

ORDINANCE NUMBER 2015-7

An ordinance amending the Weber County Land Use Code to provide clarifications in the regulations and permissions of main buildings and accessory buildings, and main uses and accessory uses.

Whereas, the Weber County Land Use Code heretofore contained inconsistent regulations governing the designation of buildings or structures intended to be incidental or accessory to a primary use of land; and

Whereas, on February 24, 2015, the Ogden Valley Planning Commission, after appropriate notice, held a public hearing to consider public comments regarding amendments to the Weber County Land Use Code to eliminate inconsistent provisions governing said buildings or structures; and on April 14, 2015, the Western Weber Planning Commission did the same; and

Whereas, both the Ogden Valley Planning Commission and the Western Weber Planning Commission have forwarded a positive recommendation to the County Commission for amendments to County Land Use Code County to provide for said inconsistencies; and

Whereas, on May 5, 2015, the Weber County Board of Commissioners, after appropriate notice, held a public hearing to consider public comments regarding amendments to the County Land Use Code to provide for said inconsistencies; and

Whereas, The Weber County Board of Commissioners find that the proposed ordinance amendments comply with the goals/objectives of the General Plan and provide clarification necessary to facilitate efficient administration of the Weber County Land Use Code; and

Now therefore, the Weber County Board of Commissioners ordains an amendment to the Weber County Land Use Code as follows:

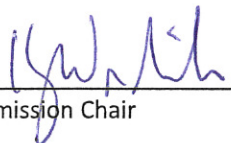
See Exhibit A (Track Changes) and Exhibit B (Clean Copy)

This ordinance shall become effective fifteen (15) days after publication.

Passed, adopted, and ordered published this 5th day of May, 2015, by the Weber County Board of Commissioners.

Commissioner Gibson
Commissioner Bell
Commissioner Ebert

Voting aye
Voting aye
Voting aye



Commission Chair

ATTEST:



Ricky Hatch, CPA Weber County Clerk

EXHIBIT A: CODE CHANGE – MAIN AND ACCESSORY USES AND BUILDINGS

All sections of code not specifically addressed herein shall remain unchanged.

1 **PART II LAND USE CODE**

2 Title 101 - GENERAL PROVISIONS

3 ...

4 Title 104 - ZONES

5 ...

6 **Title 101 GENERAL PROVISIONS**

7 ...

8 **Sec. 101-1-7. Definitions.**

9 ...

10 ...

11 **Sec. 101-1-7. Definitions.**

12 ...

13 *Building, accessory.* The term "building, accessory" means ~~a subordinate structure~~
14 ~~detached from but located on the same lot as the main structure, the use of which is incidental~~
15 ~~and accessory to that of the main structure. A main building is required prior to an accessory~~
16 ~~building.~~ a detached subordinate building located on a lot or parcel with a main building the use of
17 which is incidental to the use of the main building.

18 ...

19 *Building, main.* The term "main building" means the principal building or one of the
20 principal buildings located on a lot or parcel designed or used to accommodate the primary use to
21 which the premises are devoted. Where a permissible use involves more than one structure
22 designed or used for the primary purpose, as in the case of apartment groups, each such
23 permitted building on one lot as defined by this Title shall be deemed a main building.~~the~~
24 ~~main/principal building and/or structure or one of the main/principal buildings and/or structures~~
25 ~~housing the main/principal use upon the lot.~~

26 ...

27 *Use, accessory.* The term "accessory use" means a use: of land or structure, or portion
28 thereof, customarily incidental and subordinate to the main use of the land or structure and
29 located on the same lot or parcel with the principal use.

30 (1)

31 ~~Incidental to and on the same lot as a main use;~~

32 (2)

33 ~~Customarily found in connection with a main building or use;~~

34 (3)

35 ~~Which is subordinate in area, extent or purpose to the main building or main use~~
36 ~~served.~~

37 ...

38 *Use, main.* The term "main use" means the principal purpose for which a lot, parcel or
39 structure is designed, arranged or intended, or for which it is occupied or maintained as allowed
40 by the provisions of this Land Use Code. ~~use of land or structures, as distinguished from an~~
41 ~~accessory use.~~ Dwellings on parcels meeting the definition of an "agricultural parcel" shall be the
42 main use.

43 ...

44 **Title 104 ZONES**

45 ...

46 CHAPTER 3. - RESIDENTIAL ESTATES ZONES RE-15 AND RE-20

47 CHAPTER 4. - GRAVEL ZONE G

48 CHAPTER 5. - AGRICULTURAL ZONE A-1

49 CHAPTER 6. - AGRICULTURAL VALLEY AV-3 ZONE

50 CHAPTER 7. - AGRICULTURAL A-2 ZONE

51 CHAPTER 8. - AGRICULTURAL ZONE A-3

52 CHAPTER 9. - FOREST ZONES F-5, F-10, AND F-40

53 CHAPTER 10. - SHORELINE ZONE S-1

54 CHAPTER 11. - COMMERCIAL VALLEY RESORT RECREATION ZONE CVR-1

55 CHAPTER 12. - SINGLE-FAMILY RESIDENTIAL ZONES R-1-12, R-1-10

56 CHAPTER 13. - FOREST RESIDENTIAL ZONE FR-1

- 57 CHAPTER 14. - FOREST VALLEY ZONE FV-3
- 58 CHAPTER 15. - TWO-FAMILY RESIDENTIAL ZONE R-2
- 59 CHAPTER 16. - MULTIPLE-FAMILY RESIDENTIAL ZONE R-3
- 60 CHAPTER 17. - FOREST RESIDENTIAL ZONE FR-3
- 61 CHAPTER 18. - RESIDENTIAL MOBILE/MANUFACTURED HOME PARK ZONE RMHP
- 62 CHAPTER 19. - RESIDENTIAL MANUFACTURED HOME ZONE RMH-1-6
- 63 CHAPTER 20. - COMMERCIAL ZONES C-1, C-2, C-3
- 64 CHAPTER 21. - COMMERCIAL VALLEY ZONES CV-1 and CV-2
- 65 CHAPTER 22. - MANUFACTURING ZONE M-1
- 66 CHAPTER 23. - OGDEN VALLEY MANUFACTURING ZONE MV-1
- 67 CHAPTER 24. - MANUFACTURING ZONE M-2
- 68 CHAPTER 25. - MANUFACTURING ZONE M-3
- 69 CHAPTER 26. - OPEN SPACE ZONE O-1
- 70 ...
- 71 CHAPTER 29. - OGDEN VALLEY DESTINATION AND RECREATION RESORT ZONE DRR-1
- 72 ...

