- > Title 7 Chapter 13a OS Open Space Zone
- > <u>Title 7 Chapter 14 Residential Zoning Districts</u>
- > <u>Title 7 Chapter 14a Accessory Dwelling Units</u>
- > <u>Title 7 Chapter 14b RSD Residential Special Districts</u>
- > Title 7 Chapter 15 Residential Facilities for Persons with a Disability
- > <u>Title 7 Chapter 15a Residential Facilities for Elderly Persons</u>
- > Title 7. Chapter 16. Zoning District Purpose and Intent. Mixed Use, Commercial, Industrial and Special Purpose Districts (.pdf)
- > 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.

	District								
Cuc	MU-B Mixed Use Broadway	MU-G Mixed Use General	NC Neighborhood Commercial (Maximum individual lot Size 15,000 square feet)	GC General Commercial	RC Regional Commercial	LI Light Industrial	IS Industrial Service	I Industrial	RD Research & Development
Accessory Building	P	P	P	P	P	P	Р	P	P
Accessory Drive Through Facility (considered as a Conditional Use for a Use allowed in the District, see Note #3 and Table 2)	С	С		С	С	С	С		С
Accessory Dwelling Unit for Caretaker Only (must be located within primary structure. See Table 2)	С	С	С	С		С	С	С	С
Accessory Dwelling Unit (internal and attached: located above ground floor. See Table 2)	Р	P	P	C/P See Note 7	С				
Accessory Dwelling Unit (detached: located on the same lot as primary structure. See Table 2)	Р	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)				С	С	С	С	С	
Accessory Outside Storage (considered as a Conditional Use for a Use allowed in the District, see Note #2 and Table 2)				С		С	С	С	
Use	MU-B Mixed Use Broadway	MU-G Mixed Use General	Neighborhood Commercial (Maximum individual lot Size 15,000 square feet)	GC General Commercial	RC Regional Commercial	LI Light Industrial	IS Industrial Service	I Industrial	RD Research & Development

