

7-6-301. COMMERCIAL AND MANUFACTURING USE TABLE.

The following table indicates the permitted (P), conditional (C), and prohibited (X) Uses within the Commercial, Manufacturing, and overlay Zones of the City. (PC) means a Use is permitted when not adjacent to a residential Use, Residential Zone, or Agricultural Zone and conditional when adjacent to a residential Use, Residential Zone, or Agricultural Zone. Certain Uses may have additional restrictions or requirements as set forth in this Title. Where Uses are marked with an asterisk, additional regulations can be found elsewhere in this Title. It is the express intent of the City Council that any Use not listed in this table is prohibited in the Commercial and Manufacturing Zones of the City. Applications to include new or unlisted uses may be made pursuant to Section [7-2-128](#).

Uses - (Uses with an asterisk (*) include use-specific regulations.)	Zones - (Zones with an asterisk (*) include regulations that limit the use.)										
	BRP	MXD	CC	C-1	C-2	C-3	LI	M	JROZ	BHOZ	56WOZ
Agricultural Business or Industry*	X	X	X	X	X	X	X	C	X	X	X
Agriculture	P	P	P	P	P	P	P	P			
Alternative Financial Service Provider*	X	X	X	X	P	P	X	P	X	X	X
Artist Studio	P	P*	P*	P	P	P	P	P			
Assisted Living Facility	X	P*	P*	P	P	P	X	X			
Automobile Parts Store	X	P*	X	P	P	P	X	P			X*
Automobile Sales, New	X	X	X	X	P	P	P	P	X		X*
Automobile Sales, Used	X	X	X	X	P	P	X	P	X	X	X*
Automobile Service*	X	X	X	X	PC	PC	P*	PC	X	X	X*
Bail Bonds Dealer	X	X	X	X	X	X	X	P	X	X	X
Blood Plasma Center*	X	X	X	X	P	P	X	X	X	X	X
Brew Restaurant, Brew Restaurant and Liquor Retailer, Small Brewer*	P	X	P	X	P	P	X	P			
Bus Terminal*	X	X	X	X	X	PC	P	PC			

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Cannabis Production Establishment*	X	X	X	X	X	X	X	P	X	X	X
Caretaker's Dwelling	P	P	P	P	P	P	P	P			
Cargo Container*	P	X	X	X	P	P	P	P	X	X	X
Commercial Raising, Rental, Stabling, Training and Grazing of Animals*	X	X	X	X	X	X	X	PC			
Commissary	X	X	X	X	X	X	X	PC			
Community Use	P	P*	P	P	P	P	P	P			
Convenience Store	X	P*	X	PC	PC	PC	P*	PC	X	*	
Day Care/Preschool Center	P	P*	P*	P	P	P	P	P			
Detention Facility/Jail*	X	X	X	X	X	X	X	C		X	X
Equestrian School	X	X	X	X	X	X	X	PC			
Equity Club*, Fraternal Club*, Social Club*, or Other Establishment Requiring a Club License	X	X	X	X	C	C	X	PC			
Event Center, Indoor*	P	P*	X	X	PC	PC	P	PC			
Event Center, Outdoor*	X	X	X	X	X	X	C	C			
Fast Food Establishment with Drive-Up Window*	P	P*	X	X	P	P	X	P	X	*	*
Fast Food Establishment with No Drive-Up Window	P	P*	P*	P	P	P	X	P	*	*	

