

Town of Hinckley
ORDINANCE 26-07-16

MASTER LAND USE TABLE

AN ORDINANCE AMENDING THE MASTER LAND USE TABLE

WHEREAS, 10-9a-501 of the Utah State Code (as amended) authorizes a legislative body to weigh policy considerations and enact land use regulations; and

WHEREAS, pursuant to 10-8-84 of the Utah State Code (as amended) the legislative body may pass all ordinances and rules, and make all regulations, not repugnant to law, necessary for carrying into effect or discharging all powers and duties conferred by this chapter, and as are necessary and proper to provide for the safety and preserve the health, and promote the prosperity, improve the morals, peace and good order, comfort and convenience of the municipality and its inhabitants, and for the protection of property in the municipality; and

WHEREAS, the Planning Commission conducted a public hearing to review the proposed amendments and made a positive recommendation to the Town Council for adoption; and

WHEREAS, the Town Council has reviewed the Planning Commission's recommendation and finds it to be in the best interest of the health, safety, and welfare of its citizens to make the proposed amendments to the Town's Code.

WHEREAS, pursuant to 10-3-702.1 of the Utah State Code, the Town Council finds this ordinance will not impact family health, stability, and formation.

NOW THEREFORE, be it ordained by the Town Council of Town of Hinckley, UT as follows:

SECTION 1: Repealer. If any provisions of the municipal code previously adopted are inconsistent herewith they are hereby repealed.

SECTION 2: Amendment. Section "11.3.4" is hereby amended as follows.

Uses designated in the following master land use table depict the permitted (P), prohibited (X), or conditional (C) uses allowed within the zone districts.

A. If a use is permitted (P), no approval is needed from the Town to carry out the listed use, excluding potential building inspections, health department, or similar approvals.

B. Use(s) not specifically shown in the following master land use table as permitted (P) or conditional (C) may be determined by the Land Use Authority as outlined in [] to be similar to use(s) outlined in the following table and may be approved in the same manner/zones as the similar use(s). If

the Land Use Authority determines no such similar use(s) exists, the use(s) shall be determined a prohibited (X) use.

C. To encourage an appropriate level of review, conditional (C) uses contain the following abbreviations which indicate the designated Land Use Authority for the proposed use:

1. Zoning Administrator (ZA); or
2. Planning Commission (PC); or
3. Town Council (CC).

TABLE 1 - Master Land Use Table

Row Use	Residential (R) Zones	Commercial (C) Zones	Light Industrial (LI) Zones	Agricultural (A) Zones	Planned Unit Development (PUD) Zones	Municipal / Non-Profit (M) Zones
Row Accessory Dwelling Unit, Detached	P	P	X	P	P	X
Row Accessory Dwelling Unit, Detached	<u>C-PC</u>	<u>C-PC</u>	<u>X</u>	<u>C-PC</u>	<u>C-PC</u>	<u>X</u>
Row Accessory Dwelling Unit, Internal	P	C-PC	P	C-PC	P	X
Row Adult Entertainme nt	X	C-PC	C-PC	X	C-PC	X
Row Agriculture And Agricultural Related Activities As Limited Herein	P	X	P	P	P	X
Row Airport	X	P	X	X	X	X

Row Amusement Place	X	C-PC	P	C-PC	C-PC	X
Row Animal Hospital Providing It Is Completely Enclosed In A Building	C-PC	C-PC	C-PC	P	C-PC	X
Row Animal Keeping	P	P	P	P	P	X
Row Animals: Cats, Dogs And Other Pets	P	X	C-PC	P	P	X
Row Animals: Livestock	C-PC	P	X	P	C-PC	X
Row <u>Animals: Livestock & Feedlots</u>	<u>C-PC</u>	<u>P</u>	<u>X</u>	<u>P</u>	<u>C-PC</u>	<u>X</u>
Row Antique Shop And Store	C-PC	P	X	C-PC	C-PC	X
Row Apparel And Accessory Store	C-PC	P	P	C-PC	C-PC	X
Row Armory	X	P	X	X	X	X
Row Art And Art Supply Store	C-PC	C-PC	P	C-PC	C-PC	X

