

Manufactured home (see SCC 9-3-8E)	Y	Y	Y		S												
Manufactured home park (see SCC Title 11)			S1		S1												
Mobile home (see SCC Title 11)			S1		S1												
Multi-family dwelling of just 2 units; twin home	S	Y	Y		S												
Multi-family dwelling of more than 2 units			Y		S		S			Y							
Patio home		Y	Y		S												
Planned unit development		S	S		S		S	S	S	Y							
Rooming/boarding house		S	S				S	S									
Shelter home (8 or fewer residents)	Y	Y	Y		S												
Single family dwelling	Y	Y	Y	Y	S												Y
Townhouse		S	Y		S												
Vertical mixed use					S		S	S	S	S	Y						
Accessory Dwelling Unit (ADU)**	Y			Y													Y
Other residential		S	S		S		S	S	S	S							
BUSINESS COMMERCIAL:																	
Arboretums and gardens				Y							Y						
Art gallery											Y						
Assisted living facility			S		S		S										
Auction establishment					S		S	S	S	S		S					
Automotive body shop				S						S			Y				
Automotive repair				S			S	Y			Y						
Automotive sales/parts store							S	Y	S		Y						
Automotive service station					S		S	S	Y		Y	S					
Automotive storage								Y			Y						
Bakery/baked goods store				Y	S		Y	Y	Y	Y	Y	S	Y				
Bank, savings and loan					S		Y	Y	Y	Y	Y	Y					
Barber, beauty shop				Y	S		Y	Y	Y	Y	Y	S					

Bed and breakfast				Y	S		S	S	S	S					
Bowling alley					S				Y	Y	Y				
Building supply outlet									S	Y			Y	Y	
Car wash					S		S	S	Y	Y			Y		
Cleaning, dry					S		S	Y	Y	S		S			
Contractor office					S		Y	Y	Y	Y		Y	Y	Y	
Convalescent/nursing home			S	S	S			S							
Convenience store				S	S		Y	Y	Y	Y	Y		S	S	
Convenience store with fuel service				S	S		S	Y	Y	Y	Y		S	S	
Dance, music, voice studio				S	S		Y	Y	Y	S	Y	S			
Daycare center				S	S		S	S	S	S	Y*	S	S	S	
Daycare, group	S2	S	S	S			S	S	S				S	S	
Daycare, home	Y	Y	Y	Y	S		S	S	S	S		S	S	S	
Detention facilities													S	S	
Drive-in restaurant					S				Y	Y		S			
Drugstore					S		Y	Y	Y	Y	Y				
Electronic/video sales/rental					S		Y	Y	Y	Y					
Entertainment facility, indoor					S		S	S	S	S	Y				
Entertainment facility, outdoor					S				S	S	Y		S	S	
Equipment rental/sales					S			S	S	Y		S	Y	Y	
Farm equipment sales/service				S						Y		S	Y	Y	
Food store				S	S		Y	Y	Y	S	Y				
Frozen food locker					S				S	Y		S	Y	S	
Furniture repair/refinishing				S	S				S	Y		Y	Y	Y	
Furniture store					S		S	S	Y	Y	Y				
Gift/flower shop					S		Y	Y	Y	Y	Y				
Health club, spa, reducing salon					S		S	S	Y	S	Y	S			
Hotel/motel					S		S		S	Y	Y				
Kennel, commercial				S					S	S			S	S	

Laboratory: medical, dental, optical					S		S	Y	Y	S		Y			
Laundromat, self-service					S		S	Y	Y	Y					
Laundry, commercial					S				S	Y		Y	Y	Y	
Liquor store										S					
Live entertainment event					S	S	S	S	S	S	Y				
Loan firm (small or short term loans)										S					
Lumberyard, retail									S	Y			Y	Y	
Massage, tanning salon					S		Y	Y	Y	S	Y	S			
Mortuary					S			Y	Y	S					
Nursery, plants and flowers				Y	S			S	Y	Y			S	S	
Office, professional					S		Y	Y	Y	Y	Y	Y			
Open air market				S							Y				
Outlet mall											Y				
Parking facility					S		S		Y	Y	Y	Y	Y	Y	
Pharmacy					S		Y	Y	Y	Y	Y	S			
Photographic studio					S		Y	Y	Y	S	Y	Y	S		
Preschool	S2	S			S		S	S	S	S		S	S	S	
Printer					S		S	S	Y	Y		Y	Y	Y	
RV, trailer park										S					
RV, trailer sales/service										Y		S	Y	Y	
<u>Restaurant with State Alcohol License</u>											S				
Restaurant					S		S	Y	Y	Y	Y	S	S	S	
Retail stores and services					S		S	Y	Y	Y	Y	S			
Sexually oriented/adult business										S			S		
Shopping mall											Y				
Sign shop					S			S	S	S		S	Y	Y	
Storage, enclosed building				Y	S							S	Y	Y	
Storage, fenced area				S	S								S	Y	
Theater, indoor					S		S	S	Y	Y	Y				
Tire shop, repair and sales					S				S	Y			Y	Y	

Truck stop									S			S	S	
Veterinary clinic, livestock			S						S			S	Y	Y
Veterinary clinic, small animal			Y	S			S	S	Y		S	Y	Y	Y
Other business/commercial				S	S	S	S	S	S	S	S	S	S	
INDUSTRIAL:														
Asphalt plant														
Beverage bottling plant												Y	Y	
Cabinet shop			S						S		S	Y	Y	
Cement or clay products													S	
Chemical storage/manufacturing			S									S	Y	
Cold storage plant												Y	Y	
Concrete batch plant														
Concrete mixing: 2 cubic yards maximum								S	Y			Y	Y	
Contractor storage yard			S						S			S	Y	
Dairy products processing												S	S	
Food processing plant										S		S	S	
Grain elevator			Y										S	
Grain storage			Y									Y	Y	Y
Junkyard														
Machine shop									S			Y	Y	
Meatpacking plant			S									S	S	
Metal fabrication			S						S		S	Y	Y	
Monument works, stone			S					S	Y		S	Y	Y	
Petroleum storage													Y	
Public utility yard			Y										Y	
Railroad yard or shops													Y	
Recycling operation													S	
Sanitary landfill														
Terminal yard, trucking													Y	
Truck and tractor repair			S						S			S	Y	
Warehousing, wholesaling			S						S		S	Y	Y	

Swimming Pool/Aquatic Center				Y													
Waste Treatment Plant																	

Notes:

* In conjunction with another business only

**Permitted upon compliance with ADU Health Safety Code Inspection and Off-Street Parking requirements being met.

¹Subject to approval and licensing as provided in SCC Title 11.

²The maximum number of children at a given time is 12.

³A public or quasi-public facility is sometimes desirable in a zoning district whose description it does not fit. These facilities may be permitted as indicated

PASSED AND ADOPTED BY THE SUGAR CITY COUNCIL SEPTEMBER 11, 2025.

	AYE	NAY	ABSENT	ABSTAIN
Councilmember Joy M Ball	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Councilmember Catherine Nielsen	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Councilmember Glenn Dayley	<u> </u>	<u> X </u>	<u> </u>	<u> </u>
Councilmember Carter Stanford	<u> </u>	<u> X </u>	<u> </u>	<u> </u>

Attest

Presiding Officer

Steven Adams, Mayor, Sugar City

Wendy McLaughlin

Wendy McLaughlin, City Clerk, Sugar
City

