

**MINUTES OF THE HUNTSVILLE TOWN
PLANNING COMMISSION MEETING**

MEETING DATE: April 28th, 2022
PLACE: Electronic Zoom Meeting with anchor location at Huntsville Library
 131 S 7400 E, Huntsville Utah
TIME: 6:30 p.m.

| NAME | TITLE | STATUS |
|----------------|---------------------------|---------|
| Doug Allen | Planning Commission Chair | Present |
| Liz Poulter | Planning Commissioner | Present |
| Steve Songer | Planning Commissioner | Present |
| Jeff Larsen | Planning Commissioner | Excused |
| Allen Endicott | Planning Commissioner | Present |
| Susanne Ferre | Planning Commissioner-Alt | Present |
| Sandy Hunter | TC Liaison | Present |
| Shannon Smith | Town Clerk | Present |
| Bill Morris | Town Attorney | Excused |

**Citizens: Tom Freeman, Frank Clawson, Artie Powell, Ron Gault
 Via Zoom: Laurel Parkinson, John Janson**

1-Roll call: Chairman Allen welcomed all who are attending the meeting.

2-Approval of Minutes for Planning Commission Meeting March 24th, 2022.
 (See Attachment #1)

Corrections were made to the Minutes.

PCM Poulter motioned to approve the amended minutes from March 24th, 2022. PCM Songer seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

| | |
|--------|---|
| VOTES: | |
| AYES: | Chairman Doug Allen Commissioner Liz Poulter Commissioner Steve Songer Commissioner Allen Endicott |
| NAYS: | |

3-Discussion on property expansion for Tom Freeman (See Attachment #2)

Tom Freeman spoke on behalf of this subdivision proposal. Tom Freeman recently purchased this property from Christy B. Mr. Freeman would like to subdivide his property into 3 lots. The back 2.5 acres of this property has a conservation easement. No structures can be built there. Mr. Clawson stated that when this piece of land was sold to the previous owner, Christy Bennion. There was an authorization for it to be a buildable flag lot. The Clawson estate granted Christy a

20-foot easement to access her property. He stated that there was an agreement that one home would be allowed to be built on the property. Mr. Clawson stated they are proposing a PUD, where there is a 30-foot easement/ access granted. He also said that they would be responsible for maintaining that road, as is common with PUD's.

Chairman Allen questioned whether Mr. Clawson had any written verification from Christy Bennion that building would be approved on that land. TC Hunter questioned who approved that land to be built on. Mr. Clawson stated it was the Town, at the time, but he was not involved in that part of the process. Chairman Allen encouraged Mr. Clawson to look into any past agreements concerning that property and find something in writing to support his claims.

Chairman Allen addressed the frontage issue. Mr. Clawson has 130 ft of frontage and currently there is about a 20-foot easement. If Mr. Clawson takes those 20 feet off his lot that will create a non-conforming lot for Mr. Clawson.

Tom Freeman did mention that previous to the current plan Steve Johnson, who owed property nearby, had planned to provide a road with his property for proper access to the land in discussion. Mr. Freeman is concerned that he now owns this property and there is not official access. Mr. Freeman is asking the steps he needs to take to move a plan like he has presented forward.

Chairman Allen commented that a concern of his is that currently the Town Ordinance require a 66-foot road, which the plan presented does not include. Any process requires approval by the PC before it moves forward to the Town Council for final decision. Chairman Allen commented that the plan presented is not up to Town Ordinances, and will need some re-working on a few different things

TCM Hunter referred to PC Minutes dated May, 25, 2006, which state Christy Bennion was told she would need a 66' ROW to have more than one buildable lot. TC Hunter also referred to PC Minutes from April 2017 which stated there is no access to this parcel. TC Hunter advised Tom Freeman to review the May 2006 and April 2017 PC minutes which state the same requirements as discussed tonight, which is a 66' piece of property that accesses First Street is required. This 66' piece of property needs to be paved and meet the requirements of a Town street, and then dedicated to the Town in order to develop more than one buildable lot. TC Hunter said this requirement could be disregarded if Tom Freeman could present a document that shows the Town approved a 20' access to flag lots for more than one house. Also, PC Minutes from April 2017, which say the same thing

TC Hunter read from a copy of a rezone request from Christy Bennion dated in August 2018. It stated the petition for the rezone was "not accepted or approved." This is based on the fact there was no concept development plan to show what could be done with this particular parcel if the property were to be rezoned. Zoning on this property was discussed, this property is currently in the A3 Zone which includes different lot size requirements.

4) Discussion and/or action on Land Use Permit for Larel Parkinson for Hoop house/green house, 325 N. 6700 E., Parcel #201850001 (See Attachment #3)

Chairman Allen stated that he had been in contact with Mr. Parkinson to verify his measurements per the plan he submitted. It was discovered that Mr. Parkinson did underestimate his measurements. From the Hoop House to the pavement it is actually 45 feet, and 10 feet to the property line.

TCM Hunter commented that since this structure is more than 200 sq ft it does qualify for a Land Use Permit. Laurel commented that this structure is 30x90 feet. This is a temporary structure. PCM Poulter questioned if it will have electrical, Larel says possibly an extension cord and possibly connected to secondary water.

TCM Hunter commented that she considers this an accessory building, and it should meet the setbacks in the code for such a structure in 15.6.6a. The code does not address setbacks of accessory buildings as clearly as it should. PC feels that with the new measurements mentioned here tonight that the setbacks are allowable.

PMC Songer motioned to approve the Land Use Permit for Larel Parkinson for Hoop house/green house, 325 N. 6700 E., Parcel #201850001. PCM Poulter seconded the motion. All Votes Aye. Motion Passes. Votes are reflected below.

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| VOTES: | |
| AYES: | Chairman Doug Allen Commissioner Liz Poulter Commissioner Steve Songer Commissioner Allen Endicott |
| NAYS: | |

5-Discussion and/or action on Land Use Permit for signage for David Owen, Imagine Music, 7309/7300 E. 200 S., Parcel #240110022. (See Attachment #4)

Lighting was questioned. PC does not approve any lighting for this project at this time.

PCM Endicott motioned to recommend for approval the Land Use Permit, with stipulations on lighting as stated on Permit, for signage for David Owen, Imagine Music, 7309/7300 E. 200 S., Parcel #240110022. PCM Poulter seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

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|--------|---|
| VOTES: | |
| AYES: | Chairman Doug Allen Commissioner Liz Poulter Commissioner Steve Songer Commissioner Allen Endicott |
| NAYS: | |

6-Updates on The General Plan – Ron Gault

Mr. Gault reviewed his ideas for changes and updates to the GP. He asked the PC to get him any notes/ideas that they would like him to include in the General Plan.

Discussion included what area the Town would like to consider for its possible annexation area. Ron presented a map for the PC to consider the land they might want to think about including.

Mr. Powell asked to make a public comment, in his opinion including certain land in the annexation plan is a good idea to at least give the Town an option in the future.

7-Discussion and/or action on changes to Title 15.8; C-1 Zone. (See Attachment #5)

The Commissioners discussed the proposed changes to the C-1 Zone. Comments were made to include in the revision. John Janson has been working on updating the Towns C-1 Zone. He was on via the phone, he will be present at the Public Hearing where the C-1 And A-3 will be up for discussion, this meeting is tentatively scheduled for May 19th 2022.

8-Discussion and/or action on Updating Title 15.10; A-3 Zone. (See Attachment #6)

A-3 Zone changes were presented to mirror the R-1 Zone. The TC is urging the changes for the A-3 Zone be finished by May in order to include them in the Sage Development agreement that is currently close to being finished.

The issue of referencing the R-1 code in the A-3 Zone was brought up by TC Hunter. There were several small changes the PC recommended with the Ordinance as presented.

9-Discussion and/or action to Update Allowable Use Table (See Attachment #7)

PMC Endicott motioned to Table the discussion on the allowable use table until next month's meeting. PCM Poulter seconded the Motion. All votes Aye. Motion passes. Votes reflected below

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|--------|---|
| VOTES: | |
| AYES: | Chairman Doug Allen Commissioner Liz Poulter Commissioner Steve Songer Commissioner Allen Endicott |
| NAYS: | |

10-Discussion and/or action on Annexation Policy Plan- Sandy Hunter. (See Attachment #8)

This item was discussed above with item #6

11-Sandy TC Updates.

John Janson has been approached to review and update the Town's Ordinance's over the next few years.

TCM Hunter updated the PC on the Wangsgard's subdivision application. There were some issues with the TC as far as appropriate access/ frontage with the lot in question.

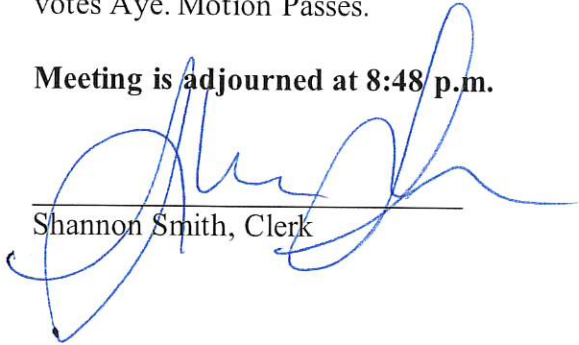
12-Public Comment. There were none.

