

CHAPTER 6
USE REGULATIONS

SECTION:

- 10-6-1: Use Chart
10-6-2: Classification of New and Unlisted Uses

10-6-1: **USE CHART:** Land and buildings in each of the zoning districts may continue to be used, but no land shall herein after be used, and no building or structure shall hereinafter be erected, altered or converted which is arranged, designed or used for other than those uses specified for the district in which it is located as set forth by the following use chart and indicated by:

P = permitted use

C = conditional use permit required

X = special review required

I = Allowed only as a conditional use when incidental to a retail business with more than 15,000 square feet of floor area and:

- incidental to a single use (i.e.: a bank is incidental to retail business, not multiple businesses); and
- a department store, grocery store, health fitness center, or other retail business may have more than one incidental use associated with it; and
- the combined total of all incidental uses associated with a building may not exceed 12% of the gross square footage of the building or 6,000 sq ft whichever is less (administrative offices, restrooms, storage areas, and other enmities necessary for the operation of the retail business are not considered incidental uses) ; and
- cannot be a stand alone building (an unoccupied drive through structure(s) and/or fueling pads will be counted as part of the 12% or but not included in the 6,000 sq ft cap of the incidental use); and
- must share the same public entrance(s); and
- a permitted business is not considered an incidental use; and
- incidental use must have its own business license unless owned and operated by the primary retail business.

= not permitted (absence of symbol)

If a use is not specifically designated, it is prohibited.

		AGR	SFE	SFL	SFT	SFR	SFM	SFH	SMH	MFR	MFM	MFH	CND	CGD	CHD	MXD
A.	Residential Uses															
1	Single family, detached	P	P	P	P	P	P	P	P	P			C			P
2	Single family, attached					P	P	P		P	P	P				P
3	Dwelling, two family									P	P	P				P
4	Dwelling, three family									P	P	P				P
5	Dwelling, four family									P	P	P				P
6	Dwelling, multi-family											P				P
7	Manufactured/modular	P	P	P	P	P	P	P	P	P	P	P				P
8	Mobile/trailer home								P							
9	Secondary residential structure (OM 005-2005 01/13/04)	C	C		C											
10	Cluster development			C	C	C	C	C	C	C	C	C				C
11	Inner block development		C	C	C											C
12	Planned Unit Development	C	C	C	C	C		C	C	C	P	P				C
13	Bed & Breakfast	C	C	C	C	C							C	C		C
14	Hotel/motel											C	C	C		C
15	Lodging house									C	C	C	C	C		C

