

# Ordinance No. 2025-02

## ZONING ORDINANCE APPENDIX LAND USE TABLE AMENDMENT

**WHEREAS**, the "Municipal Land Use, Development, and Management Act," Utah Code Ann. §§ 10-9a-101 *et seq.*, as amended (the "Act"), provides that each municipality of the State of Utah may enact a land use ordinance and a zoning map establishing regulations for land use and development within the municipality;

**WHEREAS**, from time to time it is necessary to review and amend the Zoning Ordinances of the Town;

**WHEREAS**, the proposed amendment to Appendix A, Land Use Table, of the Zoning Ordinances of the Town of Genola, contemplated by this Ordinance has been reviewed by the Planning Commission of the Town of Genola and the Town Council, and all appropriate public hearings have been held in accordance with Utah State law and the Ordinances to obtain public input regarding the proposed amendment to the land use ordinance;

**WHEREAS**, the Planning Commission of the Town of Genola has reviewed and made a recommendation to the Town Council concerning the proposed amendment to Appendix A, Land Use Table, of the Zoning Ordinances of the Town of Genola, and the Town Council has found the proposed amendment to be consistent with the Town's General Plan;

**WHEREAS**, based on the recommendation of the Planning Commission, the Town of Genola desires to amend Appendix A, Land Use Table, of the Zoning Ordinances;

**NOW THEREFORE**, be it ordained by the governing body of the Town of Genola, Utah:

1. Amendment by Replacement of Appendix A, Land Use Table, of the Zoning Ordinances. Appendix A, Land Use Table, of the Town of Genola's Zoning Ordinances is hereby amended by complete replacement as set forth in the attachment affixed to this Ordinance.
2. Effective Date. This ordinance shall become effective after publication or posting as required by Utah Code.
3. Captions: Captions herein are for convenience only, and neither limit nor amplify the provisions of this Ordinance.
4. Repeal of Conflicting Ordinances. To the extent that any ordinances, resolutions

or policies of the Town of Genola conflict with the provisions of this ordinance, they are hereby amended to be in accordance with the provisions hereof.

PASSED AND ADOPTED by the Town Council of the Town of Genola, State of Utah on the 15<sup>th</sup> day of January, 2025 by the following Vote:

	Aye	Nay	Abstain	Absent
Neil Brown	<u>✓</u>	<u>          </u>	<u>          </u>	<u>          </u>
Hale Robison	<u>          </u>	<u>          </u>	<u>          </u>	<u>✓</u>
Grant Lundberg	<u>✓</u>	<u>          </u>	<u>          </u>	<u>          </u>
Curtis Thomas	<u>          </u>	<u>          </u>	<u>          </u>	<u>✓</u>
Eric Hazelet	<u>✓</u>	<u>          </u>	<u>          </u>	<u>          </u>

TOWN OF GENOLA:

ATTEST:

Neil Brown  
By: Neil Brown, Mayor

Lucinda Thomas  
By: Lucinda Thomas,  
Town Clerk/Recorder



# Title 20 - Zoning Ordinance of Genola

## Appendix A

### Land Use Categories by Zone: Permitted, Conditional, and Accessory Uses

**Definitions:**

A = Accessory Use -- A use that is customarily incidental to another permitted use and does not substantially alter the character of the permitted principal use.

C = Conditional Use -- A use that is allowed in the zone indicated only after a Conditional Use Permit has been approved by the Planning Commission and subject to the terms and conditions thereof.

P = Permitted Use - A use that is allowed in the zone indicated provided all regulations of the zoning ordinance are followed.

N = Not Permitted -- A use that is customarily incidental to another permitted use and does not substantially alter the character of the permitted principal use.

