

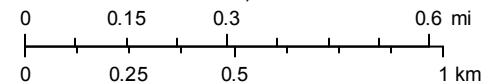
# Weber County Zoning

2331 N Rulon White Blvd, Ogden UT 84404



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## CHAPTER 22. - MANUFACTURING ZONE M-1

### Sec. 104-22-1. - Purpose and intent.

The purpose of the light manufacturing zone is to provide suitable areas that will accommodate the need for light intensity type manufacturing and its associated accessory uses, some of which may have an environmental impact requiring public review and regulation.

(Ord. of 1956, § 21-1; Ord. No. 26-72)

### Sec. 104-22-2. - Permitted uses.

The following uses are permitted in the Manufacturing Zone M-1:

- (1) Accessory building incidental to the use of a main building; main building designed or used to accommodate the main use to which the premises are devoted; and accessory uses customarily incidental to a main use.
- (2) Any permitted use in a C-3 Zone except dwelling units.
- (3) Agriculture.
- (4) Animal hospitals.
- (5) Animals and fowl for family food production.
- (6) Boat building.
- (7) Bookbinding.
- (8) Body and fender work, if conducted within an enclosed building.
- (9) Bottling works, soft drinks.
- (10) Carpenter shop, cabinet shop.
- (11) Carpet and rug cleaning and dyeing.
- (12) Coal, fuel and wood yards, enclosed within a building or by a solid fence of not less than six feet in height.
- (13) Construction of buildings to be sold and moved off the premises.
- (14) Dairy.
- (15) Dry cleaning plant.
- (16) Dwelling unit for night watchman or guard and family.
- (17) Egg handling, processing and sales.
- (18) Electric appliances and/or electronic instruments assembling.
- (19) Express office.
- (20) Garage, public.
- (21) Home occupations.
- (22) Honey extraction.
- (23) Ice manufacturing and storage.
- (24) Kennel.
- (25) Knitting mill.
- (26) Laboratory.

- (27) Laundry.
- (28) Lithographing, including engraving and photo engraving.
- (29) Machine shop.
- (30) Manufacturing, compounding, processing, packing and treatment of the following products:
  - a. Bakery goods.
  - b. Candy.
  - c. Dairy products.
  - d. Pharmaceuticals.
- (31) Manufacturing, compounding, assembling and treatment of articles of merchandise from the following previously prepared materials:
  - a. Cellophane.
  - b. Canvas.
  - c. Cloth.
  - d. Cork.
  - e. Felt.
  - f. Shell.
  - g. Straw.
  - h. Textile.
  - i. Wood.
  - j. Yarn.
- (32) Manufacturing and maintenance of the following:
  - a. Business machines.
  - b. Cameras and photographic equipment.
  - c. Electric and neon sign, billboards and/or commercial advertising structures.
  - d. Light sheet metal products, including heating and ventilating ducts and equipment.
  - e. Musical instruments.
  - f. Novelties.
  - g. Rubber and metal stamps.
  - h. Toys.
- (33) Monument works.
- (34) Motion picture studio.
- (35) Motor vehicles, trailers, bicycles and machinery repairing, rentals, sales and reconditioning.
- (36) Parking lot.
- (37) Planing mill.
- (38) Printing, including engraving and photo engraving, blueprinting, photostatting and duplication.
- (39) Public and quasi public uses.
- (40) Public transit yards.
- (41) Radio and television transmitting towers.

- (42) Retail sale of products produced by, developed in conjunction with or normally required and used in the performance of a commercial or manufacturing operation permitted in this zone; and provided the retail sale is clearly an accessory use to the main permitted use and is conducted within the same building or if the main use is not a building then on the same property provided however, no retail sale of products may be made in conjunction with a warehousing or wholesale business.
- (43) Rubber welding.
- (44) Sand blasting.
- (45) Service station.
- (46) Sign painting shop.
- (47) Single-family dwelling.
- (48) Temporary building for uses incidental to construction work including living quarters for a guard or night watchman, which buildings must be removed upon completion or abandonment of the construction work.
- (49) Tire retreading and/or vulcanizing.
- (50) Transfer company.
- (51) Truck service station.
- (52) Trucking terminal.
- (53) Upholstering, including mattress manufacturing, rebuilding and renovating.
- (54) Used car lot.
- (55) Veterinary, and hotel and beauty parlor for cats and dogs.
- (56) Warehouse.
- (57) Weaving.
- (58) Welding shop.
- (59) Wholesale business.