73 **CHAPTER 3. RESIDENTIAL ESTATES ZONES RE-15 AND RE-20**

74 ...

75 **Sec. 104-3-2. - Permitted uses.**

76 The following uses are permitted in Residential Estates Zones RE-15 and RE-20:

77 (1) Accessory building incidental to the use of a main building; main building
 78 designed or used to accommodate the main use to which the premises are
 79 devoted; and accessory uses customarily incidental to a main use;

80 ~~Accessory building or use customarily incidental to a permitted or conditional use;~~

81 (2) Agriculture and agricultural experiment station;

82 ...

83 CHAPTER 4. GRAVEL ZONE G

84 Sec. 104-4-1. - Permitted uses.

85 In Gravel Zone G, no building, structure, or land shall be used, and no building or
86 structure shall be erected which is arranged, intended or designed to be used for other than one
87 or more of the following uses:

88 ...

- 89 (4) Accessory building incidental to the use of a main building; main building
- 90 designed or used to accommodate the main use to which the premises are
- 91 devoted; and accessory uses customarily incidental to a main use;

92 CHAPTER 5. AGRICULTURAL ZONE A-1

93 ...

94 Sec. 104-5-3. Permitted uses.

95 The following uses are permitted in Agriculture Zone A-1:

- 96 (1) Accessory building incidental to the use of a main building; main building
- 97 designed or used to accommodate the main use to which the premises are
- 98 devoted; and accessory uses customarily incidental to a main use; ~~Accessory~~
- 99 ~~building or use customarily incidental to any permitted or conditional use.~~
- 100 (2) Agriculture, agricultural experiment station; apiary; aviary; aquarium.

101 ...

102 CHAPTER 6. AGRICULTURAL VALLEY AV-3 ZONE

103 ...

104 Sec. 104-6-3. - Permitted uses.

105 The following uses are permitted in the Agricultural Valley, AV-3 Zone:

- 106 (1) ~~Accessory building or use customarily incidental to any permitted or conditional~~
- 107 ~~use.~~ Accessory building incidental to the use of a main building; main building
- 108 designed or used to accommodate the main use to which the premises are
- 109 devoted; and accessory uses customarily incidental to a main use;
- 110 (2) Agriculture, agricultural experiment station; apiary; aviary; aquarium.

111 ...

112 **CHAPTER 7. AGRICULTURAL A-2 ZONE**

113 ...

114 **Sec. 104-7-3. - Permitted uses.**

115 The following uses are permitted in the Agriculture Zone A-2:

- 116
- 117 (1) ~~Accessory building or use customarily incidental to any permitted or conditional~~
118 ~~use.~~ Accessory building incidental to the use of a main building; main building
119 designed or used to accommodate the main use to which the premises are
120 devoted; and accessory uses customarily incidental to a main use;
- 121 (2) Agriculture, agricultural experiment station; apiary; aviary; aquarium.

122 ...

123 **CHAPTER 8. AGRICULTURAL ZONE A-3**

124 ...

125 **Sec. 104-8-3. - Permitted uses.**

126 The following uses are permitted in the Agriculture Zone A-3:

- 127 (1) ~~Accessory building or use customarily incidental to any permitted or conditional~~
128 ~~use.~~ Accessory building incidental to the use of a main building; main building
129 designed or used to accommodate the main use to which the premises are
130 devoted; and accessory uses customarily incidental to a main use;
- 131 (2) Agriculture, agricultural experiment station, apiary; aviary.

132 ...

133 **CHAPTER 9. FOREST ZONES F-5, F-10, AND F-40**

134 ...

135 **Sec. 104-9-2. - Permitted uses.**

136 The following uses are permitted in Forest Zones F-5, F-10, and F-40:

- 137 (1) Agriculture.
138 ...
139 (7) Signs shall comply with title 110, chapter 2, Ogden Valley signs, if located within
140 the Ogden Valley area.
141 (8) Accessory building incidental to the use of a main building; main building
142 designed or used to accommodate the main use to which the premises are
143 devoted; and accessory uses customarily incidental to a main use; ~~Accessory~~
144 ~~buildings and uses customarily incidental to the primary use.~~
145 (9) Single-family residences.
146 ...

147 **CHAPTER 10. SHORELINE ZONE S-1**

148 ...

149 **Sec. 104-10-2. - Permitted uses.**

150 The following uses are permitted in the

- 151 (1) Accessory building incidental to the use of a main building; main building
152 designed or used to accommodate the main use to which the premises are
153 devoted; and accessory uses customarily incidental to a main use; ~~Accessory~~
154 ~~buildings, structures and uses customarily incidental to a permitted use.~~
155 (2) Agriculture, grazing and pasturing of animals.
156 (3) Boating.
157 ...

158 **CHAPTER 11. COMMERCIAL VALLEY RESORT RECREATION ZONE CVR-1**

159 ...

160 **Sec. 104-11-3. - Permitted uses.**

161 The following uses are permitted in the Commercial Valley Resort Recreation Zone CVR-1:

- 162 (1) Accessory building incidental to the use of a main building; main building designed
163 or used to accommodate the main use to which the premises are devoted; and
164 accessory uses customarily incidental to a main use;
165 ~~(1)~~(2) Art gallery.
166 ~~(2)~~(3) Bank.
167 ~~(3)~~(4) Bookstore/newsstand.
168 ~~(4)~~(5) Beauty shop/barbershop.

- 169 | ~~(5)~~(6) Day spa/fitness center.
- 170 | ~~(6)~~(7) Deli/small grocery store.
- 171 | ~~(7)~~(8) Florist shop.
- 172 | ~~(8)~~(9) Gift shop, boutique.
- 173 | ~~(9)~~(10) Music and video store.
- 174 | ~~(10)~~(11) Restaurants, excluding those with drive-up windows.
- 175 | ~~(11)~~(12) Restaurant: fast food, excluding those with drive-up windows.
- 176 | ~~(12)~~(13) Sporting goods store.
- 177 | ~~(13)~~(14) Sports clothing store.
- 178 | ~~(14)~~(15) Public and private swimming pools.
- 179 | ~~(15)~~(16) Vendor, short term.
- 180 |

181 | **Sec. 104-11-4. - Conditional uses.**

182 | The following uses shall be allowed only when authorized by a Conditional Use Permit
 183 | obtained as provided in title 108, chapter 4 of this Land Use Code.

