

Chapter 11

COMMERCIAL AND INDUSTRIAL DISTRICTS

- 11.1 Purpose**
- 11.2 Codes and Symbols**
- 11.3 Use Regulations**
- 11.4 Height Regulations**
- 11.5 Area, Width, Frontage, Yard and Coverage Regulations**
- 11.6 Improvements Required to be Completed or in Progress Before a Building Permit May Be Issued**
- 11.7 Improvements Completion**

11.1.PURPOSE

General evaluation criteria to be utilized in consideration of land use applications include:

- 1. The land use application complies with all applicable provisions of the East Carbon City Land Use Management and Development Code, state and federal law;
- 2. The proposed use is consistent with the East Carbon City General Plan;
- 3. Structures associated with the proposed land use are compatible with surrounding structures in terms of use, scale, mass and circulation patterns;
- 4. The proposed land use is not detrimental to the public health, safety and welfare. Any potential or known detrimental impacts of the proposed land use shall be mitigated through the imposition of reasonable conditions placed on the proposed land use;
- 5. Vehicle and pedestrian traffic conditions are not adversely affected by the proposed land use including the existence or need for dedicated turn lanes, pedestrian access and capacity of existing streets;

- 6. Sufficient utility connectivity and capacity are demonstrated and confirmed;
- 7. Sufficient emergency vehicle access to service the proposed land use;
- 8. The location and design of off-street parking is included and the proposed land use is in compliance with off-street parking standards;
- 9. Fencing, screening and landscaping to separate the proposed land use from adjoining land uses and mitigate potential conflicts in uses is considered;
- 10. Exterior lighting complies with adopted lighting standards and mitigates impacts;
- 11. Within and adjoining the site, impacts to aquifers, slopes and flood potential have been mitigated and is appropriate to the topography of the site;
- 12. The land use checklist (See Section m) has been utilized in evaluation of the proposed land use.
- 13. Land Use Checklist:
 - 1. Lighting at the site
 - 2. Fencing at the site
 - 3. Utility connections and capacity at the site
 - 4. Traffic patterns existing and produced
 - 5. Ingress and egress from the site
 - 6. Signage, type, location, style
 - 7. Landscaping
 - 8. Parking, on and off-street
 - 9. Public infrastructure needed and/or in place
 - 10. Need for public infrastructure development agreement
 - 11. Need for building permit for renovation or new construction

- 12. State or Federal permits or licenses needed
 - 13. Local business license needed or in place and past performance, if applicable
 - 14. Storm water management issues
 - 15. Geotechnical study needed or issues present
 - 16. Building and fire safety issues present
 - 17. Environmental impacts and mitigations
 - 18. Easements, encroachments or rights-of-way needed, in place or required
 - 19. Notification of surrounding property owners of activity at site
 - 20. Variances or other adjustments needed or appropriate
 - 21. Existing non complying uses and structures
1. GENERAL COMMERCIAL DISTRICT GC-1. To provide areas in appropriate locations where a combination of business, retail commerce, public, quasi-public, office, multiple-family uses, entertainment, and related activities may be established, maintained and protected.
 1. All uses allowed as indicated in Section 11.3.
 2. Every conditional use permit and every planned unit development approval shall be based primarily on how the development, as proposed in the application, will contribute to compatibility and mutual private and public benefit from existing, proposed, and potential buildings and uses in the area; the efficient, effective, and aesthetic use of land,

- buildings, landscaping, and amenities; and the improvements to be made in land use, building construction and appearance, traffic safety and control, landscaping and drainage.
3. Area, width, frontage, yard coverage and height regulations in a GC-1 district are to be determined by conditional use permit or planned development approval.
 2. CENTRAL COMMERCIAL DISTRICT CC-1. To provide areas in appropriate locations where retailing, professional offices and eating establishments may exist. The Central Commercial District is intended to be a walkable pedestrian friendly zone that is best suited for small businesses and office space.
 3. INDUSTRIAL DISTRICT I-1. To provide for areas in appropriate locations where heavy industrial processes necessary to the economy may be conducted. The regulations of this district are designed to protect environmental quality of the district and adjacent areas.
 4. INDUSTRIAL DISTRICT I-2. To provide for areas in appropriate locations where heavy industrial processes necessary to the economy may be conducted. The regulations of this district are designed to protect environmental quality of the district and adjacent areas.
 5. MIXED USE OVERLAY ZONES. All CC-1 zoning district areas may provide for mixed use development whereby commercial, professional and residential uses are present in the same location or area of development.