13-Chairman's Remarks. Chairman Allen thanked all for the discussion

14-Motion to adjourn.

PCM Poulter made a motion to adjourn the meeting. PCM Songer seconded the motion. All votes Aye. Motion Passes.

Meeting is adjourned at 8:48 p.m.



Shannon Smith, Clerk

**MINUTES OF THE HUNTSVILLE TOWN
PLANNING COMMISSION MEETING**

MEETING DATE: March 24th, 2022
PLACE: Electronic Zoom Meeting with anchor location at Town Hall
7309 East 200 South, Huntsville Utah
TIME: 7:00 p.m.

| NAME | TITLE | STATUS |
|----------------|---------------------------|---------|
| Doug Allen | Planning Commission Chair | Present |
| Liz Poulter | Planning Commissioner | Present |
| Steve Songer | Planning Commissioner | Present |
| Jeff Larsen | Planning Commissioner | Present |
| Allen Endicott | Planning Commissioner | Present |
| Suzane Ferre | Planning Commissioner-Alt | Present |
| Shannon Smith | Town Clerk | Present |
| Bill Morris | Town Attorney | Excused |

Citizens: Arite Powell, The VanderToolen's, Joleen Bass, Bill and Michaline Wangsgard, Carver's

1-Roll call: Chairman Allen welcomed all who are attending the meeting. Chairman Allen commented on this being the last meeting in the Town Hall building.

2-Approval of Minutes for Planning Commission Meeting 2-24-22. (See Attachment #1)

PCM Endicott motioned to approve the amended minutes from February 24th, 2022. PCM Larsen seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

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|---------------|---|
| VOTES: | |
| AYES: | Chairman Doug Allen Commissioner Liz Poulter Commissioner Steve Songer Commissioner Jeff Larsen Commissioner Allen Endicott |
| NAYS: | |

3-Discussion on property expansion for Joleen Bass, 6704 E. 100 S., Parcel #240170030 (See Attachment #2)

Chairman Allen questions the location of the septic tank on the property in relation to the expansion. PCM Endicott questioned whether the new expansion would be connected to the existing home. Joleen Bass stated that they were questioning whether that needed to be done. PMC Endicott stated that yes, they needed to be connected. Measurements from the property line were discussed.

w/ Foundation

4-Discussion and/or action on Land Use Permit renewal for Sandy Hunter, 7635 E 600 S. Parcel #240180040

TCM Hunter explained the clerical mistake, an incorrect expiration date on her Land Use permit. The paperwork she received showed the Land Use Permit being good for two years, when actually it is only one. TCM Hunter had submitted the same plans for her roof extension and replacement.

PMC Songer motioned to approve the renewal of the Land Use Permit renewal for Sandy Hunter, 7635 E 600 S. Parcel #240180040. PCM Poulter seconded the motion. All Votes Aye. Motion Passes. Votes are reflected below.

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|--------|---|
| VOTES: | |
| AYES: | Chairman Doug Allen Commissioner Liz Poulter Commissioner Steve Songer Commissioner Jeff Larsen Commissioner Allen Endicott |
| NAYS: | |

5-) Discussion and/or action on Land Use Permit Will VanderToolen New Home, 6722 E. 200 N., Parcel #201480002 (See Attachment #3)

Chairman Allen reviewed the setbacks. It was agreed all looked good.

PCM Poulter motioned to recommend for approval the Land Use Permit for Will VanderToolen New Home, 6722 E. 200 N., Parcel #201480002. PCM Songer seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

| | |
|--------|---|
| VOTES: | |
| AYES: | Chairman Doug Allen Commissioner Liz Poulter Commissioner Steve Songer Commissioner Jeff Larsen Commissioner Allen Endicott |
| NAYS: | |

6-Discussion and/or action on subdivision for Bill and Michaeline Wangsgard, 6870 E. 400 N., Parcel #200100041. (See Attachment #4)

Chairman Allen reviewed the history of this lot. PCM Songer questioned whether the access to this lot was a road or an alley. Michaeline Wangsgard commented that it is a private driveway that has a ROW. She also mentioned that years back there was talk of deeding this driveway to the

Town because of the snowplow situation. The Wangsgard's talked to the Town and gave permission for the plows to come all the way down the driveway and turn around by their garage. That was accepted by the town. Mrs. Wangsgard stated there was further discussion about the town taking the driveway, but due to issues with a neighbor nothing came of it.

The land they own was 2 lots at one time and due to property tax costs, the Wangsgard's consolidated the lots and now wish to subdivide.

PCM Larsen restated his concern about the definition of the area referred to as the driveway. As in order for the new lot to be considered buildable it needs to have the appropriate frontage on an official road or Town alleyway.

TCM Hunter cites some information from Memorandum for the Record presented for this discussion. Mrs. Wangsgard stated that talked about giving the ROW to the town as to avoid any future issues. The ROW parcel is 45 feet wide.

PCM Endicott pointed out that the subdivision application as submitted has no bearing on the ROW and frontage issue. It was discussed that TCM Hunter will bring this issue to the TC and then report back to the PC.

PCM Larsen motioned to recommend approval of the subdivision for Bill and Michaeline Wangsgard, 6870 E. 400 N., Parcel #200100041. PCM Endicott seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

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| VOTES: | |
| AYES: | Chairman Doug Allen Commissioner Liz Poulter Commissioner Steve Songer Commissioner Jeff Larsen Commissioner Allen Endicott |
| NAYS: | |

7-Discussion and/or action on Land Use Permit for the Falls; moving "Cabin" from Parcel #240230018 to Parcel #240110048 (See Attachment #5)

Artie Powell was present to discuss on this agenda item on behalf of the Fall's. Artie stated the cabin will sit about 40 feet from the front and 35-40 feet from the side.

The issue of address was addressed, as with moving the cabin it will need to be assigned a new address.

The issue of how the cabin will be moved was brought up by PMC Larsen. Artie stated it would be moved across the alleyway. Beckki questioned if they plan on laying new foundation for the cabin and Artie said yes. Beckki clarified that before they can do that the Fall's will need a building

permit. Chairman Allen stated he would like it stated on the Land Use Permit that the Cabin will be moved through the alleyway.

PCM Larsen motioned to approve the Land Use Permit for the Falls; moving “Cabin” from Parcel #240230018 to Parcel #240110048. PCM Poulter seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

| | |
|--------|---|
| VOTES: | |
| AYES: | Chairman Doug Allen Commissioner Liz Poulter Commissioner Steve Songer Commissioner Jeff Larsen Commissioner Allen Endicott |
| NAYS: | |

8-Discussion on renovation for existing “Jackson house”, 7315 E. 300 S., Parcel #240110012 (See Attachment #6)

Artie Powell again spoke on behalf of the Falls for this agenda item. The address and the way the house is situated on the lot was brought up for discussion. The setbacks were brought into question by PCM Songer. Mr. Powell stated he believes the setbacks are within allowable range based on his measurements, but it has not been professionally surveyed. It was in the opinion of the PC and Mr. Powell that that address of the property needs to be changed due to changes in the access of the property and to comply with setback requirements.

The property address was discussed as being changed to 310 S. 7300 E. Mr. Powell will return to another PC meeting to have the Land Use Permit approved.

** Measurements were discussed and Artie will finalize*

9-Discussion and/or action on Land use Permit for Bill & Luann Carver; demolition and new home build, 489 S. 7500 E., Parcel #240230017 (See Attachment #7)

Mr. Carver went over the specifications of his proposed home. They will be demolishing the existing building and building a new home. Setbacks were per code. The size of the lot was determined to be .72 of an acre. TCM Hunter read from Title 15, the code information for non-complying lots. It was decided by the PC, that the lot size was not an issue for building as long as the property owners comply with current code.

#0 comply with current code after reviewing the code

PCM Larsen motioned to approve the Land Use Permit for Bill & Luann Carver Demolition and new home build, 489 S. 7500 E., Parcel #240230017. PCM Endicott seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

| | |
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| VOTES: | |
| AYES: | Chairman Doug Allen Commissioner Liz Poulter Commissioner Steve Songer Commissioner Jeff Larsen Commissioner Allen Endicott |
| NAYS: | |

Chairman Allen proposed a short recess.

10-Close regular meeting and open Public Hearing on Flag Lots (See Attachment #8)

Chairman Allen Closed regular meeting and to open Public Hearing on Flag Lots. No opposition.

Public Hearing on Flag Lots:

PCM Endicott questioned the public in attendance if there were any questions on the proposed Ordinance. There were no questions. PCM Endicott explained that the Planning commission is proposing this Flag Lot, to be approved by the Town Council.

Chairman Allen invited any comments from the public. Artie Powell questioned other types of “flag lots”. The PC was open to discussing other “flag lot” options if brought before them, as long as the lot meets current Ordinance. Emergency vehicle access is also a important deciding factor.

11- Close Public Hearing and re-open regular meeting

Chairman Allen closed Public Hearing and reopened regular PC meeting. No opposition.

The Ordinance will be passed onto the Town Council to review and modify as the Council sees fit.

