

<https://www.herriman.gov/ordinances-and-code>

P = Permitted use

C = Conditional use

Blank = Not permitted

Commercial-2

Uses ¹	Zones																			
	A	A-	A	R	R	R	R	R	R	R-	F	R	C	C	C	N	T	M	M	M
	-	1-	-1	-1	-1	-1	-1	-2	-2	20	R	C	P	-	-	-	-	-	U	U
	1	21	-4	-1	-1	-2	-4	-1	-1	-4	²			1	2	1	M	2		-
	-		3	0	5	1	3	0	5	3										2
	1																			
	0																			

Commercial:																			
Agricultural sales and service																C			C
Alcoholic beverage ⁴⁴ :																			
Banquet catering																P	P	P	P
Bar establishment																P	P	P	P
Beer wholesaler																P	P	P	P
Brewery manufacturing																P	P	P	P
Hotel																P	P	P	P
Off-premises beer retailer																P	P	P	P
On-premises beer retailer																P	P	P	P
Package agency																P	P	P	P
Reception center																P	P	P	P

Restaurant - beer only																	P	F	P	P	P	
Restaurant - full service																	P	F	P	P	P	
Restaurant - limited service																	P	F	P		P	
State liquor store																	C	C	P		C	
Tavern																	P		P	P	P	
Animal care service			C							C ¹ ₇				C ₁₈			P ₁₉	F		P ₂₀	C ₀ P	
Bank or financial institution ⁵²										C				C	F		P	C	C		P	P
Bed and breakfast homestay	C	C	C				C	C	C	C	C ₂₁											P
Bed and breakfast inn										C				C ₂₂			C ₂₁				C ₂₃ P	
Brewery																	C					
Business equipment rental and supplies																	P	F	C	P	C	
Business services																	C	P			C	C
Car wash automatic ²⁴																	C	C	C	C	C	
Car wash full Service																	C	C	C	C	C	
Car wash self-serve ²⁴																	C	C	C	C	C	

Medical or dental laboratory											C			C	P	F	C	P	C	
Medical service															P	F	C	P	C	
Mobile store ³²														C	C			C	C	
Model home sales office ³³	P	P	P	P	P	P	P	P	P	P	P	P			P				P	
Mortuary											C				C					
Office, professional											C		C	P ³ 4	P	F	P		C	
Parking lot											C			C	C	F	P	C	C	
Personal care service										C ⁴⁵	C		C	F	P		P	C	C	
Personal instruction service															P	C		C	C	
Printing															C	F	P	C	C	
Produce stand		C	C																P	C
Recreation and entertainment, indoor													C		P	C	C	C	C ³⁵	
Recreation and entertainment, outdoor		C	C	C	C	C	C	C	C	C	C	C	C		P	C	C		C	
Repair service														F	P			P	C ³⁶	
Research service														F		F	P	P	C	
Restaurant, fast-food													C		P	C	C	C		

Restaurant, general													C	C	P	F	C	P	C	C	
Retail, general														F	P				P	C	
														3							
														7							
Secondhand store															C					C	
Sexually oriented business																	C		C		
Shopping center																					
Temporary building ³⁸	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	
Transportation service														C	C	F		P	C		
																		3			
																		9			
Vehicle and equipment rental															C	F		P		C	
Vehicle and equipment repair, general															C	F		P	C		
Vehicle repair, limited														C	C						
Warehouse, self service ⁴⁰																	F		P		
Wireless telecommunication facility ⁴¹	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	F	C	P	C	P
																		4			
																		2			

Notes:

¹Accessory uses are allowed in all zones, but only if incidental to a permitted or conditional use and as provided in section 10-29-5 of this title.

²Includes FR-1, FR-2.5, FR-5, FR-10, and FR-20 Zones.

³Apiary only, subject to section 10-29-11 of this title.

⁴See section 10-29-7 of this title for regulations allowing animals and fowl for family food production. The keeping of more animals than listed in the chart shown in section 10-29-7 of this title may be approved as a conditional use in the A-.25, A-.50, and A-1 Zones.

⁵Pigeons allowed subject to Health Department regulations.

⁶Must have an area of at least 50 acres.

⁷Facility shall have a residential appearance and character. Occupancy shall be limited to not more than 5 residents for facilities located on streets less than 80 feet wide and not more than 10 residents for facilities on streets 80 feet or wider, excluding the facility operator and the operator's family and 1 nonresident part-time relief employee on the premises at any one time, unless additional staffing is required for a State license.

⁸Subject to dwelling group design criteria in subsection 10-10-6D of this title.

⁹Dwelling unit density shall be at least 9 units per acre and not more than 20 units per acre.

¹⁰Allowed only as part of a planned unit development.

¹¹See section 10-29-39 of this title for use regulations.

¹²See chapter 25 of this title.

¹³No larger than 2 stories.