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Accessory Outside Storage of Flammable or									
Hazardous materials (considered as a								С	
Conditional Use for a Use allowed in the									
District, see Note #2 and Table 2)									
Agriculture (horticulture)						Р	P	P	С
Airport							С	С	
Amusement Facility		С	С	P	P	P	P		
Auto Impound Yard							С	С	
		С							
		Minimum Lot							
		size 30,000							
Automobile Sales and Rental	С	square feet		С	С	P	P	P	
		with access							
		from arterial							
		road only							
Automobile Service and Repair	С			С		P	P	P	
Automobile Service and Repair Accessory to a					С		P		
Principal Use							r		
Automobile Body and Fender Service and						С	С	P	
Repair								P	
Bed and Breakfast Inn (located in an existing									
structure)	С	С	C	Р					
Boarding House	С	С	C						
Building Maintenance Services						С	P	P	P
Business Office				P	P	P	P	P	P
	MU-B	MU-G	Neighborhood Commercial	GC	RC	LI	IS		RD
Use	Mixed Use	Mixed Use	(Maximum individual lot Size	General	Regional	Light	Industrial	I	Research &
	Broadway	General	15,000 square feet)	Commercial	Commercial	Industrial	Service	Industrial	Development
Office (located within an existing									
_ are)	С	C	C	P	P	P	P	P	P
the state of the s									
							С	С	
Campground, Travel Trailer Park				C		Р			C
Campground, Travel Trailer Park Car Wash				C		P	C P	P	С
Campground, Travel Trailer Park Car Wash Chemical Manufacture and Storage						P			
Campground, Travel Trailer Park Car Wash Chemical Manufacture and Storage Church	C	C	С	C			P	P	P
Campground, Travel Trailer Park Car Wash Chemical Manufacture and Storage Church Conference Center	С	C	C	C P	P	P	P	P C	P P
Campground, Travel Trailer Park Car Wash Chemical Manufacture and Storage Church Conference Center Contractor's Display/Office	C	C	C	C	P	P P	P P	P C	P
Campground, Travel Trailer Park Car Wash Chemical Manufacture and Storage Church Conference Center	С	С	С	C P	P	P	P	P C	P P
Campground, Travel Trailer Park Car Wash Chemical Manufacture and Storage Church Conference Center Contractor's Display/Office	C	C	C	C P	P	P P	P P	P C	P P
Campground, Travel Trailer Park Car Wash Chemical Manufacture and Storage Church Conference Center Contractor's Display/Office Contractor's Storage Yard				C P		P P C	P P C	P C P	P P
Campground, Travel Trailer Park Car Wash Chemical Manufacture and Storage Church Conference Center Contractor's Display/Office Contractor's Storage Yard Convenience Store, without Gasoline Sales	P	P	P	C P	P	P P C	P P C P	P C P P	P P P
Campground, Travel Trailer Park Car Wash Chemical Manufacture and Storage Church Conference Center Contractor's Display/Office Contractor's Storage Yard Convenience Store, without Gasoline Sales Convenience Store, with Gasoline Sales	P C	P C	P	C P C	P C	P P C P	P P C P	P C P P	P P P
Campground, Travel Trailer Park Car Wash Chemical Manufacture and Storage Church Conference Center Contractor's Display/Office Contractor's Storage Yard Convenience Store, without Gasoline Sales Convenience Store, with Gasoline Sales Cultural activities and uses	P C C	P C C	P	C P C	P C	P P C P	P P C P	P C P P	P P P
Campground, Travel Trailer Park Car Wash Chemical Manufacture and Storage Church Conference Center Contractor's Display/Office Contractor's Storage Yard Convenience Store, without Gasoline Sales Convenience Store, with Gasoline Sales Cultural activities and uses Day-Care/Pre-School (Home Occupation)	P C C P	P C C P	P C	C P C	P C	P P C P P	P P C P P	P C P P	P P P P P
Campground, Travel Trailer Park Car Wash Chemical Manufacture and Storage Church Conference Center Contractor's Display/Office Contractor's Storage Yard Convenience Store, without Gasoline Sales Convenience Store, with Gasoline Sales Cultural activities and uses Day-Care/Pre-School (Home Occupation) Day-Care/Pre-School Center	P C C P	P C C P	P C	C P C	P C	P P C P P C	P P C P P C C	P C P P P	P P P P P
Campground, Travel Trailer Park Car Wash Chemical Manufacture and Storage Church Conference Center Contractor's Display/Office Contractor's Storage Yard Convenience Store, without Gasoline Sales Convenience Store, with Gasoline Sales Cultural activities and uses Day-Care/Pre-School (Home Occupation) Day-Care/Pre-School Center Distribution Center	P C C P C	P C C P C	P C	C P C	P C	P P C P P C	P P C P P C C	P C P P P	P P P P P
Campground, Travel Trailer Park Car Wash Chemical Manufacture and Storage Church Conference Center Contractor's Display/Office Contractor's Storage Yard Convenience Store, without Gasoline Sales Convenience Store, with Gasoline Sales Cultural activities and uses Day-Care/Pre-School (Home Occupation) Day-Care/Pre-School Center Distribution Center Dwelling: Single Family (Detached) Dwelling: Two family	P C C P C	P C C P C	P C C	C P C P P P	P C C	P P C P P C	P P C P P C C	P C P P P	P P P P P
Campground, Travel Trailer Park Car Wash Chemical Manufacture and Storage Church Conference Center Contractor's Display/Office Contractor's Storage Yard Convenience Store, without Gasoline Sales Convenience Store, with Gasoline Sales Cultural activities and uses Day-Care/Pre-School (Home Occupation) Day-Care/Pre-School Center Distribution Center Dwelling: Single Family (Detached)	P C C P P P	P C C P C C	P C	C P C	P C	P P C P P C	P P C P P C C	P C P P P	P P P P P
