

9-11-2: USE REGULATIONS:

A. Permitted Uses: Principal uses that are designated as permitted uses may be allowed in new or existing structures and associated outside areas which have received site development plan approval and have obtained occupancy approval from the zoning administrator.

B. Conditional Uses: Uses that are designated as conditional uses are subject to the conditional use approval process outlined in chapter 17 of this title governing conditional uses.

C. Prohibited Uses: The following uses shall be excluded from the city: animal byproduct plants; blast furnaces; garbage; offal and animal reduction; incineration or processing refuse dumps; commercial hog farms; manufacturing, compounding or processing of chlorine gas, acid, cement, lime, gypsum, plaster of paris, creosote, fertilizer from animal byproducts, pyroxylin products; rubber reduction; processing or treatment of fish; smelters and ore reduction; and similar uses which give rise to excessive or offensive odor, noise, fumes, dust, radiation or danger of explosion. (Ord. 2007-05, 2-28-2007)

D. List Of Uses: In the following list of possible uses, those designated in any zone as "P" will be a permitted use. Uses designated with the letter "C" are allowed on a conditional use basis. Uses designated as "N" will not be permitted in that zone.

	I-1	I-2	BP
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Accessory uses and buildings, customarily incidental and subordinate to an approved conditional use	C	C	C
Accessory uses and buildings, customarily incidental and subordinate to an approved permitted use	P	P	P
Appliance, electric, and electronic equipment maintenance and repair	P	P	N
Assembly and fabrication of goods (bookbinding, electronic appliance and/or electronic instrument assembly, printing, engraving and similar type uses)	P	P	P
Automobile fuel stations with or without convenience stores and/or automobile wash facilities	C	P	C
Batching and mixing plants (concrete and asphalt)	N	C	N
Building material sales	P	C	N
Bulk plants (class 1 and 2 flammable liquids and gases)	C	C	N
Cabinet, laminating and woodworking shops	C	P	N
Caretakers' quarters, incidental to the use of the land	C	C	C
Child daycare or preschool facilities which meet all state and local regulations pertaining to such facilities	C	N	C
Construction and farm equipment rental yards and/or repair	P	P	N
Construction and farm equipment sales	P	N	N
Contractors' shops and storage yards	P	P	N
Crematoriums, independent animal or human, which meet all state and local regulations pertaining to crematoriums	C	C	N
Dry cleaning plants	C	P	N
Farm supply sales	P	N	N

Fertilizer and soil conditioner manufacturing, processing and sales (non animal products)	C	C	N
Food processing, wholesale (excluding mills, the processing of fat, vinegar and yeast, and the slaughter of animals)	P	P	N
Foundries, lightweight casting and nonferrous, without causing noxious fumes or odors	C	C	N
Furniture upholstery	P	P	N
Government/public buildings and offices (not otherwise listed)	P	P	P
Government/public maintenance and service facilities	P	P	N
Honey extraction and processing	P	P	N
Hospitals, animal	P	N	N
Hospitals, human	N	N	C
Ice manufacturing and storage	P	P	N
Insulation sales and service	P	P	N
Laboratories	P	P	P
Laundry and linen service facilities	C	P	N
Livestock feed processing and storage without causing odors	N	C	N
Machine shops and storage yards	P	P	N
Maintenance and repair of goods not otherwise listed	C	P	N
Manufacturing, Light: An establishment engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales and distribution of such products, but excluding basic industrial processing	P	P	N
Manufacturing, Heavy: The converting of raw or partially processed materials into a product used for further processing or distribution. Examples of heavy manufacturing include lumber and paper mills, truss plants, sewage treatment plants, stone, clay, glass product manufacturing, and similar operations. These uses may be conducted partially or wholly outdoors and usually create noxious byproducts such as dust, fumes, hazardous waste products, noise, vibration and glare	N	P	N
Medical cannabis cultivation or processing, Utah licensed - at least 1,000 feet from a community location and 600 feet from a primarily residential zone	P	P	N
Medical cannabis pharmacy, Utah licensed - at least 200 feet from a community location and 600 feet from a primarily residential zone	P	P	P
Mills (cereal, feed, flour, knitting, planing, etc.)	N	C	N
Mobile food vendor	P	P	P
Motor vehicle (automobile, recreational and truck) impound yards which meet all state and local regulations pertaining to impound yards	N	C	N
Motor vehicle(automobile, recreational and truck) salvage and storage yards for dismantled (completely or partially) or wrecked	N	C	N

vehicles which meet all state and local regulations pertaining to such yards			
Motor vehicle (automobile, recreational and truck) storage facilities (indoor or outdoor) for operable vehicles	P	P	N
Motor vehicle (automobile, recreational and truck) wash facilities	P	P	N
Motor vehicle (automobile, recreational and truck) repair (body, maintenance, paint, rebuild, tire, upholstery, etc.)	P	P	N
Motor vehicle truck repair (body, maintenance, paint, tire, upholstery)	C	P	N
Other uses not listed as permitted or conditional uses in other zones, determined by the planning commission to be compatible and in harmony with the character and intent of these zones, according to their designated and approved development plans	*	*	*
Packaging, processing and treating of goods not otherwise listed	C	C	C
Pest control and extermination establishments	C	P	N
Portable restroom rental establishments	N	C	N
Public parks	P	N	P
Public utility maintenance and service facilities	C	P	N
Recreational/athletic enterprises, indoor only (go-cart track, climbing walls, ice skating rink, roller skating rink, soccer, and other recreational sport/entertainment type activities, but not including spectator oriented arenas)	P	P	P
Research and development facilities, including manufacturing processes	C	C	C
Restaurants	N	N	C
Sandblasting facilities	C	P	N
Schools, business	N	N	P
Schools, colleges and universities	N	N	C
Schools, medical	N	N	C
Schools, technical	C	C	C
Septic tank cleaning/pumping establishments	N	C	N
Sexually oriented businesses which meet all state and local regulations pertaining to such businesses	P	P	N
Sheet metal shops (including retinning)	C	P	N
Sign shops (manufacturing, maintenance, paint, etc.)	C	P	N
Solid waste service providers (including dumpster rentals)	N	C	N
Storage units	C	P	N
Telemarketing centers	N	N	C
Tire recapping or retreading facilities	C	P	N
Truck fuel stations (with or without convenience stores)	C	C	N
Truck terminals	C	P	N
Welding shops	C	P	N
Wholesale distributing and warehousing	C	P	N

* - Request for these uses will be by application, through the public hearing process and request will be considered at a regularly scheduled planning commission meeting. The planning commission may add conditions as part of the approval process.

(Ord. 2012-12, 7-11-2012; amd. Ord. 2014-10, 2-26-2014; Ord. 2015-19, 6-24-2015; Ord. 2020-07, 3-11-2020)