

**10-10-2: ALLOWED USES:**

Any use not specifically permitted, permitted with standards, or conditionally permitted is prohibited. Only the following uses are allowed:

- A. Uses indicated by the letter “P” below are permitted uses in this zone.
- B. Uses indicated by the letters “PS” are permitted uses with required standards in this zone. Uses must comply with the standards and evaluation criteria established in this title.
- C. Uses indicated by the letter “C” are conditional uses in this zone.

**COMMERCIAL USE CHART**

COMMERCIAL USE CHART					
	Uses	C-1	C-2	C-3	PDC
<b>COMMERCIAL USE CHART</b>					
	Uses	C-1	C-2	C-3	PDC
Alcohol establishments, limited to the following:					
	Bar establishment		C	C	C
	Off-premise beer retailer		P	P	P
	Microbrewery or micro-winery (with restaurant or bar establishment)	P	P	P	P
	Nightclub, dance hall (alcohol)		C	C	C
Ambulance service (lot or parcel size limited to 40,000 sq. ft. or less)					
Amusement centers, recreation and entertainment facilities (indoor)					
	Indoor entertainment activities such as paintball, miniature golf, arcade		P	P	P
	Shooting range, indoor		P	P	
	Nightclub, dance hall (without alcohol)		P	P	P
	Theater, performing arts (indoor)	P	P	P	P
Amusement centers, recreation and entertainment facilities (outdoor)					
Animal services, limited to the following:					
	Animal boarding/care for small animals only and boarded for less than 30 days a year in a completely enclosed building		P	P	P
	Animal hospital and veterinary clinic, including overnight care of small animals in a completely enclosed building		P	P	P
	Crematorium, animal (if onsite with County business license for a veterinary clinic; comply with permitted with standards provisions in Title 10, Chapter 18B. If the animal crematorium is in a commercial district, the district shall not be adjacent to any residential zoning district (R, FR, RA, RE or SFR) where the minimum lot size is 2.5 acres or less).		PS	PS	PS
Automobile and vehicle sales and services, limited to the following uses:					
	Automobiles and other similar vehicle sales lots (lot or parcel size limited to 40,000 sq. ft. or less)		P	P	P
	Automobiles and other similar vehicle sales lots (lot or parcel size unlimited)			P	
	Automobile parts sales (new parts only) provided conducted within completely enclosed building		P	P	P
	Automobile rental (vehicles 26' in length or less) (lot or parcel size limited to 40,000 sq. ft. or less)		P		P
	Automobile rental (vehicles 26' in length or less) (lot or parcel size unlimited)			P	
	Automobile repair, storage, including paint, body and fender, brake, muffler, upholstery or transmission work, provided conducted within completely enclosed building (< 14,001 # GVW) (lot or parcel size limited to 40,000 sq. ft. or less)		P		P
	Automobile repair, storage, including paint, body and fender, brake, muffler, upholstery or transmission work, provided conducted within completely enclosed building (< 14,001 # GVW) (lot or parcel size unlimited)			P	

	Car wash with recirculating water system (manual or auto spray) (vacuums located in the rear of the building)		P	P	P
	Tire sales and service provided conducted within completely enclosed building		P	P	P
Boat, vessel and watercraft sales and services within completely enclosed building (30' in length or less)			P	P	P
Employment agency (indoor, not temporary day labor)			P	P	P
Event center, social hall, reception center (indoor)		PS	P	P	P
Event center, social hall, reception center (outdoor)		PS	PS	PS	PS
Food service establishments, limited the following:					
	Catering establishment		P	P	P
	Food truck	P	P	P	P
	Restaurant (without drive through)	P	P	P	P
	Restaurant (with drive through)		P	P	P
Grocery store, supermarket		P	P	P	P
Lodging, temporary, limited to the following and uses:					
	Bed and breakfast	PS	P	P	P
	Hotel/motel		P	P	P
	RV parks (short term)			PS	PS
	Timeshare units		PS	PS	PS
Manufacturing with retail on premises (all indoor, no noise, smoke or malodors)			P	P	P
Hospitals				P	P
	Counseling center, mental health, alcohol, drugs (non-residential, less than 24 hours)		P	P	P
	Mental health treatment center, with overnight stay		C	C	C
	Laboratory		P	P	P
	Outpatient surgical		P	P	P
Nursing home		PS	PS	PS	PS
Religious facility		P	P	P	P
Residential, limited to the following use:					
	Living quarters for manager or security personnel for business which requires 24-hour assistance or security (1,000 sq. ft. or less)		PS	PS	PS
Retail Shops (indoors):					
	Antique store	P	P	P	P
	Apparel sales or alterations	P	P	P	P
	Athletic and sporting goods store		P	P	P
	Bakery (retail on premises) (without drive through)	P	P	P	P
	Bakery (retail on premises) (with drive through)		P	P	P
	Bicycle rental, sales, and service	P	P	P	P
	Building material sales		P	P	P
	Confectionery (retail on premises)(without drive through)	P	P	P	P
	Confectionery (retail on premises)(with drive through)		P	P	P
	Department store		P		P
	Furniture and appliance sales and service (used)(indoors)		P	P	
	Furniture and appliance sales and service (new) (indoors)		P	P	P
	Liquor store		P	P	P
	Office supply, office machines sales and service		P	P	P
	Paint or wallpaper store		P	P	P
	Pharmacy, drug store, medical supply (drive through permitted)		P	P	P
Retail sale of goods with limited outdoor display/uses:					
	Building materials sales			P	
	Convenience markets with gas pumps/gas station			P	