(Ord. of 1956, § 21-2; Ord. No. 26-72; Ord. No. 6-80; Ord. No. 96-35; Ord. No. 2010-20; [Ord. No. 2015-7](#), Exh. A, 5-5-2015)

Sec. 104-22-3. - Conditional uses.

The following uses shall be permitted only when authorized by a conditional use permit as provided in title 108, chapter 4 of this Land Use Code.

- (1) Airport.
- (2) Any conditional use allowed in a C-3 zone, except dwelling units.
- (3) Battery manufacture.
- (4) Blacksmith shop.
- (5) Building materials sale yard, including the sale of rock, sand, gravel and the like, as an incidental part of the main business, but excluding concrete mixing except as such concrete mixing is necessary in the preparation and manufacture of any of the products specified in this section.
- (6) Carnival or other amusement, enterprise, transient in nature.
- (7) Cement batch plants with the following conditions:

- a. The cement silo mixer shall not be larger than 300 barrel.
  - b. There shall be a 15-foot landscape buffer with a six-foot-high earth berm planted with six feet or larger evergreen trees. The trees shall be Canada Hemlock, Scotch Pines, Douglas Fir, or Blue Spruce. The trees shall be planted every 15 feet on center. The evergreen shrubs shall be Junipers, Mugo Pines, or Spreading Yew. The shrubs shall be 36 inches high and there shall be 15 shrubs per 100 feet. There shall be five canopy trees per 100 feet. These trees shall be Maples, Linden, Quaking Aspens, Cottonless Cottonwood, Honey Locust, or Birch trees. These trees shall be a minimum of two-inch caliper. This landscaping shall be planted on the crest of the six-foot berm when the property abuts agricultural or residential zones.
  - c. There shall be no more than three cement trucks, and no more than two other semi-trucks and trailers used with this operation stored on site.
  - d. There shall be no more than 40 yards of sand and gravel mix stored on this site.
  - e. The sand and gravel mix shall be stored in a three-wall bin and covered when not in use.
  - f. All cement product on site shall be stored within the silo.
  - g. The property shall be at least one acre in size.
- (8) Contractor's equipment storage yard or rental of equipment used by contractors.
  - (9) Draying, freighting, or trucking yard or terminal.
  - (10) Dwelling unit for proprietor or employee, who also serves as night watchman, and their immediate family, provided that an additional 3,000 square feet of landscaped area is provided for the residential use. As a conditional use, the planning commission, for the planning area in which the application is made, shall have the discretion to approve either an attached or a detached dwelling, based upon the primary manufacturing use and architectural design to protect the noise levels and privacy of the residents.
  - (11) Fertilizer and soil conditioner manufacture, processing and/or sales, providing only non-animal products and by products are used.
  - (12) Foundry, casting light weight, non-ferrous metal without causing noxious odors or fumes.
  - (13) Glass manufacturing.
  - (14) Manufacture of brick and all clay, ceramic, cinder, concrete, synthetic, cast stone, plastic and pumice stone products, including the manufacture of fabrication of building blocks, tile or pipe from raw material for use in building construction or for sewer or drainage purposes, and including rock or gravel crushings or raw materials which is incidental to the manufacture or fabrication of the above described products, and provided that such crushing facilities shall be located not closer than 200 feet to any property line.
  - (15) Manufactured housing, to serve as quarters for guard or night watchman and family so long as it is permanently affixed on approved concrete or concrete block foundation.
  - (16) Manufacturing, compounding, processing, packing and treatment of the products:
    - a. Cosmetics.
    - b. Food products, excluding the following: fish, sauerkraut, pickles, vinegar yeast, the rendering of fat.
    - c. Toiletries.
  - (17) Manufacturing, compounding and treatment of articles or merchandise from the following previously prepared material:
    - a. Bone.
    - b. Feathers.
    - c. Fiber.

