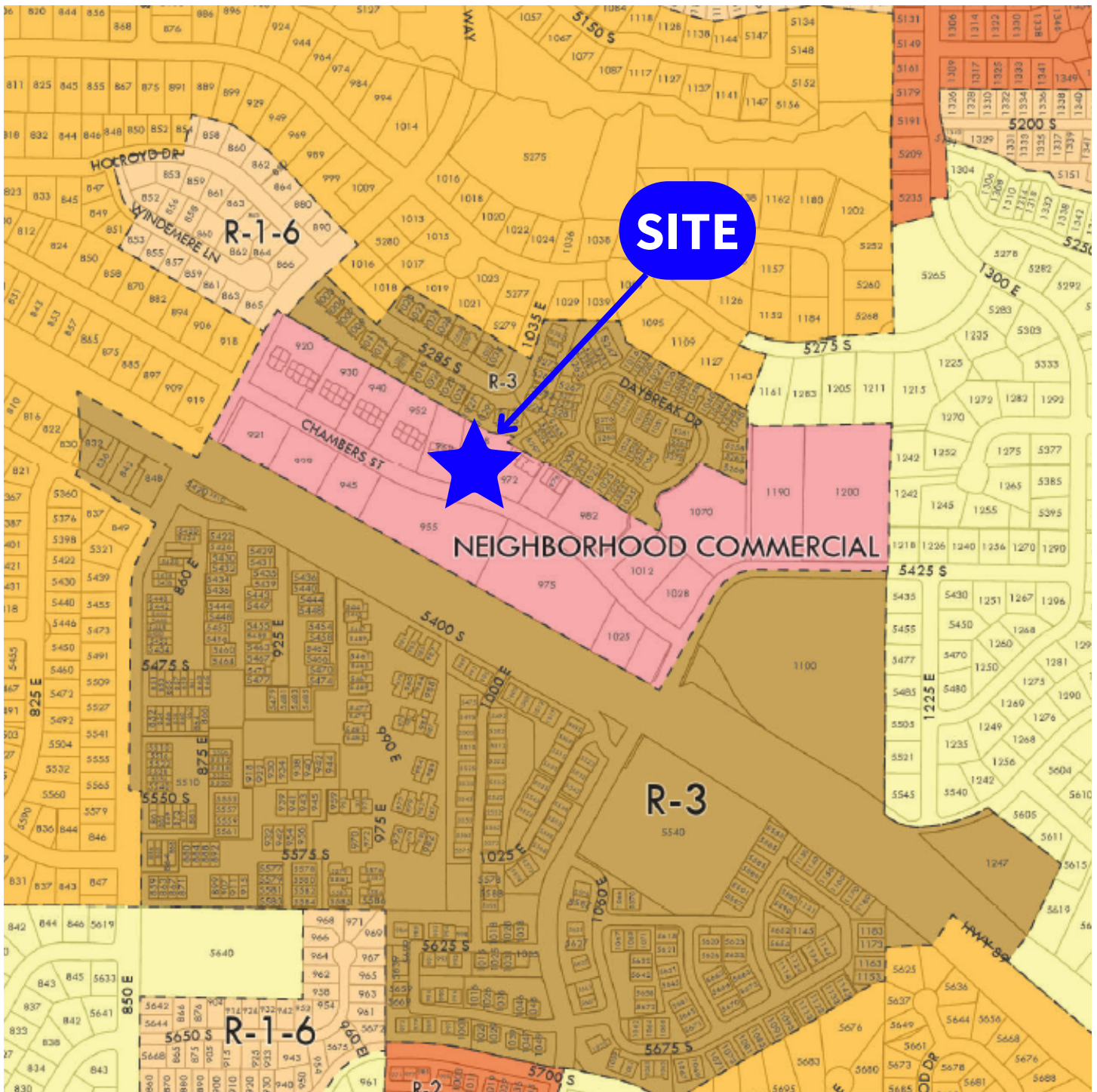


South Ogden City Zoning



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[10-5.1B-4: Uses](#)