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	BRP	MXD	CC	C-1	C-2	C-3	LI	M	JROZ	BHOZ	56WOZ
Financial Institution	P	P*	P*	P	P	P	X	P			
Fitness Center	P	P*	X	P	P	P	P	P			
Food Vending Unit* and Mobile Food Vending Vehicle*	P	X	P*	X	P	P	X	P			
Fuel Sales Including Gasoline, Diesel, Propane and Other Similar Fuels	X	P*	X	PC	PC	PC	P	PC	X	*	
Furniture Store	X	P	X	P	P	P	X	P			
Garden Center* or Garden Center* with an Indoor Event Center* as an Accessory Use	X	P	X	C	P	P	X	P			
Grocery Store	X	P*	X	PC	PC	PC	X	PC			
Gun Range, Indoor	P	P	X	X	P	P	P	P			
Hardware Store	X	P*	X	P	P	P	X	P	X		
Heavy Equipment Sales and Service	X	X	X	X	X	X	X	PC		X	X*
Heavy Truck and Trailer Sales, New	X	X	X	X	X	X	P	PC			X*
Heavy Truck and Trailer Sales, Used	X	X	X	X	X	X	X	PC		X	X*
Heavy Truck and Trailer Service	X	X	X	X	X	X	C*	PC		X	X*
Home Improvement Center*	X	P*	X	X	PC	PC	X	PC	X		
Home Occupation*	X	P	P	X	X	X	X	X			

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	BRP	MXD	CC	C-1	C-2	C-3	LI	M	JROZ	BHOZ	56WOZ
Hospital	X	X	P*	X	PC	X	X	X			
Incinerator	X	X	X	X	X	X	X	X			
Industrial, Light	P*	X	X	X	X	C	P	PC			
Industrial, Heavy	X	X	X	X	X	X	X	C		X	X
Inland Port Use	X	X	X	X	X	X	PC	PC			
Instructional Facility	P	P*	X	P	P	PC	P	PC			
Kennel, Indoor*	P	P*	P*	PC	PC	PC	P	PC			
Kennel, Outdoor*	X	X	X	X	X	X	X	C			
Laundromat	X	P	X	P	P	P	X	P			
Lingerie Store	X	P	X	X	P	P	X	P	X	X	X
Lodging Facility*	P	P*	P*	X	PC	PC	P	PC			
Manufacturer of Alcoholic Products	X	X	X	X	X	X	C	C			
Massage Establishment	X	X	X	X	P	P	X	P			
Medical Cannabis Pharmacy*	P	P	P	P	P	P	P	P			
Mortuary	X	P	X	P	P	P	X	P			
Movie Theater	X	P*	X	X	P	P	X	P			
Moving Truck Rental Business	X	X	X	X	C	C	X	PC			X*
Neighborhood Grocery	X	P*	X	P	P	P	X	P			
Neighborhood Service Establishment	X	P*	P*	P	P	P	X	P			
Noncommercial Raising, Training and Grazing of Animals	X	X	X	X	X	X	X	P			

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Nursing Home/ Convalescent Center	X	P*	P*	P	P	P	X	X			
Off-Premises Beer Retailer	X	P*	P	P	P	P	C*	P			
Office, Medical and Dental	P	P*	P*	P	P	P	X	P*			
Office, Professional	P	P*	P	P	P	P	P	P			
Outdoor Waste Management Facility	X	X	X	X	X	X	X	X			
Outside Display of Merchandise*	X	X	P*	X	P	P	X	P			
Outside Storage*	X	X	X	X	X	X	X	C		*	
Parking Lot, Commercial	P	P	X	X	P	P	P	P			
Parking Structure	P	P*	P*	X	P	P	P	P			
Permanent Cosmetic Establishment*	X	P*	P*	P	P	P	X	P			
Public Utility Installation (except lines and rights-of- way)	P	C*	P	C	C	C	P	PC			
Radio and Television Transmission Antennas, Transmitting Stations and Related Facilities*	X	X	X	X	X	X	P	P			
Recreation, Indoor	X	P*	X	P	P	P	P	P			
Recreation, Outdoor*	X	P*	X	X	PC	PC	X	PC			

