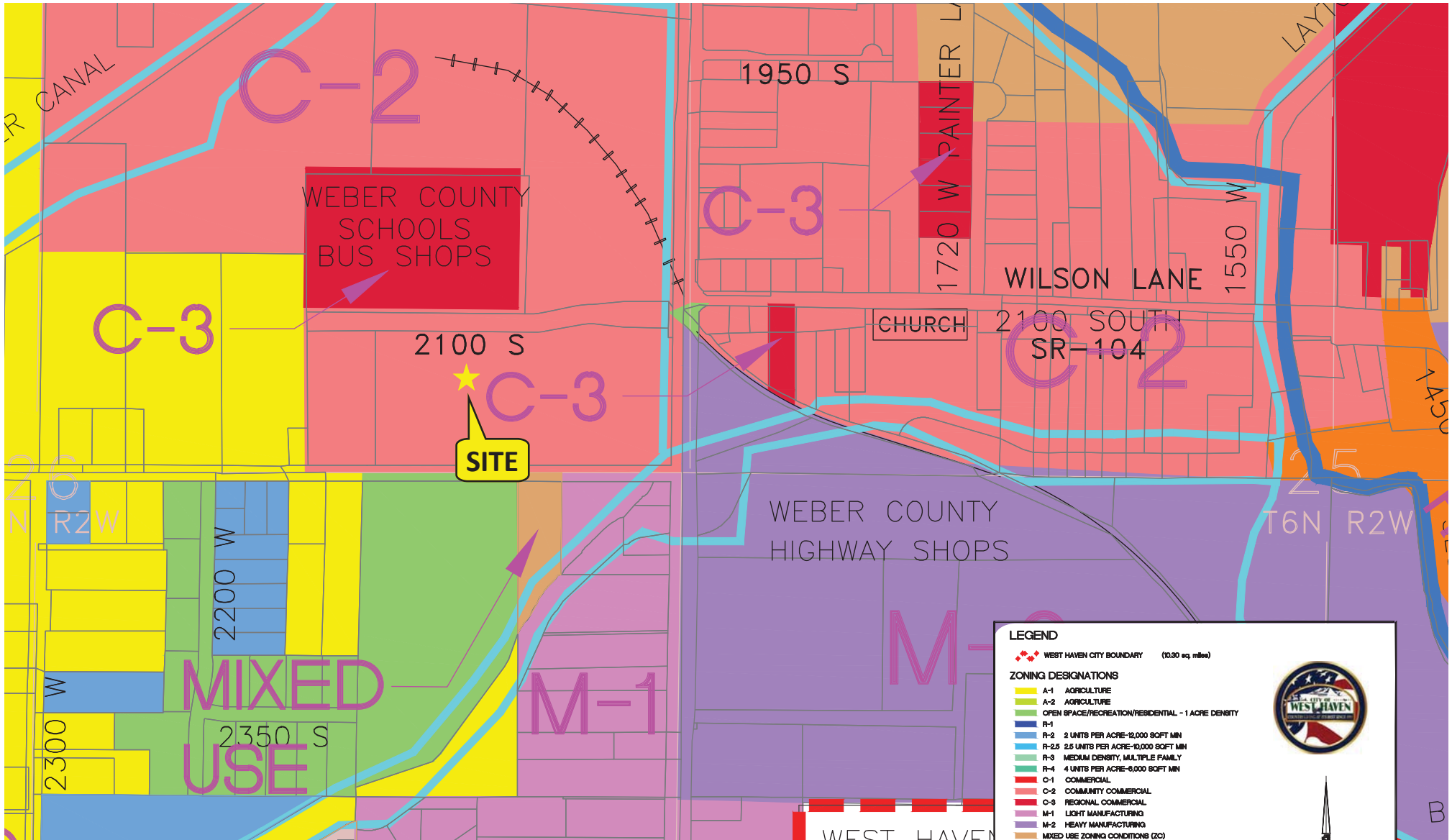


West Haven City Zoning

2025 W 2100 S, West Haven UT 84401
 Tax #s 15-071-0052 & 15-071-0054



LEGEND

- WEST HAVEN CITY BOUNDARY (10.30 sq. miles)
- ZONING DESIGNATIONS**
 - A-1 AGRICULTURE
 - A-2 AGRICULTURE
 - OPEN SPACE/RECREATION/RESIDENTIAL - 1 ACRE DENSITY
 - R-1
 - R-2 2 UNITS PER ACRE-10,000 SQFT MIN
 - R-2.5 2.5 UNITS PER ACRE-10,000 SQFT MIN
 - R-3 MEDIUM DENSITY, MULTIPLE FAMILY
 - R-4 4 UNITS PER ACRE-8,000 SQFT MIN
 - C-1 COMMERCIAL
 - C-2 COMMUNITY COMMERCIAL
 - C-3 REGIONAL COMMERCIAL
 - M-1 LIGHT MANUFACTURING
 - M-2 HEAVY MANUFACTURING
 - MIXED USE ZONING CONDITIONS (ZC)
 - COMMERCIAL COMPATIBLE W/C-2
 - RM/P RESIDENTIAL MOBILE / MANUFACTURED HOME PARK
 - MIXED USE ZONING CONDITIONS (ZC) HIGH/MEDIUM/LOW DENSITY RESIDENTIAL AND LIGHT COMMERCIAL
 - ZC ZONING CONDITIONS

Scale in Feet: 0 1000 2000 3000

* This graphic and zoning information is provided as a courtesy and remains the property of West Haven City. User is advised to verify all information.

[Chapter 8 Zones And Districts](#)

[8.02 Boundaries](#)

[8.04 Height Limiting Zones](#)

[8.06 Boundaries Of Zones](#)

[8.08 Maps Of Districts](#)

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[8.16 Conditions To Zoning Map Amendment](#)

[8.02 Boundaries](#)

For the purpose of this Ordinance, the City of West Haven to which this Ordinance applies is divided into 22 classes of zones as follows:

Residential Estates Zone.....	RE-15
Residential Estates Zone.....	RE-20
Suburban Residential - Gravel Zone.....	S-1G
Suburban Residential - Gravel Zone.....	S-2G
Agricultural Zone	A-1
Agricultural Zone.....	A-2
Residential Zone.....	R-2
Residential Zone.....	R-3
Residential Zone.....	R-4
Residential Zone.....	R-5
Residential Mobile\Manufactured Home Park Zone.....	RMHP
Residential Manufactured Home Zone.....	RMH-1-6
Commercial Zone (Neighborhood).....	C-1
Commercial Zone (Limited).....	C-2
Commercial Zone (Business District).....	C-3
Planned Commercial Zone.....	C-1P
Planned Commercial Zone.....	C-2P
Planned Commercial Zone.....	C-3P
Manufacturing Zone	M-1
Manufacturing Zone.....	M-2
Open Space Zone.....	0-1
Flood Plain Zone.....	FP-1

Chapter 22 Commercial Zones C-1, C-2, C-3

[22.02 Purpose And Intent](#)

[22.04 Site Development Standards](#)

[22.06 Sign Regulations](#)

[22.08 Special Regulations](#)

[22.10 Uses](#)