[10-5.1B-4-1: General Requirements](#)

[10-5.1B-4-2: Definition Of Uses](#)

10-5.1B-4-1: General Requirements

1. General Provisions: The following general provisions apply to the uses outlined in this section 10-5.1B-4.
 1. A lot may contain more than one use.
 2. Each of the uses may function as either a principal use or accessory use on a lot, unless otherwise specified.
 3. Uses are either permitted by-right in a subdistrict, permitted by-right with specific development or design parameters, or require a conditional use permit (refer to subsection 10-5.1B-10-2F of this article) in order to be developed.
 4. Each use shall be located within a permitted building type (refer to section 10-5.1B-5, "Building Types," of this article), unless otherwise specified.
 5. Each use may have both indoor and outdoor facilities, unless otherwise specified.
2. Organization: The uses are grouped into general categories, which may contain lists of additional uses or clusters of uses.
 1. Unlisted Similar Use: If a use is not listed but is similar in nature and impact to a use permitted within a zoning subdistrict, the City Manager or designee may interpret the use as permitted.
 1. The unlisted use will be subject to any development standards applicable to the similar permitted use.
 2. If the unlisted use is similar in nature and impact to a use requiring a conditional use permit, the City Manager or designee may interpret the use as also requiring a conditional use permit.
 2. Unlisted Dissimilar Use: If a use is not listed and cannot be interpreted as similar in nature and impact to a use within a zoning subdistrict that is either permitted or requires a conditional use permit, the use is not permitted and may only be approved through an amendment of this article. (Ord. 19-06, 4-16-2019, eff. 4-16-2019)
3. Use Table: Table 4.1(1), "Uses By Subdistrict," of this subsection C outlines the permitted uses in each zoning subdistrict. Each use is given one of the following designations for each zoning subdistrict in which that use is permitted.
 1. Permitted ("P"): These uses are permitted by-right in the subdistricts in which they are listed.
 2. Permitted With Development Standards ("P2"): These uses are permitted by-right in the subdistricts in which they are listed, provided that they are developed utilizing the listed development standards. These standards are intended to alleviate any negative impacts associated with the use, making it appropriate in a subdistrict where it otherwise might not have been appropriate.
 3. Requires A Conditional Use Permit ("C"): These uses require administrative review and approval (refer to subsection 10-5.1B-10-2F of this article) in order to occur in the subdistricts in which they are listed and must follow any applicable development standards associated with the use as well as meet the requirements of the conditional use.
 4. Blank Not Permitted: Listed uses that are not permitted in the subdistrict are indicated by a blank space.

TABLE 4.1(1)

USES BY SUBDISTRICT

Key:

- P Permitted
- P² Permitted with development standards
- C Requires a conditional use permit
- Blank Not permitted

5.

Uses	Gateway Core	Gateway General	Neighborhood Commercial	Gateway Edge
Residential and lodging:				
Residential	P	P	P	P
Hotel and inn	P	P	P	
Group living arrangement	C	C	C	
Civic:				
Assembly	p ²	p ²	p ²	p ²
Transit station	P	P	P	p ²
Hospital and clinic	P	P	P	C
Library/museum/Post Office (no distribution)	P	P	P	C
Police and fire	C	C	C	C
School	P	P	P	P
Retail:				
Neighborhood retail	P	P	P	
General retail	P	P	p ²	
Outdoor sales lot				
Sexually oriented business			p ²	
Medical cannabis pharmacy	p ²	p ²		
Service:				
Neighborhood service	P	P	P	
General service	p ²	C	C	
Vehicle service	p ²	C		
Office and industrial:				
Office	P	P	p ²	
Craftsman industrial	P	P	P	
Infrastructure:				
Parking lot	p ²	p ²	p ²	
Parking structure	p ²	p ²	p ²	
Utility and infrastructure	C	C	C	C
Open space	p ²	p ²	p ²	p ²
Accessory uses:				
Drive-through facility	p ²	p ²	p ²	
Home occupation	P	P	P	C
Parking lot	P	P	P	P
Parking structure	p ²	p ²	p ²	
Outdoor storage of goods	p ²	p ²	p ²	
Temporary outdoor sales lot	P	P	P	
Beer and liquor:				
Class A license ¹	P			
Class B license ²	P	P	P	
Class C license ³	P	P	P	

6. Notes:

¹Class A - Beer and/or liquor served and consumed on premises (bar, tavern, microbrewery).