11.2. CODES AND SYMBOLS.

In the following sections of this chapter, uses of land or buildings which are allowed in various districts are shown as “permitted uses”, indicated by a “P” in the appropriate column, or as “conditional uses”, indicated by a “C” in the appropriate column. Permitted uses “P” shall require a letter of authorization of the land use to be issued by the East Carbon City Zoning Administrator prior to development, installation or commencement of the land use. If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by a dash, “- “. If a regulation applies in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet required, or by the letter “A”. If the regulation does not apply, it is indicated in the appropriate column by a dash, “- “. Permitted uses require a notice of zoning verification from the East Carbon City Zoning Administrator. “ADM” indicates the assignment of the approval to administration under the direction of the Zoning Administrator. The Zoning Administrator may require the proposed use be considered by the Planning Commission and City Council prior to approval of any permit or license.

11.3. USE REGULATIONS.

No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the commercial and industrial districts except as provided in this Code. Accessory uses and buildings customarily incidental to uses authorized by conditional use permit in any district are also authorized by issuance of a conditional use permit in any such district. Temporary uses as defined in this Code are authorized in any district upon issuance of a conditional use permit for the same.

(See chart below)

ZONING DISTRICTS APPLICABILITY		GC-1	CC -1	I-1	I-2
11.3.1	AGRICULTURAL				
11.3.1.1	Agricultural industries	C	C	C	C
11.3.1.2	The tilling of the soil, the raising of crops, horticulture and gardening	P	P	P	P
11.3.2	COMMERCIAL				
11.3.2.1	Residential				
11.3.2.1.1	Hotels, tourist courts and motels	C	C	-	-
11.3.2.1.2	Recreation coach parks	C	C	-	-
11.3.2.1.3	Rooming and boarding houses	C	C	-	-
11.3.2.1.3.1	Short-Term Single-Family Home Rentals	C	C	-	-
11.3.2.1.3.2	Individual single or multi-family dwellings and mixed-use residential component of development and related accessory uses	C	C	-	-
11.3.2.1.4	Religious quarters	C	C	-	-
11.3.2.1.5	Large Residential Facility (Group homes) for the disabled, elderly and youth rehabilitation, provided they are separated at least 1,260 feet from another similar facility and 500ft from any tobacco, alcohol sales or sexually oriented business land use. Subject to Chapter 8 requirements.	P	P	-	-
11.3.2.1.5.1	Small Residential facility (Group Homes) for the disabled, elderly and youth rehabilitation, provided they are separated at least 1,260 feet from another similar facility and 500ft from any tobacco, alcohol sales or sexually oriented business land use. Subject to Chapter 8 requirements.	P	P	P	P
11.3.2.1.5.2	Adult Daycare Facility	P	P	-	-
11.3.2.1.5.3	Assisted Living Facility	P	P	-	-
11.3.2.1.5.4	Boarding House	C	C	-	-
11.3.2.1.5.5	Non-Residential Treatment Facility	C	C	-	-
11.3.2.1.5.6	Protective Housing Facility	P	P	P	P
11.3.2.1.5.7	Shelter for the Homeless	C	C	C	C
11.3.2.1.6	Hard surface parking, commercial	C	C	C	C
11.3.2.1.7	Private garage, for personal or private use only	P	P	P	P
11.3.2.1.8	Structure parking	C	C	C	C
11.3.2.1.9	Mixed use commercial and residential development projects	C	C	-	-
11.3.3	COMMUNICATION				

ZONING DISTRICTS APPLICABILITY		GC-1	CC -1	I-1	I-2
11.3.3.1	Radio and television communication facilities	C	C	C	C
11.3.4	RETAIL TRADE				
11.3.4.1	Antiques and used merchandise	P	P	C	-
11.3.4.2	Auto parts, non-mechanical repair location	P	P	P	P
11.3.4.3	Bakeries	C	C	-	-
11.3.4.4	Books and stationery	P	P	-	-
11.3.4.5	Candy, nuts and confectionery	P	P	-	-
11.3.4.6	Children and infants wear	P	P	-	-
11.3.4.7	Computer sales and service	P	P	C	-
11.3.4.8	Custom tailoring	P	P	-	-
11.3.4.9	Dairy products	P	P	-	-
11.3.4.10	Department stores	P	P	-	-
11.3.4.11	Direct selling organizations	P	P	-	-
11.3.4.12	Temporary street festivals, events, street markets	C/ADM	C/ADM	C/ADM	C/ADM
11.3.4.13	Drinking places (alcoholic beverages)	C	C	C	C
11.3.4.14	Drive-in restaurants	C	C	C	-
11.3.4.15	Drug and proprietary	C	C	-	-
11.3.4.16	Eating places (food consumed on premises)	P	P	C	C
11.3.4.16.1	Eating places, food vending trucks – temporary or permanent street and sidewalk vending operations. Impact mitigation conditions for food vending trucks: <ul style="list-style-type: none"> a. No overnight parking of truck. b. All food prepared on-site, in truck, not prepared off-site in commissary or other prep area. c. Truck to be self-contained for water and fuel, etc. No connection to outside services. d. Minimum distance between vending truck locations of five-hundred feet (500’) and no trucks parked within five-hundred feet (500’) of a public or private school. e. Must have written permission from property owner for parking location. f. Must provide garbage and trash receptacles and service to receptacles daily. 	C	C	C	C