		AGR	SFE	SFL	SFT	SFR	SFM	SFH	SMH	MFR	MFM	MFH	CND	CGD	CHD	MXD
16	Residence for persons with disabilities		P	P	P	P	P	P	P	P	P	P				C
17	Residential facility for the aged		P	P	P	P	P	P	P	P	P	P				C
B. Accessory/Incidental Uses																
1	Accessory building	P	P	P	P	P	P	P		P	P	P	P	P	P	P
2	Accessory dwelling unit	☒	☒		☒	☒	☒									P
3	Accessory farm building	P	P	P	P	P										
4	Off street parking incidental to main use	P	P	P	P	P	P	P		P	P	P	P	P	P	P
5	Private swimming pool	P	P	P	P	P	P	P		P	P	P	P	P		P
C. Governmental/Institutional/Special Services																
1	Church	P	P	P	P	P	P	P	P	P	P	P				
2	Ministers, rabbis, priests, and other similar ordained religious work	P^	P^	P^	P^	P^	P^	P^	P^	P^	P^	P^	P			
3	Community center	P	P	P	P	P	P	P	P	P	P	P	P	P		
4	Day care nursery	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	P	P	I or C*	C
5	Preschool	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	P			C
6	Public Park	P	P	P	P	P	P	P	P	P	P	P				P
7	Public School (OM 020-2004)	P	P	P	P	P	P	P	P	P	P	P				
8	Public building	P	P	P	P	P	P	P	P	P	P	P	P	P		P
D. Utility and Related Service																
1	Electric substation	C	C													
2	Electric power plant	C														
3	Fire station	P	P	P	P	P	P	P	P	P	P	P				
4	Gas meter station	P	P	P	P	P	P	P	P	P	P	P				
5	Irrigation supply	P	P	P	P	P	P	P	P	P	P	P				
6	Utility distribution lines	P	P	P	P	P	P	P	P	P	P	P				
7	Radio/TV/cellular tower													C		
8	Sewage/water pumping station	P	P	P	P	P	P	P	P	P	P	P				
9	Telephone utilities	P	P	P	P	P	P	P	P	P	P	P				
10	Public utilities, other	P	P	P	P	P	P	P	P	P	P	P				
11	Utility shop, storage and bldgs															
12	Water treatment plant															
13	Water well reservoir or storage tank															
E. Professional Services																
1	Business office, medium impact	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C			P
2	Business office, low impact	P^	P^	P^	P^	P^	P^	P^	P^	P^	P^	P^	P			P
3	Business office, general												C	P	I or C*	P
4	Clinic, dental												C	P	I or C*	P
5	Clinic, medical												C	P	I or C*	P
6	Clinical Social Worker												C	P	I or C*	P
7	Office for single physician, dentist, or chiropractor	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^			I or C*	
8	Licensed professional	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C	P	I or C*	P
9	Mortuary	C^	C^	C^					C^	C^	C^	C^	C	P		P
10	Optical shop	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C	P	I or C*	P
11	Pharmacy	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C	P	I or C*	P
12	Private school, teaching, tutoring(1 or 2 students at a time)	P^	P^	P^	P^	P^	P^	P^	C^	C^	C^	C^				
13	Private school, teaching	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C	P		P
14	Studio: Art, Dance, Drama, Photography, etc (1 or 2 students at a time)	P^	P^	P^	P^	P^	P^	P^	C^	C^	C^	C^				
15	Studio: Art, Dance, Drama, Photography, etc and tutoring	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C	P	I or C*	P

		AGR	SFE	SFL	SFT	SFR	SFM	SFH	SMH	MFR	MFM	MFH	CND	CGD	CHD	MXD
13	Dressmakers, seamstresses, tailors, and related occupations	P^	P^	P^	P^	P^	P^	P^	C^	C^	C^	C^				
14	Artists, artisans, craftsman, sculptors, authors, small crafts and handcrafts, and related artistic work	P^	P^	P^	P^	P^	P^	P^	C^	C^	C^	C^				
15	Veterinarian^	C^	C^	C^					C^	C^	C^	C^	P	C		P
F.	Retail/Related Uses															
1	Adult oriented business													C		
2	Food preparation, catering, etc	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^			P	
3	Bakery/Confectionery sales												P	P	P	P
4	Barber/beauty shop	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	P	P	P	P
5	Book/Stationery Store												p	p	p	P
6	Computer Store												p	p	p	P
7	Department store													p	p	P
8	Florist Store												p	p	p	P
9	Furniture Store													p	p	P
10	Specialty Store/Shop	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^				P
11	Grocery store	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	p	p	p	P
12	Hardware store													p	p	P
13	Home & Garden store												p	p	p	P
14	Laundry/dry cleaning store												p	p	p	P
15	Liquor store (OM 015-2004)													p	p	P
16	Music Store												p	p	p	P
17	Paint Store													p	p	P
18	Pet Store													p	p	P
19	Restaurant/fast food												p	p	p	P
20	Shoe repair	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	p	p	p	P
21	Small appliance repair	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^		p	p	C
22	Variety Store												p	p	p	P
23	Commercial complex												p	p	p	P
24	Shopping center													p	p	P
25	Tire sales, retail (OM 001-002, 02/27/01)													c	P	
26	Yard sales on an occasional basis	P^	P^	P^	P^	P^	P^	P^	P^	P^	P^	P^				
G.	Commercial/Related Uses															
1	Auto Sales – New & Used (OM 016-2004 05/11/04)													P	P	
2	Auto Sales –Used (OM 016-2004 05/11/04)															
3	Auto wash												P	P	P	
4	Bank/financial													C	I or C*	P
5	^^^Nondepository Financial Institutions													P	I or C*	
6	Building materials													P	P	
7	Dance hall															
8	Gasoline/petroleum storage (not bulk)	C	C	C	C								C	C	C	
9	Gasoline sales/service												P	P	P	
10	Fitness Center Commercial (Gym)													P	P	P
11	Convenience store												P	P	P	
12	Night club															
13	Print shop/sales	C^	C^	C^	C^	C^	C^	C^					P	P	P	P
14	Recreation/Entertainment													P	I or C*	
15	Research facilities	C^	C^	C^	C^	C^	C^	C^				P				
16	Theater													P	P	P
17	Vehicle storage															