	Zones				
	A-1	R-1	C-1	I-1	I-3
Accessory buildings (such as garages, carports, greenhouses, sheds, barns, etc)	P	P	P	P	P
Advertising Services	N	N	P	P	P
Agricultural Processing (non-animal)	A	N	N	P	P
Agriculture (not elsewhere classified)	P	A	A	P	P
Animal hospital services	N	N	N	P	P
Animal Husbandry Services	C	N	N	C	C
Animal Processing	N	N	N	N	C
Animal specialties (not elsewhere classified)	C	N	C	C	C
Antiques and Secondhand Merchandise	N	N	P	P	P
Apartments	N	N	N	N	N
Apiaries (includes all processes involved in honey production)	P	A	A	P	P
Apparel Repair and Alteration	N	N	P	P	P
Athletic Fields	P	P	P	P	P
Automobile Repair and Related Services	N	N	P	P	P
Aviaries	P	P	P	P	P
Beans, dry farm	P	P	P	P	P
Beauty and Barber Services	N	A	P	P	P
Beef cattle (raised for purposes other than dairying)	P	P	P	P	P
Blasting	N	N	N	N	N
Books, Stationary, Art and Hobby Supplies	N	N	P	P	P
Bus Garaging and Equipment Maintenance	N	N	N	P	P
Bus Passenger Terminals	N	N	P	P	P
Business Services (not elsewhere included)	N	N	P	P	P
Business, Professional and Labor Organizations and Services	N	N	P	P	P
Cannibis crops	N	N	N	N	N
Cemeteries	C	C	N	N	N
Chicken raising (private use)	P	P	P	P	P
Child Care/Day Care (subject to current state code)	P	P	P	P	P
Churches, synagogues, temples, and missions.	P	P	P	P	P
Clothing rental	N	N	P	P	P
Coal Mining	N	N	N	N	C
Combination utilities right-of-way	C	C	C	C	C
Commercial Turkey raising	P	N	N	N	N
Commercial Chicken raising	P	N	N	N	N
Concrete, Gypsum, and Plaster Products	N	N	N	N	C
Condominiums	N	N	N	N	N
Consumer Credit Reporting Services	N	N	P	P	P

	Zones				
	A-1	R-1	C-1	I-1	I-3
Contract Construction Services	N	N	P	P	P
Convalescent and assisted living services (lodging and meals offered with full time medical services)	P	P	P	P	P
Correctional Institutions	N	N	N	N	N
Costume rental	N	N	P	P	P
Courts	N	N	P	P	P
Crematory	N	N	C	C	C
Crude Petroleum and Natural gas	N	N	N	N	C
Crushing	N	N	N	N	N
Dairies and Dairy feeding	P	N	N	P	P
Data Processing Services	N	N	P	P	P
Denominational and sectarian schools (combined grades).	C	C	P	P	P
Dental Offices	N	N	P	P	P
Department Stores	N	N	P	P	P
Drinking Places - Alcoholic Beverages	N	N	N	N	N
Drug Stores and Prescription Pharmacy	N	N	P	P	P
Duplicating, Mailing, and Office Services	N	N	P	P	P
Dwelling and Other Building Services (janitorial, extermination, sewer maintenance)	N	N	P	P	P
Eating Places (with or without liquor)	N	N	P	P	P
Egg production (Commercial)	N	N	N	N	N
Electrical Appliance Repair and Services	N	N	P	P	P
Electrical Transmission, High Voltage -- right-of-way	C	N	C	C	C
Electrical Transmission, Low Voltage	P	P	P	P	P
Electronics Stores	N	N	P	P	P
Employment Services	N	N	P	P	P
Engineering, Architectural, and Planning Services	N	N	P	P	P
Escort Service	N	N	N	N	C
Farm and Garden Supplies	N	N	P	P	P
Farm products warehousing and storage	P	A	P	P	P
Feed Lots	P	N	N	P	P
Field and seed crops (includes clover, flax, hops, mustard seeds, peanuts, etc)	P	P	P	P	P
Field and Seed Crops Generally	P	P	P	P	P
Finance, Insurance and Real Estate Services	N	N	P	P	P
Fire & EMS Station	P	P	P	P	P
Florists	N	N	P	P	P
Flower Gardens	P	P	P	P	P
Fuel and Convenience Stores	N	N	P	P	P
Funeral Parlor	N	N	P	P	P
Gas pipeline right-of-way	C	C	C	C	C
Gas Pipeline: High Pressure	N	N	C	C	C
Gas Pipeline: Low Pressure	P	P	P	P	P
Gas pressure control stations	C	C	C	C	C
General Merchandise	N	N	P	P	P
General warehousing and storage (not elsewhere classified)	N	N	C	P	P
Gifts, novelties, souvenirs, greeting cards, etc.	N	N	P	P	P
Government Administration Centers	N	N	P	P	P
Grain, dry farm	P	P	P	P	P
Grain, irrigated	P	P	P	P	P
Greenhouses	P	P	P	P	P
Groceries	N	N	P	P	P
Hay, dry farm	P	P	P	P	P
Hay, irrigated	P	P	P	P	P
Heavy Equipment Operation and Storage (Non-Agricultural)	N	N	N	N	C
Home Industry	A	A	A	A	A
Home Occupation	A	A	A	A	A