PCM Endicott recommends Ordinance 2021-12-09, Flag Lots, be forwarded to the Town council for their consideration. PCM Poulter seconded the motion. Roll Call Vote. All votes Aye. Motion passes. Votes are reflected below.

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|--------|---|
| VOTES: | |
| AYES: | Chairman Doug Allen Commissioner Liz Poulter Commissioner Steve Songer Commissioner Jeff Larsen Commissioner Allen Endicott |
| NAYS: | |

12- Discussion and/or action on adjusting PC meeting start times

PC Discussed changing the start time of the PC meeting. It was decided to start next PC meeting (April) at 6:30 pm as to be out of the library by closing, no later than 9:00 pm.

PCM Endicott recommended the PC implement a timed and/or consent, agenda to speed up the meeting.

13-Public Comment. There were none.

14-Discussion on Annexation Proclamation Map as part of the GP

TCM Hunter discussed the Ogden Valley GEM Committees plan to incorporate the entire valley. The GEM committee questioned whether Huntsville Town would want to be part of the incorporation. The Town's opinion on that was that they prefer to leave things with the Town where they are, but the Town would be in support of the rest of the valley incorporating. Discussion led to the Town's potential annexation area. The TC was thinking of expanding its annexation Map further west of Highway 39, this gives the Town position to claim the area around where Snowbasin is planning on expanding.

15- Sandy TC Updates

TCM Hunter commented on the issue of out-of-town water culinary connections. The TC has decided to implement a moratorium on out-of-Town water connections for at least 6 months. This will give the Town the time it needs to access the connection fee and make adjustments as needed. Possibly raising the fee from \$20,000 to \$40,000. There will also be a deadline given for these letters promising out of Town connections to be turned in. The Town needs to access how many people have these letters so they can better plan for the Town's water moving forward.

TCM commented on the needed for the PC to update the A3 Zone, and before the Sage development agreement is finalized.

At 100 S. and Highway 39 recently had a flock camera installed curtesy of Weber County Sheriff's office.

The town has two offers for both parcels across from the library. ~~There are two offers for these lots.~~ The money from this sale will go to building of the new Town Hall. TCM Hunter stated that the Town needs to make some decisions on what it would like to see in that area. Possible design style was discussed. There will also be some input from select citizens with some experience in Town planning.

TCM Hunter updated the PC that the court case regarding the ROW by the Wangsgard property is going to trial next week.

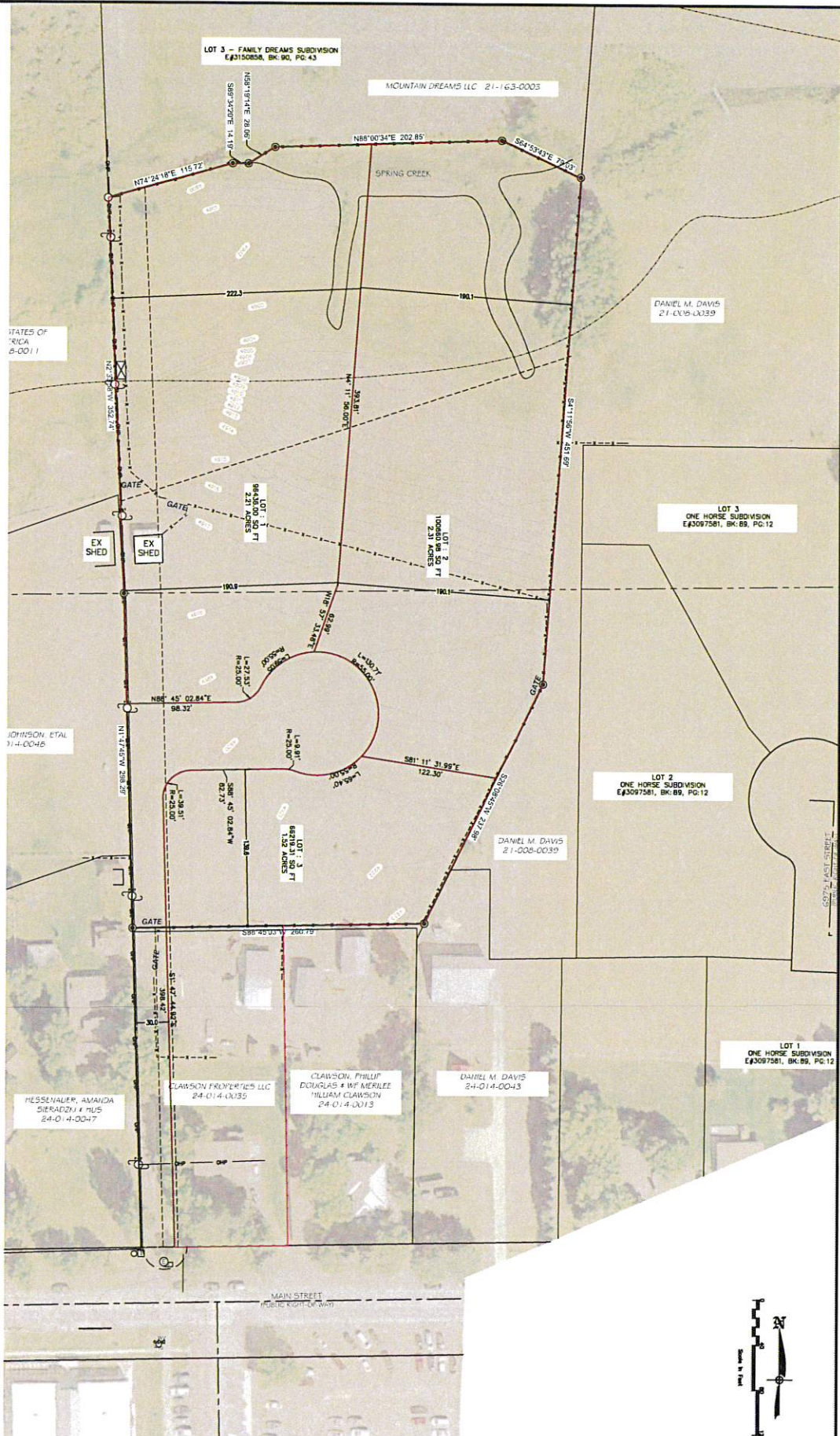
16-Motion to adjourn

PCM Poulter made a motion to adjourn the meeting. PCM Songer seconded the motion. All votes Aye. Motion Passes.

Meeting is adjourned at 9:17 p.m.

Shannon Smith, Clerk

DRAFT



Alley 33 Ft



SCOTT D. MESSENHAM
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH
LICENSE NO. 24000

CONCEPT LOT LAYOUT - ALT 2

CIR CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84065 - 801-949-8298

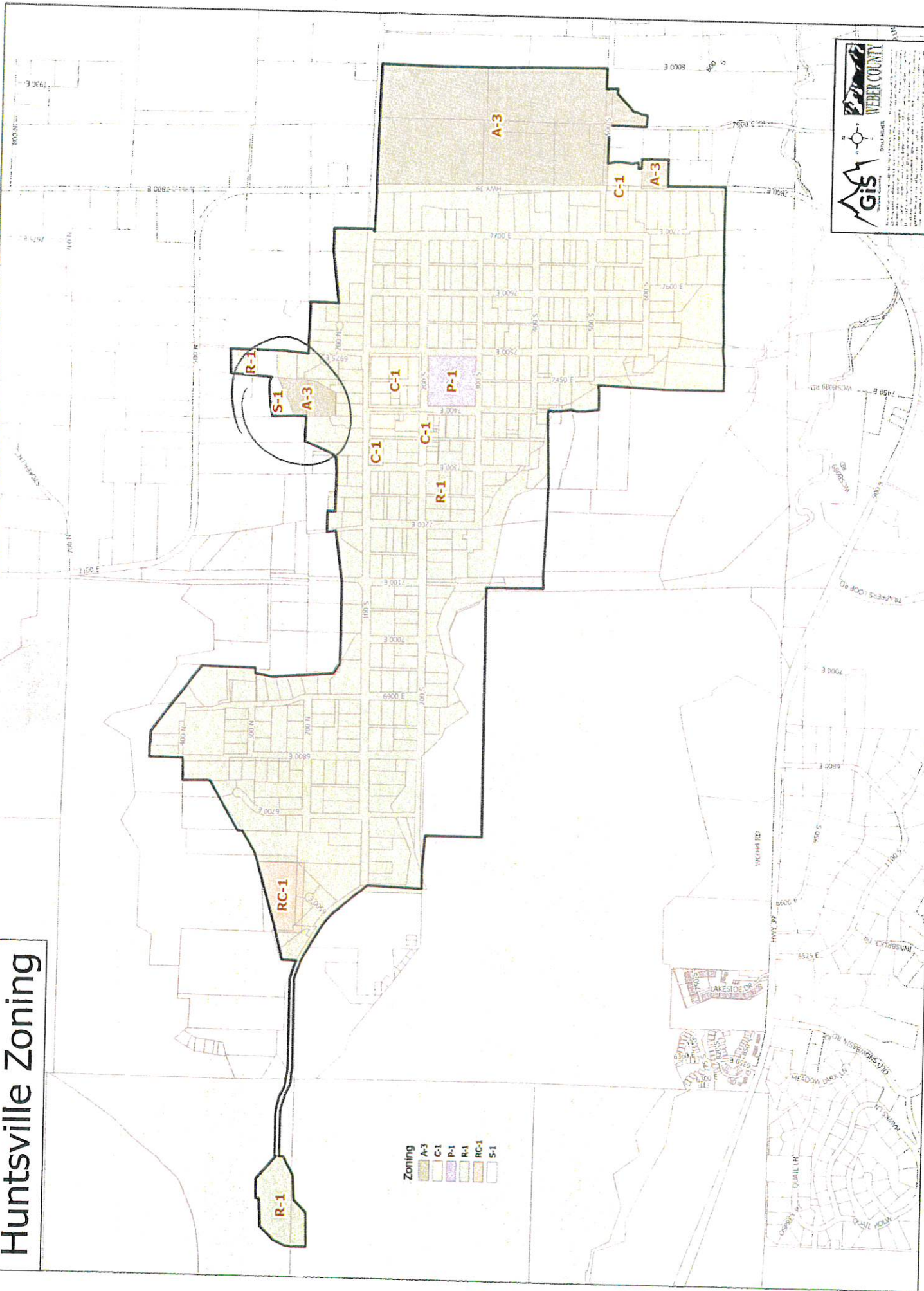
| NO. | REVISIONS | BY | DATE |
|-----|-----------|----|------|
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DESIGNER: PROJECT ENGINEER