Campground, Travel Trailer Park Car Wash Chemical Manufacture and Storage Church Conference Center Contractor's Display/Office Contractor's Storage Yard Convenience Store, without Gasoline Sales Convenience Store, with Gasoline Sales Cultural activities and uses Day-Care/Pre-School (Home Occupation) Day-Care/Pre-School Center Distribution Center Dwelling: Single Family (Detached) Dwelling: Two family	P C C P P C C	P C C C C C C C C C C C C C C C C C C C	P C C	C P C P P P	P C C	P P C P P C	P P C P P C C	P C P P P	P P P P
Campground, Travel Trailer Park Car Wash Chemical Manufacture and Storage Church Conference Center Contractor's Display/Office Contractor's Storage Yard Convenience Store, without Gasoline Sales Convenience Store, with Gasoline Sales Cultural activities and uses Day-Care/Pre-School (Home Occupation) Day-Care/Pre-School Center Distribution Center Dwelling: Single Family (Detached) Dwelling: Two family Dwelling: Multi-Family	P C C P P C C	P C C C C C C C C C C C C C C C C C C C	P C C	C P C P P P	P C C	P P C P P C	P P C P P C C	P C P P P P	P P P P P
Campground, Travel Trailer Park Car Wash Chemical Manufacture and Storage Church Conference Center Contractor's Display/Office Contractor's Storage Yard Convenience Store, without Gasoline Sales Convenience Store, with Gasoline Sales Cultural activities and uses Day-Care/Pre-School (Home Occupation) Day-Care/Pre-School Center Distribution Center Dwelling: Single Family (Detached) Dwelling: Two family Dwelling: Multi-Family	P C C P P C See Note 6	P C C P C C See Note 6	P C C	C P C P P P See Note 6	P C C See Note 6	P P C P P C C C	P P C P P C C C	P C P P P P	P P P P C
Campground, Travel Trailer Park Car Wash Chemical Manufacture and Storage Church Conference Center Contractor's Display/Office Contractor's Storage Yard Convenience Store, without Gasoline Sales Convenience Store, with Gasoline Sales Cultural activities and uses Day-Care/Pre-School (Home Occupation) Day-Care/Pre-School Center Distribution Center Dwelling: Single Family (Detached) Dwelling: Two family Dwelling: Multi-Family Extractive Industry	P C C P P C C See Note 6	P C C P C C C See Note 6	P C C See Note 6	C P C P P P P See Note 6	P C C C See Note 6	P P C P P C C C	P P C P P C C C C	P C P P P P	P P P P P C C RD Research &
Campground, Travel Trailer Park Car Wash Chemical Manufacture and Storage Church Conference Center Contractor's Display/Office Contractor's Storage Yard Convenience Store, without Gasoline Sales Convenience Store, with Gasoline Sales Cultural activities and uses Day-Care/Pre-School (Home Occupation) Day-Care/Pre-School Center Distribution Center Dwelling: Single Family (Detached) Dwelling: Two family Dwelling: Multi-Family Extractive Industry	P C C P C P C See Note 6	P C C P C C P C C MU-G Mixed Use	P C C See Note 6 Neighborhood Commercial (Maximum individual lot Size	C P C P P P P See Note 6	P C C C Regional	P P C P P C C C LI Light	P P P C P P C C IS	P C P P P P	P P P P P C C RD Research &
Campground, Travel Trailer Park Car Wash Chemical Manufacture and Storage Church Conference Center Contractor's Display/Office Contractor's Storage Yard Convenience Store, without Gasoline Sales Convenience Store, with Gasoline Sales Cultural activities and uses Day-Care/Pre-School (Home Occupation) Day-Care/Pre-School Center Distribution Center Dwelling: Single Family (Detached) Dwelling: Two family Dwelling: Multi-Family Extractive Industry Use Fast Food Restaurant	P C C P C P C See Note 6	P C C P C C C See Note 6 MU-G Mixed Use General C	P C C See Note 6 Neighborhood Commercial (Maximum individual lot Size 15,000 square feet)	P P P P See Note 6 GC General Commercial	P C C C See Note 6 RC Regional Commercial P	P P C P P C C LI Light Industrial	P P P C P P C C C IS Industrial Service P	P C P P P P	P P P P C RD Research & Development
Campground, Travel Trailer Park Car Wash Chemical Manufacture and Storage Church Conference Center Contractor's Display/Office Contractor's Storage Yard Convenience Store, without Gasoline Sales Convenience Store, with Gasoline Sales Cultural activities and uses Day-Care/Pre-School (Home Occupation) Day-Care/Pre-School Center Distribution Center Dwelling: Single Family (Detached) Dwelling: Two family Dwelling: Multi-Family Extractive Industry Use Fast Food Restaurant Financial Services	P C C P C P C See Note 6	P C C P C C See Note 6	P C C See Note 6 Neighborhood Commercial (Maximum individual lot Size	P P P P See Note 6 GC General Commercial	P C C C See Note 6 RC Regional Commercial	P P C P P C C C LI Light Industrial	P P P C P P C C C IS Industrial Service	P C P P P P I Industrial	P P P P P C RD Research & Development
Campground, Travel Trailer Park Car Wash Chemical Manufacture and Storage Church Conference Center Contractor's Display/Office Contractor's Storage Yard Convenience Store, without Gasoline Sales Convenience Store, with Gasoline Sales Cultural activities and uses Day-Care/Pre-School (Home Occupation) Day-Care/Pre-School Center Distribution Center Dwelling: Single Family (Detached) Dwelling: Two family Dwelling: Multi-Family Extractive Industry Use Fast Food Restaurant	P C C P C P C See Note 6	P C C P C C C See Note 6 MU-G Mixed Use General C	P C C See Note 6 Neighborhood Commercial (Maximum individual lot Size 15,000 square feet)	P P P P See Note 6 GC General Commercial	P C C C See Note 6 RC Regional Commercial P	P P C P P C C LI Light Industrial	P P P C P P C C C IS Industrial Service P	P C P P P P	P P P P P C RD Research & Development