ZONING DISTRICTS APPLICABILITY		GC-1	CC -1	I-1	I-2
	<p>g. If seating is provided adjacent to truck, must provide parking and may require restroom facilities for customers consistent with other Code requirements for on-premises eating places.</p> <p>h. No drive through window permitted to be operated from mobile food vending truck.</p> <p>i. Signage on truck only, no other permanent signage permitted.</p> <p>j. Truck must have own lighting; no additional exterior lighting is permitted.</p> <p>k. Hours of operation limited to 6:00am to 10:00pm and may be further restricted based on location of truck and adjacent land uses.</p>				
11.3.4.17	Electrical goods	P	P	P	-
11.3.4.18	Family clothing	P	P	-	-
11.3.4.19	Farm and garden supplies & equipment	P	P	P	-
11.3.4.20	Fruits and vegetables	P	P	C	-
11.3.4.21	Furniture, home furnishings and equipment	P	P	C	-
11.3.4.22	Furriers and fur apparel	P	P	C	-
11.3.4.23	Gasoline service stations	C	C	C	C
11.3.4.24	Groceries (with or without meat)	P	P	C	-
11.3.4.25	Hardware and farm equipment	P	P	P	-
11.3.4.26	Heating and plumbing equipment	C	C	P	P
11.3.4.27	Household appliances	P	P	P	-
11.3.4.28	Ice cream establishments	P	P	-	-
11.3.4.29	Jewelry	P	P	-	-
11.3.4.30	Limited price variety stores	P	P	-	-
11.3.4.31	Liquor – package	C	C	C	C
11.3.4.32	Lumber and other building materials	C	C	P	P
11.3.4.33	Mail order house	C	C	P	-
11.3.4.34	Meats and fish	C	C	-	-
11.3.4.35	Men’s and boy’s clothing and furnishings	P	P	-	-
11.3.4.36	Merchandise vending machines operators	P	P	P	P
11.3.4.37	Motor vehicle dealers	C	C	P	P

ZONING DISTRICTS APPLICABILITY		GC-1	CC -1	I-1	I-2
11.3.4.38	Outlet Stores and Outlet Malls	C	C	C	C
11.3.4.39	Pets and pet supplies	P	-	P	P
11.3.4.40	Paint, glass and wallpaper	P	-	P	-
11.3.4.41	Pawnbrokers and pawn shops	C	-	C	C
11.3.4.42	Radios, televisions and music supplies	P	P	-	-
11.3.4.43	Shoes	P	P	-	-
11.3.4.44	Sporting goods and bicycles	P	P	-	-
11.3.4.45	Tires, batteries and accessory	P	P	P	P
11.3.4.46	Women’s accessories and specialties	P	P	-	-
11.3.4.47	Women’s ready-to-wear	P	P	-	-
11.3.4.48	Other retail trade – apparel and accessories	P	P	-	-
11.3.4.49	Other retail trade, i.e., automotive, marine craft, aircraft and accessories	C	-	C	C
11.3.4.50	Shopping complexes for retail trade	C	-	-	-
11.3.4.51	Temporary uses consistent with other permitted or conditional uses taking place at the location (fireworks stands, etc.)	C/ADM	C/ADM	C/ADM	C/ADM
11.3.4.52	Sexually oriented business when complying with the sexually oriented business ordinance	-	-	C	C
11.3.4.53	Smoke shop (retail tobacco specialty shop) providing legal tobacco and related products; no items that may be considered drug paraphernalia or items/products considered a drug or intoxicant. Must meet the Utah Statutory requirements of 2012 HB 95. 1. Not located within 1,000 feet of a community location (park, library, playground, church, etc.). 2. Not located within 600 feet of another retail tobacco specialty shop. 3. Not within 600 feet of property zoned for agriculture use or residential use.	C	-	C	C
11.3.5	SERVICES				
11.3.5.1	Administration and business office services	P	P	C	C
11.3.5.2	Advertising services	P	P	P	P
11.3.5.3	Animal clinics, animal hospitals & small animal grooming (not boarding);	C	C	C	C