- d. Fish.
  - e. Glass.
  - f. Hair.
  - g. Horn.
  - h. Leather.
  - i. Paint.
  - j. Paper.
  - k. Plastic.
  - l. Rubber.
  - m. Tobacco.
- (18) The manufacture, fabrication, assembly, compounding, process, treatment and storage of products made from the family of metals and carbons, including but not limited to the following:
- a. Brass.
  - b. Iron.
  - c. Copper.
  - d. Steel.
  - e. Graphite and their substitutes.
- (19) Meat products smoking, curing and packing, provided that no objectionable fumes are emitted; motorcycle and off road vehicle trails and track, including accessory concession stand picnic, park and playground facilities.
- (20) Public safety training facility.
- (21) Public utility substations.
- (22) The raising and grazing of horses, cattle, sheep or goats as part of a farming operation, including the supplementary or full feeding of such animals.
- (23) Site leveling and preparation for future development.
- (24) Water storage reservoir developed by a public agency and meeting the requirements of title 108, chapter 10 of this Land Use Code.

(Ord. of 1956, § 21-3; Ord. No. 26-72; Ord. No. 3-74; Ord. No. 8-77; Ord. No. 6-80; Ord. No. 15-89; Ord. No. 12-90; Ord. No. 3-91; Ord. No. 95-5; Ord. No. 96-42; Ord. No. 97-27; Ord. No. 2001-33; Ord. No. 2007-05; [Ord. No. 2015-22](#), Exh. A, 12-22-2015)

Sec. 104-22-4. - Site development standards.

The following site development standards shall apply to the Manufacturing Zone M-1:

- (1) *Minimum lot area.*
  - a. None if connected to a public sewer; 20,000 square feet otherwise.
  - b. Single-family dwellings shall require five acres.
- (2) *Minimum lot width:* 100 feet.
- (3) *Minimum yard setbacks.*
  - a. Front: 30 feet on streets of less than 80 feet in width; 50 feet on streets and highways of 80 feet or more in width.

- b. Side: None except 20 feet where adjacent to a residential zone boundary and a side yard facing a street on a corner lot, and for single-family dwelling.
  - c. Rear: None, except 20 feet where building rears on a residential zone and 30 feet for single-family dwellings.
- (4) *Building height.*
- a. Minimum: one story.
  - b. Maximum: none.
  - c. Maximum: none.
- (5) *Lot coverage.* Not over 80 percent of lot area by buildings.

(Ord. of 1956, § 21-4; Ord. No. 26-72; Ord. No. 2-89; Ord. No. 14-92)

Sec. 104-22-5. - Sign regulations.

The height, size and location of the following permitted signs shall be in accordance with title 110, chapter 1 of this Land Use Code and as follows:

- (1) Advertising signs and billboards, provided the following conditions are met:
  - a. *Size.* The maximum size of a billboard at any one location shall not be larger than 1,000 square feet.
  - b. *Spacing.* The minimum distance between any two billboards adjacent to and facing a freeway or highway shall be 500 feet.
  - c. *Freeway access.* The minimum distance between any advertising sign or billboard and the beginning of the pavement widening for an entrance or exit ramp on a freeway shall be not less than 500 feet. In addition, billboards adjacent to freeways shall comply with the State of Utah Outdoor Advertising Regulations.
- (2) Animated sign.
- (3) Business signs, not exceeding in area five square feet for each foot of street frontage with a maximum of 650 square feet for each sign, provided that business signs adjacent to and within 660 feet of an interstate freeway or federal aid primary highway, may have a maximum size of 1,000 square feet for each sign.
- (4) Flat sign.
- (5) Ground sign.
- (6) Identification sign, illuminated sign.
- (7) Nameplate.
- (8) Property sign, projecting sign; public necessity sign.
- (9) Roof sign.
- (10) Service sign.
- (11) Temporary sign.

(Ord. of 1956, § 21-5; Ord. No. 26-72; Ord. No. 7-75; Ord. No. 2-77; Ord. No. 2009-14)