Row	Assembly Or Fabrication From Component Parts Or From Materials Already Processed Or Manufacture d Into Their Final Usable State	C-PC	P	P	C-PC	C-PC	X
Row	Auction Establishmen t	C-PC	P	X	C-PC	C-PC	X
Row	Auditorium And Similar Places Of Public Assembly	X Except in R-4	P	P	X	C-PC	C-PC
Row	Auto Supply Store	X	P	P	C-PC	C-PC	X
Row	Automobile And Mobile Home Sales, Service And Repair, New And Used	X	P	P	C-PC	C-PC	X
Row	Automobile Repair	C-PC	P	P	C-PC	C-PC	X
Row	Auto/Truck Repair, Sales & Service	C-PC	P	P	C-PC	C-PC	X
Row	Aviary	X	P	X	P	C-PC	X

Row	Banks And Other Savings And Lending Institutions	X	P	X	C-PC	C-PC	X
Row	Barber And Beauty Shop	P	P	C-PC	P	C-PC	X
Row	Barns	P	C-PC	C-PC	P	C-PC	X
Row	Barns And Agriculture Related Structures	P	P	P	P	C-PC	X
Row	Beer Parlor, Sales Of Draft Beer	X	P	C-PC	X	C-PC	X
Row	Bicycle Shop	C-PC	P	P	C-PC	C-PC	X
Row	Boat Sales And Service	X	P	P	C-PC	C-PC	X
Row	Books And Stationary Store	C-PC	C-PC	P	C-PC	C-PC	X
Row	Bottling Plant	X	P	C-PC	C-PC	X	X
Row	Bowling Alley	X	C-PC	P	C-PC	C-PC	X
Row	Building Material Storage Or Sales (Except For Ready-Mix Concrete)	P	P	C-PC	P	C-PC	X

Row Building Or Structures Required For The Housing, Nurturing, Confinement , Or Storage Of Animals Permitted In This Zone, Or Equipment Required For The Care And Keeping Thereof	C-PC	P	C-PC	P	C-PC	X
Row Business, Technical And/Or Arts School	X	P	X	P	C-PC	X
Row Campground s	X	P	P	C-PC	C-PC	X
Row Car Lot	C-PC	C-PC	C-PC	C-PC	C-PC	X
Row Carnival Or Other Transient Amusement	X	C-PC	P	C-PC	C-PC	X
Row Carpenter And Cabinet Shop	P	P	C-PC	C-PC	C-PC	X
Row Cemeteries	C-PC	P	C - PC	P	P	P
Row Charter School	X	P	P	P	P	P

Row Churches And Similar Places Of Worship	C-PC	P	X	C-PC	C-PC	P
Row Cigar And Tobacco Store	C-PC	P	C-PC	C-PC	C-PC	X
Row Circus	X	P	X	C-PC	C-PC	X
Row Clothing And Costume Rental	C-PC	P	C-PC	C-PC	C-PC	X
Row Commercial Agriculture, Dairying, Poultry And Livestock Raising	X	C-PC	C-PC	P	X	X
Row Commercial Kennels For The Raising, Boarding And Training Of Small Animals	C-PC	P	X	P	C-PC	X
Row Commercial Livestock Raising	X	P	C-PC	P	X	X
Row Commercial Recreation Use	C-PC	P	P	C-PC	C-PC	X
Row Communicat ion Facilities	P	P	P	P	P	P