ZONING DISTRICTS APPLICABILITY		GC-1	CC -1	I-1	I-2
11.3.5.3.1	Boarding or Kennel operation and related uses; all potential nuisance matters (noise, sight, smell, etc.) must be mitigated via conditions of land use approval	-	-	-	-
11.3.5.4	Apparel repair, alteration and cleaning, pickup services, shoe repair services	P	P	-	-
11.3.5.5	Automatic car wash, truck wash	P	C	P	P
11.3.5.6	Automobile repair and services	C		P	P
11.3.5.7	Banking and bank-related functions	P	P	-	-
11.3.5.8	Beauty and barber shops general	P	P	-	-
11.3.5.8.1	Cosmetic tattooing only (not artistic tattoo, piercing, etc.)	C	C	-	-
11.3.5.9	Carpeting and other floor coverings	P	P	-	-
11.3.5.10	Comprehensive health care facilities (centers)	C	-	-	-
11.3.5.11	Computer and software maintenance services	P	P	-	-
11.3.5.12	Consumer and mercantile credit reporting	P	-	-	-
11.3.5.13	Credit services (other than banks)	P	-	P	P
11.3.5.14	Daycare or pre-school	C	C	-	-
11.3.5.15	Dental laboratory services	C	-	P	-
11.3.5.16	Duplicating, mailing and stenographic services	P	P	-	-
11.3.5.17	Dwelling and other building maintenance services	C	-	P	-
11.3.5.18	Electrical services	C	-	P	P
11.3.5.19	Employment services	P	C	-	-
11.3.5.20	Funeral and crematory services	P	-	P	-
11.3.5.21	General contract construction services	C	-	P	P
11.3.5.22	Holding and investment services	P	P	-	-
11.3.5.23	Insurance carriers, agents, brokers and services	P	P	-	-
11.3.5.24	Laundering, dry cleaning, and dyeing services	C	C	-	-
11.3.5.25	Medical clinics – outpatient services	C	C	-	-
11.3.5.26	Medical laboratory services	C	C	-	-
11.3.5.27	News syndicate services	C	-	-	-
11.3.5.28	Painting, wall coverings and decorating services	P	-	P	P
11.3.5.29	Photographic services	P	P	C	-
11.3.5.30	Plumbing, heating and air-conditioning services	P	-	P	P

ZONING DISTRICTS APPLICABILITY		GC-1	CC -1	I-1	I-2
11.3.5.31	Private clubs including fraternal and sorority membership organizations with or without alcohol	C	-	-	-
11.3.5.32	Professional health and care offices and clinics – Medical offices, Dentist offices	C	C	-	-
11.3.5.33	Real estate agents, brokers, and management services	P	P	-	-
11.3.5.34	Real estate operative construction builders	C	-	P	-
11.3.5.35	Real estate subdividing and land developing services	P	-	P	-
11.3.5.36	Roofing and sheet metal services	C	-	P	P
11.3.5.37	Security services and commodity brokers, dealers, exchanges and services	P	P	-	-
11.3.5.38	Schools (commercial)	C	-	C	-
11.3.5.39	Sexually oriented business when complying with the sexually oriented business ordinance	-	-	C	C
11.3.5.40	Skin art, tattooing, piercing, body alteration. No drug paraphernalia, no sexual items or services. Must be ½ mile from other similar existing land use.	C	-	C	-
11.3.5.41	Public, private, or quasi-public social services administration and activity	C	-	C	-
11.3.6	ENTERTAINMENT				
11.3.6.1	Drive-in theaters	C	-	C	-
11.3.6.2	Legitimate theaters	C	C	-	-
11.3.6.3	Motion picture theaters	C	C	-	-
11.3.6.4	Race tracks (commercial)	C	-	C	C
11.3.6.5	Sports activities facilities	C	-	C	C
11.3.7	INDUSTRIAL				
11.3.7.1	Food products manufacturing				
11.3.7.1.1	Baker products	C	-	C	C
11.3.7.1.2	Beverage	C	-	C	C
11.3.7.1.3	Canning and preserving of fruits, vegetables, meat and seafood	C	-	C	C
11.3.7.1.4	Confectionery and related products	C	-	C	C
11.3.7.1.5	Dairy products	C	-	C	C
11.3.7.1.6	Grain mill products	C	-	C	C
11.3.7.1.7	Meat products not including butcher shops	-	-	C	C

