

5-9: HS-1, HIGHWAY SERVICE ZONE

B. PERMITTED USES

The following buildings, structures, and uses of land shall be permitted in the HS-1 zone upon compliance with the standards and requirements as set forth in this ordinance:

1. Restaurants and drive-in eating places.
2. Grocery stores.
3. Retail, retail variety stores (compact size) and convenience establishments.
4. Gasoline service stations.
5. Automobile towing and repair garages.
6. Parking facilities, subject to the provisions of zoning section 3-14.
7. Signs, subject to the provisions of zoning section 3-37.
8. Accessory storage buildings, loading docks, outdoor lighting fixtures and other accessory structures when appurtenant to buildings permitted in the zone.
9. Fences, walls, and landscaping, subject to the provisions set forth in zoning sections 3-20 and 3-21.
10. Public parks and historical monuments.
11. Landscape parks.
12. Covered water tanks and reservoirs which do not extend over two (2) feet above the natural grade, water wells, and appurtenant pumps and pumphouses.
13. Office uses customarily incidental to a permitted use or approved permitted conditional use.
14. Buildings and appurtenant grounds and facilities, when such are owned and occupied by a governmental agency and used for one or more of the following:
 - a. Fire and police stations, plus buildings housing ambulance and similar emergency service vehicles and equipment.
 - b. Buildings and yards for the storage and upkeep of vehicles and equipment required for the maintenance and operation of roads, utility systems and other functions of the governmental entity.
 - c. Office buildings housing the administrative and governmental activities of the agency; group assembly rooms; and post offices.
15. Seasonal sales and services, when permitted by the property owner, not to exceed six (6) months in

any calendar year and subject to a site plan reviewed and approved by the Zoning Administrator for adequate road access, off-road parking [minimum of three (3) spaces per seasonal use], and other minimum requirements found in the particular zone district, zoning ordinance and other adopted county codes; and the obtaining of a Utah County Business License. All stands, booths and structures associated with the seasonal sales and services use shall be temporary and removable, not for public occupancy, and must be removed from the property at the completion of each year's seasonal use. All signs shall conform to the U.C.Z.O. Section 3-37.

16. Sleeping apartments

17. The pasturing of domestic livestock and the keeping of fowl for personal use, and barns sheds, pens and coops connected with pasturing of said domestic livestock and fowl, subject to the requirements of zoning section 3-19, and the requirement that the total floor area of such structures shall not exceed 1,000 square feet per lot, unless lot exceeds one (1) acre in area, which would allow a maximum floor area of 2,000 square feet per lot.