

ORDINANCE NO: O-2024-01

AN ORDINANCE AMENDING CERTAIN PROVISIONS OF THE HIGHLAND CITY DEVELOPMENT CODE RELATED TO ALCOHOL SALES

WHEREAS, all due and proper notices of public hearings and public meetings on this Ordinance held before the Highland City Planning Commission (the “Commission”) and the Highland City Council (the “City Council”) were given in the time, form, substance and manner provided by Utah Code Section 10-9a-205; and

WHEREAS, the Planning Commission held a public hearing on this Ordinance on July 13, 2023;

WHEREAS, the City Council held a public hearing on this Ordinance on August 1, 2023; and

WHEREAS, after reviewing the recommendation of the Planning Commission, and after having made such adjustments to the Ordinance as the City Council found appropriate and necessary, the City Council finds that it will be in interest of Highland City and its residents, and will provide for the general welfare, prosperity, and benefit of Highland residents, to adopt this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF HIGHLAND, UTAH, as follows:

Section 1. The CR Zone, Development Code 3-4351 Permitted Uses, is amended as follows:

3-4351 Permitted Uses

As noted in the following sections, the only uses allowed within the C-R Zone are as follows:

1. Retail food stores, grocery and meat markets, bakeries, organic food stores, and other similar food and beverage sales facilities. ~~Retail sales of alcoholic beverages are prohibited by City Ordinance 1977-9.~~

Section 2. The CR Zone, Development Code 3-4352 Prohibited Uses, is amended as follows:

3-4352 Prohibited Uses

In the C-R Zone, any use not expressly listed as a permitted use shall be deemed specifically prohibited including but not limited to the following:

1. Slaughtering of animals or live animal processing
2. Sexually Oriented Businesses
3. Call centers
4. ~~Alcohol sales~~
45. Thrift Stores or Pawn Shops
56. Tattoo parlors, non-medically prescribed body massages, or body piercing shops, parlors or facilities

67. The following Ground Floor Uses shall not be located on a corner lot within the CR Zone:

- a. Office buildings for Professional Services which may include but not limited to:
 - i. Financial Lending Institutions; such as banks, credit unions, cash lending institutions, or similar; or
 - ii. Insurance institutions such as Insurance agencies, insurance brokers, or similar; or
 - iii. Professional services; such as Architects, Engineers, Law offices, Medical Offices or Medical Uses, or similar; or
 - iv. Real Estate Institutions; such as Mortgage Companies, Title Companies, Real Estate Brokers or agents, or similar; or
- b. Service oriented businesses; such as dry cleaners, hair or nail salons, gasoline islands, tax preparation services, or similar.

Section 3. The Town Center Zone, Development Code 3-4707 Prohibited Uses, is amended as follows:

3-4707 Prohibited Uses

In the Town Center Zone, any use not expressly listed as a permitted use or a conditional use shall be deemed specifically prohibited including but not limited to the following:

- 1. Slaughtering of animals or live animal processing
- 2. Sexually Oriented Businesses
- 3. Call centers
- 4. ~~Alcohol sales~~
- 45. Thrift Stores or Pawn Shops
- 56. Tattoos or body piercing shops, parlors or facilities.

Section 4. All ordinances or provisions thereof in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 5. This Ordinance shall take effect immediately upon its adoption and publication, in accordance with law.

PASSED and ADOPTED this 16th day of January, 2024

HIGHLAND CITY, UTAH



Kurt Ostler
Highland City Mayor

ATTEST:



Stephannie B. Cottle
City Recorder



COUNCIL MEMBER	YES	NO
Brittney P. Bills	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ron Campbell	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Doug Cortney	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Kim Rodela	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Scott L. Smith	<input type="checkbox"/>	<input checked="" type="checkbox"/>