²Class B - Beer and/or liquor sold on premises, but on-premises consumption is prohibited (convenience and grocery stores, State liquor stores).

³Class C - Beer and/or liquor may be served with a meal in a restaurant.

Refer to subsections 10-5.1B-4-2C1 and C2 of this section 10-5.1B-4 to determine which beer and liquor uses are allowed in neighborhood retail and general retail.

(Ord. 17-14, 5-16-2017; amd. Ord. 19-06, 4-16-2019, eff. 4-16-2019; Ord. 19-08, 6-18-2019, eff. 6-18-2019; Ord. 19-09, 7-2-2019, eff. 7-2-2019; Ord. 20-03, 1-21-2020)

4. Building Types: The uses permitted within the subdistrict may be further limited by the building types permitted. Refer to section 10-5.1B-5, "Building Types," of this article. (Ord. 19-06, 4-16-2019, eff. 4-16-2019)

HISTORY

Amended by Ord. [22-14](#) on 9/6/2022

10-5.1B-4-2: Definition Of Uses

1. Residential And Lodging Uses: A category of uses that include several residence types.
 1. Residential: One or more dwelling units located within the principal structure of a lot, in which the units may or may not share a common wall with the adjacent (horizontally or vertically) unit or have individual entrances from the outside.
 2. Hotel And Inn: A facility offering temporary lodging to the general public consisting of sleeping rooms with or without in-room kitchen facilities. Secondary service uses may also be provided, such as restaurants and meeting rooms. Rooms shall be accessed from the interior of the building. In the subdistricts where a hotel or inn is permitted with development standards ("P2"), the following applies:
 1. The facility is limited to twelve (12) rooms.
 2. Bed and breakfasts and pensions are permitted.
 3. Group Living Arrangement: A group living or congregate living arrangement where groups of more than four (4) unrelated persons live together in a single dwelling or housekeeping unit, including, but not limited to, assisted living unit, boarding house, lodging house, nursing home, senior housing, assisted living facility, nursing care facility, residential facility for disabled persons, dormitory, student housing, fraternity, club, institutional group, half-way house, convent, monastery, or other similar group living or congregate living arrangement of unrelated persons. A group living arrangement does not include clinics, medical or dental; hospital(s) or hospital/clinic. In the subdistricts where a group living arrangement facility is permitted with development standards ("P2"), the facility is limited to twelve (12) rooms.
2. Civic Uses: A category of uses related to fulfilling the needs of day-to-day community life including assembly, public services, educational facilities, and hospitals.
 1. Assembly: A facility that has organized services, meetings, or programs to benefit, educate, entertain, or promote discourse amongst the residents of the community in a public or private setting. Assembly includes such uses as a community center, house of worship, and private clubs and lodges. In the subdistricts where an outdoor sales lot is permitted with development standards ("P2"), the following applies:
 1. Parking shall be limited to an area less than the total building footprint area.
 2. The facility shall primarily serve the adjacent neighborhood.
 2. Transit Station: A covered passenger boarding and a lighting facility with a platform(s), which may include a waiting room, ticket office or machines, restrooms, or concessions.
 3. Hospital And Clinic: A licensed institution providing medical care and health services to the community. These services may be located in one building or clustered in several buildings and may include laboratories, in-and out-patient facilities, training facilities, medical offices, staff residences, food service, pharmacies, and gift shop.
 4. Library/Museum: A structure open to the general public, which houses educational, cultural, artistic, or historic information, resources, and exhibits. May also include food service and a gift shop.
 5. Police And Fire: A facility providing public safety and emergency services; training facilities, locker rooms, and limited overnight accommodations may also be included. Police and fire facilities require a conditional use approval. The facilities shall be housed in a permitted building, but shall have the following additional allowances:
 1. Garage doors are permitted on the front facade.