A3 = 3 acre min lot size

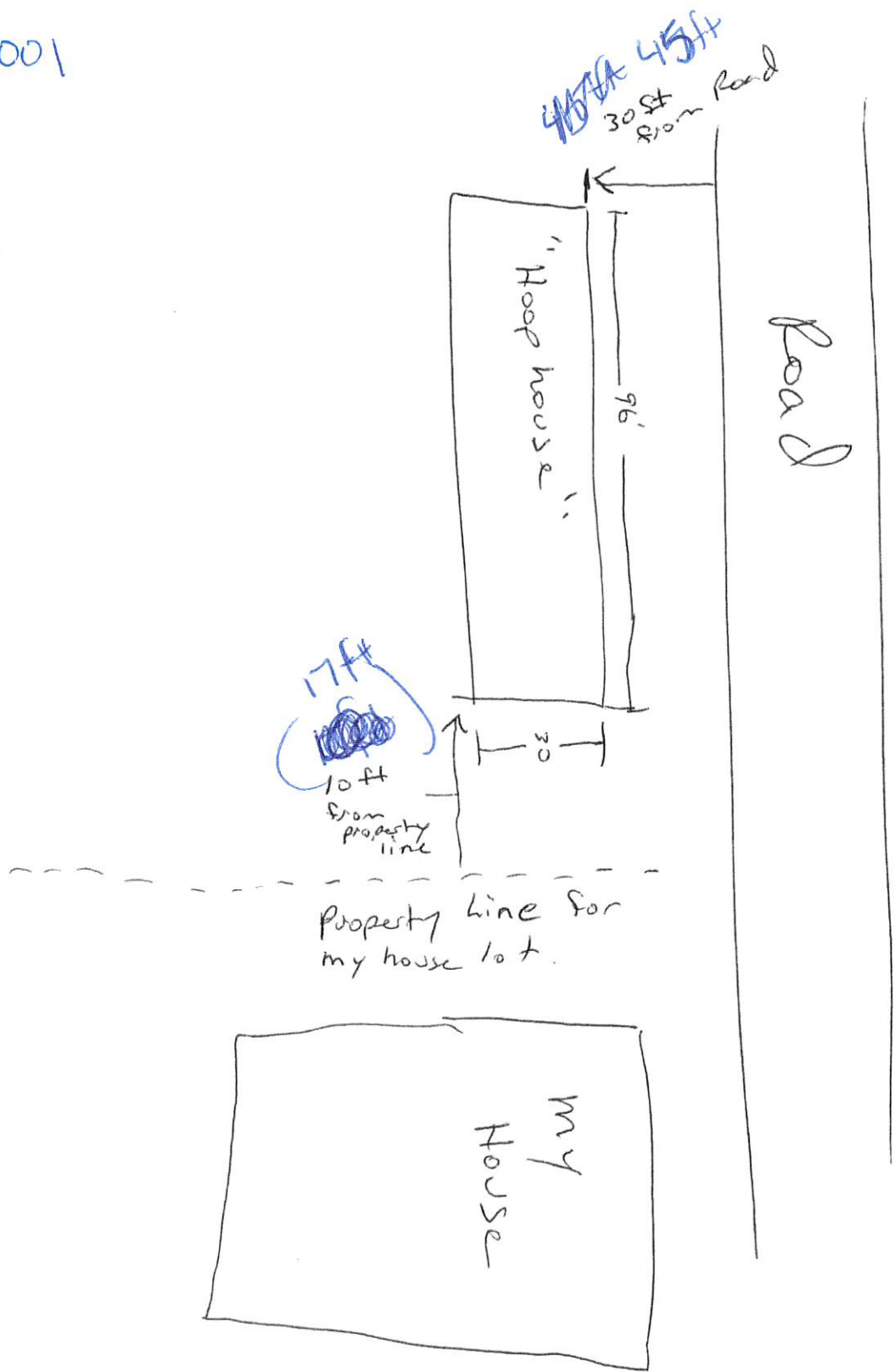
Huntsville Zoning

| Zoning | Color |
|--------|--------------|
| A-3 | Light Green |
| C-1 | Light Blue |
| P-1 | Purple |
| R-1 | Light Yellow |
| RC-1 | Light Orange |
| S-1 | Light Green |



Facing North

Laurel Parkinson
325 N. W 700 E
201850001



202200B



LAND USE PERMIT

Huntsville Town Building Inspection
7309 E. 200 S.
P.O. Box 267, Huntsville, UT 84317
(801) 745-3420

Tax ID # 201850001

Address of Structure 325 N. 6700E

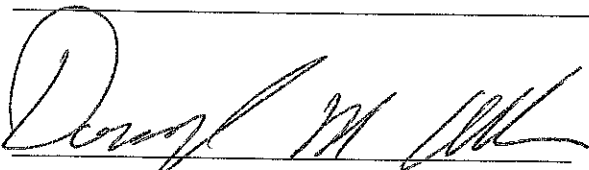
Name & Address of Owner/Owners Laurel Parkinson

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 4/28/2022

Set Backs Approved: Yes No

Setbacks adjusted from original 45 ft from Road

Any special stipulations and conditions of the Site Plan Review: _____

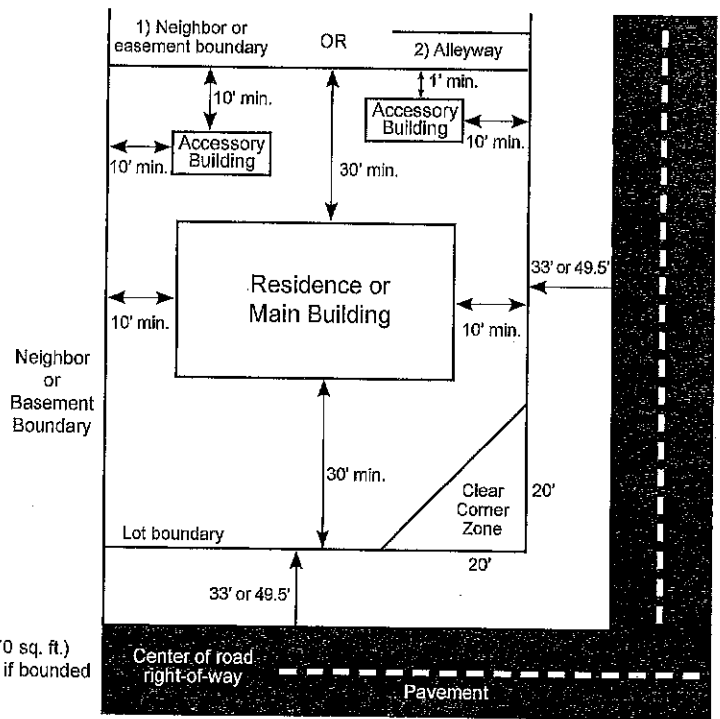

Huntsville Planning Commission Chairman

Property Owner Signature

"By signing this form, the applicant agrees that they understand that the Huntsville Town R-1 zone, which their lot is zoned, only allows for one single family dwelling on the lot. The applicant also agrees that they understand that if any changes to their site plan are made after the Land Use Permit is issued, that those changes must be approved by the Planning Commission."

- Minimum lot size = 0.75 acre (32,870 sq. ft.)
- Minimum width = 130 feet (120 feet if bounded by an alleyway)

Huntsville Town Residential Zone Setbacks



PC Meeting 4.28.22
Attachment # 4





LAND USE PERMIT

Huntsville Town Building Inspection
7309 E. 200 S.
P.O. Box 267, Huntsville, UT 84317
(801) 745-3420

Tax ID # 240110022

Address of Structure 7309 / 7300 E 200 S.

