

ORDINANCE NO. 15-2

**AN ORDINANCE AMENDING THE BOULDER ZONING ORDINANCE
AND PROVIDING FOR COMMUNITY MARKETS, FARMSTANDS, AND
MOBILE FOOD BUSINESSES IN THE TOWN**

WHEREAS, the Town and the public have an interest in further clarifying the Town’s zoning ordinance and in making changes regarding use in the various zones;

WHEREAS, the Boulder Town Council finds good cause to add provisions for community markets, farmstands, and mobile food businesses;

WHEREAS, the Boulder Town Council desires to have its written ordinances reflect such language in order to make said requirements easy to find; and

WHEREAS, the Boulder Planning Commission reviewed and recommended the changes herein.

NOW THEREFORE, be it ordained by the Boulder Town Council as follows:

1. That the Boulder Town Zoning Ordinance, Section 604, Temporary Use, is hereby amended as follows:

. . .

Community Market: A community market provides a venue for local growers, and food, craft, and service artisans to display and sell items to the public.

(Added by Ord. #15-2- passed 05-07-15).

. . .

Farmstand: Farmstands should be accessory to onsite agriculture operations. The intent is to encourage the sale of locally grown fresh produce, not the establishment of traditional retail stores or convenience markets in agricultural and residential zones. Food sales at a farm stand must be limited to the following: a) Produce and shell eggs, and b) value added and farm products that were grown or produced in close proximity to the farm stand.

(Added by Ord. #15-2- passed 05-07-15).

. . .

Mobile Food Business: A “mobile food business” serves food and/or beverages from a self-contained unit either motorized or in a trailer on wheels, and conducts all or part of

its operation on premises other than its own and is readily movable, without disassembling, for transport to another location.

(Added by Ord. #15-2- passed 05-07-15).

• • •

2. That Section 603, Table of Uses, is hereby amended as follows:

**Table 1
Table of Uses**

Use	Zoning District				
	GMU	LDR	MDR	HDR	C
Accessory Dwelling Unit for Employees	C				C
Accessory Use or Building	P	P	P	P	P
Agriculture	P	P	P	P	P
Agricultural Building	P	P	P	P	P
Automotive Care					C
Bed and Breakfast Inn	C	C	C	C	C
Campground	C	C			C
Cemetery	C	C			
Church	C	C	C	C	C
Commercial Sales and Services					C
<u>Community Market (Added by Ord. #15-2 – passed 05-07-15)</u>					<u>P</u>
Concrete Plant associated with an existing Gravel Pit (Added by the Adoption of Ord. #48 – passed 8/8/2002).	C				
Day Care/Preschool Center					C
Day Treatment Facility/Program					
<u>Farmstand (Added by Ord. #15-2 – passed 05-07-15)</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>P</u>
Group Child Care	C	C	C	C	C
Guest Ranch	C	C			

Use	Zoning District				
	GMU	LDR	MDR	HDR	C
Home Child Care	P	P	P	P	P
Home Occupation_Minor (Modified by Ord. #72- passed 11-7-13).	P	P	P	P	P
Home Preschool	P	P	P	P	P
Hotel					C
Intermediate Secure Treatment Facility/Program for Minors					
Light Manufacturing					C
Long-term Temporary Use (Modified by Ord. #15-1- passed 02-05-15).	T	T	T	T	T
<u>Mobile Food Business (Added by Ord. #15-2 – passed 05-07-15)</u>					<u>C</u>
Motel					C
Outpatient Treatment Facility/Program					
Professional Offices_ (Modified by Ord. #72- passed 11-7-13).					C
Public Uses and Utilities	C	C	C	C	C
Recreational Facility	C				C
RV and Campground Parks (Added by the Adoption of Ord. #51 – passed 11/5/2003). (Modified by Ord. #72- passed 11-7-13).	C				C
Recreational Vehicle or Mobile Home as Interim Residence During Construction (Added by the Adoption of Ord. # 46B – passed 12/3/2003).	C	C	C	C	C
Residential Facility for Elderly Persons (Modified by Ord. #72- passed 11-7-13).	P	P	P	P	
Residential Facility for Persons with a Disability	C	C	C	C	
Residential Support Facility/Program					
Residential Treatment Facility/Program					
Resort	C				
Restaurant					C
Retail Sales and Services					C
School	C	C	C	C	

Use	Zoning District				
	GMU	LDR	MDR	HDR	C
Single Family Dwelling on a legal lot of record	P	P	P	P	
Social Detoxification Facility/Program					
Special Events (Modified by Ord. #15-1-passed 02-05-15).	T	T	T	T	T
Veterinary Clinic	C				C
Wholesale Business and Storage					C

Table of Uses Notes:

P = Permitted Use; C = Conditional Use; T = Temporary Use, Cell Blank or Use not Identified = Prohibited Use

3. That the town clerk or recorder is hereby ordered, in accordance with the requirements of Section 10-3-711, Utah Code Annotated, 1953, as amended, to do as follows:

A. Cause a copy of this ordinance to be deposited in the office of the town recorder; and

B. Either:

(B1) Cause a short summary of this ordinance to be published for at least one publication in _____, a newspaper of general circulation within Boulder Town;

Or

(B2) Cause to be posted a complete copy of this ordinance in three (3) public places within Boulder Town.

APPROVED and **PASSED** this _____ day of _____, 2015.

ATTEST:

BOULDER TOWN

Judith Davis
Boulder Town Clerk

Bill Muse, Mayor

VOTE

Gladys LeFevre, Councilwoman _____
Steve Cox, Councilman _____
Pete Benson, Councilman _____
Cindy Wilson, Councilwoman _____