Garden Center	С	С		P	P	P	P		
General Industrial Activity						P	P	P	P
Hardware and Garden Supply Store	С			P	P	P	P		
Hazardous Material Storage									
Hazardous Waste In-Transit Facility								С	
Health Care Facility				С	С	P	P	P	С
Health Care Provider	С	С	С	P	P	P	P		P
Health Care Provider (located within an	_	_		_	_	_	_	_	_
existing structure)	С	С		Р	Р	P	P	P	P
Health Club	С	С		P	P	P	P	P	P
Heavy Equipment Sales and Rental						С	С	P	
Heavy Equipment Sales and Rental as an									
Accessory Use to an Established Retail Use				С	С				
Heavy Industrial Manufacturing and Assembly								С	
Heliport				С	С	С	С	С	С
	MU-B	MU-G	Neighborhood Commercial	GC	RC	LI	IS	_	RD
Use	Mixed Use	Mixed Use	(Maximum individual lot Size	General	Regional	Light	Industrial	I	Research &
	Broadway	General	15,000 square feet)	Commercial	Commercial	Industrial	Service	Industrial	Development
Home Occupation (must comply with all	P	P							
requirements of a Home Occupation)	P	Р							
Hotel	С	C		P	P	P	P		P
Junkyard/Salvage Yard								С	
Kennel						С	С	P	
Laundromat	С	С	С	Р		P	Р	P	
Light Manufacturing and Assembly						P		P	
Liquor Store				С	С				С
Cannabis Pharmacy			P	Р	P	P	P	P	P
Cannabis Production Establishment								P	
ພership Club				С		С	С	С	
Military Surplus Yard								С	
Motel	С	С		P	P	P	P		P
Nursery	С	С				P	P	P	С
Nursing Home, Convalescent Care Facility	С	С	C	P	P				
Open Space Areas, Trails	P	P	P	P	P	P	P	P	P
Park and Ride Facilities				С	С	С	P	С	С
Personal Services	С	С		P	P	P	P		P
Pet Shop/Pet Grooming	С	С		C					
Public or Private Educational Facility	С	С		С	C	С	С	С	С
I done of Fivale Educational Facility	ми-в	MU-G	Neighborhood Commercial	GC	RC	LI	IS		RD
Use	Mixed Use	Mixed Use	(Maximum individual lot Size		Regional	Light	Industrial	I	Research &
	Broadway	General	15,000 square feet)	Commercial	Commercial	Industrial	Service	Industrial	Development
Personal Storage Facility (Mini-Storage)						C	С	P	
Private Club/Bar	С			С	С	С	С	С	С
Professional Office	С	С	C	P	P	P	P	P	P
Professional Office (located within an existing			-	-			-	_	
structure)	С	С	С	P	P	P	P	P	P
Public Use	С	С	С	С	C	С	С	С	С
Reception Center	С	С		P	P	P	P		P
Reception Center (located within an existing		-							
structure)	С	С		P	P	P			P
Recreational Facility (Indoor)				P		P	P	P	С
Recreational Facility (Outdoor)				C		C	C	-	С
Recycling Collection Site				С		С	С	P	
								С	
Recycling Processing Center									