	Convenience markets with gas pumps located in the rear, not on a street or side street	P	P	P	P
	Farm implement sales and services (outdoor display new equipment)			P	
	Fence sales and service		P	P	
	Garden supplies and plant material sales		P	P	
	Greenhouse and nursery; soil and lawn service			P	
	Landscape rock sales, ancillary to a permitted use		P	P	
	Recreational equipment rentals, sales and services (not vehicles/ATVs/boats/RVs/trailers)		P	P	P
	Seed and feed store		P	P	
Retail sale of goods with outdoor display/uses					
	Fence sales and service			P	
	Garden supplies and plant material sales			P	
	Greenhouse and nursery; soil and lawn service			P	
	Landscape rock sales, ancillary to a permitted use			P	
	Recreational rentals, sales and services (vehicles/ATVs/boats/RVs/trailers)			P	
	Seed and feed store			P	
Service businesses, limited to the following uses:					
	Athletic club, health club	P	P	P	P
	Barbershop, beauty shop	P	P	P	P
	Body piercing, ancillary to a permitted use		P	P	P
	Carpet and rug cleaning (no outside storage)		P	P	P
	Child care center, daycare, preschool	P	P	P	P
	Construction trade sales and services, HVAC, plumbing, electrical, etc. (no outside storage) (lot or parcel size limited to 40,000 sq. ft. or less)		P		P
	Construction trade sales and services, HVAC, plumbing, electrical, etc. (no outside storage)			P	
	Crematorium, human (if onsite with mortuary/funeral home)		PS	PS	PS
	Dry cleaners (off site plant) (without drive through)	P	P	P	P
	Dry cleaners (off site plant) (with drive through)		P	P	P
	Educational institutions, schools, college, learning centers, trade schools (no residential or 24 hour facilities)		P	P	P
	Financial, Medical and Professional Services		P	P	P
	Gunsmith		P	P	P
	Janitor service and supply (no outside storage) (lot or parcel size limited to 40,000 sq. ft. or less)			P	
	Laundry, laundromat		P	P	
	Library	P	P	P	P
	Locksmith		P	P	P
	Massage establishment	P	P	P	P
	Mortuary		P	P	P
	Moving and storage company (lot or parcel size limited to 40,000 sq. ft. or less)			P	
	Museum	P	P	P	P
	Permanent cosmetics, a secondary use to an establishment employing cosmetologist(s) /barber(s), aesthetician(s), electrologist(s), or nail technician(s) licensed by the state under 58-11a-101 et seq., Utah Code Annotated, 1953, as amended, excluding tattoo establishments and home occupations	P	P	P	P
	Pest control and extermination (no outside storage) (lot or parcel size limited to 40,000 sq. ft. or less)		P		P
	Pest control and extermination			P	
	Pet grooming		P	P	P

	Printing, lithographing, publishing or reproduction sales and service (lot or parcel size limited to 40,000 sq. ft. or less)		P		P
	Printing, lithographing, publishing or reproduction sales and service			P	
	Post office, mail and copy services	P	P	P	P
	Psychic, tarot card reader, fortune teller, occult art practitioners, hypnotist		P	P	P
	Rental of home or garden equipment (no outside storage) (lot or parcel size limited to 40,000 sq. ft. or less)		P		
	Rental of home or garden equipment (no outside storage)			P	
	Sign sales (no outside storage) (lot or parcel size limited to 40,000 sq. ft. or less)		P		P
	Sign sales (no outside storage)			P	
	Tattoo establishment		P	P	P
	Taxidermist		PS	PS	
	Towing (towing service office only, no onsite vehicle storage or impound yards)			P	
	Thrift shop/secondhand store/consignment store (no outside storage and no drop off of items during the hours the business is closed)	P	P	P	P
	Transportation, limited to the following uses:				
	Bus, train, rail terminal (lot or parcel size limited to 40,000 sq. ft. or less)		P		P
	Bus, train, rail terminal			P	
	Taxi/Shuttle (lot or parcel size limited to 40,000 sq. ft. or less)		P		P
	Taxi/Shuttle			P	
	Government, public services and facilities, limited to the following uses:				
	County, all facilities	P	P	P	P
	Electrical substation, power stations (non-county)		PS	PS	PS
	Public utility facilities, primary		PS	PS	PS

(Ord. 2022-1215, 8-2-2022; amd. Ord. 2022-1223-O, 12-20-2022)