Row						
Communicat ion Systems	P	P	C-PC	P	P	P
Row						
Community Center	X	P	X	C-PC	C-PC	P
Row						
Computer Sales And Repairs	C-PC	P	X	C-PC	C-PC	X
Row						
Condominiu m	X Except in R-3	X	P	X	C-PC	X
Row						
Contractor's Yard For Vehicles, Equipment, And Supplies, Providing All Storage Areas Are Completely Enclosed By A Six (6) Foot Solid Fence	C-PC	P	X	C-PC	C-PC	X
Row						
Convalescent And Rest Home Services	P	C	C-PC	P	C-PC	C-PC
Row						
Corral	P	P	X	P	P	X
Row						
Cottage Industry	C-PC	P	P	C-PC	C-PC	X

Row Custom Dressmaking , Furrier, Millinery Shop Employing Ten (10) Persons Or Less	P	P	X	P	P	X
Row Customary Residential Accessory Structure	P	P	P	P	C-PC	X
Row Dance Hall	C-PC	P	X	C-PC	P	X
Row Daycare Center	C-PC	P	X	C-PC	C-PC	C-PC
Row Delicatessen And Catering Establishmen t	C-PC	P	X	C-PC	C-PC	X
Row Department Store	X	P	X	C-PC	C-PC	X
Row Domestic Livestock	P	P	X	P	C-PC	X
Row Drug Store And Prescription Shop	X	P	P	C-PC	C-PC	X
Row Dry Cleaning And Laundry Establishmen t	X	P	X	C-PC	C-PC	X

Row	Dry Goods And Notions Store	P	P	X	C-PC	C-PC	X
Row	Dwelling, Multiple Family	P	C-PC	X	P	P	X
Row	<u>Dwelling, Multiple Family</u>	<u>P (Only in R3)</u>	<u>C-PC</u>	<u>X</u>	<u>P</u>	<u>P</u>	<u>X</u>
Row	Dwelling, One-Family	P	P	X	P	C-PC	X
Row	Dwelling, Two-Family (i.e., Duplex)	P	P	C-PC	P	P	X
Row	<u>Dwelling, Two-Family (i.e., Duplex)</u>	<u>P (Only in R2 & R3)</u>	<u>P</u>	<u>C-PC</u>	<u>P</u>	<u>P</u>	<u>X</u>
Row	Educational Facility	C-PC	P	P	C-PC	C-PC	C-PC
Row	Electric Repair Or Fix-It Shop	P	P	P	P	C-PC	X
Row	Emergency Services Facility	X	X	X	X	C-PC	P
Row	Essential Public Utility And Public Service Installations	P	P	P	P	P	P
Row	Express And Transfer Service	P	P	X	C-PC	C-PC	X

Row	Family Foster Child Care	P	P	P	P	P	P
Row	Fences, Hedges, And Walls	P	P	P	P	P	P
Row	Fire Station	X	P	X	C-PC	C-PC	P
Row	Florist And Gift Shop	C-PC	X	P	C-PC	C-PC	X
Row	Frozen Food Locker	C-PC	P	P	P	C-PC	X
Row	Fruit Store Or Stand	C-PC	P	C-PC	P	C-PC	X
Row	Fuel Sales Office	X	P	X	C-PC	C-PC	X
Row	Furniture And Home Furnishing Store Design	X	P	P	C-PC	C-PC	X
Row	Garage (Public And Private)	C-PC	P	C-PC	C-PC	C-PC	X
Row	Garden Shop	P	P	X	P	C-PC	X
Row	Gardens, Fruit Trees, And Crop Fields	C-PC	P	P	P	C-PC	X

Row	Gasoline Filling Station (Not Including Body Work, Painting, Or Major Repairs)	X	P	P	C-PC	C-PC	X
Row	Government Services	C-PC	P	P	P	C-PC	P
Row	Greenhouses Or Plant Nurseries And Plant Husbandry	C-PC	P	X	P	C-PC	X
Row	Grocery Store	X	P	C-PC	C-PC	C-PC	X
Row	Hardware Store	C-PC	P	X	C-PC	C-PC	X
Row	Hobby, Stamp, And Coin Shop	P	P	X	P	P	X
Row	Home Occupation	P	P	C-PC	P	C-PC	X
Row	Hotel And Motel	C-PC	P	X	C-PC	C-PC	X
Row	Household Appliance Store	C-PC	P	X	P	P	X
Row	Household Pets	P	P	X	P	P	X
Row	Interior Decorator's Shop	C-PC	P	X	C-PC	C-PC	X