	Zones				
	A-1	R-1	C-1	I-1	I-3
Horses (raising, breeding, or training)	P	P	P	P	P
Horticultural Commercial cut flowers and decoratives, covered	P	P	P	P	P
Horticultural Commercial cut flowers and decoratives, uncovered	P	P	P	P	P
Horticulture specialties (not elsewhere classified)	C	C	C	C	C
Hospitals	N	N	P	P	P
Hostels	N	N	N	N	N
Hot Plants, Batch Plants, Processing Plants, Concrete Mixing Batch Plants	N	N	N	N	N
Hotels	N	N	P	P	P
Irrigation distribution channels	C	C	C	C	C
Jewelry	N	N	P	P	P
Junk Dealers	N	N	N	P	P
Landscape gardening	N	N	P	P	P
Laundry and Dry Cleaning	N	N	P	P	P
Legal Services	N	N	N	N	C
Liquor Stores	N	N	N	N	C
Livestock operations (not elsewhere classified)	C	C	C	C	C
Living Property Auction Services	N	N	N	N	C
Lumber and Other Building Materials	N	N	P	P	P
Mail order houses	N	N	P	P	P
Manufactured and Modular Homes on a single parcel of land	P	P	N	N	N
Manufacturing Apparel and Accessories	N	N	N	P	P
Manufacturing Furniture and Fixtures	N	N	N	P	P
Manufacturing Lumber and Wood products (except furniture)	N	N	N	N	P
Manufacturing Paper and Allied Products	N	N	N	C	C
Manufacturing Paving Mixtures and Blocks	N	N	N	N	C
Manufacturing Tobacco and Marijuana Products	N	N	N	N	N
Manufacturing, compounding, processing, packing, fabrication, and warehousing of goods and materials, excluding the processing of animal byproducts, livestock feed yards, oil refineries, wallboard manufacturing, and similar establishments which emit offensive fumes, smoke, noise, odor, etc.	N	N	N	N	N
Massage parlors	N	N	C	N	N
Mausoleum	N	N	N	N	N
Medical and Dental laboratory services	N	N	P	P	P
Medical and Other Health Services	N	N	P	P	P
Medical clinics (includes out-patient services)	N	N	P	P	P
Metal Ore Mining	N	N	N	N	C
Metal Ore Mining / Metal Ore Smelting	N	N	N	N	N
Military Bases and Reservations	N	N	N	N	N
Mining and Quarrying of Nonmetallic Minerals	N	N	N	N	C
Mining services (not elsewhere classified)	N	N	N	N	C
Mining, quarrying, rock, gravel, sand, earth extraction and mass grading	N	N	N	N	C
Mink Farms	N	N	N	N	N
Miscellaneous Manufacturing	N	N	N	C	C
Mobile Homes on a single parcel of land	N	N	N	N	N
Motion picture theaters	N	N	P	P	P
Motor Vehicle and Automotive Equipment Trade	N	N	P	P	P
Motor vehicle transportation terminals (taxis, parcel delivery, etc.)	N	N	C	C	N
Multi-family Housing	N	N	N	N	N
Non-Living Property Auction Services	N	N	C	P	P
Nursery crops (includes bulbs, mushrooms, herbs, flower seeds, and sod crops)	P	P	P	P	P
Operations, Stockpiling, Conveying	N	N	N	N	C
Optical Goods (eyeglasses)	N	N	P	P	P
Orchards and Vineyards (Fruits and Tree Nuts)	P	P	P	P	P
Organizations and Clubs (not elsewhere classified)	N	N	P	P	P



