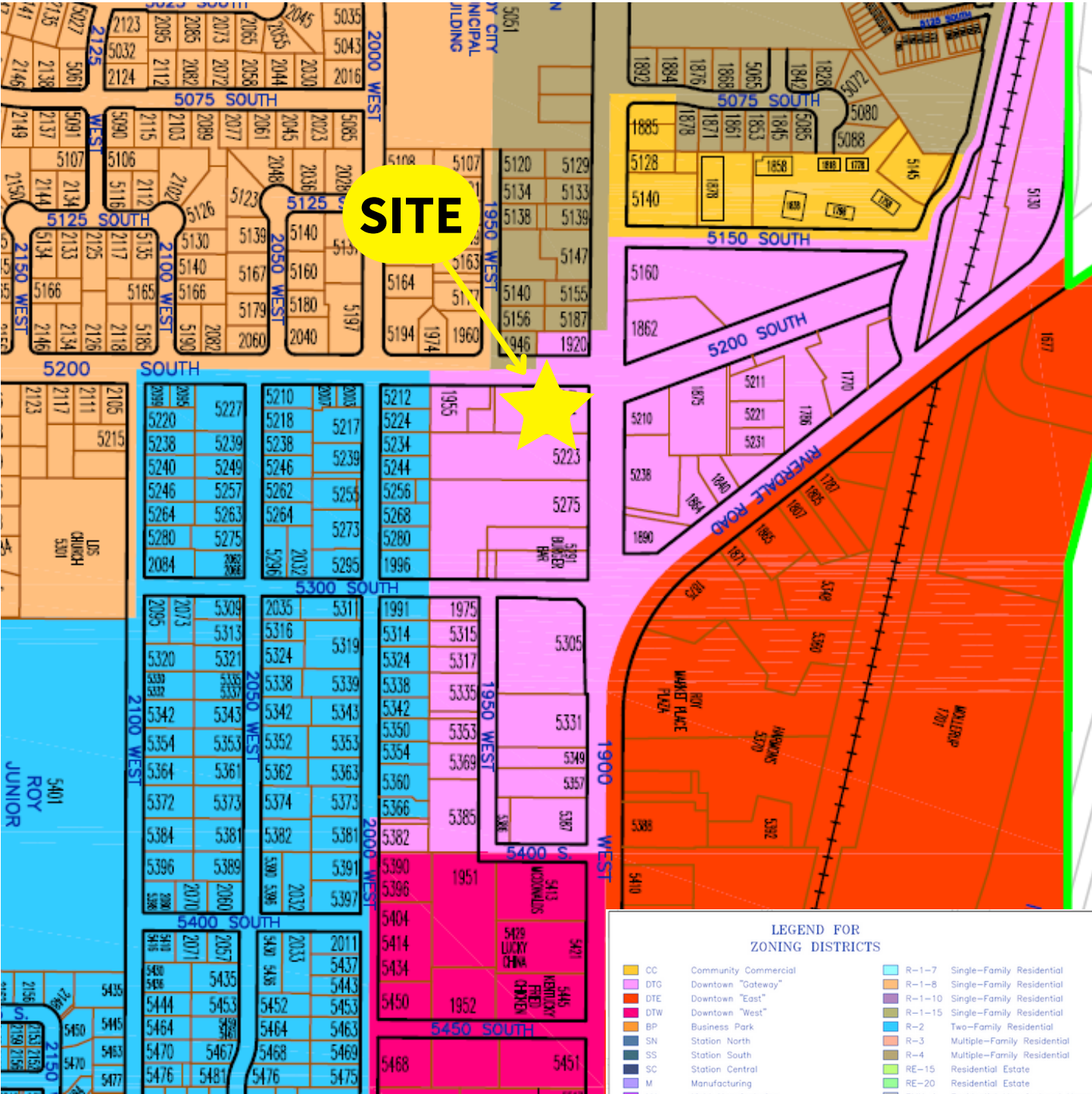


# Roy City Zoning



\* This graphic and zoning information is provided as a courtesy and remains the property of Roy City. User is advised to verify all information.