Row	Jewelry And Metal Craft Store	C-PC	P	C - PC	C-PC	C-PC	X
Row	Kennel	C-PC	P	P	P	C-PC	X
Row	Knitting Mill	C-PC	C-PC	P	C-PC	C-PC	X
Row	Laboratory	C-PC	P	C-PC	C-PC	C-PC	X
Row	Leather Goods And Luggage Store	C-PC	P	X	C-PC	C-PC	X
Row	Library And Museum	C-PC	C-PC	C - PC	C-PC	C-PC	P
Row	Livestock Management Area	X	P	P	P	C-PC	X
Row	Lock And Key Shop	C-PC	P	P	C-PC	C-PC	X
Row	Lumber Yard	C-PC	P	P	C-PC	C-PC	X
Row	Machinery And Implement Sales, Service, And Repair	C-PC	P	P	C-PC	C-PC	X
Row	Mail Order Catalog Store	P	C-PC	X	P	P	X
Row	Manufactured Home	P	P	X	P	P	X

Row	Medical And Orthopedic Appliance Store	C-PC	P	X	C-PC	C-PC	X
Row	Medical, Dental And Health Clinic	C-PC	P	P	C-PC	C-PC	C-PC
Row	Meteorologic al Tower	X	P	C-PC	C-PC	C-PC	X
Row	Miniature Golf	C-PC	P	X	C-PC	C-PC	X
Row	Mobile Home	C-PC	C-PC	X	C-PC	C-PC	X
Row	Mobile Home Park	X	C-PC	P	C-PC	C-PC	X
Row	Monument Making And Sales	C-PC	P	P	C-PC	C-PC	X
Row	Mortuary	X	P	X	C-PC	C-PC	X
Row	Motor Vehicle Sales, Service, Repair And Storage	C-PC	P	P	P	C-PC	X
Row	Municipal Utility Easement	C-PC	P	P	P	P	P
Row	Music Instrument Sales And Repair Shop	C-PC	P	X	C-PC	C-PC	X

Row Music Studio, Radio And Television Store	C-PC	P	X	C-PC	C-PC	X
Row Newspaper Office	C-PC	P	X	C-PC	C-PC	X
Row Newsstand	C-PC	P	P	C-PC	C-PC	X
Row Nightclub Or Social Club	C-PC	P	X	P	C-PC	X
Row Non- Commercial Agriculture And Poultry, And Horse And Livestock Raising As An Accessory Use To A Single- Family Dwelling	P	P	X	P	P	X
Row Nursing Or Convalescent Homes	P	P	P	P	P	P
Row Off Street Parking	C-PC	P	P	P	C-PC	P
Row Office	C-PC	P	X	C-PC	C-PC	X
Row Office Supply And Office Equipment Store	C-PC	P	P	C-PC	C-PC	X

Row	Oil Field Supply Sales And Storage	X	P	C-PC	X	X	X
Row	Optician And Optometrists' Office	C-PC	P	X	C-PC	C-PC	X
Row	Package Liquor Store	X	P	P	X	X	X
Row	Paint Store	C-PC	C	C	C	C-PC	X
Row	Parking Lot, Commercial Or Garage For Passenger Automobiles	C-PC	P	P	C-PC	C-PC	X
Row	Parking Or Storage Of Vehicles	P	P	P	P	C-PC	P
Row	Pasture	P	P	X	P	C-PC	X
Row	Pawnshop	C-PC	P	X	C-PC	C-PC	X
Row	Pet Grooming	C-PC	P	X	C-PC	C-PC	X
Row	Pet Shop	C-PC	P	X	C-	C-PC	X
Row	Photographic Equipment And Supply Store	C-PC	P	X	C-PC	C-PC	X
Row	Picture Frame Shop	C-PC	P	P	C-PC	C-PC	X
Row	Plumbing Store	C-PC	P	P	C-PC	C-PC	X