22.02 Purpose And Intent

The purpose of the C-1 Neighborhood Commercial, C-2 Community Commercial, and C-3 Regional Commercial Zones is to provide suitable areas for the location of the various types of commercial activity needed to serve the people and commerce of West Haven. It is also to separate into four zone uses, based upon type of activity that are compatible and complementary, as well as intensity of land utilization and accessory use needs.

22.04 Site Development Standards

	C-1	C-2	C-3
Minimum Lot Area	none	none	none
Minimum Lot Width	none	none	none
Minimum Yard Setbacks			
Front	15 ft	15 ft	15 ft
Side	None, except 10 feet adjacent to residential zone boundary.		
Side facing street on corner lot	15 feet	15 feet	15 feet
Rear	None, except 10 feet where building rears on a residential zone.		
Building Height			
Minimum	One Story		
Maximum	2 1/2 stories 35 feet	none	none
Maximum Lot Coverage	Not over 60% of lot area by buildings or accessory buildings	same	same

22.06 Sign Regulations

The height, size, and location of the permitted signs shall be in accordance with the regulations set forth in WHZC Chapter 56 Signs. Permitted signs are listed in WHZC 56.14 and WHZC 56.16.

22.08 Special Regulations

1. 0. Hereinafter specified permitted and Conditional uses shall be permitted only when the following conditions are complied with:
 - a. All manufacturing shall be done within a completely enclosed building.
 - b. All uses shall be free from objection because of odor, dust, smoke, or noise
 - c. In the C-1 neighborhood Commercial Zone no entertainment, except recorded music shall be permitted in cafes, cafeterias, ice cream parlors, or restaurants.
2. 0. A car wash shall be permitted subject to the following restrictions;
 - a. Operation or use is forbidden between the hours of 10:00 pm and 6:00 am on the following morning in C-1 Zones only.
 - b. There shall not be more than four washing bays for a manual spray car wash in C-1 Zones only.
 - c. Off-street vehicle storage required as follows:
 - i. One bay car wash, four spaces in the approach lane
 - ii. Two bay car wash, three spaces in the approach lane for each wash bay
 - iii. Three or more bay car wash, two spaces in the approach lane for each wash bay

3. 0.Residential component can be included for a business as a conditional use (ie: security purposes).