- 184 | ~~(16)~~(17) Beer parlor, sale of draft beer.
- 185 | ~~(17)~~(18) Bed and breakfast inn.
- 186 | ...
- 187 | (34) Restaurants, including those with drive-up windows.
- 188 | ~~(35) — Accessory uses to the above listed.~~
- 189 | ...

190 | **CHAPTER 12. SINGLE-FAMILY RESIDENTIAL ZONES R-1-12, R-1-10**

191 | ...

192 | **Sec. 104-12-2. - Permitted uses.**

193 | The following are permitted uses in the Single-Family Residential Zones R-1-12, R-1-10.

- 194 | (1) Accessory building incidental to the use of a main building; main building
 195 | designed or used to accommodate the main use to which the premises are
 196 | devoted; and accessory uses customarily incidental to a main use; ~~Accessory~~
 197 | ~~buildings and uses customarily incidental to any permitted use.~~
- 198 | (2) Agriculture.
- 199 | (3) Church, synagogue or similar building used for regular religious worship.
- 200 | ...

201 CHAPTER 13. FOREST RESIDENTIAL ZONE FR-1

202 ...

203 **Sec. 104-13-2. - Permitted uses.**

204 The following uses are permitted in the Forest Residential Zone FR-1:

- 205 (1) Accessory building incidental to the use of a main building; main building
206 designed or used to accommodate the main use to which the premises are
207 devoted; and accessory uses customarily incidental to a main use; ~~Accessory~~
208 ~~building or accessory use customarily incidental to a permitted use.~~
209 (2) Agriculture.
210 (3) Animals and fowl kept for family food production.
211 ...

212 CHAPTER 14. FOREST VALLEY ZONE FV-3

213 ...

214 **Sec. 104-14-2. - Permitted uses.**

215 The following uses are permitted in the Forest Valley Zone FV-3:

- 216 (1) Accessory building incidental to the use of a main building; main building
217 designed or used to accommodate the main use to which the premises are
218 devoted; and accessory uses customarily incidental to a main use; ~~Accessory~~
219 ~~building or accessory use customarily incidental to a permitted use.~~
220 (2) Agriculture.
221 (3) Animals and fowl kept for family food production.
222 ...

223 CHAPTER 15. TWO-FAMILY RESIDENTIAL ZONE R-2

224 ...

225 **Sec. 104-15-2. - Permitted uses.**

226 The following uses are permitted in the Two-Family Residential Zone R-2:

- 227 (1) Accessory building incidental to the use of a main building; main building
228 designed or used to accommodate the main use to which the premises are

- 229 | devoted; and accessory uses customarily incidental to a main use; ~~Accessory~~
230 | ~~buildings and uses customarily incidental to any permitted use.~~
231 | (2) Agriculture.
232 | (3) Bachelor and/or bachelorette dwelling with 24 or less dwelling units.
233 | ...

234 | **CHAPTER 16. MULTIPLE-FAMILY RESIDENTIAL ZONE R-3**

235 | ...

236 | **Sec. 104-16-2. - Permitted uses.**

237 | The following uses are permitted in the Multiple-Family Residential Zone R-3:

- 238 | (1) Accessory building incidental to the use of a main building; main building
239 | designed or used to accommodate the main use to which the premises are
240 | devoted; and accessory uses customarily incidental to a main use; ~~Accessory~~
241 | ~~buildings and uses customarily incidental to any permitted use.~~
242 | (2) Agriculture.
243 | (3) Bachelor and/or bachelorette dwelling with 24 or less dwelling units.
244 | ...

245 | **CHAPTER 17. FOREST RESIDENTIAL ZONE FR-3**

246 | ...

247 | **Sec. 104-17-2. - Permitted uses.**

248 | The following uses are permitted in the Forest Residential Zone FR-3:

- 249 | (1) Accessory building incidental to the use of a main building; main building
250 | designed or used to accommodate the main use to which the premises are
251 | devoted; and accessory uses customarily incidental to a main use. ~~Accessory~~
252 | ~~building or accessory use customarily incidental to a use permitted in the zone.~~
253 | (2) Cluster subdivision in accordance with title 108, chapter 3.
254 | ...

255 | **CHAPTER 18. RESIDENTIAL MOBILE/MANUFACTURED HOME PARK ZONE RMHP**

256 | ...

257 **Sec. 104-18-2. - Permitted uses.**

258 The following uses are permitted in the RMHP Zone:

- 259 (1) Accessory building incidental to the use of a main building; main building
- 260 designed or used to accommodate the main use to which the premises are
- 261 devoted; and accessory uses customarily incidental to a main use. ~~Accessory~~
- 262 ~~building and use customarily incidental to any permitted use.~~
- 263 (2) Mobile/manufactured home park, trailer court, overnight recreational vehicle park,
- 264 provided such park, or court meet the requirements and standards prescribed in
- 265 the county mobile home park ordinance.
- 266 ...

267 **CHAPTER 19. RESIDENTIAL MANUFACTURED HOME ZONE RMH-1-6**

268 ...

269 **Sec. 104-19-2. - Permitted uses.**

270 The following uses are permitted in the Residential Manufactured Home Zone RMH-1-6:

- 271 (1) Accessory building incidental to the use of a main building; main building
- 272 designed or used to accommodate the main use to which the premises are
- 273 devoted; and accessory uses customarily incidental to a main use. ~~Accessory~~
- 274 ~~building and use customarily incidental to any permitted use.~~
- 275 (2) Manufactured home (double wide or wider) in an approved manufactured home
- 276 subdivision or manufactured home PRUD. (Single wides with or without room
- 277 expansions or extensions are prohibited.)
- 278 ...

279 **CHAPTER 20. COMMERCIAL ZONES C-1, C-2, C-3**

280 ...

281 **Sec. 104-20-5. - Uses.**

282 In the following list of possible uses, those designated in any zone as "P" will be a
283 permitted use. Uses designated as "C" will be allowed only when authorized by a conditional use
284 permit obtained as provided in title 108, chapter 4 of this Land Use Code. Uses designated "N"
285 will not be allowed in that zone.

	C-	C-	C-
--	----	----	----

	1	2	3
<u>Accessory building incidental to the use of a main building; main building designed or used to accommodate the main use to which the premises are devoted; and accessory uses customarily incidental to a main use;</u> Accessory buildings and uses customarily incidental to a permitted use	P	P	P
Air conditioning, sales and service	N	N	P

286 ...