2. Exempt from maximum driveway widths.
6. Post Office: A publicly accessed facility for the selling of supplies and mail related products and the small scale collection and distribution of mail and packages. Large-scale postal sorting and distribution is not permitted.
7. School: An education facility with classrooms and offices, that may also include associated indoor facilities such as ball courts, gymnasium, theater, and food service.
3. Retail Uses: A category of uses involving the sale of goods or merchandise to the general public for personal or household consumption.
 1. Neighborhood Retail: A use in this category occupies a space of less than twelve thousand (12,000) square feet. Neighborhood retail includes such uses as those listed as follows:

Neighborhood retail:

Antique shop.

Apparel and accessory store.

Art and education supplies.

Bakery, retail.

Beer and liquor sales (see section 10-5.1B-4-1, table 4.1(1) of this article).

Bicycle sales and repair.

Book, magazine, and newspaper store.

Building materials, hardware, and garden supply.

Camera and photo supply store.

China and glassware shop.

Convenience store.

Drug store/pharmacy.

Fabric and craft store.

Florist.

Gift, novelty, and souvenir shop.

Grocery store.

Hardware store.

Hobby shop.

Jewelry sales and repair.

Luggage and leather goods.

Music store.

Musical instrument repair and sales.

Office supply.

Optical goods.

Paint and wallpaper.

Party supply shop.

Pet and pet supply.

Specialty food market (butcher, candy, fish market, produce, etc.).

Sporting goods sales and rental.

Stationery and paper store.

Toy shop.

Video/game sales and rental.

2. General Retail: A use in this category includes all neighborhood retail uses and has the ability to occupy a space of greater than twelve thousand (12,000) square feet and such uses as those listed as follows:

General retail:

All neighborhood retail.

Agriculture equipment and supply.

Appliance and electronic sales and service.

Automotive supply (no service).

Beer and liquor sales (see section 10-5.1B-4-1, table 4.1(1) of this article).

Cabinet supply (display only).

Computer software sales and leasing.

Department store.

Electrical supplies.

Gun shop.

Heating, air conditioning and plumbing supplies, sales, and service.

Home furnishings and accessories sales and rentals.

Machine sales and rental.

Medical supply store and rental.

Medical supply store and sales.

Merchandise vending machine operators.

Motorcycle and motor scooter sales.

Pawn shop.

Smoke shop.

State liquor store.

3. Outdoor Sales Lot: A use involving the sale of goods or merchandise to businesses and/or the general public, where the majority of the goods are stored or displayed outdoors. Outdoor sales lots include such uses as the sale and rental of automobiles, trucks, trailers, boats, and recreational vehicles; and the sale of building materials, landscape materials, and garden supplies. In the subdistricts where an outdoor sales lot is permitted by conditional use ("C"), the following applies:
 1. Not permitted on corner parcels.
 2. Includes permanent construction of a building utilizing one of the permitted building types in the subdistrict.
4. Medical Cannabis Pharmacy: A business that purchases cannabis products or devices from a processing facility as described in Utah Code Annotated section 4-41a-102(4) and sells the cannabis products or devices in a medicinal form to a medical cannabis cardholder. In the subdistricts where medical cannabis pharmacies are allowed with development standards (P2), the following standards apply in addition to those found in Utah Code Annotated section 26-61a-301.
 1. Pharmacy shall maintain exterior facades in a manner that maintains the natural color and appearance of the building and avoids drawing special attention to the building;
 2. Windows shall not be darkened or covered to prohibit view into the interior of the sales space from the public view;
 3. Pharmacy shall be operated entirely within a closed building; and
 4. Hours of operation shall commence no earlier than eight o'clock (8:00) A.M. and end by eight o'clock (8:00) P.M. (Ord. 20-03, 1-21-2020)
4. Service: A category of uses that provide patrons services and limited retail products related to those services. Visibility and accessibility are important to these uses, as most patrons do not utilize scheduled appointments.
 1. Neighborhood Service: A use in this category occupies a space of less than twelve thousand (12,000) square feet. Neighborhood service includes such uses as those listed as follows:

Neighborhood service:

Arcade.