22.10 Uses

In the following list of possible uses those designated in any zone as:

"P" - will be a Permitted Use.

"C" - will be allowed only when authorized by a Conditional Use Permit obtained as provided in WHZC Chapter 34.

"N" -will Not Be allowed in that zone.

	C-1	C-2	C-3
A			
Accessory buildings and uses customarily incidental to a permitted use	C	C	P
Air conditioning, sales and service	N	C	P
Altering, pressing and repairing of wearing apparel	P	P	P
Amusement enterprises	N	C	C
Antique, import or souvenir shop	C	P	P
Apartment, multi-family	N	N	N
Arcade	N	C	C
Archery shop and range, provided it is conducted within a completely enclosed bldg	N	C	P
Art and artists supply store	C	P	P
Assisted Living Center	N	C	C
Athletic and sporting goods store	C	P	P
Athletic Club	C	P	P
Auction establishment	N	C	C
Automobile repair including paint, body and fender, brake muffler, upholstery or transmission work, provided it is conducted within a completely enclosed bldg	N	C	C
Automobile, new or used, sales and service	N	C	C
Awning sales and service	N	C	P
Automobile New parts sales & service	C	P	P
Automobile Maintenance	N	C	C
B			
Bakery manufacture limited to goods retailed on premises	P	P	P
Bank or financial institutions	P	P	P
Barber and Beauty shop	C	P	P
Beauty culture school	N	C	P
Bed and Breakfast Inn	C	C	P
Bed and Breakfast Hotel	N	C	P
Bicycle sales and service	C	P	P
Boat sales and service	N	C	P
Bookbinding	N	N	P
Bookstore, retail	C	P	P
Bottling & distribution plant	N	N	C
Bowling alley	N	C	C

Boxing arena	N	N	C
Building materials retail sales yard	N	C	C
Bus Terminal	N	N	C
C			
Cafe or cafeteria	C	P	P
Camera store	P	P	P
Candy store, confectionery	C	P	P
Carpenter and cabinet shop	N	N	C
Carpet and rug cleaning	N	N	C
Carpet, rug and linoleum service	N	N	C
Car wash, Automatic	C	C	P
Car wash, manual spray	C	C	P
Cash register sales/service	N	N	C
Catering establishment	N	C	P
China, crystal/silver shop	C	P	P
Christmas tree sales	C	C	P
Church	N	N	N
Church, temporary revival	N	N	N
Circus, carnival or other transient amusement	N	N	C
Clinics, medical or dental	P	P	P
Clothing and accessory store	C	P	P
Coffee Shop	C	P	P
Communication equipment building	N	N	P
Contractor shop, provided work conducted within a completely enclosed bldg	N	N	C
Costume rental	C	P	P
Convenience Store	C	P	P
D			
Dairy products store	P	P	P
Dance hall/minors/non-alcoholic	N	C	C
Delicatessen	P	P	P
Department Store	N	C	P
Detective agency	C	C	P
Diaper service, including cleaning	N	P	P
Drapery and curtain store (blinds, retail)	C	C	P
Drug store	C	C	P
Dry cleaning establishment	N	C	P
Dry cleaning pickup station	C	C	P
Dental Office	C	P	P
E			
Educational institution	C	C	P
Electrical and heating appliances and fixtures sales and service	N	C	P

Electronic equipment sales & service	C	C	P
Employment agency	N	C	P
Express & transfer service	N	C	C
F			
Fabric and textile store	C	P	P
Farm implement sales	N	C	P
Florist shop	C	P	P
Fueling Station — Vehicles under 40,000 GVW	N	C	C
Fueling Station — Liquid Natural Gas LNG	N	N	C
Fruit store or stand	C	P	P
Furniture sales and repair	C	C	P
Fur apparel sales, storage or repair	C	C	P
G			
Garden supplies and plant materials sales	C	P	P
Gift store	C	P	P
Glass sales and service	C	P	P
Government buildings or uses, non industrial	C	P	P
Greenhouse and nursery; soil & lawn service	C	P	P
Grocery store	C	C	P
Gunsmith	C	P	P
Gymnasium	C	P	P
H			
Hardware stores	C	C	P
Health club	C	C	C
Health food store	P	P	P
Heliport	N	N	C
Hobby & crafts store	P	P	P
Hospital supplies	C	P	P
Hotel	N	C	P
House cleaning and repair	N	N	C
Household appliance sales and incidental service	N	C	P
Hospital	N	C	C
Home Improvement Large Box	N	N	C
I			
Ice cream manufacture	N	N	C
Ice cream parlor	P	P	P
Insulation sales	N	N	C
Insurance agency	C	P	P
Interior decorator and designing establishment	C	P	P
J			
Janitor sales service and supply	N	C	P

