



Administrative Offices
4600 So. Weber River Drive
Riverdale, Utah 84405

May 10, 2012

Notice of Public Hearing

Riverdale City Planning Commission

Tuesday, May 22, 2012
Which begins at 6:30 p.m.

Riverdale Civic Center
4600 South Weber River Drive
Riverdale, Utah

The Riverdale City Planning Commission will hold a public hearing to receive and consider public comment concerning amending RCC 10-10A-3 Commercial Zones (C-1, C-2, C-3) Special Regulations ordinance. The proposed language can be viewed below.

- The public is invited to attend all public meetings.
- In compliance with the Americans with Disabilities Act, persons who have need of special accommodations should contact the City Recorder at 394-5541.

ARTICLE A. COMMERCIAL ZONES (C-1, C-2, C-3) 

10-10A-1: PURPOSE AND INTENT:

10-10A-2: SITE DEVELOPMENT STANDARDS:

10-10A-3: SPECIAL REGULATIONS:

10-10A-4: USES:

10-10A-5: SITE PLAN APPROVAL REQUIRED:

10-10A-3: SPECIAL REGULATIONS:

Hereinafter specified permitted and conditional uses shall be allowed only when the following conditions are complied with:

A. Manufacturing Within Enclosed Building: All manufacturing shall be done within a completely enclosed building.

B. Odor, Noise: All uses shall be free from objection because of odor, dust, smoke or noise.

C. Entertainment: In the C-1 neighborhood commercial zone, no entertainment, except recorded music, shall be permitted in cafes, cafeterias, ice cream parlors or restaurants.

D. Uses Within Residential Zone Boundary: All commercial uses which are located within fifty feet (50') of a residential zone boundary and which create noise, vibrations, odors or dust not commonly associated with a residential use shall be conducted completely within the confines of the business building or structure and shall not unreasonably disturb the adjacent residents. Normal deliveries and routine maintenance of building and grounds are exempted from the requirements of this subsection.

E. Check Cashing, Payday Loan, Title Loan And Pawnshop Businesses: Check cashing, payday loan, title loan and pawnshop businesses are allowed as a conditional use only in the C-3 zone. The C-1, C-2 zones, planned commercial zones, manufacturing zones, planned manufacturing zones, retail/commercial overlay zone, mixed use zone, office park zone, low impact transition overlay zone and the landmark development zone are expressly prohibited from having these uses.

F. Payday loan/check cashing/title loans/pawn shops/gold buyers, no more than one of each for every 4,000 residents (payday loan and check cashing are classified as being the same). Jewelry stores that do manufacturing repair and buying metal and stones are exempt from this section.

G. Violations; Penalty: Any principal or manager of firms or corporations who fails to reasonably train the agents or employees of said firms or corporations regarding the provisions of this chapter shall be in violation of this article and shall be guilty and subject to penalty as provided in section 10-1-15 of this title. (Ord. 792, 10-18-2011)

Deleted: F.