		
Retail Facilities and Services (accessory to principal use)	P	P	P	
Retail Sales (e.g., limited general retail, grocery store, drug store)	P	P	P	
Retail Sales (general and goods establishments, e.g., general retail, department store, grocery store, drug store, variety store)		P		
Schools, Vocational and Technical		P	C	
Temporary Construction Buildings and Yards (12 months maximum)	C	C	C	C
Temporary Sales Office (12 months maximum)		P	C	
Communication Facilities and Towers		C		
Utility Lines	C	C	C	C
Repair Shop (household and personal goods)	C	P	P	

TABLE OF ALLOWED DENSITY

Residential Use Areas

Standard	Multi-family	Single-family Zero-lot Line	Single-family
Dwelling: Single-family Minimum Lot Size (sq. ft.)	P 2,500	P 5,000	P 7,000 sq. ft. maximum 12% may be <7,000 but >5,000; minimum 12% must be >10,000
Dwelling: Two-family Minimum Lot Size (sq. ft.)	P 5,000	P 10,000	P 14,000
Dwelling: Three-family Minimum Lot Size (sq. ft.)	P 7,500	Not Allowed	Not Allowed
Dwelling: Four-family (sq. ft.) Minimum Lot Size (sq. ft.)	P 10,000	Not Allowed	Not Allowed
Dwelling: Multi-family	Max. 48 units/acre with parking located under structure. Max. 24 units/acre otherwise.	Not Allowed	Not Allowed
Dwelling: Townhouse/Condominium Minimum Lot Size (sq. ft.)	P 2,500 (per dwelling for attached units only)	P 2,500 (per dwelling for attached units only)	Not Allowed
Maximum Dwelling Units per acre for PUD	Not Applicable	Not Applicable	Not Applicable
Other Allowed Uses Minimum Lot Size (sq. ft.)	7,000	8,000	8,000

TABLE OF MINIMUM SITE PLANNING AND DEVELOPMENT STANDARDS

Residential Use Areas

Standard	Multi-family	Single-family Zero-lot Line	Single-family
Lot Width Minimum (frontage)	25 ft. at front property line for Townhouses, Condominiums. 35 ft. all other residential uses. 80 ft. for nonresidential uses.	25 ft. at front property line for Townhouses, Condominiums. 40 ft. Single-family. 50 ft. Two-family. 80 ft. all other uses.	50 ft. Single-family at front property line. 60 ft. Two-family. 80 ft. all other uses.
Front Yard Setback minimum	20 ft.	20 ft.	20 ft.
Rear Yard Setback minimum (interior lot)	20 ft. Zero ft. for all garages accessed from alley.	25 ft. Zero ft. for all garages accessed from alley.	25 ft. Zero ft. for all garages accessed from alley.
Rear Yard Setback minimum (corner lot)	20 ft. Zero ft. for all garages accessed from alley.	20 ft. Zero ft. for all garages accessed from alley.	20 ft. Zero ft. for all garages accessed from alley.
Side Yard Setback minimum (interior lot)	6 ft. Zero ft. for attached units.	6 ft. Zero ft. for attached units.	6 ft.
Side Yard Setback minimum (corner lot)	15 ft.	15 ft.	15 ft.
Building Height (minimum/maximum)	60 ft. or 3 stories above partially below grade parking/1 story.	35 ft./1 story	35 ft./1 story
Lot Coverage total (all buildings)	60%	60%	40%

TABLE OF MINIMUM SITE PLANNING AND DEVELOPMENT STANDARDS

Commercial, Mixed Use, and Open Space Use Areas

Standard	Neighborhood Commercial	Highway Commercial	Mixed Use	Open Space
Lot Width minimum (frontage)	No Minimum	No Minimum	No Minimum	No Minimum
Front Yard Setback minimum	All primary buildings required to be at front property line or back of sidewalk. Zero ft. for parking areas 65 ft. wide or less. 10 ft. for parking areas with 4 ft. view-obscuring landscaping. 25 ft. all other parking areas.	Zero ft. for buildings. 25 ft. for any area used for vehicle parking.	All primary buildings required to be at front property line or back of sidewalk. Zero ft. for parking areas 65 ft. wide or less. 10 ft. for parking areas with 4 ft. view-obscuring landscaping. 25 ft. all other parking areas.	Zero ft. for buildings. 25 ft. for any area used for vehicle parking.
Rear Yard Setback minimum	20 ft.	As required by building codes.	As required by building codes.	25 ft.
Side Yard Setback minimum	20 ft. from dwellings and residential use areas.	As required by building codes.	As required by building codes.	25 ft.
Building Height (maximum/minimum)	2 stories/1 story	4 stories/1 story	4 stories/1 story	3 stories/1 story

TABLE OF MINIMUM ALLOWED RESIDENTIAL DWELLING UNIT SIZE (sq. ft.)