Name & Address of Owner/Owners David Owen, Imagine Music

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 4/28/2022

Set Backs Approved: Yes No (N/A)

Any special stipulations and conditions of the Site Plan Review: _____

No additional lighting approved at this time

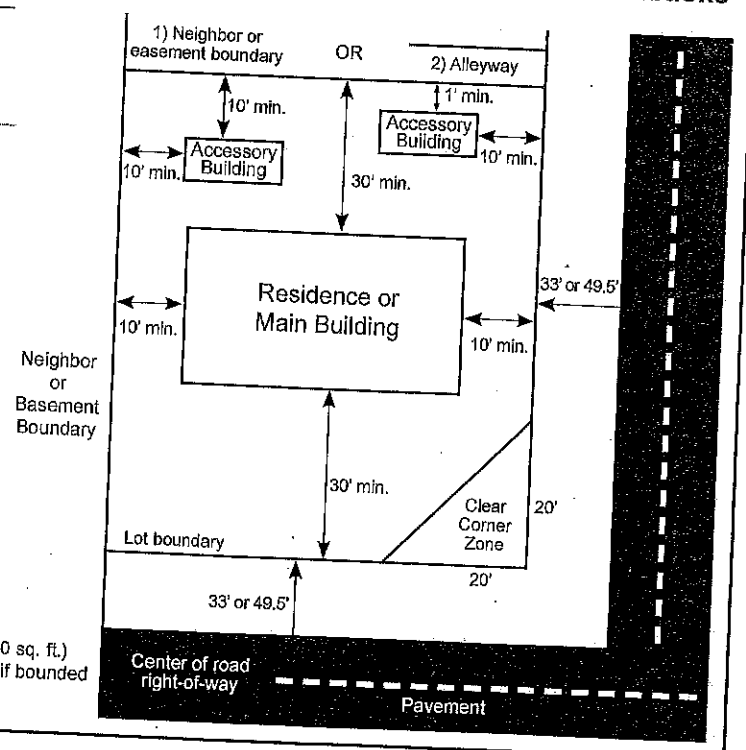
Huntsville Planning Commission Chairman

Property Owner Signature _____

"By signing this form, the applicant agrees that they understand that the Huntsville Town R-1 zone, which their lot is zoned, only allows for one single family dwelling on the lot. The applicant also agrees that they understand that if any changes to their site plan are made after the Land Use Permit is issued, that those changes must be approved by the Planning Commission."

- Minimum lot size = 0.75 acre (32,670 sq. ft.)
- Minimum width = 130 feet (120 feet if bounded by an alleyway)

Huntsville Town Residential Zone Setbacks



**HUNTSVILLE TOWN
ORDINANCE 2022-5-26-B**

**AN ORDINANCE OF HUNTSVILLE TOWN, UTAH AMENDING TITLE 15.8
COMMERCIAL ZONE C-1**

RECITALS

WHEREAS, Huntsville Town (hereafter referred to as “Town”) is a municipal corporation, duly organized and existing under the laws of the State of Utah;

WHEREAS, *Utah Code Annotated* §§ 10-8-84 and 10-8-60 authorizes the Town to exercise certain police powers and nuisance abatement powers, including but not limited to providing for safety and preservation of health, promotion of prosperity, improve community well-being, peace and good order for the inhabitants of the Town;

WHEREAS, Title 10, Chapter 9a, of the *Utah Code Annotated*, 1953, as amended, enables the Town to regulate land use and development;

WHEREAS, the Huntsville Town Planning Commission desires to update the standards in the commercial zone C-1;

WHEREAS, the Huntsville Town Planning Commission desires to establish additional update the Allowable Use Table;

WHEREAS, after publication of the required notice, the Planning Commission held its public hearing on May 26, 2022, to take public comment on this Ordinance, and subsequently gave its recommendation to adopt this Ordinance on May 26th, 2022;

WHEREAS, the Town Council received the recommendation from the Planning Commission and held its public meeting on June 2, 2022, and desires to act on this Ordinance;

NOW, THEREFORE, be it ordained by the Huntsville Town Council as follows:

Section 1: Repealer. Any ordinance or portion of the municipal code inconsistent with this ordinance is hereby repealed and any reference thereto is hereby vacated.

Section 2: Amendment. The *Huntsville Municipal Code* is hereby amended to read as follows:

15.8 COMMERCIAL ZONE C-1

15.8.1 Purpose

15.8.2 Use Regulations

15.8.3 Front Yard Regulations

15.8.4 Side Yard Regulations

15.8.5 Rear Yard Regulations

15.8.6 Height Regulations

15.8.7 Coverage Regulations

15.8.8 Architectural, Landscape and Screening Standards

15.8.9 Parking

15.8.1 Purpose The purpose of the C-1 zone is to designate regulations on areas to be used for commercial business purposes and to assure the retention of the character of the commercial district in the center of Huntsville.

15.8.2 Use Regulations All uses allowed in the Commercial Zone C-1 are designated either as permitted in Table 15.4-1, or as conditional and approved pursuant to a Conditional Use Permit by the Town Council. All uses shall be free from objections because of odor, dust, smoke, noise, vibration or other causes. Signage regulations are contained in the Huntsville Town Signs Title, with additional considerations in this Chapter.

15.8.3 Front Yard Regulations for single family homes same as for Residential Zone R-1 for dwellings. For non-residential buildings, ~~other buildings, none,~~ except for outdoor dining and leisure/gathering spaces are encouraged within a flexible ten foot setback. On-street parking may encroach beyond the street-side property line by 4'. - Parking Ordinance - onstreet

15.8.4 Side Yard Regulations Same as for Residential Zone R-1 for dwellings. For other buildings none, except that wherever a building is located upon a lot adjacent to a residential zone boundary, there shall be provided a side yard of not less than ten (10) feet on the side of the building adjacent to the zone boundary line and on corner lots the side yard which faces on a street shall be not less than ten (10) feet. For setbacks where the boundary is a natural stream or river corridor, see Huntsville Town Sensitive Lands Title.

15.8.5 Rear Yard Regulations Lots which rear upon the side yard of another lot in a residential zone, the minimum rear yard shall be ten (10) feet. For setbacks where the boundary is a natural stream or river corridor, see Huntsville Town Sensitive Lands Title.

15.8.6 Height Regulations²⁷ No pitched roof building or structure shall be erected to a height greater than two and one-half (2-1/2) stories, or thirty-five (35) feet unless the height is for a unique architectural feature(s) in a Commercial (C-1) Zone, recommended by the Planning Commission and approved by the Town Council. The unique structure(s) height cannot exceed forty feet (40), be no greater in area than 150 sq. ft. each and no greater in length than 20 feet each (e.g. bell tower, etc.)

There shall not be more than two unique structures per acre. Flat roof buildings shall not exceed 2 stories or 24' whichever is greater.

15.8.7 Coverage Regulations No building or structures or group of buildings with their accessory buildings shall cover more than sixty (60) percent of the area of the lot.

15.8.8 Architectural, Landscape and Screening Standards As permitted in the Huntsville Town Architectural, Landscape, Screening, Storm Water, and Waste Disposal Standards Title 15.20.3 and as required below:

General requirements for all buildings:

No HVAC located on a roof to be visible from the street.

Pitched roofs to be angled in such a manner to prevent accumulated snow from sliding into pedestrian areas. Where pitched roofs or awnings are angled toward the street, they shall include a gutter to move roof water away from pedestrians.

Roof, driveways, and impervious parking lot surface runoff is encouraged to be returned to the landscaped areas on the lot and not engage the public stormwater system. Rain barrel water catchments are encouraged for roof runoff.

return to landscape systems on lot

Metal roofs shall be painted or of a non-reflective nature.

Shingled roofs shall be composed of at least a 25 year guaranteed quality and simulate the look of wood shingles or as a minimum have greater depth than standard shingles.

Fencing shall be three to four rail type fencing when visible from the street.

For pitched roofed buildings exterior walls to be composed of board and batten siding, but may contain stone or brick features.

Pitched roof eaves shall overhang a minimum of 1.5 feet measured horizontally

No stucco, aluminum and/or vinyl siding is allowed on any exterior wall. Soffits and fascia are considered part of a wall.

All buildings shall have at least one entrance that faces the street.

Bike racks and/or hitching posts are required with one required per business or every 100', whichever is fewer.

Buildings Design Options – choose a minimum of five architectural features from the following list:

Exterior historical brick

Native Stone with board and batten siding – stone to cover at least 25% of the front facade

Exterior painted brick (earth tones including white)

Decorative Parapets including dentals, cornice differentiation, and the date of construction in letters discernable from across the street

A projecting sign at least 10' above grade, no exterior lighting, no more than 12 square feet, and extending from the building no more than 5 feet.

Windows covering at least 30% of the front first story face

Windows and/or doors with transom windows

Second floor street facing windows to include window accents such as visible sills, window grids, window trim, headers (rectangular or curved), boxed windows

Doors recessed at least 2' with entry walls angled or perpendicular to the street

Natural or stained timber supported galvanized or painted metal secondary add-on roof awnings, including a gutter where pedestrians can be expected

Front yard gathering place including seating, shade, WIFI, flowering potted plants, and a focal point of art/sculpture based on a pioneering/hunting and/or fishing theme, art with movement via the wind is encouraged, art that emits sounds from different wind speeds, historical information plaques detailing the history of Huntsville and the Ogden Valley, propane fire pit with seating, etc. A covered porch with seating that wraps the front façade and extends at least 10 along the sides of the building may substitute for the gathering place.

