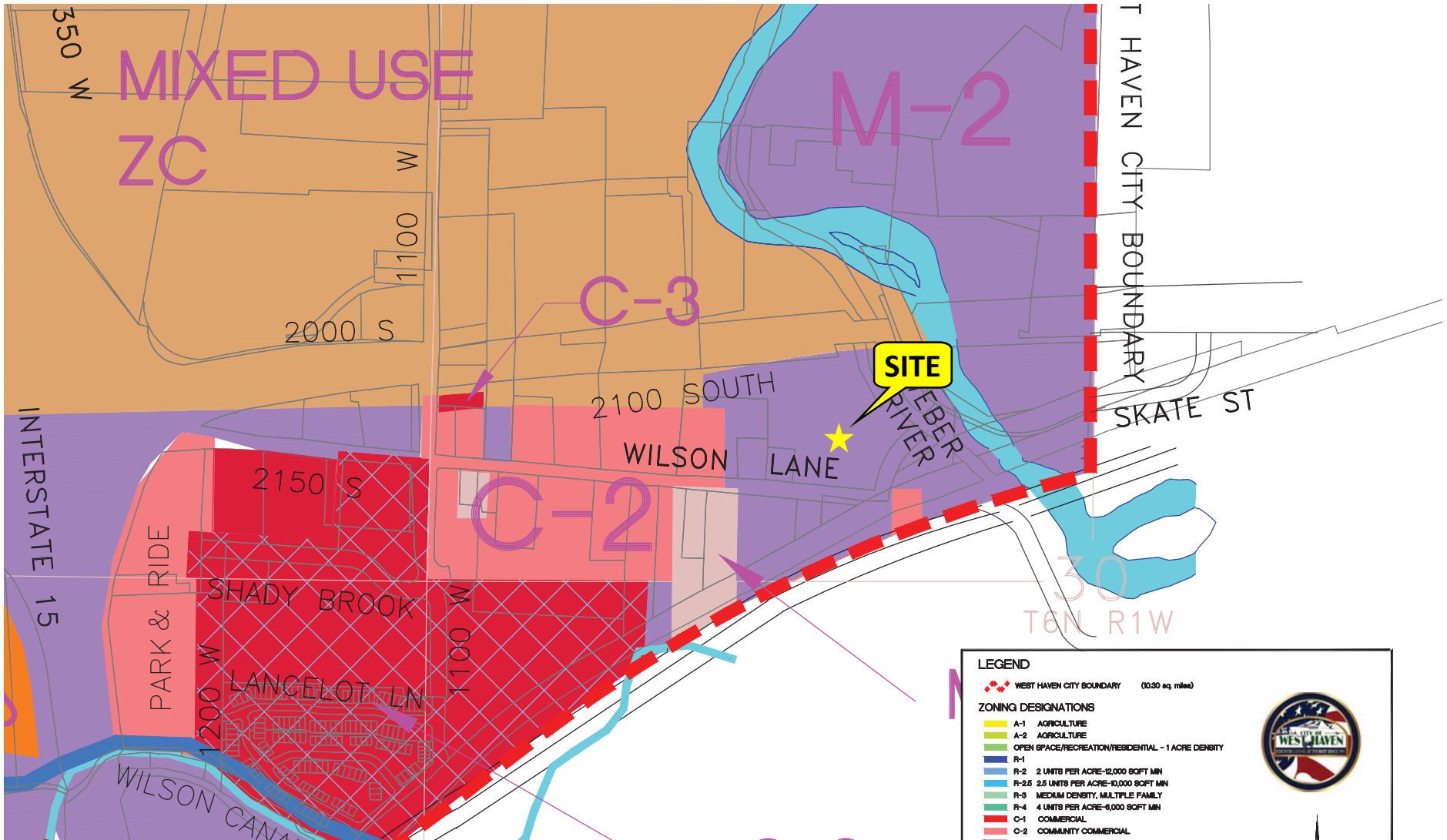


# West Haven City Zoning

900 W Wilson Ln #1, West Haven UT 84401



\* 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.

**LEGEND**

WEST HAVEN CITY BOUNDARY (0.50 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-12,000 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

[Chapter 8 Zones And Districts](#)

[8.02 Boundaries](#)

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[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
<b>Manufacturing Zone.....</b>	<b>M-2</b>
Open Space Zone.....	0-1
Flood Plain Zone.....	FP-1

## Chapter 26 Manufacturing Zone M-2

### 26.02 Purpose And Intent

### 26.04 Permitted Uses

### 26.06 Conditional Uses

### 26.08 Site Development Standards

### 26.10 Sign Regulations

### 26.12 Storage Unit Restrictions

### 26.02 Purpose And Intent

The purpose of the heavy manufacturing zone is to provide suitable areas that will accommodate the need for heavy intensity manufacturing, extractive and associated uses where the environment impact upon community may be substantial and where public regulation may be necessary to preserve the general welfare of the community.

### 26.04 Permitted Uses

1. Any permitted use in an M-1 Zone
2. Building material sale yard, Blacksmith shop
3. Contractors equipment storage yard
4. Feed, cereal or flour mill
5. Freighting or trucking yard or terminal
6. Manufacturing, processing, compounding, packing treatment and/or storage of Acetylene gas
7. Manufacture, fabrication, assembly, canning, compounding, packaging process, treatment, storage and/or maintenance of the following:
  1. Airplane and parts; automobile and parts .
  2. Cans
  3. Emery cloth excelsior
  4. Hardware
  5. Machinery, matches
  6. Oxygen
  7. Salt

### 26.06 Conditional Uses

The following uses shall be permitted only when authorized by a Conditional Use Permit as provided in WHZC Chapter 34.