	I		T				I	I	
Repair Shop (household and personal goods	С	C		P		P	P	P	P
with no outside storage)									
Research Facility				Р		P	P	P	P
Residential Treatment Facilities and Programs		С							
Restaurant	С	С		Р	Р	Р	Р	P	P
Restaurant (located within an existing structure)	С	С		P	P	P	P		P
Retail Sales Accessory to an Allowed Y se				P	P	P	P	P	P
Use	MU-B	MU-G	Neighborhood Commercial	GC	RC	LI	IS		RD
	Mixed Use Mixed	Mixed Use	(Maximum individual lot Size	General	Regional	Light	Industrial	Industrial	Research &
	Broadway	General	15,000 square feet)	Commercial	Commercial	Industrial	Service		Development
Retail Store (located within an existing structure)	С	С	С	Р	Р				
Retail Store (Total maximum 3,000 square footage)	С	С	С	Р		Р	Р		Р
Retail Store or Commercial Center				P	P				
Retail Store or Commercial Center (Minimum									
120,000 building square foot and planned and				P	P				
phased by approval of a Master Development				r	r				
Site Plan)									
Retirement Center	С	С							
Rock, Sand and Gravel Storage and Distribution								P	
Sexually Oriented Business								P	
Shooting Range, Indoor				С		С	С	С	С
Telecommunications Site/Facility						С	С	С	С
Temporary Construction Office	С	С	С	P	P	P	P	P	P
Temporary Seasonal Use	С	С	P	P	P	P	P	P	
ary Use	С	С	С	С	С	Р	Р	Р	
indoor)	С	С		P	P				P
1 neater (Outdoor)				С		P	P	P	
Tobacco Specialty Store (see Note #5)				С	С	С	С	С	С
Utility Service Facility (major)				С	С	С	С	С	С
Utility Service Facility (minor)			С	С	С	С	С	С	
Use	MU-B Mixed Use Broadway	MU-G Mixed Use General	Neighborhood Commercial (Maximum individual lot Size 15,000 square feet)	GC General Commercial	RC Regional Commercial	LI Light Industrial	IS Industrial Service	I Industrial	RD Research & Development
Vehicle Storage Yard								С	
Veterinary Clinic/Animal Hospital						P	P	P	
Veterinary Clinic/Animal Hospital Operating Entirely Within an Enclosed Building	С	С		Р		Р	Р	Р	Р
Warehouse						С	С	P	
	<u> </u>	<u> </u>	l .				L	<u> </u>	

Table 7-16 Part 2

P = PERMITTED USE

C = CONDITIONAL USE

ANY USE NOT IDENTIFIED AS EITHER A PERMITTED (P) OR CONDIITONAL (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:

1. 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)