287 **CHAPTER 21. COMMERCIAL VALLEY ZONES CV-1 and CV-2**

288 ...

289 **Sec. 104-21-5. - Uses.**

290 In the following list of possible uses, those designated in any zone as "P" will be a
 291 permitted use. Uses designated as "C" will be allowed only when authorized by a conditional use
 292 permit obtained as provided in title 108, chapter 4 of this Land Use Code. Uses designated "N"
 293 shall not be allowed in that zone.

	CV-1	CV-2
Academies/studios for dance, art, sports, etc.	C	P
<u>Accessory building incidental to the use of a main building; main building designed or used to accommodate the main use to which the premises are devoted; and accessory uses customarily incidental to a main use;</u> Accessory buildings and uses customarily incidental to a permitted or conditional uses	P	P
Animal hospital	N	C

294 ...

295 **CHAPTER 22. MANUFACTURING ZONE M-1**

296 ...

297 **Sec. 104-22-2. - Permitted uses.**

298 The following uses are permitted in the Manufacturing Zone M-1:

- 299 (1) Accessory building incidental to the use of a main building; main building
300 designed or used to accommodate the main use to which the premises are
301 devoted; and accessory uses customarily incidental to a main use; ~~Accessory~~
302 ~~uses and buildings customarily incidental to a permitted use.~~
303 (2) Any permitted use in a C-3 Zone except dwelling units.
304 (3) Agriculture.

305 ...

306 **CHAPTER 23. OGDEN VALLEY MANUFACTURING ZONE MV-1**

307 ...

308 **Sec. 104-23-2. - Permitted uses.**

309 The following uses are permitted in the MV-1, Ogden Valley Light Manufacturing Zone:

- 310 (1) Accessory building incidental to the use of a main building; main building
311 designed or used to accommodate the main use to which the premises are
312 devoted; and accessory uses customarily incidental to a main use. ~~Accessory~~
313 ~~uses and buildings customarily incidental to a permitted use.~~
314 (2) Agricultural implement repair.

315 ...

316 **CHAPTER 24. MANUFACTURING ZONE M-2**

317 ...

318 **Sec. 104-24-2. - Permitted uses.**

319 The following uses are permitted in the M-2 Zone:

- 320 (1) Any permitted use in an M-1 Zone.
321 (2) Building material sale yard, blacksmith shop.
322 (3) Contractors equipment storage yard.

323 ...

324 CHAPTER 25. MANUFACTURING ZONE M-3

325 ...

326 **Sec. 104-25-2. - Permitted uses.**

327 The following uses are permitted in the M-3 Zone:

328 (1) Any permitted use in an M-2 Zone except dwelling units.

329 ~~(2) Accessory uses and buildings customarily incidental to a permitted use.~~

330 ~~(3)~~(2) Laboratories.

331 ~~(4)~~(3) Machine shop.

332 ~~(5)~~(4) Office, business, professional and governmental.

333 ~~(6)~~(5) Public buildings and utilities.

334 ~~(7)~~(6) Warehouse.

335 ~~(8)~~(7) Welding shop.

336 ...

337 **Sec. 104-25-3. - Conditional uses.**

338 The following uses shall be permitted only when authorized by a conditional use permit
339 as provided in title 108, chapter 4 of this Land Use Code:

340 (1) Any conditional use in an M-2 Zone.

341 ~~(2) Accessory uses and buildings customarily incidental to a conditional use.~~

342 ~~(3)~~(2) Aircraft engine testing, including jet, missile and chemical engines.

343 ~~(4)~~(3) Blast furnace.

344 ~~(5)~~(4) Feed, cereal or flour mill.

345 ~~(6)~~(5) Forage plant or foundry.

346 ~~(7)~~(6) Manufacture, processing, refining, treatment, distillation, storage or compounding
347 of the following: Acid, ammonia, bleaching powder and chlorine; fireworks or
348 explosives, asphalt, chemicals of an objectionable or dangerous nature,
349 creosote, disinfectants or insecticides; bones, coal or wood, fertilizer, gas, glue,
350 size or gelatin, ore, potash, proxylon, rubber of guttapercha, plastic, tallow, grease
351 or lard, tar, roofing or waterproofing materials, furs, wool, hides.

352 ~~(8)~~(7) Ore beneficiation, smelting, or refining of materials, steel or iron mills, mines,
353 quarries; gravel pits.

354 ~~(9)~~(8) Petroleum refining.

355 ~~(10)~~(9) Manufacturing, fabrication, assembly, canning, processing, treatment, or storage
356 of the following:

357 a. Acetylene gas, aircraft, airplanes and parts, automobiles and parts; alcohol.

358 b. Brick, brass.

359 c. Candles, cans, celluloid, cement, copper.

360 d. Dyestuff.

361 e. Emery cloth, excelsior.

362 f. Feathers, felt, fiber, fish, film.

363 g. Glass, glucose, gypsum.

- 364 h. Hair, hardware.
- 365 i. Ink, iron.
- 366 j. Lamp black, linoleum, line.
- 367 k. Meats, machinery, mail, matches.
- 368 l. Oil, oilcloth, oiled rubber goods, oxygen.
- 369 m. Paper, paint, pulp, pickles, pottery, plaster of Paris.
- 370 n. Shoe polish, stove polish, shoddy, soap and detergents, soda, starch,
- 371 sauerkraut, salt, steel, shellac.
- 372 o. Turpentine, tile, terra cotta.
- 373 p. Vinegar, varnish.
- 374 q. Yeast.
- 375 ~~(11)~~(10) Metals and metal products extraction, treatment and processing including the
- 376 extraction, processing and manufacturing of magnesium chloride, magnesium,
- 377 potassium, sodium, lithium, boron, bromine and their salts or chemical
- 378 derivatives.
- 379 ~~(12)~~(11) Missiles and missile parts.
- 380 ~~(13)~~(12) Large scale photovoltaic solar energy systems designed to produce energy for
- 381 wholesale purposes.
- 382 ~~(14)~~(13) Public utility substations.
- 383 ~~(15)~~(14) Private recreation areas.
- 384 ~~(16)~~(15) Railroad yards, shop or roundhouse; rock crusher.
- 385 ~~(17)~~(16) Site leveling and preparation for future development.
- 386 ~~(18)~~(17) Space craft and space craft parts.
- 387 ~~(19)~~(18) Storage of petroleum.