1. Any Conditional Use allowed in an M-1 Zone
2. Automobile recycling (parts dismantling) when conducted within a completely enclosed building. The recycling facility shall have no more than 40 automobiles at the site at any one time. Any automobile recycling vehicle storage area must be enclosed by a solid wall or fence of not less than seven (7) feet in height
3. Go-cart racing or drag strip racing
4. Incinerator, non-accessory, provided that no objectionable fumes and odors are emitted
5. Manufacturing, fabrication, assembly, canning, compounding, packaging process treatment, storage and/or maintenance of the following:
  1. Alcohol
  2. Brass, brick
  3. Candles, cast stone products, cement and cinder products, copper, ceramic products, clay products
  4. Dyestuff

5. Feathers, fiber, fish food products
  6. Glass, glucose, gypsum
  7. Hair
  8. Ink, iron
  9. Lampblack, linoleum, lime
  10. Malts, meats
  11. Oilcloth, oiled rubber goods
  12. Paper, paint, pulp, pickles, plaster, plaster of paris, plastic
  13. Sauerkraut, sheet metal, shellac, shoddy, shoe polish, soap, and detergent, starch, steel
  14. Terracotta, tile, turpentine
  15. Varnish, vinegar
  16. Yeast
6. Metals and metal products treatment and processing
  7. Oil or lubricating grease compounding
  8. Petroleum refining and storage
  9. Railroad yards, shop and/or roundhouse
  10. Rock crusher
  11. Sewage disposal or treatment plant
  12. Wrecked Car Sales
  13. Uses which follow, provided they are located at least 600 feet from any zone boundary:
    1. Animal by products plants, garbage, offal or dead animal reduction or dumping; automobile wrecking yard, provided the use is enclosed with seven foot high solid fence or wall
    2. Blast furnace
    3. Cement, mortar, plaster or paving material, central mixing plant
    4. Fat rendering
    5. Gravel pits, quarries
    6. Junk or salvage yard, provided the use is enclosed with a seven foot high solid fence or wall
    7. Manufacturing, processing, refining, treatment, distillation, storage or compounding of the following:

Acid  
 Ammonia  
 Asphalt  
 Bleaching powder and chlorine  
 Bone  
 Chemicals of an objectionable or dangerous nature  
 Coal or wood  
 Creosote  
 Disinfectants or insecticides  
 Fat  
 Fireworks or explosives  
 Fur  
 Gas  
 Gelatin or size  
 Glue  
 Hide  
 Ore  
 Plastic  
 Potash

Pyroxylin  
Roofing or water proofing materials  
Rubber or guttapercha  
Tallow grease or lard  
Tar  
Wood

8. Metals crushing for salvage
9. Ore bonification
10. Smelting or refining of materials
11. Steel or iron mill mines
12. Stockyards, slaughter house
14. 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

#### 26.08 Site Development Standards

Minimum lot area	No minimum lot area is required except for single family dwellings which require five (5) acres
Minimum lot width	100 feet
Minimum yard setbacks	
Front	30 ft on streets of less than 80 ft in width; 50 ft on streets and highways of 80 ft or more in width
Side	none except 20 ft where adjacent to a residential zone boundary and a side yard facing a street on a corner lot and for single family dwellings
Rear	none except 20 ft where building rears on a residential zone and 30 ft for single family dwellings
Building Height	
Minimum	one story
Maximum	none
Lot coverage	not over 80% of lot area by buildings

#### 26.10 Sign Regulations

The height, size and location of the following permitted signs shall be in accordance with the regulations set forth in WHZC Chapter 56.

1. Advertising signs and billboard, provided the following conditions are met:
  1. Size - the maximum size of a billboard at any one location shall not be larger than one thousand (1000) sq ft
  2. Spacing - the minimum distance between any two billboards adjacent to and facing a freeway or highway shall be five hundred (500) feet
  3. 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 five hundred (SOD) feet. In addition, billboards adjacent to freeways shall comply with State of Utah Outdoor Advertising Regulations
2. Animated sign
3. Business signs, not exceeding in area five (5) square feet for each foot of street frontage with a maximum of six hundred fifty (650) square feet for each sign, provided that Business Signs adjacent to and within six hundred and sixty (660) feet of an Interstate Freeway or Federal Aid Primary Highway, may have a maximum size of one thousand (1,000) square feet for each

sign

4. Flat sign
5. Ground sign
6. Identification sign, illuminated sign
7. Name plate
8. Property sign, projecting sign; public necessity sign
9. Roof sign
10. Service sign
11. Temporary sign

#### 26.12 Storage Unit Restrictions

1. No units south of 4000 South.
2. Storage units are allowed on the following corridors, provided they are set back not less than 800 feet from the center line of the street (as measured from all four (4) sides of the storage units).
  1. 1900 West
  2. 2550 South
  3. 4000 South (north)
  4. Midland Dr.
  5. 2100 South
3. Storage units shall be located only in an M1, M2, or MU zone:
  1. All visible walls on outside perimeter will be required to have decorative brick or split face block, with a decorative vertical column every 50 feet if length is over 100 feet.
  2. Elevations and color scheme are required at final approval.
  3. No business may operate from within an individual storage unit.
  4. Open storage uses, and material deviations from the above requirements, shall require a Conditional Use Permit as provided in WHZC Chapter 34.