LEGEND FOR ZONING DISTRICTS			
CC	Community Commercial	R-1-7	Single-Family Residential
DTG	Downtown "Gateway"	R-1-8	Single-Family Residential
DTE	Downtown "East"	R-1-10	Single-Family Residential
DTW	Downtown "West"	R-1-15	Single-Family Residential
BP	Business Park	R-2	Two-Family Residential
SN	Station North	R-3	Multiple-Family Residential
SS	Station South	R-4	Multiple-Family Residential
SC	Station Central	RE-15	Residential Estate
M	Manufacturing	RE-20	Residential Estate
LM	Light Manufacturing	RMH-1	Residential Manufactured Home
R	Recreation	RIO	Residential Infill Overlay
R-1-6	Single-Family Residential	UNINCORPORATED	

## 10-13 MIXED USE

### 10-13-1 PURPOSE

### 10-13-2 USES

### 10-13-3 BUILDING TYPES

### 10-13-4 OPEN SPACE TYPES

### 10-13-5 LANDSCAPING

### 10-13-6 PARKING

## 10-13-1 PURPOSE

1) Purpose of this Chapter provides guidance for how Roy City should grow in the future and sets forth the opportunities and actions needed to address the challenges. The purposes of this Chapter are to:

- a) Assist in the fulfillment of the goals, objectives and policies of the Roy City General Plan and any amendments thereto.
- b) Stimulate the economy and City revenue by attracting, encouraging and incentivizing, new and existing business, investments, and redevelopment.
- c) Provide a maximum choice in the types of environments for commercial, employment, and residential uses and facilities.
- d) Recognize the existence of areas with unusual development needs or opportunities requiring unique development standards;

2) Graphics. The graphics, tables, and text utilized throughout this chapter are regulatory. In case of a conflict, text shall control over tables and graphics and tables shall control over graphics.

## HISTORY

*Adopted by Ord. [21-3](#) on 3/2/2021*

## 10-13-2 USES

1) General Requirements.

a) General Provisions. The following general provisions apply to the uses outlined in this section.

- i) A lot may contain more than one use.
- ii) Each of the uses may function as either a principal use or accessory use on a lot, unless otherwise specified.
- iii) Uses are either permitted by-right in a district, permitted by-right with specific development or design parameters, or require a Conditional Use Permit (refer to 10-15) in order to be developed.
- iv) Each use shall be located within a permitted Building Type (Refer to 10-13-3 Building Types), unless otherwise specified.
- v) Each use may have both indoor and outdoor facilities, unless otherwise specified.

b) Organization. The uses are grouped into general categories, which may contain lists of additional uses or clusters of uses.

i) Unlisted Similar Use. If a use is not listed but is similar in nature and impact to a use permitted within a zoning district, the Zoning Administrator may interpret the use as permitted. (see 10-3-5)

(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 Zoning Administrator may interpret the use as also requiring a Conditional Use Permit.

- ii) 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 district 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.
- c) Use Table. Table 2.1 (1). Uses by District outlines the permitted uses in each zoning district. Each use is given one of the following designations for each zoning district in which that use is permitted.
  - i) Permitted (“P”). These uses are permitted by-right in the districts in which they are listed.
  - ii) Permitted in Upper Stories Only (“U”). These uses are permitted by-right in the districts in which they are listed, provided that the uses are located in the upper stories of a structure. These uses may also be located in the ground story provided that they are located beyond a depth of at least 30 feet from the front façade.
  - iii) Permitted with Development Standards (“D”). These uses are permitted by-right in the districts 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 district where it otherwise might not have been appropriate.
  - iv) Requires a Conditional Use Permit (“C”). These uses require administrative review and approval (refer to 10-15) in order to occur in the districts 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.
  - v) Listed uses that are not permitted in the district are indicated by a blank space.
- d) Building Types. The uses permitted within the district may be further limited by the building types permitted. Refer to 10-13-3 Building Types.

USES	DISTRICTS						
	DT-E	DT-W	DT-G	S-C	S-N	S-S	BP
<b>RESIDENTIAL &amp; LODGING</b>							
Residential	P	P	P	P	P	P	U
Hotel & Inn	P	P	P	P			P
Residential Care	P	P	P	P			U
<b>CIVIC</b>							
Assembly	P	P	P	P			P
Transit Station	P	P	P	P			P
Hospital & Clinic	P	P	P	P			P
Library/Museum/Post Office (no distribution)	P	P	P	P			P
Police & Fire	C	C	C	C			C
School	P	P	P	P			P
<b>RETAIL</b>							
Neighborhood Retail	P	P	P	P			P
General Retail	P	P	P				
Outdoor Sales Lot			C				
<b>SERVICE</b>							
Neighborhood Service	P	P	P	P			P
General Service	P	P	P				
Vehicle Service			C				

**OFFICE & INDUSTRIAL**

Office	P	P	P	P			P
Craftsman Industrial			P				P

**INFRASTRUCTURE**

Parking Lot	D	D	D	D			
Parking Structure	D	D	D	D			
Utility & Infrastructure	C	C	C	C	C	C	C
Open Space	D	D	D	D	D	D	D