ZONING DISTRICTS APPLICABILITY		GC-1	CC -1	I-1	I-2
11.3.7.1.8	Sugar	C	-	C	C
11.3.7.2	Fabricated textile products manufacturing				
11.3.7.2.1	Broad and narrow woven fabrics and other small wares (cotton, manmade fibers, soil and wool)	-	-	P	C
11.3.7.2.2	Dyeing and finishing of textiles (except wool fabrics and knit goods)	-	-	P	C
11.3.7.2.3	Knit goods, yarns and threads	C	-	P	C
11.3.7.2.4	Wearing apparel and accessories	C	-	C	C
11.3.7.3	Furniture products manufacturing				
11.3.7.3.1	Furniture- manufacturing	-	-	C	C
11.3.7.3.2	Partitions, shelving, lockers, office and store fixtures	-	-	C	C
11.3.7.3.3	Wooden containers and cabinetry	-	-	C	C
11.3.7.4	Paper products manufacturing				
11.3.7.4.1	Bookbinding and related industrial	-	-	C	C
11.3.7.4.2	Books: publishing and printing	C	-	C	-
11.3.7.4.3	Converted paper and paperboard products	-	-	C	C
11.3.7.4.4	Newspapers & Periodicals printing	-	-	C	C
11.3.7.4.5	Printing trade services, Graphic design, sign manufacturing	-	-	C	C
11.3.7.5	Precision instrument and jewelry manufacturing				
11.3.7.5.1	Costume jewelry, costume novelties, buttons and misc. notions (except precious metals)	C	-	C	C
11.3.7.5.2	Computer component manufacture or assembly	C	-	C	C
11.3.7.5.3	Jewelry, silverware and plated ware	-	-	C	C
11.3.7.5.4	Musical instruments and parts	C	-	C	C
11.3.7.5.5	Ophthalmic goods	-	-	C	C
11.3.7.5.6	Optical instruments and lenses	-	-	C	C
11.3.7.5.7	Pens, pencils and other office and art(ists) materials	-	-	C	C
11.3.7.5.8	Photographic equipment and supplies	-	-	C	C
11.3.7.5.9	Surgical, medical and dental instruments and supplies	-	-	C	C
11.3.7.5.10	Toys, amusements, sporting goods and athletic goods	-	-	C	C
11.3.7.5.11	Watches, clocks, clockwork operated devices and parts	C	-	C	C
11.3.7.6	Other products manufacturing				

ZONING DISTRICTS APPLICABILITY		GC-1	CC -1	I-1	I-2
11.3.7.6.1	Motion picture production	C	C	C	C
11.3.7.6.2	Pottery and related products	C	C	C	C
11.3.7.7	Wood and paper manufacturing				
11.3.7.7.1	Millwork, veneer, plywood and prefabricated structural wood products	-	-	-	C
11.3.7.7.2	Paper (except building paper)	-	-	-	C
11.3.7.7.3	Paperboard	-	-	-	C
11.3.7.7.4	Pulp	-	-	-	C
11.3.7.7.5	Sawmills and planing mills	-	-	-	C
11.3.7.8	Chemical and plastics manufacturing				
11.3.7.8.1	Agricultural chemicals	-	-	-	C
11.3.7.8.2	Drug	-	-	-	C
11.3.7.8.3	Industrial inorganic chemicals	-	-	-	C
11.3.7.8.4	Miscellaneous plastic products	-	-	-	C
11.3.7.8.5	Paints, varnishes, lacquers, enamels and allied products	-	-	-	C
11.3.7.8.6	Plastics materials and synthetic resins, synthetic and other manmade fibers (except glass)	-	-	-	C
11.3.7.8.7	Soap, detergents and cleaning preparations, perfumes, cosmetic and other toilet preparations	-	-	-	C
11.3.7.9	Petroleum products manufacturing				
11.3.7.9.1	Paving and roofing materials	-	-	-	C
11.3.7.9.2	Petroleum refining	-	-	-	C
11.3.7.9.3	Rubber footwear	-	-	-	C
11.3.7.9.4	Tires and inner tubes	-	-	-	C
11.3.7.10	Nonmetallic products manufacturing				
11.3.7.10.1	Abrasive, asbestos, and miscellaneous nonmetallic mineral products	-	-	-	C
11.3.7.10.2	Cement (hydraulic)	-	-	-	C
11.3.7.10.3	Concrete, gypsum and plaster products	-	-	C	C
11.3.7.10.4	Glass and glassware (pressed or blown)	-	-	C	C
11.3.7.10.5	Plate glass	-	-	C	C
11.3.7.10.6	Structural clay products	-	-	C	C
11.3.7.11	Metallic products manufacturing				