Building façade variation – no more than 50' of any front facing façade can be built before a material, color, accent through a change in material or brick pattern, awning, or offset or projection (1' minimum) is constructed

Timber structural accents to support eaves, second floor porches, or front entryways

15.8.9 Parking As permitted in the Huntsville Town Vehicle Parking and Loading Title, except that if parking on-street can not meet the standards required, such additional parking shall be located to the side or the rear of the building. Parking lots located to side shall be buffered with a three or four rail fence located 5' from the ROW and a xeriscaped landscaped area between the fence and the ROW that includes rock mulches, boulders, shrubs/plants and one medium sized tree planted for every 30' of parking lot frontage. Such areas shall employ water-wise drip irrigation systems. Shared driveways with adjacent properties are encouraged.

Sign Chapter amendments 15.21

A. Commercial Resort Zone CR-1 1.

Commercial Uses – same as 15.21.6.B, except:

a. Freestanding Signs.

Areas: No freestanding sign shall be larger than (50) square feet in total area nor taller than 12'.

2. Residential Uses – same as 15.21.6.C, plus

a. Rental units of less than eight (8) units. One (1) wall sign identifying the name of the owner and/or property, not to exceed six (6) square feet is permitted.

b. Rental units of eight (8) units or more. One (1) wall sign not to exceed ten (10) square feet in area is permitted.

c. Subdivision Sign. One (1) ground/monument not to exceed six (6) feet in height and ten (10) feet in width. The sign may be placed on a landscaped, mounted berm up to two (2) feet from grade.

B. Commercial Zone C-1

1. Commercial Uses (C-1 and CR-1)

a. Freestanding Signs.

Areas: No freestanding sign shall be larger than (50) square feet in total area.

Conditional Use chapter 15.4

15.41 The purpose of Conditional Uses is to allow a land use that, because of its unique characteristics or potential ~~impact~~ detrimental effects on the Town within the zone, surrounding neighbors, or on adjacent land uses, ~~may not be compatible in some areas or may be compatible~~ allowed only if certain conditions are required that mitigate or eliminate the identified detrimental effects ~~impacts~~.

~~15.4.2 Conditional Use Permit A Conditional Use Permit shall be required for all~~ uses not specifically listed for a given zone

Use table

TABLE 15-1 HUNTSVILLE TOWN ACCEPTABLE USES BY ZONE

Add "Any use not listed is not allowed"

Section 3: **Severability.** If a court of competent jurisdiction determines that any part of this Ordinance is unconstitutional or invalid, then such portion of this Ordinance, or specific application of this Ordinance, shall be severed from the remainder, which remainder shall continue in full force and effect.

Section 4: **Effective date.** This Ordinance shall be effective immediately upon posting or publication after final passage.

ADOPTED AND APPROVED on this 26th day of May, 2022.

RICHARD L SORENSEN, Mayor

ATTEST:

BECKKI ENDICOTT, Town Clerk

RECORDED this 26th day of May, 2022.

POSTED this 26th day of May, 2022.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provision of U.C.A. §10-3-713, 1953 as amended, I, the Town Clerk of Huntsville Town, Utah, hereby certify that foregoing Ordinance was duly passed and posted at 1) Huntsville Town Hall and 2) www.pmn.org on the above referenced dates.

BECKKI ENDICOTT, Town Clerk

DATE: 5/26/22

Cut & Paste or
refer to call

PC Meeting 4.28.22
Attachment # 6

**HUNTSVILLE TOWN
ORDINANCE 2022-5-26**

**AN ORDINANCE OF HUNTSVILLE TOWN, UTAH ADDING DEFINITIONS TO TO
TITLE 15.0; AMENDING 15.1 ALLOWABLE USE TABLE; AMENDING TITLE 15.10
AGRICULTURAL ZONE A3**

RECITALS

WHEREAS, Huntsville Town (hereafter referred to as “Town”) is a municipal corporation, duly organized and existing under the laws of the State of Utah;

WHEREAS, *Utah Code Annotated* §§ 10-8-84 and 10-8-60 authorizes the Town to exercise certain police powers and nuisance abatement powers, including but not limited to providing for safety and preservation of health, promotion of prosperity, improve community well-being, peace and good order for the inhabitants of the Town;

WHEREAS, Title 10, Chapter 9a, of the *Utah Code Annotated*, 1953, as amended, enables the Town to regulate land use and development;

WHEREAS, the Huntsville Town Planning Commission desires to update the use standards for the A-3 zone;

WHEREAS, the Huntsville Town Planning Commission desires to establish additional definitions and update the Allowable Use Table;

WHEREAS, after publication of the required notice, the Planning Commission held its public hearing on May 26, 2022, to take public comment on this Ordinance, and subsequently gave its recommendation to adopt this Ordinance on May 26th, 2022;

WHEREAS, the Town Council received the recommendation from the Planning Commission and held its public meeting on June 2, 2022, and desires to act on this Ordinance;

NOW, THEREFORE, be it ordained by the Huntsville Town Council as follows:

Section 1: Repealer. Any ordinance or portion of the municipal code inconsistent with this ordinance is hereby repealed and any reference thereto is hereby vacated.

Section 2: Amendment. The *Huntsville Municipal Code* is hereby amended to read as follows:

15.0 Definitions

- A. Planned Residential Unit Development (PRUD) or Planned Residential Development (PRD) –

15.1 Allowable Use Table

and Conditional

- A. Change “Construction equipment storage” from not permitted to permitted in the A-3 zone.
- B. Add “Public Utility Substation” as Permitted in the C-1, C-2 and A-3 zone.
- C. Add “Internal ADU’s” as Conditional in the R-1 and A-3 zone with note that refers to title 15.18.

Title 15.10 AGRICULTURAL ZONE A-3

- 15.10.1 Purpose
- 15.10.2 Agriculture Preferred Use
- 15.10.3 Permitted Uses
- 15.10.4 Permitted Uses Requiring Five (5) Acres Minimum Lot Area
- 15.10.5 Conditional Use Standards
- 15.10.6 Single Family Dwellings
- 15.10.7 Permitted Signs
- 15.10.8 Planned Residential Unit Developments (PRUDs)

15.10.1 Purpose

The purpose of the A-3 Zone is to designate farm areas which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of animals, and to direct orderly low density residential development in a continuing rural environment. This zone requires a three-acre minimum lot size.

15.10.2 Agriculture Preferred Use

Agriculture is the preferred use in this agricultural zone. All agricultural operations shall be permitted at any time, including the operation of farm machinery. No agricultural use shall be subject to restriction because it interferes with other uses permitted in the zone.

15.10.3 Permitted Uses

Refer to Appendix One, Table 15.1 (Allowable Use Table) for all permitted uses in A3 zone.

15.10.4 Permitted uses Requiring Five (5) Acres Minimum Lot Area

- A. Farms devoted to hatching, raising (including fattening as an incident to raising) of chickens, turkeys, or other fowl, rabbits, fish, frogs, or beaver.
- B. Fruit and vegetable storage and packing plant for produce grown on premises.
- C. The raising and grazing of horses, cattle, sheep, or goats as part of a farming operation, including the supplementary or full feeding of such animals provided that such raising and grazing when conducted by a farmer in conjunction with any livestock feed yard, livestock sales or slaughterhouse shall:
 - a. Not exceed a density of twenty-five (25) head per acre of used and;
 - b. Be carried on during the period of September 15 through April 15 only;
 - c. Be not closer than two hundred (200) feet to any dwelling, public or semi-public building on an adjoining parcel of land; and,
 - d. Not include the construction of any permanent fences, corrals, chutes, structures, or other building normally associated with a feeding operation.
- D. The use of farm equipment by a farm operator for off-farm contracting work to supplement farm income.

15.10.5 Conditional Use Standards

The following are permitted uses with conditions in the A3 zone. Conditional uses must receive approval on a case-by-case basis from the Planning Commission and Town Council after an application is submitted.

- A. Animal hospital, veterinary clinic; dog breeding; dog kennels; or dog training school on a minimum of three (3) acres and not exceeding 10 dogs of more than 10 weeks old per acre at any time; provided any building or enclosure for animals shall be located not less than one hundred (100) feet from a public street and not less than fifty (50) from any side or rear property line.
 - 1. Animal hospital or clinic, or dog training school on a minimum of three (3) acres and not exceeding 10 dogs of more than 10 weeks old per acre at any time; provided any building or enclosure for animals shall be located not less than one hundred (100) feet from a public street and not less than fifty (50) feet from any side or rear property line.
 - 2. Dog breeding and dog kennels on a minimum of three (3) acres, as an accessory use to a single-family dwelling, limited to 10 dogs of more than 10 weeks old. Any building or enclosure for the dogs shall be located not less than one hundred (100) feet from a public street and not less than fifty (50) feet from any side or

rear property line, as well as being located not closer than 40 feet from the residence and not closer than 70 feet from the nearest adjacent residence.