388 **CHAPTER 26. OPEN SPACE ZONE O-1**

389 ...

390 **Sec. 104-26-2. - Permitted uses.**

391 The following uses are permitted in the Open Space Zone O-1.

- 392 (1) Accessory building incidental to the use of a main building; main building
- 393 designed or used to accommodate the main use to which the premises are
- 394 devoted; and accessory uses customarily incidental to a main use;
- 395 ~~(1)~~(2) Agriculture.
- 396 ~~(2)~~(3) Botanical or zoological garden.
- 397 ~~(3)~~(4) Cemetery.
- 398 ~~(4)~~(5) Conservation areas: botanical or zoological.
- 399 ~~(5)~~(6) Fishing ponds; private or public.
- 400 ~~(6)~~(7) Golf course, except miniature golf courses.
- 401 ~~(7)~~(8) Horse raising, provided conducted in a pasture of at least five acre size and with
- 402 a maximum density of two horses per acre.

- 403 | ~~(8)~~(9) Private park, playground or recreation area.
- 404 | ~~(9)~~(10) Public park, public recreation grounds and associate buildings, but not including
- 405 | privately owned commercial amusement business.
- 406 | ~~(10)~~(11) Public service buildings.
- 407 | ~~(11)~~(12) Wildlife sanctuaries.

408 **Sec. 104-26-3. - Conditional uses.**

409 The following uses shall be permitted only when authorized by a conditional use permit
 410 as provided in title 108, chapter 4 of this Land Use Code:

- 411 | (1) Golf driving range in conjunction with a golf course.
- 412 | ~~(2) Main and accessory buildings and uses customarily incidental to any permitted~~
- 413 | ~~use.~~
- 414 | ~~(3)~~(2) Public utility substations.
- 415 | ...

416 **CHAPTER 29. OGDEN VALLEY DESTINATION AND RECREATION RESORT ZONE DRR-1**

417 ...

418 **Sec. 104-29-8. - Land uses.**

Use	Permitted (P) Conditional (C)
<i>Residential Uses</i>	
Single-family dwelling	P
...	
Water pumping plants and reservoirs	C
Accessory building incidental to the use of a main building; main building designed or used to accommodate the main use to which the premises are devoted; and accessory uses customarily incidental to a main use;	P

420

EXHIBIT B: [CLEAN COPY] CODE CHANGE – MAIN AND ACCESSORY USES AND BUILDINGS.

1 **PART II LAND USE CODE**

2 Title 101 - GENERAL PROVISIONS

3 Title 102 - ADMINISTRATION

4 Title 103 - RESERVED

5 Title 104 - ZONES

6 Title 105 - RESERVED

7 Title 106 - SUBDIVISIONS

8 Title 107 - RESERVED

9 Title 108 - STANDARDS

10 Title 109 - RESERVED

11 Title 110 - SIGNS

12 **Title 101 GENERAL PROVISIONS**

13 Sec. 101-1-1. Short title.

14 Sec. 101-1-2. Purpose.

15 Sec. 101-1-3. Interpretation.

16 Sec. 101-1-4. Conflict.

17 Sec. 101-1-5. Effect on previous ordinances and maps.

18 Sec. 101-1-6. Rules of construction.

19 Sec. 101-1-7. Definitions.

20 Sec. 101-1-8. Amendments to Code; effect of new ordinances; amendatory
21 language.

22 Sec. 101-1-9. Supplementation of Code.

23 Sec. 101-1-10. Catchlines of sections.

24 Sec. 101-1-11. Altering Code.

25 Sec. 101-1-12. Severability of parts of Code.
26 Sec. 101-1-13. General penalty; continuing violations.
27 Sec. 101-1-14. Certain ordinances not repealed or affected by adoption of Code.

28 ...

29 **Sec. 101-1-7. Definitions.**

30 ...

31 *Building, accessory.* The term "building, accessory" means a detached subordinate
32 building located on a lot or parcel with a main building the use of which is incidental to the use of
33 the main building.

34 ...

35 *Building, main.* The term "main building" means the principal building or one of the
36 principal buildings located on a lot or parcel designed or used to accommodate the primary use to
37 which the premises are devoted. Where a permissible use involves more than one structure
38 designed or used for the primary purpose, as in the case of apartment groups, each such
39 permitted building on one lot as defined by this Title shall be deemed a main building.

40 ...

41 *Use, accessory.* The term "accessory use" means a use of land or structure, or portion
42 thereof, customarily incidental and subordinate to the main use of the land or structure and
43 located on the same lot or parcel with the principal use.

44 ...

45 ...

46 *Use, main.* The term "main use" means the principal purpose for which a lot, parcel or
47 structure is designed, arranged or intended, or for which it is occupied or maintained as allowed
48 by the provisions of this Land Use Code. Dwellings on parcels meeting the definition of an
49 "agricultural parcel" shall be the main use.

50 ...

51 **Title 104 ZONES**

52 CHAPTER 1. - IN GENERAL

53 CHAPTER 2. - (RESERVED)

54 CHAPTER 3. - RESIDENTIAL ESTATES ZONES RE-15 AND RE-20

55 CHAPTER 4. - GRAVEL ZONE G

- 56 CHAPTER 5. - AGRICULTURAL ZONE A-1
- 57 CHAPTER 6. - AGRICULTURAL VALLEY AV-3 ZONE
- 58 CHAPTER 7. - AGRICULTURAL A-2 ZONE
- 59 CHAPTER 8. - AGRICULTURAL ZONE A-3
- 60 CHAPTER 9. - FOREST ZONES F-5, F-10, AND F-40
- 61 CHAPTER 10. - SHORELINE ZONE S-1
- 62 CHAPTER 11. - COMMERCIAL VALLEY RESORT RECREATION ZONE CVR-1
- 63 CHAPTER 12. - SINGLE-FAMILY RESIDENTIAL ZONES R-1-12, R-1-10
- 64 CHAPTER 13. - FOREST RESIDENTIAL ZONE FR-1
- 65 CHAPTER 14. - FOREST VALLEY ZONE FV-3
- 66 CHAPTER 15. - TWO-FAMILY RESIDENTIAL ZONE R-2
- 67 CHAPTER 16. - MULTIPLE-FAMILY RESIDENTIAL ZONE R-3
- 68 CHAPTER 17. - FOREST RESIDENTIAL ZONE FR-3
- 69 CHAPTER 18. - RESIDENTIAL MOBILE/MANUFACTURED HOME PARK ZONE RMHP
- 70 CHAPTER 19. - RESIDENTIAL MANUFACTURED HOME ZONE RMH-1-6
- 71 CHAPTER 20. - COMMERCIAL ZONES C-1, C-2, C-3
- 72 CHAPTER 21. - COMMERCIAL VALLEY ZONES CV-1 and CV-2
- 73 CHAPTER 22. - MANUFACTURING ZONE M-1
- 74 CHAPTER 23. - OGDEN VALLEY MANUFACTURING ZONE MV-1
- 75 CHAPTER 24. - MANUFACTURING ZONE M-2
- 76 CHAPTER 25. - MANUFACTURING ZONE M-3
- 77 CHAPTER 26. - OPEN SPACE ZONE O-1
- 78 CHAPTER 27. - NATURAL HAZARDS OVERLAY DISTRICTS
- 79 CHAPTER 28. - OGDEN VALLEY SENSITIVE LANDS OVERLAY DISTRICTS
- 80 CHAPTER 29. - OGDEN VALLEY DESTINATION AND RECREATION RESORT ZONE DRR-1
- 81 ...