¹⁴Allowed subject to the following conditions:

- a. Must be located on improved property which includes main building with paved parking, landscaping, curb, gutter and sidewalk;
- b. All materials must be within an enclosed container;
- c. Cannot be located in a required yard unless allowed by the zone in which the recycling container is located; and
- d. Must be maintained in a clean, neat, and orderly manner.

¹⁵As provided in Utah Code section 10-9a-305(3), a school district or charter school is not subject to requirements for landscaping, fencing, aesthetic considerations, construction methods or materials, additional building inspections, City Building Codes, building use for educational purposes, or placement or use of temporary classroom facilities on school property.

¹⁶As provided in Utah Code section 10-9a-305(3), a school district or charter school is not subject to requirements for landscaping, fencing, aesthetic considerations, construction methods or materials, additional building inspections, City Building Codes, building use for educational purposes, or placement or use of temporary classroom facilities on school property.

¹⁷Must be located within a completely enclosed air-conditioned and soundproof building which prohibits detection of animal noise at the property line. No overnight boarding or sale of merchandise from the premises.

¹⁸Excludes overnight boarding.

¹⁹Must be located within a completely enclosed building; no overnight boarding.

²⁰Limited to dog and cat grooming, excluding overnight boarding.

²¹Site access on on-site parking shall be available for use and maintained, including snow removal, throughout entire year.

²²May include a restaurant and conference meeting rooms.

²³May include a restaurant and conference meeting rooms.

²⁴Automatic or self-serve car washes shall have a maximum of 4 car wash bays.

²⁵Maximum 3,000 square feet.

²⁶See section 10-29-16 of this title for use limitations and regulations.

²⁷Subject to issuance of a temporary use permit as provided in section 10-5-14 of this title.

²⁸Only allowed at Butterfield Park and Crane Park as provided in the Mobile Food Truck Ordinance.

²⁹May include automatic car wash not exceeding 4 wash bays.

³⁰May include automatic car wash not exceeding 4 wash bays.

³¹See chapter 22 of this title for use limitations and regulations.

³²Must obtain a temporary use permit. See section 10-5-14 of this title.

³³See section 10-29-31 of this title for use limitations and regulations.

³⁴Office buildings with more than 5,000 square feet must obtain a conditional use permit.

³⁵Excludes firearms and archery range.

³⁶Excludes gunsmith.

³⁷Excludes grocery stores up to 5,000 square feet which are allowed as a conditional use.

³⁸Building must be removed upon completion or abandonment of construction work.

³⁹Limited to 16 trucks on the premises at one time.

⁴⁰Must be located within a fully enclosed building.

⁴¹Must be located on public or quasi-public owned property or utility site, and not in public parks unless an exception is granted by the Planning Commission, subject to section 10-29-8 of this title.

⁴²Maximum height of 50 feet and designed as a stealth facility.

⁴³Includes a 6 foot high solid visual barrier fence or masonry wall around the entire storage area.

⁴⁴All uses under alcoholic beverages shall comply with the applicable Utah State Statute and all the requirements of title 3, "Business And License Regulations", of this Code.

⁴⁵Limited to multi-family residential development with at least fifteen (15) acres. Use must be located within a permanent structure attached to the main office or clubhouse facility for the multi-family development. Hours of operation are limited from eight o'clock (8:00) A.M. to ten o'clock (10:00) P.M. Off-street parking for personal care service shall be provided, reserved, and identified with signs.

⁴⁶Restricted to bona fide agricultural uses on a minimum of 1 acre. The applicant shall provide a written statement to the city describing how the container will only be used for agricultural purposes. Upon termination of approved use, the shipping container shall be removed from the property within 60 days.

⁴⁷Requires site plan approval by Planning Commission.

⁴⁸Requires minimum lot area of 10,000 square feet and compatible building materials and colors with the main building, excluding roofline.

⁴⁹Requires minimum lot area of 10,000 square feet and compatible building materials and colors with the main building when visible from an adjacent street, excluding roofline.

⁵⁰Requires site plan approval by City Planner or designee. Temporary use shall be limited to 30 days or for the duration of a construction project by a bona fide licensed contractor. Upon termination of approved use, the shipping container shall be removed from the property within 60 days.

⁵¹ Public parks shall be subject to approved administrative city policy.

⁵² The total number of credit unions in the City shall not exceed one per 20,000 residents based on the latest population estimate provided by the Governor's office of planning and Budget. A credit union located inside the main building of a principal use that is permitted by the zoning district, such as a grocery store or motor vehicle dealer, may be allowed as an accessory use and shall not be considered when calculating the total number of credit unions in the city for the purposes of this title.

***Prohibited uses include, but are not limited to:

Bus terminal.

Check cashing.

Correctional facility.

Garage, private.

Group Living Arrangement(s) (unless a more specific type of Group Living Arrangement is expressly allowed as a conditional or permitted use in the table of uses below).

Impound lot.

Junkyard.

Manufactured and mobile home park.

Mineral extraction.

Organic disposal site.

Pawn shop.

Retail tobacco specialty business.

Sanitary landfill.