Bank or other financial service.

Barber shop, beauty salon, and spa.

Billiard hall.

Catering.

Day care, adult or child.

Dry cleaning and laundry.

Emergency care clinic.

Fitness, dance studio, and gym.

Framing.

Home furniture and equipment repair.

Locksmith.

Mailing services.

Pet grooming.

Photocopying and printing.

Photography studio and supplies (on-site processing permitted).

Restaurants (refer to State law for alcoholic beverage requests).

Shoe repair.

Tailor and seamstress.

Tanning salon.

Theater.

Training center.

Travel agency and tour operator.

Veterinarian.

2. General Service: A use in this category includes all neighborhood service uses and has the ability to occupy a space of greater than twelve thousand (12,000) square feet and such uses as those listed as follows:

General service:

All neighborhood services.

Animal boarding (interior only).

Aquatic facilities.

Batting cages.

Bowling alley.

Concert hall.

Exterminating and disinfecting service.

Funeral home.

Microbrewery.

Miniature golf course.

Recreation, commercial indoor.

Repair of small goods and electronics.

Shooting and archery ranges (indoor only).

Short term lending business¹.

Skating rink.

Tattoo/piercing parlor. (Ord. 20-18, 7-7-2020)

5. Vehicle Service: A business involving the servicing of vehicles and/or the distribution of fuel to residents of the community and region. A convenience store may also be included as a secondary use, as well as the sale of propane

and kerosene. Vehicle service includes such uses as automotive filling stations, vehicle repair, car wash facilities, and tire sales and mounting. In the subdistricts where vehicle service is permitted with development standards ("P2"), the following apply:

1. Use Limitation: Repair and wash facilities for semi-trucks, recreational vehicles, boats, and other oversized vehicles are not permitted.
2. Service Bays: Vehicular service bays, including garages and car wash bays, shall not be located on the front facade, unless otherwise permitted by the building type.
3. Outdoor Storage: Disabled or inoperable vehicles and those awaiting pick-up may be stored outdoors if:
 1. The vehicles are not stored for more than two (2) days.
 2. The storage area is located in the rear yard screened from view of the front lot line.
 3. The storage area is screened using the side and rear yard buffer outlined in section 10-5.1B-7, "Landscape Standards," of this article, regardless of the adjacent land uses.
4. Outdoor Activities:
 1. All repairs or washing activities must occur inside a structure.
 2. Vacuuming activities may occur in open air, but must be located in the side or rear yards, screened from the front lot line.
 3. Temporary outdoor display of seasonal items, such as windshield wiper fluid or salt, is permitted during business hours under the canopy and adjacent to the principal structure.
6. Office Uses: A category of uses for businesses that involve the transaction of affairs of a profession, service, industry, or government. Patrons of these businesses usually have set appointments or meeting times; the businesses do not typically rely on walk-in customers. Office uses include those listed as follows:

Office:

Architecture/engineering/design.

Building contractor (office only).

Business consulting.

Charitable institutions.

Computer programming and support.

Detective services.

Educational services (tutor and testing).

Employment agency.

Financial and insurance.

Government offices.

Legal services.

Management services.

Medical and dental with laboratory.

PR and advertising.

Physical therapy/physical rehabilitation.

Property development.

Radio and TV studio.

Real estate.

Recording and sound studio.

Research agency.

Research and development.

Surveying.

In the districts where an office use is permitted with development standards ("P2"), the following apply:

1. The building footprint can be no larger than twelve thousand (12,000) gross square feet.
7. Craftsman Industrial: A use involving small scale manufacturing, production, assembly, and/or repair with little to no noxious by-products that includes a showroom or small retail outlet that is accessible to the public. Craftsman industrial includes such uses as those found in subsection G2 of this section. This use may also include associated facilities such as offices and small scale warehousing, but distribution is limited. The maximum overall gross floor area is limited to twenty thousand (20,000) square feet, unless otherwise noted.