3. Raising and slaughtering of rabbits limited to a maximum of five hundred (500) rabbits at any one time.
 4. Slaughtering, dressing, and marketing on a commercial scale of chickens, turkeys or other fowl, rabbits, fish, frogs or beaver in conjunction with the hatching and raising of such animals on farms having a minimum area of five (5) acres.
- B. Greenhouse and Nursery limited to the sale of plants, landscaping materials, fertilizer, pesticide and insecticide products, tools for garden and lawn care and the growing and sale of sod.
- C. Private Equestrian Training and Stable facilities on a minimum of 5 acres of land and at a density of not more than ten (10) horses per acre of land devoted exclusively to the keeping of the horses.
- D. Public equestrian Training and Stable Facilities on a tract of land with a minimum of 10 acres in area and at a density of not more than 5 horses per acre.
- E. Construction equipment storage: the overnight parking of not more than one vehicle other than an automobile, light truck or recreation vehicle, of not more than twenty-four thousand (24,000) pounds net weight, on property of not less than three (3) acres in area and upon which the operator has his permanent residence provided that the vehicle is parked at least fifty feet from a public street.
- F. The storage and use of light construction equipment such as a backhoe, front end loader or up to a ten-wheel truck for off-premise contract work by the owner resident of property of not less than five acres in area.

(notes – took out child day care because there were no conditions; took out home occupations; took out public storage facilities its on the allowable use table; took out public utility substations but should be added to the use table; took out residential facility for handicapped persons and residential facility for elderly persons; took out school bus parking; moved all conditional uses that had to do with animals and farming to letter A; please consider overnight parking and storage E & F; took out waste water treatment and cluster subdivisions; also please consider PRUD's....they need to be added to the use table and a definition added to the code)

15.16.6

Single Family Dwellings

A. Use Regulations for Single Family Dwellings

Single-family dwelling use regulations are subject to the respective conditions in the R-1 zone. Please see 15.6.2.

B. Area Regulations

The minimum lot area for a single-family dwelling shall be not less than three (3) acres.

C. Frontage Regulations

1. The minimum width of a lot, for a single-family dwelling, along the street frontage shall be one hundred thirty (130) feet **on a three (3) acre lot or three hundred feet (300) on a five (5) acre lot**. Where the lot frontage is on a cul-de-sac, the 130-foot width requirement shall be along the front property boundary line running from one radial property side boundary to the other and measured perpendicular to the circumference of the cul-de-sac. Alleys shall not be considered street frontage unless the Town Designates it as such where no other street frontage is available.
2. All other frontage regulations from the R-1 zone apply. Please see 15.6.4.

D. Every Dwelling is to be on a “Lot”

Every dwelling shall be located and maintained on a “lot” as defined in this ordinance; such lot shall have the required frontage on a public street or on a right-of-way which has been approved by Huntsville Town. No building may be located upon any area on the lot covered by an easement.

E. Front, Side and Rear Yard and Height Regulations

1. Front, Side and Rear Yard and Height Regulations from the R-1 zone apply. Please see 15.6.6, 15.6.7, 15.6.8, 15.6.9.
2. For setbacks where the boundary is a natural stream or river corridor see the Huntsville Town Sensitive Lands Title – see 15.15.

F. Coverage Regulations

1. No single building shall cover more than twenty-five (25) percent of the area of the lot or parcel upon which it resides.

2. No group of buildings (including dwellings and accessory structures), in aggregate, shall cover more than thirty-five (35) percent of the area of the lot or parcel upon which they reside.

G. Special Provisions

Special provisions from the R-1 zone apply. Please see 15.6.11 through 15.6.15

H. Swimming Pools

Swimming Pool regulations from the R-1 zone apply. Please see 15.6.16

15.10.7 Permitted Signs

The height, size, and location of permitted Commercial signs shall be in accordance with the regulations set forth in the Huntsville Town Signs Title.

15.10.8 Planned Residential Unit Developments (PRUDS)

Planned Residential Unit Developments (PRUDS) are not allowed in the A3 zone.

Section 3: Severability. If a court of competent jurisdiction determines that any part of this Ordinance is unconstitutional or invalid, then such portion of this Ordinance, or specific application of this Ordinance, shall be severed from the remainder, which remainder shall continue in full force and effect.

Section 4: Effective date. This Ordinance shall be effective immediately upon posting or publication after final passage.

ADOPTED AND APPROVED on this 26th day of May, 2022.

RICHARD L SORENSEN, Mayor

ATTEST:

BECKKI ENDICOTT, Town Clerk

RECORDED this 26th day of May, 2022.

POSTED this 26th day of May, 2022.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provision of U.C.A. §10-3-713, 1953 as amended, I, the Town Clerk of Huntsville Town, Utah, hereby certify that foregoing Ordinance was duly passed and posted at 1) Huntsville Town Hall and 2) www.pmn.org on the above referenced dates.

BECKKI ENDICOTT, Town Clerk

DATE: 5/26/22

TABLE 15-1 HUNTSVILLE TOWN ACCEPTABLE USES BY ZONE

| <u>Use</u> | <u>R-1</u> | <u>C-1</u> | <u>C-2</u> | <u>A-3</u> | <u>CR1</u> | <u>S</u> | <u>O</u> | <u>RC</u> | <u>Additional Reference</u> |
|---|------------|------------|------------|------------|------------|----------|----------|-----------|-----------------------------|
| Accessory Building, Private | P | C | C | P | C | C | C | C | |
| Adult/sex-oriented facilities and businesses | N | N | N | N | N | N | N | N | |
| Agriculture | P | N | N | P | C | P | P | N | |
| Amusement Park or Business | N | N | N | N | N | N | N | N | |
| Animal or Fowl Slaughter | N | N | N | C | N | N | N | N | |
| Auto impoundment yard and towing services | N | N | N | N | N | N | N | N | |
| Auto rental | N | N | N | N | N | N | N | N | |
| Auto repair, service and detailing | N | N | N | N | N | N | N | N | |
| Auto wrecking yard | N | N | N | N | N | N | N | N | |
| Banks and financial services | N | C | C | N | C | N | N | N | |
| Bars, taverns, clubs | N | N | N | N | N | N | N | N | |
| Bed and breakfast | C | C | C | C | C | C | N | N | See 15.6.2.C |
| Bike Path | P | C | C | P | C | P | P | P | |
| Botanical or zoological garden | N | N | C | C | C | C | P | N | |
| Campground | N | N | C | C | C | C | P | P | |
| Car wash, commercial | N | N | C | N | N | N | N | N | |
| Cell Tower | N | N | N | N | N | N | N | N | |
| Cemetery | C | N | N | P | C | P | P | N | |
| Childcare center with less than 9 children | C | C | C | C | C | C | N | N | |
| Childcare center with more than 9 children | N | N | C | C | C | N | N | N | |
| Childcare, in home | C | C | C | C | C | C | N | N | |
| Churches | C | C | C | C | C | N | N | N | |
| Commercial kennels | N | N | C | C | N | C | N | N | |
| Construction equipment rental | N | N | C | N | N | N | N | N | |
| Construction equipment storage | N | N | C | N | N | N | N | N | |
| Construction equipment sales, wholesale | N | N | C | N | N | N | N | N | |
| Construction services office | N | N | C | N | N | N | N | N | |
| Dwelling unit, accessory | N | N | N | N | N | N | N | N | |
| Dwelling unit, multi-family (Apts) | N | N | N | N | N | N | N | N | |
| Dwelling unit, nightly rentals | N | N | N | N | N | N | N | N | |
| Dwelling unit, single-family attached (Condominiums, Townhomes) | N | N | N | N | N | N | N | N | |
| Dwelling unit, single family | P | P | P | P | P | P | N | N | |

Revised and Adopted 2-4-2021

Zones: R-1-Residential, C-1-Commercial, C-2-Commercial Highway, A-3-Agriculture, CR-1-Commercial Recreation, S-Shoreline, O-Open Space, RC-Recreation Zone