Row	Police Station	C-PC	P	P	C-PC	C-PC	P
Row	Post Office Or Federal Facility	X	C-PC	X	X	C-PC	P
Row	Printing And Publishing House (Including Newspapers)	P	P	X	C-PC	C-PC	X
Row	Private Child Care	C-PC	C-PC	X	P	C-PC	X
Row	Private Country Clubs, Golf Courses, Swimming Pools, Park Areas, Greenhouses And Nurseries	C-PC	P	C-PC	C-PC	C-PC	X
Row	Private Recreational Facilities, Community Centers	P	P	C-PC	P	P	X
Row	Private Schools	P	P	X	P	P	X

Row	Privately Operated Day Nurseries, Pre-Schools, And Kindergarten s	P	P	P	P	P	X
Row	Public Agency Park	C-PC	P	P	C-PC	C-PC	P
Row	Public Building	C-PC	P	P	P	P	P
Row	Public Community Facilities And Parks	C-PC	P	C-PC	P	P	P
Row	Public Or Private School For Elementary Or Secondary Education	P	P	P	P	P	P
Row	Public Parks	C-PC	P	P	P	P	P
Row	Public Parks, Playgrounds, Community Buildings And Similar Public Service Facilities	C-PC	C-PC	X	C-PC	C-PC	P
Row	Public Recreation Activities	P	P	X	P	P	P

Row Public Schools/Edu cational Facilities	C-PC	P	P	C-PC	C-PC	P
Row Public Utilities Substation	C-PC	P	P	C-PC	C-PC	P
Row Radio And Television Studio	C-PC	P	P	P	C-PC	C-PC
Row Radio And TV Transmitting Stations And Towers (Excluding Administrati ve Offices And Railway Right Of Way)	X	C-PC	P	C-PC	C-PC	X
Row Radio Or Television Transmitting Station	C-PC	C-PC	C-PC	C-PC	C-PC	X
Row Railroad, Taxi, Or Bus Station	C-PC	C-CC	C-PC	C-CC	C-CC	X
Row Railway Right Of Way	X	C-PC	C-PC	C-PC	X	X
Row Recreational Vehicle Court	P	P	X	P	P	X

Row	Religious Activities	C-PC	P	P	P	C-PC	X
Row	Rental Store	C-PC	P	P	P	C-PC	X
Row	Residential Dwelling For A Caretaker Or Watchman On The Premises	P	C-PC	C-PC	C-PC	C - PC	C-PC
Row	Residential Facility For Persons With A Disability	P	P	X	P	P	P
Row	Restaurant And Tea Room	C-PC	P	P	C-PC	C-PC	X
Row	Rest Home	C-PC	P	C-PC	P	C-PC	C-PC
Row	Riding Stables Or Academies	C-PC	P	C-PC	C-PC	C-PC	X
Row	Rodeos	X	P	P	C-PC	C-PC	X
Row	Self-Service Laundry	C-PC	P	P	C-PC	C-PC	X
Row	Sewing Machine Store	C-PC	P	P	C-PC	C-PC	X
Row	Sheet Metal Shops	C-PC	P	X	C-PC	C-PC	X
Row	Shoe Store	C-PC	P	P	P	C-PC	X

Row Signs For Identification	C-PC	P	P	P	C-PC	P
Row Small Business Machine Sales, Repair Service	C-PC	P	P	C-PC	C-PC	X
Row Small Businesses	C-PC	X	X	C-CC	C-PC	X
Row Small Wind Energy System	P	P	X	P	C-PC	X
Row <u>Small Wind Energy System</u>	<u>C-PC</u>	<u>C-PC</u>	<u>X</u>	<u>C-PC</u>	<u>C-PC</u>	<u>X</u>
Row Sporting And Athletic Goods Store	C-PC	P	P	P	P	X
Row Storage Of Materials Used For The Construction Of A Building, Including Temporary Contractor's Office And/Or Tool Shed	C-PC	P	P	P	P	C-PC