1. In the subdistricts where a craftsman industrial use is permitted with development standards ("P2"), the following apply:
 1. A minimum twenty percent (20%) of gross floor area shall be dedicated to a showroom located at the front of the space and is in view of a public right-of-way.
 2. Outdoor activities and storage of goods are not permitted.
2. Typical craftsman industrial uses:

Apparel and finished fabric products.

Bakery and confections.

Beverages, including beer, wine, liquor, soft drinks, coffee.

Botanical products.

Brooms and brushes.

Canning and preserving food.

Commercial scale copying and printing.

Construction special trade contractors.

Cut stone and cast stone.

Dairy products.

Electrical fixtures.

Electronics assembly.

Engraving.

Fabricated metal products.

Film making.

Furniture and fixtures.

Glass.

Household textiles.

Ice.

Jewelry, watches, clocks, and silverware.

Leather products.

Meat and fish products, no processing.

Musical instruments and parts.

Pasta.

Pottery, ceramics, and related products.

Printing, publishing and allied industries.

Shoes and boots.

Signs and advertising.

Small goods manufacturing.

Smithing.

Taxidermy.

Textile, fabric, cloth.

Toys and athletic goods.

Upholstery.

Woodworking.

8. **Parking Lot:** A lot that does not contain a permitted building or open space type and is solely used for the parking of vehicles. In the subdistricts where a parking lot is permitted with development standards ("P2"), the following apply:
 1. **Corner Lots:** A corner lot shall not be used as a parking lot.
 2. **Adjacent Parking Lots:** Two (2) parking lots cannot be located directly adjacent to one another.
 3. **Single Family:** Parking lot cannot be associated with a single family use.
 4. **Distance:** Parking lot must be within one thousand three hundred feet (1,300') of the principal entrance to the associated use unless:
 1. At least seventy five percent (75%) of the spaces are dedicated for public use.
 2. An approved parking agreement is in place (refer to section 10-5.1B-8, "Parking," of this article).
 5. **Pedestrian Access:** Must be connected to associated use by a dedicated, public pedestrian pathway.
 6. **Commercial Vehicles:** Parking lots for commercial vehicles are not permitted in these subdistricts.
9. **Parking Structure:** A parking structure on a lot that does not contain a permitted building type and is solely used for the parking of vehicles. In the subdistricts where a parking structure is permitted with development standards ("P2"), the following apply:
 1. **Corner Lots:** Parking structures may be used for corner lots if the ground floor of structure is dedicated for commercial use at a minimum depth of thirty feet (30').
 2. **Adjacent Parking Lots:** Two (2) parking facilities (lots or structures) cannot be located directly adjacent to one another.
 3. **Primary Street:** Parking structures fronting primary streets must have ground floor dedicated to commercial uses at a minimum depth of thirty feet (30').
 4. **Distance:** Parking structure must be within one thousand three hundred feet (1,300') of the principal entrance to the associated use unless:
 1. At least seventy five percent (75%) of the spaces are dedicated for public use.

