

› **Title 7 Chapter 13a OS Open Space Zone**

› **Title 7 Chapter 14 Residential Zoning Districts**

› **Title 7 Chapter 14a Accessory Dwelling Units**

› **Title 7 Chapter 14b RSD Residential Special Districts**

› **Title 7 Chapter 15 Residential Facilities for Persons with a Disability**

› **Title 7 Chapter 15a Residential Facilities for Elderly Persons**

✓ **Title 7 Chapter 16 Zoning District Purpose and Intent Mixed Use, Commercial, Industrial and Special Purpose Districts**

› **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								
	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	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		C	C	C	C
Accessory Dwelling Unit (internal and attached; located above ground floor. See Table 2)	P	P	P	C/P <i>See Note 7</i>	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	
<b>Use</b>	<b>MU-B Mixed Use Broadway</b>	<b>MU-G Mixed Use General</b>	<b>Neighborhood Commercial (Maximum individual lot Size 15,000 square feet)</b>	<b>GC General Commercial</b>	<b>RC Regional Commercial</b>	<b>LI Light Industrial</b>	<b>IS Industrial Service</b>	<b>I Industrial</b>	<b>RD Research &amp; Development</b>

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	
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						
Building Maintenance Services						C	P	P	P
Business Office				P	P	P	P	P	P
<b>Use</b>	<b>MU-B Mixed Use Broadway</b>	<b>MU-G Mixed Use General</b>	<b>Neighborhood Commercial (Maximum individual lot Size 15,000 square feet)</b>	<b>GC General Commercial</b>	<b>RC Regional Commercial</b>	<b>LI Light Industrial</b>	<b>IS Industrial Service</b>	<b>I Industrial</b>	<b>RD Research &amp; Development</b>
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							
Dwelling: Multi-Family	C See Note 6	C See Note 6	See Note 6	See Note 6	See Note 6				
Extractive Industry									
<b>Use</b>	<b>MU-B Mixed Use Broadway</b>	<b>MU-G Mixed Use General</b>	<b>Neighborhood Commercial (Maximum individual lot Size 15,000 square feet)</b>	<b>GC General Commercial</b>	<b>RC Regional Commercial</b>	<b>LI Light Industrial</b>	<b>IS Industrial Service</b>	<b>I Industrial</b>	<b>RD Research &amp; Development</b>
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



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
Retail Sales Accessory to an Allowed Use				P	P	P	P	P	P
<b>Use</b>	<b>MU-B Mixed Use Broadway</b>	<b>MU-G Mixed Use General</b>	<b>Neighborhood Commercial (Maximum individual lot Size 15,000 square feet)</b>	<b>GC General Commercial</b>	<b>RC Regional Commercial</b>	<b>LI Light Industrial</b>	<b>IS Industrial Service</b>	<b>I Industrial</b>	<b>RD Research &amp; Development</b>
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
Telecommunications 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	
Temporary Use (Indoor)	C	C		P	P				P
Temporary Use (Outdoor)				C		P	P	P	
Tobacco Specialty Store (see Note #5)				C	C	C	C	C	C
Utility Service Facility (major)				C	C	C	C	C	C
Utility Service Facility (minor)			C	C	C	C	C	C	
<b>Use</b>	<b>MU-B Mixed Use Broadway</b>	<b>MU-G Mixed Use General</b>	<b>Neighborhood Commercial (Maximum individual lot Size 15,000 square feet)</b>	<b>GC General Commercial</b>	<b>RC Regional Commercial</b>	<b>LI Light Industrial</b>	<b>IS Industrial Service</b>	<b>I Industrial</b>	<b>RD Research &amp; Development</b>
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	

Table 7-16 Part 2

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:

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)