

**10-8B-1: ALLOWED USES:**

Any use not specifically permitted, permitted with standards, or conditionally permitted is prohibited. Only the following uses are allowed:

- A. Uses indicated by the letter "P" below are permitted in the designated zone.
- B. Uses indicated by the letters "PS" are permitted uses with required standards in this zone. Uses must comply with the standards and evaluation criteria established in chapter [17](#) of this title.
- C. Uses indicated by the letter "C" are conditional uses in the designated zone.

**Allowed Uses**

	C-1	C-2	C-3	C-4
<b>Alcohol establishments, including the following:</b>				
Bar establishment		<u>C</u>	<u>C</u>	<u>C</u>
Off-premise beer retailer		P	P	P
Microbrewery or micro-winery (with restaurant or bar establishment)		P	P	P
Nightclub, dance hall (with alcohol)		<u>C</u>	<u>C</u>	<u>C</u>
<b>Ambulance service</b>		P	P	
<b>Amusement centers (with no water activity)</b>				
Indoor		P	P	
Outdoor		<u>C</u>	<u>C</u>	
<b>Amusement centers (with water activity)</b>		<u>PS</u>	<u>PS</u>	
<b>Animal services, including the following:</b>				
Animal boarding/care for small animals only and boarded for less than 30 days a year; provided, conducted completely within enclosed building		P	P	P
Animal hospital and veterinarian clinic, including overnight care of large animals (no boarding)		<u>PS</u>	<u>PS</u>	
<b>Automobile and vehicle services, limited to the following uses:</b>				
Automobiles and other similar vehicle sales lots		<u>PS</u>	<u>PS</u>	
Automobile parts sales (new parts only); provided, conducted within completely enclosed building		P	P	P
Automobile rental (vehicles up to 26' in length)		P	P	

**Allowed Uses**

	C-1	C-2	C-3	C-4
Automobile repair, storage, including paint, body and fender, brake, muffler, upholstery or transmission work; provided, conducted within completely enclosed building (GVW 14,000 lbs or less)		P	P	P
Tire sales and service; provided, conducted within completely enclosed building		P	P	P
<b>Financial, medical and professional services</b>	P	P	P	P
<b>Food service establishments, including the following and similar uses:</b>				
Catering establishment		P	P	P
Restaurant	P	P	P	P
<b>Lodging, temporary, limited to the following uses:</b>				
Bed and breakfast		P	P	P
Hotel/motel		P	P	P
RV parks, long and short term		<u>PS</u>		
Timeshare units		P	P	P
<b>Hospitals</b>			P	P
Counseling center, mental health, alcohol, drugs (nonresidential, less than 24 hours)		P	P	P
Mental health treatment center, with overnight stay		<u>C</u>	<u>C</u>	<u>C</u>
<b>Nursing home</b>		P	P	
<b>Office</b>	P	P	P	P
<b>Religious facility</b>	P	P	P	P
<b>Residential, limited to the following use:</b>				
Living quarters for manager or security personnel for business which requires 24-hour assistance or security – Up to 600 sf with occupancy limited to 4 people		<u>PS</u>	<u>PS</u>	<u>PS</u>
<b>Large floor area building or site (20,000 sf or more ground floor aggregate)</b>		<u>C</u>	<u>C</u>	<u>C</u>
<b>Retail shops:</b>				
Antique store		P	P	P
Athletic and sporting goods store		P	P	P

### Allowed Uses

	C-1	C-2	C-3	C-4
Department store		P	P	P
Drive-through sales (pharmacy, dairy products, etc.)		P	P	P
Furniture and large appliances sales (used)		P	P	
Furniture sales (new) and repair		P	P	P
Household appliance sales and service		P	P	P
Office supply, office machines sales and service		P	P	P
Paint or wallpaper store		P	P	P
Pawnshop		P	P	
Seed and feed store, retail		P	P	
Supermarket/grocery store		P	P	P
Thrift shop/secondhand store/consignment store (no outside storage and no drop-off of items during the hours the business is closed)		P	P	P
Vegetable stand		P	P	P
<b>Payday lending/title loans</b>		P	P	
<b>Retail sale of goods with some operations outdoors, limited to the following uses:</b>				
Building materials sales			P	
Convenience markets with gas pumps/gas station		P	P	
Convenience markets with gas pumps located in the rear of the building				P
Farm implement sales (outdoor display)		P	P	
Fence, sales and service		P	P	
Garden supplies and plant material sales		P	P	
Greenhouse and nursery; soil and lawn service			P	
Landscape rock sales, ancillary to a permitted use			P	
<b>Service businesses, limited to the following uses:</b>				
Body piercing, ancillary to a permitted use		P	P	P
Carpet and rug cleaning		P	P	P
Child care center	P	P	P	P
Communication transmission facilities, including wireless, primary		<u>PS</u>	<u>PS</u>	<u>PS</u>

**Allowed Uses**

	C-1	C-2	C-3	C-4
Communication transmission facilities, including wireless, primary, height over 50'	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
Construction trade services, plumbing shop, electrical shop, etc.			P	
Crematorium, independent human		P	P	
Educational institutions, schools, college, learning centers, trade schools (no residential or 24-hour facilities)		P	P	P
Gunsmith		P	P	P
Janitor service and supply		P	P	P
Locksmith		P	P	P
Mobile businesses		PS	PS	
Mortuary		P	P	P
Permanent cosmetics, a secondary use to an establishment employing cosmetologist(s)/barber(s), aesthetician(s), electrologist(s), or nail technician(s) licensed by the state under <a href="#">58-11a-101</a> et seq., Utah Code Annotated, 1953, as amended, excluding tattoo establishments and home occupations	P	P	P	P
Personal care service	P	P	P	P
Personal instruction service	P	P	P	P
Pest control and extermination		P	P	P
Pet grooming		P	P	P
Printing, lithographing, publishing or reproduction sales and service			P	P
Psychic, tarot card reader, fortune teller, occult art practitioners, hypnotist		P	P	P
RV storage		<u>PS</u>	<u>PS</u>	
Sign sales		P	P	P
Storage rental units		<u>PS</u>	<u>PS</u>	
Tattoo establishment		P	P	P
Taxidermist		<u>PS</u>	<u>PS</u>	
<b>Transportation, limited to the following uses:</b>				
Bus terminal		P	P	P

**Allowed Uses**

	C-1	C-2	C-3	C-4
Taxi/shuttle		P	P	P
<b>Government, public services and facilities, limited to the following uses:</b>				
City, all facilities	P	P	P	P
Public utility facilities, primary		<u>PS</u>	<u>PS</u>	<u>PS</u>

(Ord. 2019-10-002, 10-10-2019; amd. Ord. 2020-06-002, 6-4-2020; Ord. 2021-05-002, 5-6-2021; Ord. 2022-07-009, 7-28-2022; Ord. 2022-12-004, 12-15-2022)

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**The St. George City Code is current through Ordinance 2023-04-001, passed April 6, 2023.**

Disclaimer: The city recorder has the official version of the St. George City Code. Users should contact the city recorder for ordinances passed subsequent to the ordinance cited above.

[City Website: www.sgcity.org](http://www.sgcity.org)

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