ZONING DISTRICTS APPLICABILITY		GC-1	CC -1	I-1	I-2
11.3.7.11.1	Blast furnaces, steel works and the rolling finishing of ferrous metals, etc.	-	-	-	C
11.3.7.11.2	Iron and steel foundries and manufacturing	-	-	-	C
11.3.7.11.3	Nonferrous foundries	-	-	-	C
11.3.7.11.4	Primary smelting and refining of nonferrous metals	-	-	-	C
11.3.7.11.5	Rolling, drawing and extruding of nonferrous metals	-	-	-	C
11.3.7.11.6	Secondary smelting and refining of nonferrous metals and alloys	-	-	-	C
11.3.7.12	Machine products manufacturing				
11.3.7.12.1	Electrical machinery, equipment and supplies	-	-	C	P
11.3.7.12.2	Engineering, laboratory and scientific research instruments and associated equipment	-	-	C	P
11.3.7.12.3	Instruments for measuring, controlling and indicating physical characteristics	-	-	C	P
11.3.7.12.4	Machinery (except electrical)	-	-	C	P
11.3.7.12.5	Maker Spaces	C	C	P	P
11.3.7.12.6	Transportation equipment	-	-	C	P
11.3.8	TRANSPORTATION				
11.3.8.1	Staging for trucking, local and long distance (terminals)	-	-	C	C
11.3.9	WHOLESALE TRADE AND WAREHOUSING				
11.3.9.1	Drugs, chemicals, and allied products	-	-	C	C
11.3.9.2	Dry goods and apparel	-	C	C	C
11.3.9.3	Electrical goods	-	C	C	C
11.3.9.4	Farm products and equipment	-	C	C	C
11.3.9.5	Groceries and related products	-	C	C	C
11.3.9.6	Hardware, plumbing, heating equipment, and supplies	-	C	C	C
11.3.9.7	Machinery, equipment and supplies	-	C	C	C
11.3.9.8	Motor vehicles and automotive equipment	-	C	C	C
11.3.9.9	Petroleum products distribution warehouses and bulk plants	-	-	C	C
11.3.9.10	Research and development	C	C	C	C
11.3.9.11	Storage facility:				

ZONING DISTRICTS APPLICABILITY		GC-1	CC -1	I-1	I-2
11.3.9.11.1	Multiple units with 6' barb wire or spiral wire fence, hard paved surface yard (concrete or asphalt), security yard lighting and full fire truck accessibility	-	-	C	C
11.3.9.11.3	Setback in feet:				
11.3.9.11.3.1	from property line to front fence	5	5	5	5
11.3.9.11.3.2	from property line to side or rear fence	0	0	0	0
11.3.9.11.3.3	from front fence to building or stall	15	15	15	15
11.3.9.11.3.4	from side or rear fence to building or stall	10	10	10	10
11.3.9.11.4	Temporary, not to exceed 1 year, shipping/storage containers and truck trailers/boxes and other non-permitted storage uses	C	C	C	C
11.3.9.11.5	Enclosed storage units	-	-	C	C
11.3.9.11.6	Outside storage stalls	-	-	C	C
11.3.9.11.7	Maximum size of unit or stall in square feet	600	800	800	800
11.3.9.11.8	Maximum height of building in feet or as specifically approved by conditional use permit	20	30	30	30
11.3.9.11.9	Warehousing business or associated with	-	-	C	C
11.3.9.12	Industrial Services				
11.3.9.12.1	Concrete services and batching plants	-	-	C	C
11.3.9.12.2	General contract on construction services	-	C	C	C
11.3.9.12.3	Masonry, stonework, tile setting, and plastering services	-	C	C	C
11.3.9.12.4	Roofing and sheet metal services	-	C	C	C
11.3.9.12.5	Water and well drilling services	-	C	C	C
11.3.9.13	Mining				
11.3.9.13.1	Chemical and fertilizers (mineral) mining	-	-	C	C
11.3.9.13.2	Coal mining	-	-	C	C
11.3.9.13.3	Crude petroleum and natural gas. Well drilling is a temporary use, 6 months or less. Well operation is a permanent use. Must be 600 feet or more from any residential land use.	-	-	C	C
11.3.9.13.4	Dimension stone	-	-	C	C
11.3.9.13.5	Land excavations	C	C	C	C
11.3.9.13.6	Metal ore mining	-	-	C	C