82 CHAPTER 3. RESIDENTIAL ESTATES ZONES RE-15 AND RE-20

83 ...

84 **Sec. 104-3-2. - Permitted uses.**

85 The following uses are permitted in Residential Estates Zones RE-15 and RE-20:

- 86 (1) Accessory building incidental to the use of a main building; main building
87 designed or used to accommodate the main use to which the premises are
88 devoted; and accessory uses customarily incidental to a main use;
89 (2) Agriculture and agricultural experiment station;
90 ...

91 CHAPTER 4. GRAVEL ZONE G

92 **Sec. 104-4-1. - Permitted uses.**

93 In Gravel Zone G, no building, structure, or land shall be used, and no building or
94 structure shall be erected which is arranged, intended or designed to be used for other than one
95 or more of the following uses:

96 ...

- 97 (4) Accessory building incidental to the use of a main building; main building
98 designed or used to accommodate the main use to which the premises are
99 devoted; and accessory uses customarily incidental to a main use;

100 CHAPTER 5. AGRICULTURAL ZONE A-1

101 ...

102 **Sec. 104-5-3. Permitted uses.**

103 The following uses are permitted in Agriculture Zone A-1:

- 104 (1) Accessory building incidental to the use of a main building; main building
105 designed or used to accommodate the main use to which the premises are
106 devoted; and accessory uses customarily incidental to a main use;
107 (2) Agriculture, agricultural experiment station; apiary; aviary; aquarium.
108 ...

109 CHAPTER 6. AGRICULTURAL VALLEY AV-3 ZONE

110 ...

111 **Sec. 104-6-3. - Permitted uses.**

112 The following uses are permitted in the Agricultural Valley, AV-3 Zone:

113 (1) Accessory building incidental to the use of a main building; main building
114 designed or used to accommodate the main use to which the premises are
115 devoted; and accessory uses customarily incidental to a main use;

116 (2) Agriculture, agricultural experiment station; apiary; aviary; aquarium.

117 ...

118 CHAPTER 7. AGRICULTURAL A-2 ZONE

119 ...

120 **Sec. 104-7-3. - Permitted uses.**

121 The following uses are permitted in the Agriculture Zone A-2:

122 (1) Accessory building incidental to the use of a main building; main building
123 designed or used to accommodate the main use to which the premises are
124 devoted; and accessory uses customarily incidental to a main use;

126 (2) Agriculture, agricultural experiment station; apiary; aviary; aquarium.

127 ...

128 CHAPTER 8. AGRICULTURAL ZONE A-3

129 ...

130 **Sec. 104-8-3. - Permitted uses.**

131 The following uses are permitted in the Agriculture Zone A-3:

132 (1) Accessory building incidental to the use of a main building; main building
133 designed or used to accommodate the main use to which the premises are
134 devoted; and accessory uses customarily incidental to a main use;

135 (2) Agriculture, agricultural experiment station, apiary; aviary.

136 ...

137 **CHAPTER 9. FOREST ZONES F-5, F-10, AND F-40**

138 ...

139 **Sec. 104-9-2. - Permitted uses.**

140 The following uses are permitted in Forest Zones F-5, F-10, and F-40:

141 (1) Agriculture.

142 ...

143 (7) Signs shall comply with title 110, chapter 2, Ogden Valley signs, if located within
144 the Ogden Valley area.

145 (8) Accessory building incidental to the use of a main building; main building
146 designed or used to accommodate the main use to which the premises are
147 devoted; and accessory uses customarily incidental to a main use;

148 (9) Single-family residences.

149 ...

150 **CHAPTER 10. SHORELINE ZONE S-1**

151 ...

152 **Sec. 104-10-2. - Permitted uses.**

153 The following uses are permitted in the

154 (1) Accessory building incidental to the use of a main building; main building
155 designed or used to accommodate the main use to which the premises are
156 devoted; and accessory uses customarily incidental to a main use;

157 (2) Agriculture, grazing and pasturing of animals.

158 (3) Boating.

159 ...

160 **CHAPTER 11. COMMERCIAL VALLEY RESORT RECREATION ZONE CVR-1**

161 ...

162 **Sec. 104-11-3. - Permitted uses.**

163 The following uses are permitted in the Commercial Valley Resort Recreation Zone CVR-1:

- 164 (1) Accessory building incidental to the use of a main building; main building designed
- 165 or used to accommodate the main use to which the premises are devoted; and
- 166 accessory uses customarily incidental to a main use;
- 167 (2) Art gallery.
- 168 (3) Bank.
- 169 (4) Bookstore/newsstand.
- 170 (5) Beauty shop/barbershop.
- 171 (6) Day spa/fitness center.
- 172 (7) Deli/small grocery store.
- 173 (8) Florist shop.
- 174 (9) Gift shop, boutique.
- 175 (10) Music and video store.
- 176 (11) Restaurants, excluding those with drive-up windows.
- 177 (12) Restaurant: fast food, excluding those with drive-up windows.
- 178 (13) Sporting goods store.
- 179 (14) Sports clothing store.
- 180 (15) Public and private swimming pools.
- 181 (16) Vendor, short term.
- 182

183 **Sec. 104-11-4. - Conditional uses.**

184 The following uses shall be allowed only when authorized by a Conditional Use Permit obtained as
 185 provided in title 108, chapter 4 of this Land Use Code.