Jewelry store sales and service	P	P	P
K			
Reserved for the future			
L			
Laboratory, dental or medical	N	C	C
Launderette or Laundromat	C	P	P
Lawn mower sales and service	N	C	P
Leather goods, sales & service	C	P	P
Legal office	C	P	P
Library public	P	P	P
Linen store/retail	C	P	P
Linen supply service	N	N	C
Liquor store	N	N	C
Locksmith	C	P	P
Lodge or social hall	N	N	C
Luggage store	N	C	C
Lumber yard	N	N	C
M			
Machine shop operations incidental to any use permitted in C-3 district	N	N	C
Manufacturer of goods retailed on premises	N	N	C
Meat Custom cutting & wrapping excluding slaughtering	N	C	C
Meat, fish & seafood store retail	C	P	P
Medical Office	C	P	P
Miniature golf	C	C	C
Mobile Homes Sales	N	N	C
Monument works and sales	N	C	P
Mortuary	N	C	P
Motel	N	C	P
Motorcycle, ATV's & motor scooters sales & service	N	C	C
Museum	C	P	P
Music Store	C	P	P
N			
Needlework, Embroidery or knitting store	C	P	P
Nightclub or social club (ONLY NORTH OF 3300 S)	N	N	C
Novelty store	C	C	C
Nursery school	C	P	P
Nursing Care Facility	N	C	C
O			
Office in which goods or merchandise are not commercially created, exchanged or sold	C	P	P
Office supply	C	P	P
Office machines sales and service	N	C	C

Optometrist, optician or oculist	P	P	P
Ornamental iron sales or repair	N	C	C
P			
Paint or wallpaper store	N	C	P
Park and Playground	P	P	P
Parking lot or garage for passenger autos	N	C	C
Pawnshop	N	N	P
Pest Control & extermination	N	C	P
Pet & pet supply store	C	P	P
Pet Grooming	C	P	P
Pharmacy	P	P	P
Photographic supplies	P	P	P
Photo studio	P	P	P
Physician or surgeon	P	P	P
Plumbing shop retail store	N	C	P
Popcorn or nut shop	P	P	P
Post office	C	P	P
Printing, copying, lithographing, publishing or reproductions sales and services	N	C	P
Private liquor club (ONLY NORTH OF 3300 S)	N	N	C
Professional office	C	P	P
Public utilities substation	C	C	C
Public Building	C	C	C
Packaging & Mailing Sales/Service	P	P	P
Q			
Reserved for future use			
R			
Radio and television sales and service and service	C	P	P
Radio, television of FM broadcasting station	N	C	P
Real estate agency	C	C	P
Reception center or wedding chapel	N	C	C
Recreation Center	C	C	C
Rental agency for home and garden equip.	N	C	P
Residential Treatment Facility	N	C	C
Restaurant	C	C	C
Restaurant, drive-in	C	C	P
Roller skating rink	N	C	C
Roofing sales	N	C	C
S			
Second-hand store	N	C	C
Seed & feed store, retail	N	C	C
Sewing machine sale & service	C	C	P

Sexually Oriented Business (See S.O.B. Ordinance)	-	-	-
Sheet metal shop and retinning providing conducted within completely enclosed bldg	N	N	C
Shoe repair or shoe shine shop	C	C	P
Shoe store	C	C	P
Shooting range indoor (with retail sales)	N	C	C
Sign Manufacture or sign painting (See WHZC Chapter 56 for Sign Regulations)	N	N	C
Spa, including massage therapy	C	C	P
Supermarket	C	C	P
T			
Tailor shop	C	C	P
Tavern/Bar (ONLY NORTH OF 3300 S)	N	N	C
Taxidermist	C	C	C
Temporary building for uses incidental to construction work. Such buildings shall be removed upon completion of construction work	C	C	C
Theater, Movie indoor	N	C	C
Theater, Live	N	C	C
Tire recapping or retreading sales & service	N	N	C
Tobacco shop	N	N	C
Toy store, retail	C	P	P
Trade or industrial school	N	C	P
Trailer sales & service	N	N	P
Travel agency	C	C	P
Truck Fueling Station — Convenience Store	N	N	C
U			
Upholstery shop	C	C	P
Used car lot	N	C	C
V			
Vegetable store or stand	C	P	P
Ventilating equipment sales & service	N	C	C
Veterinary (small and large animal w/kennel services)	N	C	C
W			
Welding shop	N	N	C
Wholesale business	N	N	C
Window washing establishment	C	C	P