ZONING DISTRICTS APPLICABILITY		GC-1	CC -1	I-1	I-2
11.3.9.13.7	Sand and gravel – quarrying	-	-	C	C
11.3.9.13.8	Other mining and quarrying of nonmetallic minerals (except fuels)	-	-	C	C
11.3.9.14	Outdoor Storage				
11.3.9.14.1	Auto wrecking yards	-	-	C	C
11.3.9.14.2	Outdoor storage (non-auto)	-	-	C	C
11.3.9.14.3	Petroleum products bulk plants	-	-	C	C
11.3.10	INSTITUTIONAL				
11.3.10.1	Health services				
11.3.10.1.1	Hospital services	C	C	C	-
10.3.10.1.2	Nursing Home	C	C	-	-
10.3.10.1.3	Rehabilitation/Treatment Facility	C	C	-	-
11.3.10.1.4	Sanitariums, convalescent centers and facilities	C	C	-	-
11.3.10.1.5	Retirement Home	C	C	-	-
11.3.10.1.6	Sheltered Workshop	C	C	C	-
11.3.10.2	Government services				
11.3.10.2.1	Correctional institutions	-	-	C	C
11.3.10.2.2	Executive, legislative and judicial functions	C	C	C	C
11.3.10.2.3	Postal services	C	C	C	C
11.3.10.2.4	Protective functions and their related activities e.g., Police, Fire, EMS services	C	C	C	C
11.3.10.3	Educational services				
11.3.10.3.1	Special training and schooling	C	-	C	C
11.3.10.3.1.5	Public or Private School – K to 12	C	-	C	C
11.3.10.3.1.6	Public or Private School – Higher Education (College & University)	C	-	C	C
11.3.10.3.2	Trade or Vocational School	C	-	C	C
11.3.10.4	Religious and welfare services				
11.3.10.4.1	Churches, synagogues, and temples, chapels, etc.	C	C	C	C
11.3.10.4.2	Welfare and charitable services	C	C	C	C
11.3.10.5	Public and quasi-public				
11.3.10.5.1	Art galleries	P	P	-	-

ZONING DISTRICTS APPLICABILITY		GC-1	CC -1	I-1	I-2
11.3.10.5.2	Fairgrounds	C		C	C
11.3.10.5.3	Libraries	P	P	C	-
11.3.10.5.4	Museums	P	P	-	-
11.3.10.5.5	Nature exhibitions	C	C	-	-
11.3.10.5.6	Public assembly, misc. purposes	C	C	C	-
11.3.10.5.7	Public information centers	P	P	-	-
11.3.10.6	Entertainment, recreation and open space group or organized camps				
11.3.10.6.1	Gymnasiums and athletic clubs	C	C	C	-
11.3.10.6.2	Parks – general recreation	P	P	-	-
11.3.10.6.3	Parks – leisure and ornamental	P	P	C	C-
11.3.10.6.4	Playgrounds	C	C	-	-
11.3.10.6.5	Play lots or tot lots	C	C	-	-
11.3.10.6.6	Recreation centers (general)	C	C	C	C
11.3.10.6.7	Swimming pools	C	C	-	-
11.3.10.7	Streets and other circulation elements				
11.3.10.7.1	Airports	-	-	C	C
11.3.10.7.2	Alleys – maintenance of alleys is the responsibility of the adjoining, fronting or abutting property owner(s)	C	C	C	C
11.3.10.7.3	Freeways	C	C	C	C
11.3.10.7.4	Streets, public	C	C	C	C
11.3.10.7.5	Streets, private	C	C	C	C
11.3.10.7.6	Railroads and appurtenances	C		C	C
11.3.11	LAND DEVELOPMENTS				
11.3.11.1	Subdivisions	C	C	-	-
11.3.11.2	Planned unit developments	C	C	C	-
11.3.11.3	Industrial parks	-	-	C	C
11.3.11.4	Shopping centers	C	C	-	-
11.3.11.5	Land development for:				
11.3.11.5.1	Various commercial	C	C	C	-
11.3.11.5.2	Industrial and manufacturing	-	-	C	C
11.3.12	UTILITIES				
11.3.12.1	Communication				