Uses: P-Permitted, C-Conditional, N-Not Permitted

| <u>Use</u> | <u>R-1</u> | <u>C-1</u> | <u>C-2</u> | <u>A-3</u> | <u>CR1</u> | <u>S</u> | <u>O</u> | <u>RC</u> | <u>Additional Reference</u> |
|--|------------|------------|------------|------------|------------|----------|----------|-----------|-----------------------------|
| Dwelling unit, two-family or duplex | N | N | N | N | N | N | N | N | |
| Fishing Ponds (Private or Public) | C | N | C | C | C | C | P | N | |
| Funeral services | N | C | C | N | C | N | N | N | |
| Gas and fuel, storage and sales | N | N | N | N | N | N | N | N | |
| Gasoline service station with convenience store | N | N | C | N | C | N | N | N | |
| Golf courses | N | N | C | C | C | C | C | N | |
| Golf Course, (miniature) | N | N | C | N | N | N | N | N | |
| Golf Driving Range with Golf Course | N | N | C | C | C | C | C | N | |
| Group home for juveniles | N | N | C | N | N | N | N | N | |
| Healthcare facilities | N | C | C | N | N | N | N | N | |
| Historic structures, preservation of, including related accessory uses | C | C | C | C | C | C | N | N | |
| Home based businesses | C | C | C | C | C | C | N | N | |
| Horse boarding | C | N | C | C | C | N | C | N | |
| Horse stables and riding academy | N | N | C | C | C | N | C | N | |
| Hospitals | N | N | C | N | N | N | N | N | |
| Hotel, motel or inn with fewer than 16 rooms | N | N | N | N | N | N | N | N | |
| Hotel, motel or inn with 16 or more rooms | N | N | N | N | N | N | N | N | |
| Manufacturing, heavy | N | N | N | N | N | N | N | N | |
| Manufacturing, light | N | N | C | N | N | N | N | N | |
| Medical equipment supply | N | C | C | N | N | N | N | N | |
| Mining, resource extraction | N | N | N | N | N | N | N | N | |
| Movie Theater | N | N | C | N | C | N | N | N | |
| Museum | C | C | C | C | C | C | C | C | |
| Nursing home, Assisted Living | N | C | C | N | N | N | N | N | |
| Offices, general | N | C | C | N | N | N | N | N | |
| Offices, medical and dental | N | C | C | N | N | N | N | N | |
| Outdoor display of merchandise | N | C | C | N | C | C | N | N | |
| Park and ride | N | N | C | N | C | N | N | N | |
| Parking lot | N | C | C | N | C | C | N | N | |
| Parks, Public | N | C | C | P | C | P | P | N | |
| Parks, Private | P | C | C | P | C | P | P | P | |
| Performing Arts Center | N | C | C | N | C | C | N | N | |
| Personal improvement services | C | C | C | C | C | C | N | N | |
| Property management offices/check in facilities | N | N | N | N | N | N | N | N | |
| Reception Center | N | C | C | N | C | N | N | N | |

Revised and Adopted 2-4-2021

Zones: R-1-Residential, C-1-Commercial, C-2-Commercial Highway, A-3-Agriculture, CR-1-Commercial Recreation, S-Shoreline, O-Open Space, RC-Recreation Zone

Uses: P-Permitted, C-Conditional, N-Not Permitted

| <u>Use</u> | <u>R-1</u> | <u>C-1</u> | <u>C-2</u> | <u>A-3</u> | <u>CR1</u> | <u>S</u> | <u>O</u> | <u>RC</u> | <u>Additional Reference</u> |
|---|------------|------------|------------|------------|------------|----------|----------|-----------|---|
| Recreation and athletic facilities | P | C | C | N | C | C | C | N | See 15.6.2.I |
| Recreation Equipment Rentals | N | C | C | N | C | C | C | N | |
| Recreation, public | N | C | C | N | C | P | C | N | |
| Recycling facilities | N | N | N | N | N | N | N | N | |
| Rehearsal or teaching studio for creative, performing and/or martial arts with no public performances | C | C | C | C | C | C | N | N | |
| Repair services, Motorized | N | N | C | C | C | C | N | N | |
| Repair services, Non-motorized | C | C | C | C | C | N | N | N | |
| Residential treatment facility | N | N | N | N | N | N | N | N | |
| Retail Sales (See Chart Below) | | | | | | | | | See Below |
| Schools | N | C | C | N | N | N | N | N | |
| Skating Rink, Indoor | N | C | C | N | C | N | N | N | |
| Stockyards | N | N | N | N | N | N | N | N | |
| Storage, Indoor, Commercial | C | C | N | N | N | N | N | N | <i>*See Applicable Conditional Uses Defined (Attached to this document)</i> |
| Storage, RV, boat or vehicle, Private | P | N | C | P | C | C | N | P | |
| Storage, RV, boat or vehicle, Commercial (Indoor or Outdoor) | N | N | N | N | C | N | N | N | |
| Temporary Structures | C | C | C | C | C | C | N | N | |
| Timeshares | N | N | N | N | N | N | N | N | |
| Trailhead Parking | C | C | C | C | C | C | C | N | |
| Trails | C | C | C | P | C | P | P | C | |
| Transportation/Shuttle Services | N | C | C | N | C | C | N | N | |
| Truck Stop | N | N | N | N | N | N | N | N | |
| Utility Facilities | N | C | C | N | C | N | N | N | |
| Vehicle Control Gate | C | C | C | C | C | C | C | C | |
| Veterinarian | C | C | C | C | C | N | N | N | |
| Warehousing and Distribution | N | N | N | N | N | N | N | N | |
| Wholesale Construction Supply | N | N | N | N | N | N | N | N | |
| Wildlife Sanctuary | N | N | C | C | C | P | P | N | |
| | | | | | | | | | |

Revised and Adopted 2-4-2021

Zones: R-1-Residential, C-1-Commercial, C-2-Commercial Highway, A-3-Agriculture, CR-1-Commercial Recreation, S-Shoreline, O-Open Space, RC-Recreation Zone

Uses: P-Permitted, C-Conditional, N-Not Permitted

| <u>Use – Retail Sales</u> | <u>R-1</u> | <u>C-1</u> | <u>C-2</u> | <u>A-3</u> | <u>CR1</u> | <u>S</u> | <u>O</u> | <u>RC</u> | <u>Additional Reference</u> |
|---------------------------------------|------------|------------|------------|------------|------------|----------|----------|-----------|-----------------------------|
| Agricultural sales and service | N | N | C | C | C | N | N | N | |
| Antique Shop | N | C | C | C | C | N | N | N | |
| Art Supply Store | N | C | C | N | C | N | N | N | |
| Auto Parts Store | N | N | N | N | N | N | N | N | |
| Automotive Sales | N | N | N | N | N | N | N | N | |
| Bakery | N | C | C | N | C | N | N | N | |
| Barber or beauty shop | C | C | C | C | C | N | N | N | |
| Big box retail | N | N | N | N | N | N | N | N | |
| Bookstore | N | C | C | N | C | N | N | N | |
| Bowling Alley | N | N | C | N | N | N | N | N | |
| Camera Shop | N | C | C | N | C | N | N | N | |
| Clothing/Boutique Shop | N | C | C | C | N | N | N | N | |
| Convenience Store | N | C | C | N | C | N | N | N | |
| Department or discount store | N | N | N | N | N | N | N | N | |
| Florist Shop | C | C | C | C | C | C | N | N | |
| Food Truck | C | C | C | C | C | C | N | N | |
| Furniture/appliance store | N | N | N | N | N | N | N | N | |
| Garden Shop, Plant Sales, Nursery | N | C | C | C | N | N | N | N | |
| Grocery Store | N | C | C | N | C | N | N | N | |
| Hardware Store | N | C | C | N | C | N | N | N | |
| Kiosk | N | C | C | C | C | N | N | N | |
| Laundromat, Laundry | N | N | C | N | C | N | N | N | |
| Locksmith or Key Shop | C | C | C | C | C | N | N | N | |
| Medical/Dental/Optical Clinic | N | C | C | N | C | N | N | N | |
| Mobile Home Sales | N | N | N | N | N | N | N | N | |
| Mortuary | N | N | C | N | N | N | N | N | |
| Music Store | N | C | C | N | N | N | N | N | |
| Optical Shop | N | C | C | N | N | N | N | N | |
| Pawnshop | N | N | N | N | N | N | N | N | |
| Pet Shop | N | C | C | N | N | N | N | N | |
| Pet Services and Grooming | C | C | C | C | C | C | N | N | |
| Pharmacy | N | C | C | N | C | N | N | N | |
| Print Shop | N | C | C | N | N | N | N | N | |
| Recreation Vehicle and Boat Sales | N | N | N | N | N | N | N | N | |
| Restaurant, Fast Food | N | N | N | N | N | N | N | N | |
| Restaurant, Drive-In or Drive-Through | N | N | N | N | N | N | N | N | |
| Restaurant, Deli or Take-out | N | C | C | N | C | N | N | N | |
| Restaurant, Full Service | N | C | C | N | C | N | N | N | |
| Seasonal Outdoor Vendor | N | C | C | C | C | C | N | N | |
| Shoe Store | N | C | C | N | N | N | N | N | |

Revised and Adopted 2-4-2021

Zones: R-1-Residential, C-1-Commercial, C-2-Commercial Highway, A-3-Agriculture, CR-1-Commercial Recreation, S-Shoreline, O-Open Space, RC-Recreation Zone

Uses: P-Permitted, C-Conditional, N-Not Permitted

| <u>Use – Retail Sales</u> | <u>R-1</u> | <u>C-1</u> | <u>C-2</u> | <u>A-3</u> | <u>CR1</u> | <u>S</u> | <u>O</u> | <u>RC</u> | <u>Additional Reference</u> |
|-------------------------------|------------|------------|------------|------------|------------|----------|----------|-----------|-----------------------------|
| Smoke Shops | N | N | N | N | N | N | N | N | |
| Studio, Artist or Photography | C | C | C | C | C | C | N | N | |
| Studio, decorator and display | N | C | C | N | C | N | N | N | |
| Studio, Health or Exercise | N | C | C | N | C | N | N | N | |
| Tent Vendor | N | C | C | N | C | N | N | N | Selling from a tent |
| Variety Store | N | C | C | N | N | N | N | N | |

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Uses: P-Permitted, C-Conditional, N-Not Permitted