**ACCESSORY USES**

Home Occupation	P	P	P	P	P	P	P
Outdoor Storage of Goods			D				
Parking Lot	P	P	P	D	D	D	D
Parking Structure	D	D	D	D	D	D	D
Storage Structures			D				

**Key**

- P = Permitted
- D = Permitted with Development Standards
- U = Permitted in Upper Stories Only
- C = Requires Conditional Use Approval

*Table 2.1 (1). Uses by District*

2) Definition of Uses.

a) Residential and Lodging Uses. A category of uses that include several residence types.

i) 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.

ii) Hotel & Inn. A facility offering temporary or permanent 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 districts where a Hotel or Inn is permitted with development standards (“D”), the following applies:

(1) Bed and Breakfasts are permitted.

iii) Residential Care. A facility offering temporary or permanent lodging to the general public consisting of an unlimited number of sleeping rooms with or without in-room kitchen facilities. Residential care includes such uses as independent and assisted living facilities, nursing homes, residential care homes, and transitional treatment facilities. Assistance with daily activities may be provided for residents. 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 districts where a residential care facility is permitted with development standards (“D”),

b) 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.

i) 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 districts where an outdoor sales lot is permitted with development standards (“D”), 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.

ii) Hospital & 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.

iii) Library/Museum. A structure open to the general public housing educational, cultural, artistic, or historic information, resources, and exhibits. May also include food service and a gift shop.

iv) 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 Special 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 façade.

(2) Exempt from maximum driveway widths.

v) 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.

vi) School. An education facility with classrooms and offices, that may also include associated indoor facilities such as ball courts, gymnasium, theater, and food service.

c) Retail Uses. A category of uses involving the sale of goods or merchandise to the general public for personal or household consumption.

i) Neighborhood Retail. A use in this category occupies a space of less than 12,000 square feet. Neighborhood retail includes such uses as those listed in Table 2.2 (1). Typical Retail Uses.

ii) General Retail. A use in this category includes all Neighborhood Retail uses occupying a space of greater than 12,000 square feet and such uses as those listed in Table 2.2 (1). Typical Retail Uses.

iii) 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 districts where an outdoor sales lot is permitted by Special 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 district.

d) 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.

i) Neighborhood Service. A use in this category occupies a space of less than 12,000 square feet. Neighborhood service includes such uses as those listed in Table 2.2 (2).

ii) General Service. A use in this category includes all Neighborhood Service uses occupying a space of greater than 12,000 square feet and such uses as those listed in Table 2.2 (2).

iii) Convenience store. A use that stocks a range of everyday items such as coffee, groceries, snack foods, confectionery, soft drinks, tobacco products, over-the-counter drugs, toiletries, newspapers, and magazines. If Gasoline is also sold the use can only be within the "Gateway" district

e) 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, and tire sales and mounting. In the districts where vehicle service is permitted with development standards ("D"), the following apply:

- i) Use Limitation. Repair and wash facilities for semi-trucks, recreational vehicles, boats, and other oversized vehicles are not permitted.
- ii) Service Bays. Vehicular service bays, including garages and car wash bays, shall not be located on the front façade, unless otherwise permitted by the Building Type.
- iii) Outdoor Storage. Disabled or inoperable vehicles and those awaiting pick-up may be stored outdoors if:
  - (1) The vehicles that are being repaired or are in queue for repairs longer than 72 hours must be screened.
  - (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 & Rear yard buffer outlined in 7.0 Landscape, regardless of the adjacent land uses.
- iv) Outdoor Activities
  - (1) All repairs must occur inside a structure.
  - (2) Vacuuming or washing 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.
- f) 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 in Table 2.2 (3). In the districts where an office use is permitted with development standards (“D”), the use is considered a home occupation and shall meet the following standards:
  - i) In a live/work building, the use is exempt from the following standards.
    - (1) Hour of Operation. Permitted hours of operations are 6:00 AM to 9:00 PM.
    - (2) Residence. The operator of the business shall reside in the dwelling unit.
    - (3) Vehicles. Parking of a vehicle associated with the business must be accommodated on site.
  - g) 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. Craftsman industrial includes such uses as those found in Table 2.2 (4). 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 20,000 square feet, unless otherwise noted. In the districts where a craftsman industrial use is permitted with development standards (“D”), the following apply:
    - i) A minimum 20% of gross floor area shall be dedicated to a showroom located at the front of the space.
    - ii) Outdoor activities are not permitted.
    - iii) Outdoor Storage to follow requirements found within 10-17-2 2.
  - h) 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 districts where a parking lot is permitted with development standards (“D”), the following apply:
    - i) Corner Lots. A corner lot shall not be used as a parking lot.
    - ii) Adjacent Parking Lots. Two parking lots cannot be located directly adjacent to one another, unless associated with a building.
    - iii) Single Family. Parking lot cannot be associated with a single family use.