2. An approved parking agreement is in place (refer to section 10-5.1B-8, "Parking," of this article).
5. Pedestrian Access: Must be connected to associated use by a dedicated, public pedestrian pathway.
6. Commercial Vehicles: Parking structures for commercial vehicles are not permitted in these subdistricts.
10. Utility And Infrastructure: A lot that is primarily utilized for the City's infrastructure needs. Utility and infrastructure includes such uses as electric or gas services, sewage treatment, water treatment and storage, and energy conversion systems. In all subdistricts, utilities and infrastructure require a conditional use permit ("C").
11. Open Space: A use of land for active or passive, public or private, outdoor space, including such uses as parks, plazas, greens, playgrounds, or community gardens. Refer to section 10-5.1B-6, "Open Space Types," of this article for permitted forms of open space. Open space uses may also be utilized to host temporary private or community events, such as a farmer's market or art fair. In the subdistricts where open space is permitted with development standards ("P2"), the following apply:
 1. Parking: Parking lots are not permitted in open space in any subdistrict unless otherwise approved by City Manager or designee.
 2. Stormwater Accommodations: Open space that incorporates stormwater management on a site or subdistrict scale is encouraged.
 1. Stormwater facilities shall be designed to accommodate additional uses, such as an amphitheater or a sports field.
 2. Stormwater facilities shall be designed not to be fenced and shall not impede public use of the land they occupy.
 3. Food And Beverage Service: This use may involve small scale food and beverage service, no more than two hundred (200) square feet in space, located in a kiosk, with no service access.
 4. Street Facade Requirements: Buildings located directly adjacent to an open space use shall treat facades facing this use with street facade requirements. (Ord. 17-21, 11-21-2017, eff. 11-21-2017)
12. Accessory Uses: A category of uses that are not permitted to serve as the principal use on a zoning lot.
 1. Drive-Through Facility: A use that allows customers to receive services or goods through a window while remaining stationary in their motor vehicles. A drive-thru does not include pumps at a gas station, or any other type of pick-up service (e.g., groceries or lumber) where the driver is required to leave the vehicle or where the services and goods are delivered by other means than through a window. Refer to section 10-5.1B-5-11 of this article, for required drive-thru development standards.
 2. Home Occupation: An occupational use that is clearly subordinate to the principal use as a residence and does not require any alteration to the exterior of a building.
 3. Parking Lot: An uncovered paved surface used solely for the parking of vehicles, intended for use by the occupants in an adjacent building on the lot. Parking lot locations are regulated by building type. Refer to section 10-5.1B-5, "Building Types," of this article.
 4. Parking Structure: A structure used solely for the parking of vehicles, intended for use by the occupants in an adjacent building on the lot. Parking structures within the buildings are regulated per building type. Refer to section 10-5.1B-5, "Building Types," of this article.
 5. Outdoor Storage Of Goods: Permanent outdoor storage of goods not typically housed or sold indoors, such as large scale materials and building and landscape supplies. In the subdistricts where outdoor storage of goods is permitted with development standards ("P2"), the following development standards apply:
 1. Outdoor storage areas shall be located in the rear or side yard of the lot.
 2. Loose materials shall not be stacked higher than six feet (6').
 3. Loose materials shall at a minimum be stored in a three-sided shelter and shall be covered.
 4. Materials shall be set back a minimum of five feet (5') from any lot line.
 5. All outdoor storage areas shall be screened from view of adjacent parcels and vehicular rights-of-way using the heavy side or rear buffer, refer to section 10-5.1B-7 of this article, landscape requirements for side and rear buffer. (Ord. 19-09, 7-2-2019, eff. 7-2-2019)
 6. Temporary Outdoor Sales Lot: Temporary outdoor sales lots consist of the sales of goods and/or services from a trailer, mobile store or kiosk. Temporary outdoor sales lots include such things as fireworks stands, Christmas tree lots, and produce stands. They may also include larger events such as farmers' markets. Produce stands and farmers' markets are limited to local farmers/growers selling products from their own farms or gardens, crafters selling their own crafts, and food vendors. Temporary outdoor sales lots shall be regulated through business licensing and special events permits. (Ord. 19-08, 6-18-2019, eff. 6-18-2019; amd. Ord. 19-09, 7-2-2019, eff. 7-2-2019)

¹An establishment engaged in providing credit intermediation and related activities that facilitate the lending of funds, issuance of credit, or any other similar types of businesses in which the activity is generally contemplated to be completed within a term of six (6) months or less, including a check casher, deferred deposit lender or title lender. A short term loan business may offer more than one type of credit intermediation service if it meets the licensing requirements for each service and operates from a single storefront. This definition does not include investment companies and state or federally chartered banks or financial institutions. a. No short term lending business may be located or operate within one thousand feet (1,000') of another. b. No more than three (3) short term lending businesses may be licensed within the City. Preexisting, nonconforming uses may continue until the business ceases operation or experiences a change in ownership.

HISTORY

Amended by Ord. [22-14](#) on 9/6/2022