Row	Storage Of Potentially Useable Materials For Personal Use	P	P	X	P	P	X
Row	Swimming Pools	P	P	P	P	P	C-PC
Row	Tailor Shop	C-PC	P	X	X	C-PC	X
Row	Tavern Or Lounge	C-PC	P	P	X	C-PC	X
Row	Theater	C-PC	P	X	C-PC	C-PC	X
Row	Therapeutic School	C-PC	P	P	X	C-PC	C-PC
Row	Tinsmith Shop	C-PC	P	P	X	C-PC	X
Row	Tire Repair Shop	C-PC	P	X	X	C-PC	X
Row	Toy Store	C-PC	C-CC	C-CC	C-PC	C-CC	X
Row	Transmission Line, Station, And Tower	C-PC	C-PC	C-PC	C-PC	C-PC	C-PC
Row	Travel Agency	C-PC	P	P	C-PC	C-PC	X
Row	Truck Terminal	X	C-PC	P	X	X	X
Row	Truck Or Rail Terminal	X	C-PC	P	C-PC	C-PC	X

RowRowRowRowRowRowRowRowRow

Row	P	P	P	P	P	P
Wireless Services And Telecommunications: Antenna						

Row <u>Wireless</u> <u>Services And</u> <u>Telecommuni</u> <u>cations:</u> <u>Antenna</u>	<u>C-PC</u>	<u>C-PC</u>	<u>C-PC</u>	<u>C-PC</u>	<u>C-PC</u>	<u>C-PC</u>
Row Wireless Services And Telecommuni cations: Carrier Or Cell On Wheels (COW)	C-PC	C-PC	C-PC	C-PC	C-PC	C-PC
Row Wireless Services And Telecommuni cations: Guyed Tower	C-PC	C-PC	C-PC	C-PC	C-PC	C-PC
Row Wireless Services And Telecommuni cations: Lattice Tower	C-PC	C-PC	C-PC	C-PC	C-PC	C-PC
Row Wireless Services And Telecommuni cations: Monopole	C-PC	C-PC	C-PC	C-PC	C-PC	C-PC

HISTORY:
Ord 2026-04-23, 4/23/2026

SECTION 3: Severability. If any section, subsection, sentence, clause, or phrase of this amendment is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of this amendment.

SECTION 4: **Effective Date.** This ordinance being necessary for the peace, health, and safety of Town of Hinckley, shall go into effect at the expiration of the 20th day after publication or posting or the 30th day after final passage as noted below or whichever of said days is the more remote from the date of passage thereof.

****Signatures On Next Page****

PASSED AND ADOPTED by Town of Hinckley Town Council this **16th day of July, 2026.**



ALAN MILLER, Mayor
Town of Hinckley

Attest:



TRESA TAYLOR, Town Clerk
Town of Hinckley

Town Council Vote as Recorded:	AYE	NAY	ABSTAIN	ABSENT
Alan Miller	<u>X</u>	—	—	—
Chris Mork	<u>X</u>	—	—	—
Skip Taylor	<u>X</u>	—	—	—
Ron Black	<u>X</u>	—	—	—
Kristi Townsend	—	—	—	<u>X</u>



RECORDED this 16th day of July, 2026.
PUBLISHED OR POSTED this 17th day of July, 2026.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

In accordance with Utah Code Annotated §10-3-713, 1953 as amended, I, the Town Clerk of Town of Hinckley, hereby certifies that the foregoing Amendment was duly passed and published or posted at:

- 1. Town Office
- 2. U.S. Post Office
- 3. Hinckley Station

on the above referenced dates.



TRESA TAYLOR, Town Clerk
Town of Hinckley