iv) Distance. Parking lot must be within 660 feet of the principal entrance to the associated use unless:

- (1) At least 75% of the spaces are dedicated for public use.
- (2) An approved parking agreement is in place (refer to 10-13-6 Parking).

v) Pedestrian Access. Must be connected to associated use by a dedicated, public pedestrian pathway.

vi) Commercial Vehicles. Parking lots for the sole purpose to park commercial vehicles that are not associated with a building are not permitted in these districts.

i) 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 districts where a parking structure is permitted with development standards (“D”), the following apply:

- i) Corner Lots. A corner lot shall not be used for a parking structure.
- ii) Adjacent Parking Lots. Two parking facilities (lots or structures) cannot be located directly adjacent to one another.
- iii) No façade of the Parking Structure shall be located on, 5600 South, 1900 West or Riverdale Road unless the ground floor of the parking structure contains an active use or the structure is Architecturally treated.

iv) Distance. Parking lot must be within 660 feet of the principal entrance to the associated use unless:

- (1) At least 75% of the spaces are dedicated for public use.
- (2) An approved parking agreement is in place (refer to 10-13-6 Parking).

v) Pedestrian Access. Must be connected to associated use by a dedicated, public pedestrian pathway.

vi) Commercial Vehicles. Parking structures for commercial vehicles are not permitted in these districts.

j) 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 districts, utilities and infrastructure require a Conditional Use Permit (“C”).

k) 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 10-13-4 Open Space Types 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 districts where open space is permitted with development standards (“D”), the following apply:

- i) Parking. Parking lots are not permitted in open space in any district unless otherwise specified by the Open Space Type.
- ii) Stormwater Accommodations. Open space that incorporates stormwater management on a site or district 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.
- iii) This use may involve small scale food and beverage service, no more than 200 square feet in space, located in a kiosk,
- iv) Buildings located directly adjacent to an open space use shall treat facades facing this use with street façade requirements.

l) Accessory Uses. A category of uses that are not permitted to serve as the principal use on a zoning lot.

i) 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.

- ii) **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 10-13-3 Building Types.
- iii) **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 10-13-3 Building Type. Separate structure locations are also regulated by Building Type, but shall also meet all of the requirements of 10-13-2 (i) Parking Structure.
- iv) **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 districts where outdoor storage of goods is permitted with development standards (“D”), 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 the screening fence.
  - (3) Loose materials shall at a minimum be stored in a three-sided shelter
  - (4) Materials shall be set back a minimum of five feet 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 10-13-5 Landscape Requirements for Side and Rear Buffer.
- v) **Storage Structure.** Permanent structure for the storage of goods, vehicles and equipment associated with the business. In the districts where Storage Structures is permitted with development standards (“D”), the following development standards apply:
  - (1) Shall be located a minimum of 25 feet behind the principal structure in the rear yard.
  - (2) Minimum Side and Rear setbacks are ten (10) feet. Except if adjacent to a residential zone, then see 10-13-3 2) b) iv).
  - (3) The maximum height is twenty-five (25) feet. If the primary structure is less than twenty-five (25) feet, the maximum height is the same height as the primary structure.
  - (4) Building Façade Materials shall keep with the Aerospace theme.
    - (a) Must be of similar materials and colors as one of the primary structures “Primary Façade Materials. and can be 100% of any primary material used by the primary structure.
    - (b) Vertical Façade divisions every 50 feet.
    - (c) Roof Types are parapet, pitched or flat.
    - (d) Minimum Transparency of the façade facing the street is 15%.

**RETAIL**

**Neighborhood Retail**

- Antique Shop
- Apparel & Accessory Store
- Art & Education Supplies
- Bakery Retail
- Bicycle Sales & Repair
- Book, Magazine & Newspaper Store
- Building Materials, Hardware and Garden Supply
- Camera & Photo Supply Store

**General Retail**

- All Neighborhood Retail Uses
- Appliance & Electronic Sales & Services
- Automotive Supply (no service)
- Cabinet Supply (display only)
- Computer Software Sales & Services
- Department Store
- Electrical Supplies