Unit Type	Multi-family	Single-family Zero-lot Line	Single-family
APARTMENTS	650 for 1-bedroom units 800 for 2+ bedroom units	Not Permitted	Not Permitted
OTHER DWELLINGS			
1 story with single covered parking	900	900	900
1 story with single garage	850	850	850
1 story with double+ garage	800	800	800
2 story with single covered parking	1,250	1,200	1,350
2 story with single garage	1,250	1,200	1,350
2 story with double+ garage	1,125	1,100	1,125

TABLE OF OFF-STREET PARKING REQUIREMENTS

Use	Parking Spaces Required
Dwelling: Single-family	2 per dwelling unit.
Dwelling: Two-family	2 per dwelling unit.
Dwelling: Three-family	2 per dwelling unit.
Dwelling: Four-family	2 per dwelling unit.
Dwelling: Multiple-family (Apartments)	1 for each 1-bedroom dwelling unit. 1.5 for all other dwelling units. Guest parking: 1 space for each 8 dwelling units.
Dwelling: Townhouses/ Condominiums	2 per dwelling unit.
Residential Facilities for Persons with a Disability	1 for each 4 residents, plus 1 for each 2 employees during regular working hours.
Residential Facilities for Elderly Persons	1 for each 4 residents, plus 1 for each 2 employees during regular working hours.
Bed and Breakfast Inn	1 for each sleeping unit, plus 1 for each employee during regular working hours.
Nursing Home	1 for each 5 patient beds, plus 1 for each employee during regular working hours.
Retirement Home/Center	1 for every 2 sleeping units, plus 1 for each employee during regular working hours.
Daycare (in home)	2 per home.
Daycare (commercial)	As approved by the Planning Commission.
Elementary Schools	As approved by the Planning Commission.
Junior High Schools	
High Schools	As approved by the Planning Commission.
Churches	1 for every 5 seats in the assembly area.
Parks and Playgrounds	As approved by the Planning Commission.
Sports Fields, Sporting Facilities, Arenas	1 for every 3 seats at maximum capacity or as approved by the Planning Commission.
Open Space, Trails, Greenways	As approved by the Planning Commission.
Civic Uses, Public Buildings, Public Facilities	As approved by the Planning Commission.
Hotels, Motels	1 for each sleeping unit, plus 1 for each employee during regular working hours.
Medical Clinics	4 per doctor or dentist, plus 1 for each additional employee.
Hospitals	1 for each 2 patient beds, plus 1 for each employee during regular working hours.

Funeral Homes, Museums, Civic Uses	20, or 1 for each 30 sq. ft. in all assembly areas, whichever is greater, or as approved by the Planning Commission.
Retails Stores	1 for each 350 sq. ft. of gross floor area. In Mixed Use Areas, a maximum of 1 for each 600 sq. ft. of gross floor area.
Corporate Offices, Professional Offices, Business Offices, Financial Institutions	1, plus 1 for each 300 sq. ft. of gross floor area. In Mixed Use Areas, a maximum of 1 for each 600 sq. ft. of gross floor area.
Restaurants, Bars, Lounges, Private Clubs	1 for each 3.0 seats, or 1 per 100 sq. ft. of gross floor area, whichever is greater. In Mixed Use Areas, a maximum of 1 for each 5 seats, or 1 per 250 sq. ft. of gross floor area, whichever is greater.
Theaters, Sports Arenas, Public Assembly Areas, Commercial Recreation Areas	1 for each 3 seats at the maximum seating capacity, or as approved by the Planning Commission.

NOTES:

1. The size of all parking stalls and design requirements for all parking areas will be as required by Tooele City at the time of development application. (*Reference* TCC Chapter 7-4.)
2. For all uses and activities located within the Mixed Use Areas, requests for reductions to the off-street parking requirements identified may be reviewed and approved by the Planning Commission and/or City Council after considering the nature and location of the proposed use.
3. Americans with Disabilities Act: all property owners and applicants for development approvals are advised that, in addition to the minimum off-street parking requirements, they are also required to comply with the minimum standards for the provision of handicapped parking spaces, as identified and required by the Americans with Disabilities Act, as amended.

ARCHITECTURAL DESIGN STANDARDS

See Architectural Design Standards on file with the Community Development Department for the following:

- Single-family dwellings
- Multi-family dwellings
- Mixed Use Area buildings
- Neighborhood Commercial buildings
- Highway Commercial buildings

LANDSCAPING DESIGN STANDARDS

See Landscaping Design Standards on file with the Community Development Department.

(Ord. 2024-09, 05-01-24)