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	BRP	MXD	CC	C-1	C-2	C-3	LI	M	JROZ	BHOZ	56WOZ
Recreational Facility Beer Retailer*	X	P	X	X	P	P	P	P			
Recreational Vehicle, Motorized Outdoor Recreation Equipment and Mobile Home Sales	X	X	X	X	PC	PC	P	PC	X		
Rental Store	X	X	X	X	P	P	X	P			
Residential	X	P*	P*	X	X	X	X	X			
Restaurant*, Restaurant On- Premises Beer Retailer*, Restaurant Liquor Retailer	P	P*	P*	P	P	P	X	P			
Retail Department or Specialty Store	X	P*	P*	P	P	P	X	P			
Retail Tobacco Specialty Business*	X	X	X	X	P	P	X	P			
Sanitary Landfill	X	X	X	X	X	X	X	X			
Secondhand Precious Metal Dealer/ Processor and/or Precious Gem Dealer	X	P*	X	P	P	P	X	P			
Secondhand Store	X	P*	X	P	P	P	X	P			
Self-Storage Facility*	X	X	X	X	X	X	X	PC	X	X	X
Sexually Oriented Business*	X	X	X	X	X	X	X	P	X	X	X
Shopping Center*	X	P*	P*	C	C	C	X	C			
State Store/Package Agency*	X	X	X	X	P	P	X	P			

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Swap Meet, Indoor	X	X	X	X	X	X	X	X			
Swap Meet, Outdoor	X	X	X	X	X	X	X	X			
Tobacco Oriented Business*	X	X	X	X	X	X	X	P			
Tattoo Establishment	P	P	P	P	P	P	P	P	X	X	X
Tavern*		X	X	X	X	X	X	X			
Taxicab Business	X	X	X	X	P	P	P	P			
Temporary Nonresidential Building	P	P	X	P	P	P	P	P			
Temporary Land Use	P	P	X	P	P	P	P	P			
Towing and Impound Yard*	X	X	X	X	X	X	X	PC		X	X
Truck Transfer Company	X	X	X	X	X	X	C	C			
Turf Farm Equipment Manufacturing*	X	X	X	X	X	X	X	PC			
Uses Customarily Accessory to a Listed Conditional Use	P	P	P	P	P	P	P	P			
Uses Customarily Accessory to a Listed Permitted Use	P	P	P	P	P	P	P	P			
Vehicle Recycling Facility*	X	X	X	X	X	X	X	PC		X	X
Vehicle Storage Yard*	X	X	X	X	X	X	X	C		X	X
Veterinary Hospital*	P	P*	P*	P	P	P	P	P			
Warehouse	P*	X	X	X	C*	C	P	PC	X		

X: Use is prohibited in the zone.

X*: Use is prohibited in portions of the applicable overlay zone.

C: Use is conditional.

C*: Use is conditional and includes zone-specific regulations.

P: Use is permitted.

P*: Use is permitted and includes zone-specific regulations.

PC: Use is permitted when not adjacent to a residential Use, Residential Zone, or Agricultural Zone. Use is conditional when adjacent to a residential Use, Residential Zone, or Agricultural Zone.

***:** Use includes overlay zone-specific regulations.

(Ord. No. 18-13 Amended 05/08/2018; Ord. No. 18-38 Amended 10/02/2018; Ord. No. 18-42 Amended 11/13/2018; Ord. No. 19-03 Amended 02/05/2019; Ord. No. 19-10 Amended 04/16/2019; Ord. No. 20-44 Amended 10/13/2020; Ord. No. 22-32 Amended 08/23/2022; Ord. No. 23-05 Amended 01/24/2023; Ord. No. 24-06 Amended 02/20/2024; Ord. No. 24-44 Amended 11/12/2024; Ord. No. 24-47 Amended 11/26/2024; Ord. No. 25-21 Amended 08/12/2025; Ord. No. 25-22 Amended 08/12/2025)

The West Valley City Municipal Code is current through Ordinance 25-22, passed August 12, 2025.

Disclaimer: The city recorder's office has the official version of the West Valley City Municipal Code. Users should contact the city recorder's office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.wvc-ut.gov](http://www.wvc-ut.gov)

[City Telephone: \(801\) 966-3600](tel:(801)966-3600)

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