China & Glassware Shop  
 Medical Cannabis Pharmacy\*  
 Fabric & Craft Store  
 Florist  
 Gift, Novelty & Souvenir Shop  
 Grocery Store  
 Hardware Store  
 Hobby Shop  
 Jewelry Sales & Repair  
 Luggage & Leather Goods  
 Music Store  
 Musical Instrument Sales & Repair  
 Office Supply  
 Optical Goods  
 Paint & Wallpaper  
 Party Supply Shop  
 Pet & Pet Supply  
 Specialty food Market (Butcher, Candy, Fish Market, Produce, etc..)  
 Sporting Good Sales & Rental  
 Stationary & Paper Store  
 Toy Shop  
 Video/Game Sales & Rental

Gun Shop  
 Home Furnishings & Accessories Sales & Rental  
 Liquor Store - State Owned \*\*  
 Medical Supply Store, Sales & Rental  
 Merchandise Vending Machine Operators  
 Motorcycle & Scooter Sales & Rental

\* - refer to chapter 17 of this Title for regulations

\*\* - refer to Title 3 CH 2 in the Roy City Code for Alcoholic Beverage Regulations

Table 2.2 (1) - Typical Retail Uses

**SERVICES**

**Neighborhood Service**

Arcade  
 Bank or other Financial Service  
 Barber shop, Beauty Salon & Spa  
 Ballard Hall  
 Catering  
 Convenience Store  
 Day Care, Adult & Children  
 Dry Cleaning & Laundry  
 Emergency Care Clinics  
 Fitness, Dance Studio & Gym  
 Framing  
 Locksmith  
 Mailing Services  
 Mobile Food Trucks \*

**General Service**

All Neighborhood Service Uses  
 Animal Boarding (Interior Only)  
 Aquatic Facilities  
 Batting Cages  
 Bowling Alley  
 Concert Hall  
 Exterminating & Disinfecting Service  
 Funeral Home  
 Miniature Golf Course  
 Recreation, Commercial Indoor  
 Repair of Small Goods & Electronics  
 Shooting & Archery Ranges (Indoor Only)  
 Skating Rinks

Pet Grooming	Microbrewery**
Photocopying & Printing	Tavern**
Photography Studio & Supplies (on-site processing permitted)	Nightclub**
Restaurants **	
Shoe Repair	
Tailor & Seamstress	
Tanning Salon	
Theater	
Training Center	
Travel Agency & Tour Operator	
Veterinarian	

\* - refer to chapter 17 of this Title for regulations

\*\* - refer to Title 3 CH 2 in the Roy City Code for Alcoholic Beverage Regulations

Table 2.2 (2) - Typical Service Uses

**OFFICE**

Architecture/Engineering/Design	Management Services
Building Contractor (office only)	Physical Therapy / Physical Rehabilitation
Business Consulting	Medical & Dental with Laboratory
Charitable Institutions	PR & Advertising
Computer Programming & Support	Property Development
Detective Services	Radio & TV Studio
Educational Services (tutor & testing)	Real Estate
Employment Agency	Recording & Sound Studio
Government Offices	Research & Development
Legal Service	Surveying

Table 2.2 (3) - Typical Office Uses

**CRAFTSMAN INDUSTRIAL**

Agriculture Equipment & Supply	Ice
Apparel & Finished Fabric Products	Jewelry, Watches, Clocks & Silverware
Beverage, including Beer, Wine, Liquor, Soft Drinks & Coffee	Leather Products
Botanical Products	Machine Sales & Rental
Brooms & Brushes	Meat & Fish Products (no processing)
Canning & Preserving Food	Musical Instruments & Parts
Check Cashing*	Pasta
Commercial Scale Copying & Printing	Pawn shop*
Construction Special Trade Contractor	Pottery, Ceramics & Related Products
Cut Stone & Cast Stone	Printing, Publishing & Allied Industries
Dairy Products	Shoes & Boots

Electronic Assembly  
Engraving  
Electrical Fixtures  
Fabricated Metal Products  
Film Making  
Furniture & Fixtures  
Glass  
Heating, Air Conditioning & Plumbing Supplies, Sales & Service  
Home Furniture & Equipment Repair  
Household Textiles

\* - refer to chapter 17 of this Title for regulations

Table 2.2 (4) - Typical Craftsman Uses

Sings & Advertising  
Small Goods Manufacturing  
Smithing  
Smoke Shops\*  
Tattoo/Piercing Parlor\*  
Taxidermy  
Textile, Fabric, Cloth  
Toys & Athletic Goods  
Upholstery  
Woodworking

## HISTORY

Adopted by Ord. [21-3](#) on 3/2/2021

Amended by Ord. [21-12](#) on 8/17/2021

Adopted by Ord. [23-8](#) on 7/18/2023