- 186 (17) Beer parlor, sale of draft beer.
- 187 (18) Bed and breakfast inn.
- 188 ...
- 189 (34) Restaurants, including those with drive-up windows.
- 190 ...

191 **CHAPTER 12. SINGLE-FAMILY RESIDENTIAL ZONES R-1-12, R-1-10**

192 ...

193 **Sec. 104-12-2. - Permitted uses.**

194 The following are permitted uses in the Single-Family Residential Zones R-1-12, R-1-10.

- 195 (1) Accessory building incidental to the use of a main building; main building
- 196 designed or used to accommodate the main use to which the premises are
- 197 devoted; and accessory uses customarily incidental to a main use;
- 198 (2) Agriculture.

199 (3) Church, synagogue or similar building used for regular religious worship.
200 ...

201 **CHAPTER 13. FOREST RESIDENTIAL ZONE FR-1**

202 ...

203 **Sec. 104-13-2. - Permitted uses.**

204 The following uses are permitted in the Forest Residential Zone FR-1:

- 205 (1) Accessory building incidental to the use of a main building; main building
206 designed or used to accommodate the main use to which the premises are
207 devoted; and accessory uses customarily incidental to a main use;
208 (2) Agriculture.
209 (3) Animals and fowl kept for family food production.
210 ...

211 **CHAPTER 14. FOREST VALLEY ZONE FV-3**

212 ...

213 **Sec. 104-14-2. - Permitted uses.**

214 The following uses are permitted in the Forest Valley Zone FV-3:

- 215 (1) Accessory building incidental to the use of a main building; main building
216 designed or used to accommodate the main use to which the premises are
217 devoted; and accessory uses customarily incidental to a main use;
218 (2) Agriculture.
219 (3) Animals and fowl kept for family food production.
220 ...

221 **CHAPTER 15. TWO-FAMILY RESIDENTIAL ZONE R-2**

222 ...

223 **Sec. 104-15-2. - Permitted uses.**

224 The following uses are permitted in the Two-Family Residential Zone R-2:

- 225 (1) Accessory building incidental to the use of a main building; main building
226 designed or used to accommodate the main use to which the premises are
227 devoted; and accessory uses customarily incidental to a main use;
228 (2) Agriculture.
229 (3) Bachelor and/or bachelorette dwelling with 24 or less dwelling units.
230 ...

231 **CHAPTER 16. MULTIPLE-FAMILY RESIDENTIAL ZONE R-3**

232 ...

233 **Sec. 104-16-2. - Permitted uses.**

234 The following uses are permitted in the Multiple-Family Residential Zone R-3:

- 235 (1) Accessory building incidental to the use of a main building; main building
236 designed or used to accommodate the main use to which the premises are
237 devoted; and accessory uses customarily incidental to a main use;
238 (2) Agriculture.
239 (3) Bachelor and/or bachelorette dwelling with 24 or less dwelling units.
240 ...

241 **CHAPTER 17. FOREST RESIDENTIAL ZONE FR-3**

242 ...

243 **Sec. 104-17-2. - Permitted uses.**

244 The following uses are permitted in the Forest Residential Zone FR-3:

- 245 (1) Accessory building incidental to the use of a main building; main building
246 designed or used to accommodate the main use to which the premises are
247 devoted; and accessory uses customarily incidental to a main use.
248 (2) Cluster subdivision in accordance with title 108, chapter 3.
249 ...

250 **CHAPTER 18. RESIDENTIAL MOBILE/MANUFACTURED HOME PARK ZONE RMHP**

251 ...

252 **Sec. 104-18-2. - Permitted uses.**

253 The following uses are permitted in the RMHP Zone:

- 254 (1) Accessory building incidental to the use of a main building; main building
- 255 designed or used to accommodate the main use to which the premises are
- 256 devoted; and accessory uses customarily incidental to a main use.
- 257 (2) Mobile/manufactured home park, trailer court, overnight recreational vehicle park,
- 258 provided such park, or court meet the requirements and standards prescribed in
- 259 the county mobile home park ordinance.
- 260 ...

261 **CHAPTER 19. RESIDENTIAL MANUFACTURED HOME ZONE RMH-1-6**

262 ...

263 **Sec. 104-19-2. - Permitted uses.**

264 The following uses are permitted in the Residential Manufactured Home Zone RMH-1-6:

- 265 (1) Accessory building incidental to the use of a main building; main building
- 266 designed or used to accommodate the main use to which the premises are
- 267 devoted; and accessory uses customarily incidental to a main use.
- 268 (2) Manufactured home (double wide or wider) in an approved manufactured home
- 269 subdivision or manufactured home PRUD. (Single wides with or without room
- 270 expansions or extensions are prohibited.)
- 271 ...

272 **CHAPTER 20. COMMERCIAL ZONES C-1, C-2, C-3**

273 ...

274 **Sec. 104-20-5. - Uses.**

275 In the following list of possible uses, those designated in any zone as "P" will be a permitted use. Uses
276 designated as "C" will be allowed only when authorized by a conditional use permit obtained as provided
277 in title 108, chapter 4 of this Land Use Code. Uses designated "N" will not be allowed in that zone.

	C-1	C-2	C-3
--	-----	-----	-----

Accessory building incidental to the use of a main building; main building designed or used to accommodate the main use to which the premises are devoted; and accessory uses customarily incidental to a main use;	P	P	P
Air conditioning, sales and service	N	N	P

278 ...

279 **CHAPTER 21. COMMERCIAL VALLEY ZONES CV-1 and CV-2**

280 ...

281 **Sec. 104-21-5. - Uses.**

282 In the following list of possible uses, those designated in any zone as "P" will be a permitted use. Uses
 283 designated as "C" will be allowed only when authorized by a conditional use permit obtained as provided
 284 in title 108, chapter 4 of this Land Use Code. Uses designated "N" shall not be allowed in that zone.

	CV-1	CV-2
Academies/studios for dance, art, sports, etc.	C	P
Accessory building incidental to the use of a main building; main building designed or used to accommodate the main use to which the premises are devoted; and accessory uses customarily incidental to a main use;	P	P
Animal hospital	N	C

285 ...

286 **CHAPTER 22. MANUFACTURING ZONE M-1**

287 ...

288 **Sec. 104-22-2. - Permitted uses.**

289 The following uses are permitted in the Manufacturing Zone M-1:

- 290 (1) Accessory building incidental to the use of a main building; main building
291 designed or used to accommodate the main use to which the premises are
292 devoted; and accessory uses customarily incidental to a main use;
293 (2) Any permitted use in a C-3 Zone except dwelling units.
294 (3) Agriculture.
295 ...