		AGR	SFE	SFL	SFT	SFR	SFM	SFH	SMH	MFR	MFM	MFH	CND	CGD	CHD	MXD
H.	Industry and Manufacturing															
1	Auto repair, paint and body shop															
2	Bldg maintenance & repair services															
3	Cabinet Shop															
4	Clothing Manufacturer															
5	Furniture Manufacturer															
6	General contractor yard															
7	HVAC shop/sales															
8	Ice cream plant															
9	Lumber yard													P		
10	Paint Shop													P		
11	Welding/machine Shop															
12	Wholesale outlet/storage and sales													P		
13	Light Manufacturing													C		
14	Motorcycle, Snowmobile, ATV, etc repair	C^	C^	C^	C^	C^	C^	C^	C^							
I.	Agriculture and Related Uses															
1	Beekeeping	P^^	P^^	P^^												
2	Breeding or raising animals for sale, food, pleasure, or profit	P^^	P^^	P^^	P^^	P^^										
3	Keeping dogs, cats, fish, or exotic caged birds	P^^	P^^	P^^	P^^	P^^	P^^	P^^	P^^	P^^	P^^	P^^		C	I	P
4	Commercial crop production	P	P	P												
5	Dairy business	P^^	P^^	P^^												
6	Feed lot	C														
7	Gardens and orchards for home use	P	P	P	P	P	P	P	P	P	P	P				P
8	Ranch/farm production and operation	P	P													
9	Garden and greenhouse plants and produce for wholesale or retail sales OM 007-2006 05/23/2006	C^	C^	C^	C^	C^	C^	C^	C^							

^Use is allowed as a permitted or conditional use only if it is a home business, child care business or nonconforming business that complies with Title 3, Chapter 4 of this Code, Conditional Businesses

^^Must conform to Title 5 Chapter 1 of this Code, Animal Regulation and Control.

^^^Nondepository financial institutions are businesses that conduct transactions of cashing a check for consideration or extending a deferred deposit loan and shall include any other similar types of businesses licensed by the State of Utah pursuant to the check cashing and deferred deposit lending registration act. Nondepository financial institutions shall be limited by the population of all residents in Providence City. The total population figures shall be based on the US Census Bureau's annual estimates. Only one nonfinancial institution shall be allowed for a population of 0 – 7,000. and 1 per 7,000 thereafter.

*The following conditions apply to a non-sales tax generating business (NSTGB) located in the CHD zone:

1. The combined total of all NSTGB will be limited to no more than 15% of the combined existing gross leasable space (GLS) of buildings in the project area; the GLS of a building is based on the square footage of the ground floor; upper levels are not included in the combined totals for or against the 15% limitation.
2. The project area is the approved preliminary plat.
3. Incidental uses in the project area are not computed in the 15% limitation.
4. NSTGB may be in a free standing building of its own or part of a multi-tenant building with separate outside entrances for the public.

10-6-2: CLASSIFICATION OF NEW AND UNLISTED USES:

A. Request; Referral: Requests for a new use or unlisted conditional use shall be referred to the Planning Commission chairperson for consideration by the Planning Commission. Applications for a new use and unlisted conditional use will be processed in accordance with the procedures listed in subsection 10-3-5:C of this Title to determine if such use should be permitted and added to the current list of approved uses. The Planning Commission shall forward to the City Council a recommendation to accept or reject the request. The Planning Commission shall also forward, with any recommendation for approval of a new use, the necessary ordinance amendments to implement the use.

B. City Council Action: The City Council will approve or disapprove the recommendation. Upon approval, the Process will be started to amend the necessary City ordinances in accordance with the procedures outlined for ordinance amendments and changes. (Ord., 7-23-1996)