	Zones				
	A-1	R-1	C-1	I-1	I-3
Other Agricultural Related Activities, (not elsewhere classified)	C	C	C	C	C
Other animal husbandry services (not elsewhere classified)	C	C	C	C	C
Other medical and health services (not elsewhere classified)	N	N	C	C	C
Other Miscellaneous Retail (not elsewhere classified)	N	N	C	C	C
Other personal services (not elsewhere classified)	N	N	C	C	C
Other poultry raising (includes ducks, geese, pigeons, etc raised for meat products)	P	P	P	P	P
Parks	P	P	P	P	P
Pasture and Rangeland	P	P	P	P	P
Pawn Shops	N	N	P	N	N
Personal Services	N	N	P	P	P
Pet sales and supplies	N	N	P	P	P
Petroleum products and scrap materials	N	N	N	N	C
Photographic Services (portraits, commercial, etc)	N	N	P	P	P
Physicians Offices	N	N	P	P	P
Playgrounds	P	P	P	N	N
Police Station	N	N	P	P	P
Political, Civic, and Veterans Organizations	N	N	P	P	P
Postal Services	N	N	P	P	P
Preschool Facility	P	P	P	P	N
Printing and Publishing and Allied industries	N	N	N	P	P
Private swimming pools	P	P	N	N	N
Professional Services (not elsewhere classified)	N	N	C	C	C
Professional, Scientific, and Controlling Instruments	N	N	C	C	C
Public Fairgrounds.	C	N	N	C	C
Public Libraries.	P	P	P	N	N
Public Schools	C	C	C	N	N
Rabbits	P	P	P	P	P
Reception Centers	C	N	P	P	P
Recreational Vehicle Parks	N	N	N	C	C
Refrigerated warehousing	A	N	N	P	P
Rehabilitation Treatment facilities	N	N	C	C	C
Religious Activities (churches, synagogues, temples, etc)	P	P	P	P	P
Repair Shops and Related Services (not elsewhere classified)	N	N	P	P	P
Research Services	N	N	P	P	P
Retail Apparel and Accessories	N	N	P	P	P
Retail Automotive, marine craft, aircraft and accessories	N	N	P	P	P
Retail Flower and Tree Nurseries	C	C	P	P	P
Retail Furniture, Home Furnishings and Equipment	N	N	P	P	P
Riding academies, schoools, and stables (horses, mules)	P	C	C	P	P
Sexually Oriented business	N	N	N	N	C
Single Family Dwellings	P	P	N	N	N
Small animal kennels, animal boarding, breeding, training, and grooming	C	N	C	C	C
Smoke Shops (cigars, cigarettes, ecigarettes, etc)	N	N	C	N	N
Sober Living Residential Treatment Facility	N	N	C	C	C
Social, Fraternal and Youth Organizations and Services	N	N	P	P	P
Special Needs (assisted living) Housing	N	C	N	N	N
Sport Courts (Indoor)	A	A	P	P	P
Sporting Goods, Bicycles, and Toys	N	N	P	P	P
Sports Courts (Outdoor)	P	P	P	P	P
Stockyards	N	N	N	N	N
Storage Units	N	N	N	P	P
Storm drain right-of-way	C	C	C	C	C
Swimming pools -- private	A	A	N	N	N
Swimming pools -- public.	C	C	P	P	P

	Zones				
	A-1	R-1	C-1	I-1	I-3
Swine (hogs and pigs raised for all purposes)	P	P	P	P	P
Tattooing	N	N	N	N	C
Telephone, Radio, and Telecommunication broadcasting or exchange stations	C	C	C	C	C
Telephone, Radio, and Telecommunication relay towers and transmitting stations	C	C	C	C	C
Telephone, Radio, and Telecommunications company offices	N	N	P	P	P
Tobacco crops	N	N	N	N	N
Townhouses	N	N	N	N	N
Tree planting, pruning, and spraying.	P	P	P	P	P
Truck Crops (includes vegetables, berries, and melons).	P	P	P	P	P
Turkey raising (private use)	P	P	P	P	P
Utilities (lines in right-of-way only).	C	C	C	C	C
Vegetable Gardens	P	P	P	P	P
Veterniarian services	N	N	P	P	P
Water pipeline right-of-way	C	C	C	C	C
Water Storage, Fuel and Oil Storage Tanks C	N	N	N	N	C
Welfare and Charitable Services	N	N	P	P	P
Wholesale Trade: Metals and Minerals	N	N	N	N	C