296 **CHAPTER 23. OGDEN VALLEY MANUFACTURING ZONE MV-1**

297 ...

298 **Sec. 104-23-2. - Permitted uses.**

299 The following uses are permitted in the MV-1, Ogden Valley Light Manufacturing Zone:

- 300 (1) Accessory building incidental to the use of a main building; main building
301 designed or used to accommodate the main use to which the premises are
302 devoted; and accessory uses customarily incidental to a main use.
303 (2) Agricultural implement repair.
304 ...

305 **CHAPTER 24. MANUFACTURING ZONE M-2**

306 ...

307 **Sec. 104-24-2. - Permitted uses.**

308 The following uses are permitted in the M-2 Zone:

- 309 (1) Any permitted use in an M-1 Zone.
310 (2) Building material sale yard, blacksmith shop.
311 (3) Contractors equipment storage yard.
312 ...

313 **CHAPTER 25. MANUFACTURING ZONE M-3**

314 ...

315 **Sec. 104-25-2. - Permitted uses.**

316 The following uses are permitted in the M-3 Zone:

- 317 (1) Any permitted use in an M-2 Zone except dwelling units.
- 318 (2) Laboratories.
- 319 (3) Machine shop.
- 320 (4) Office, business, professional and governmental.
- 321 (5) Public buildings and utilities.
- 322 (6) Warehouse.
- 323 (7) Welding shop.
- 324 ...

325 **Sec. 104-25-3. - Conditional uses.**

326 The following uses shall be permitted only when authorized by a conditional use permit as provided in title
 327 108, chapter 4 of this Land Use Code:

- 328 (1) Any conditional use in an M-2 Zone.
- 329 (2) Aircraft engine testing, including jet, missile and chemical engines.
- 330 (3) Blast furnace.
- 331 (4) Feed, cereal or flour mill.
- 332 (5) Forage plant or foundry.
- 333 (6) Manufacture, processing, refining, treatment, distillation, storage or compounding
 334 of the following: Acid, ammonia, bleaching powder and chlorine; fireworks or
 335 explosives, asphalt, chemicals of an objectionable or dangerous nature,
 336 creosote, disinfectants or insecticides; bones, coal or wood, fertilizer, gas, glue,
 337 size or gelatin, ore, potash, proxylin, rubber of guttapercha, plastic, tallow, grease
 338 or lard, tar, roofing or waterproofing materials, furs, wool, hides.
- 339 (7) Ore beneficiation, smelting, or refining of materials, steel or iron mills, mines,
 340 quarries; gravel pits.
- 341 (8) Petroleum refining.
- 342 (9) Manufacturing, fabrication, assembly, canning, processing, treatment, or storage
 343 of the following:
- 344 a. Acetylene gas, aircraft, airplanes and parts, automobiles and parts; alcohol.
- 345 b. Brick, brass.
- 346 c. Candles, cans, celluloid, cement, copper.
- 347 d. Dyestuff.
- 348 e. Emery cloth, excelsior.
- 349 f. Feathers, felt, fiber, fish, film.
- 350 g. Glass, glucose, gypsum.
- 351 h. Hair, hardware.
- 352 i. Ink, iron.
- 353 j. Lamp black, linoleum, line.
- 354 k. Meats, machinery, mail, matches.
- 355 l. Oil, oilcloth, oiled rubber goods, oxygen.
- 356 m. Paper, paint, pulp, pickles, pottery, plaster of Paris.
- 357 n. Shoe polish, stove polish, shoddy, soap and detergents, soda, starch,
 358 sauerkraut, salt, steel, shellac.
- 359 o. Turpentine, tile, terra cotta.
- 360 p. Vinegar, varnish.

- 361 q. Yeast.
- 362 (10) Metals and metal products extraction, treatment and processing including the
- 363 extraction, processing and manufacturing of magnesium chloride, magnesium,
- 364 potassium, sodium, lithium, boron, bromine and their salts or chemical
- 365 derivatives.
- 366 (11) Missiles and missile parts.
- 367 (12) Large scale photovoltaic solar energy systems designed to produce energy for
- 368 wholesale purposes.
- 369 (13) Public utility substations.
- 370 (14) Private recreation areas.
- 371 (15) Railroad yards, shop or roundhouse; rock crusher.
- 372 (16) Site leveling and preparation for future development.
- 373 (17) Space craft and space craft parts.
- 374 (18) Storage of petroleum.

375 **CHAPTER 26. OPEN SPACE ZONE O-1**

376 ...

377 **Sec. 104-26-2. - Permitted uses.**

378 The following uses are permitted in the Open Space Zone O-1.

- 379 (1) Accessory building incidental to the use of a main building; main building
- 380 designed or used to accommodate the main use to which the premises are
- 381 devoted; and accessory uses customarily incidental to a main use;
- 382 (2) Agriculture.
- 383 (3) Botanical or zoological garden.
- 384 (4) Cemetery.
- 385 (5) Conservation areas: botanical or zoological.
- 386 (6) Fishing ponds; private or public.
- 387 (7) Golf course, except miniature golf courses.
- 388 (8) Horse raising, provided conducted in a pasture of at least five acre size and with
- 389 a maximum density of two horses per acre.
- 390 (9) Private park, playground or recreation area.
- 391 (10) Public park, public recreation grounds and associate buildings, but not including
- 392 privately owned commercial amusement business.
- 393 (11) Public service buildings.
- 394 (12) Wildlife sanctuaries.

395 **Sec. 104-26-3. - Conditional uses.**

396 The following uses shall be permitted only when authorized by a conditional use permit as provided in title
 397 108, chapter 4 of this Land Use Code:

- 398 (1) Golf driving range in conjunction with a golf course.
 399 (2) Public utility substations.
 400 ...

401 **CHAPTER 29. OGDEN VALLEY DESTINATION AND RECREATION RESORT ZONE DRR-1**

402 ...

403 **Sec. 104-29-8. - Land uses.**

Use	Permitted (P) Conditional (C)
<i>Residential Uses</i>	
Single-family dwelling	P

404 ...

Water pumping plants and reservoirs	C
Accessory building incidental to the use of a main building; main building designed or used to accommodate the main use to which the premises are devoted; and accessory uses customarily incidental to a main use;	P

405