ZONING DISTRICTS APPLICABILITY		GC-1	CC -1	I-1	I-2
11.3.12.1.1	Radio and television facilities	C	C	C	C
11.3.12.1.2	Telephone and telegraph	C	C	C	C
11.3.12.1.3	Cable television	C	C	C	C
11.3.12.1.4	Other communications services	C	C	C	C
11.3.12.1.5	Placement of cellular telephone towers: height; design; aesthetic presentation to be directed by Planning Commission	C	C	C	C
11.3.12.2	Utilities lines and rights-of-way				
11.3.12.2.1	Culinary water	P	P	P	P
11.3.12.2.2	Electricity (substations or facilities)	C	C	C	C
11.3.12.2.2.1	Electric generation by wind or solar means, small and micro wind installations of appropriate size	C	C	C	C
11.3.12.2.3	Irrigation water	C	C	C	C
11.3.12.2.4	Natural gas; propane tanks prohibited unless specifically approved by Conditional Use Permit	C	C	C	C
11.3.12.2.5	Pipelines (oil and gas transmission)	C	C	C	C
11.3.12.3	Other facilities				
11.3.12.3.1	Sewage disposal	-	-	C	C
11.3.12.3.2	Solid waste disposal	-	-	C	C
11.3.12.3.3	Storm water drainage facilities	C	C	C	C
11.4	HEIGHT REGULATIONS				
11.4.1	The maximum height for any building in districts regulated by this chapter shall be:				
11.4.1.1	in feet	35	35	No limit	No limit
11.4.1.2	in number of stories	2½	2 ½	7	7
11.4.1.2.1	Except as determined by conditional use permit	A	A	A	A
11.4.1.3	in structures with more than 2½ stories, fire protection design, evacuation facilities, and automatic fire sprinkling systems will be required to mitigate the additional potential of loss of life and/or property. In any structure in excess of 2 ½ stories there shall be no space intended for human occupation including: living space, sales floor space, office space or any other space that would permit people to be there for extended amounts of time.	A	A	A	A

ZONING DISTRICTS APPLICABILITY		GC-1	CC	I-1	I-2
			-1		
11.5		AREA, WIDTH, FRONTAGE, YARD AND COVERAGE REGULATIONS			
11.5.1		The minimum depth and/or length for yards in the districts regulated by this chapter shall be:			
11.5.1.1	Front yard	15	15	25	25
11.5.1.2	Rear yard	15	15	20	20
11.5.1.3	Side yards	10	10	10	10
11.5.1.4	Setbacks may be reduced to 0 feet if the structure is built with a minimum 2-hour fire wall on all sides that have a reduced setback, and the applicant can demonstrate that the safety and aesthetics of the property will not be compromised				
11.6.		IMPROVEMENTS REQUIRED TO BE COMPLETED OR IN PROCESS BEFORE A BUILDING PERMIT MAY BE ISSUED FOR A NEW PRIMARY BUILDING AND OR LAND USE. ACCESSORY BUILDINGS MAY REQUIRED IMPROVEMENTS¹. Improvements are to be in compliance with standards adopted by the municipality. Exception: Does not apply to garages, carports, additions, remodels or accessory improvements.			
11.6.1	Street grading	B	B	A	A
11.6.2	Street base	AB	B	A	A
11.6.3	Street paving	AB	B	A	A
11.6.4	Curb and gutter	AB	B	A	A
11.6.5	Sidewalk	AB	B	A	A
11.6.6	Surface drainage facilities / flood control	AB	B	A	A
11.6.7	Waste water disposal facilities; Sewer	AB	B	A	A
11.6.8	Culinary water facilities	AB	B	A	A
11.6.9	Fire fighting facilities; fire hydrants	AB	B	A	A
11.6.10	Street name and traffic control signs	AG	G	A	A
11.6.11	Street monuments	AG	G	A	A
11.6.12	Survey monuments boxes	AG	G	A	A
11.6.13	Street lights	AG	G	A	A
11.6.14	Address numbers	AG	G	A	A
11.6.15	Public utilities – power, gas, telephone, cable TV, etc.	AU	U	A	A

¹ 7-30-13

ZONING DISTRICTS APPLICABILITY		GC-1	CC -1	I-1	I-2
11.6.15.5	Electric Vehicle group and individual charging stations and CNG vehicle filling stations/locations	CB	B	C	C
11.6.16	General planned landscaping – 5% of total land area	APC	PC	A	A
11.6.17	Other infrastructure and land use impact mitigation improvements as deemed necessary by the city	APC	PC	A	A
11.6.18	Removal and redevelopment of blighted properties	CG	G	C	C

B = Building Inspector, G = Appropriate Government Entity, U = Appropriate Utility Provider, PC = Planning Commission

11.7. IMPROVEMENTS COMPLETION.

The improvements in section 11.6 shall be completed and guaranteed through a development agreement and a form of guarantee (financial surety) which is acceptable by the City for a minimum period of one year from substantial completion. Exceptions shall be indicated in the conditional use permit and expressly approved by the East Carbon City Council. Said improvements installed within the approved public right-of-way, City property and/or easements shall be dedicated to the City for continued ownership, maintenance and operation.