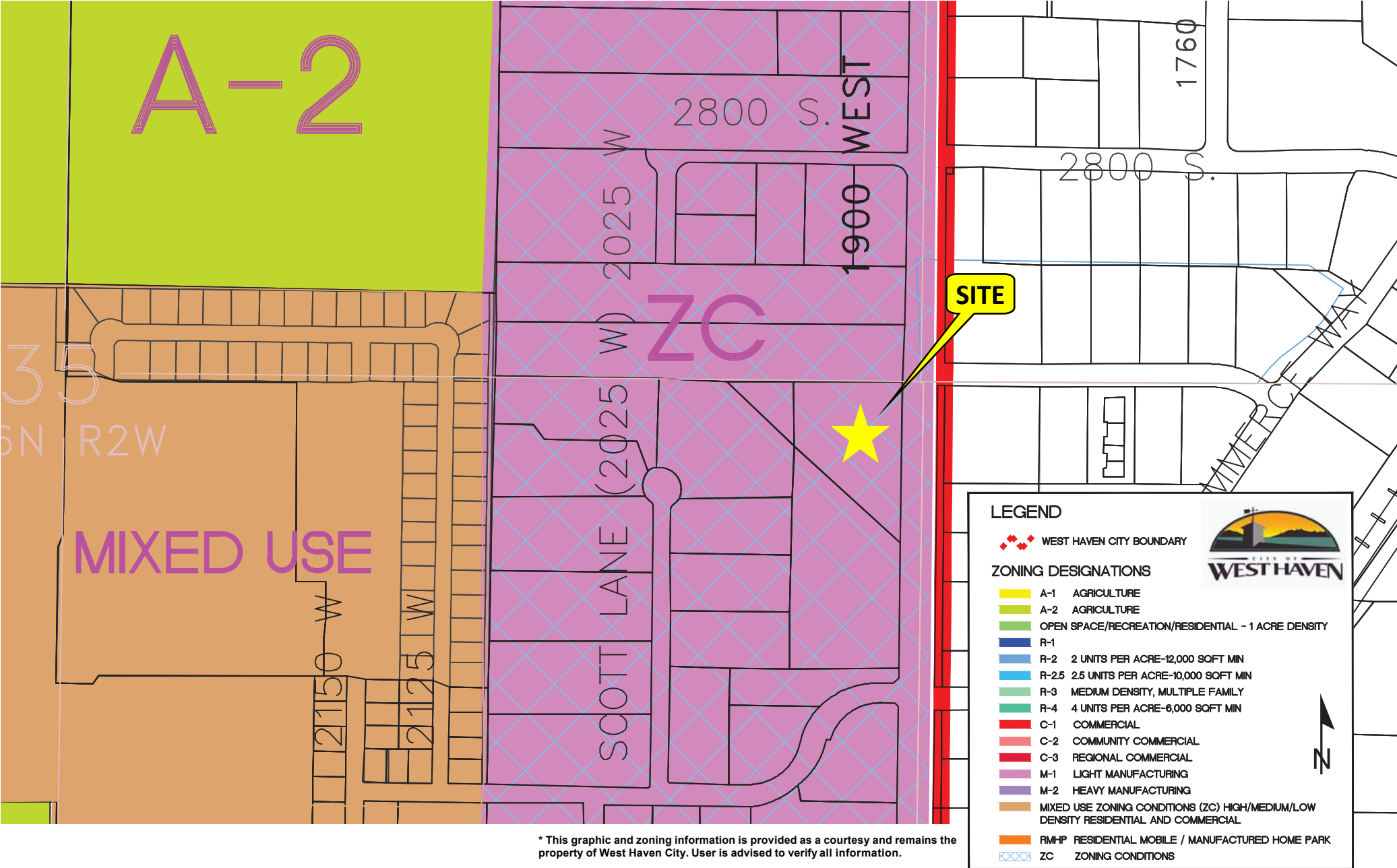


# West Haven City Zoning

2901 S 1900 W, West Haven UT 84401

Tax # 15-301-0005



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## Chapter 24 Manufacturing Zone M-1

### 24.02 Purpose And Intent

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### 24.02 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.

### 24.04 Permitted Uses

1. Accessory uses and buildings customarily incidental to a permitted 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 (6) 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. Honey extraction
22. Ice manufacturing and storage
23. Kennel
24. Knitting mill
25. Laboratory
26. Laundry
27. Lithographing, including engraving and photo engraving
28. Machine shop
29. Manufacturing, compounding, processing, packing and treatment of the following products:
  1. Bakery goods
  2. Candy
  3. Dairy products
  4. Pharmaceuticals
30. Manufacturing, compounding, assembling and treatment of articles of merchandise from the following previously prepared materials:

1. Cellophane
2. Canvas
3. Cloth
4. Cork
5. Felt
6. Shell
7. Straw
8. Textile
9. Wood
10. Yarn
31. Manufacturing and maintenance of the following:
  1. Business machines
  2. Cameras and photographic equipment
  3. Electric and neon sign, billboards and/or commercial advertising structures
  4. Light sheet metal products, including heating and ventilating ducts and equipment
  5. Musical instruments
  6. Novelties
  7. Rubber and metal stamps
  8. Toys
32. Monument works
33. Motion picture studio
34. Motor vehicles, trailers, bicycles and machinery repairing, rentals, sales and reconditioning
35. Parking lot
36. Planning mill
37. Printing, including engraving and photo engraving, blueprinting, photo staving and duplication
38. Public transit yards
39. Public and quasi-public uses
40. Radio and television transmitting towers
41. Retail sale of products produced by or 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
42. Rubber welding
43. Sand blasting
44. Service Station
45. Sign painting shop
46. Single family dwelling
47. 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.
48. Tire retreading and/or vulcanizing
49. Transfer company
50. Truck service station
51. Trucking terminal
52. Upholstering, including mattress manufacturing, rebuilding and renovating
53. Used car lot
54. Veterinary, and hotel and beauty parlor for cats and dogs
55. Warehouse
56. Weaving

- 57. Welding shop
- 58. Wholesale business

#### 24.06 Conditional Uses

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

- 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. Concrete mini-mix plant with a one yard capacity
- 8. Contractor's equipment storage yard or rental of equipment used by contractors
- 9. Draying, freighting, or trucking yard or terminal
- 10. Fertilizer and soil conditioner manufacture, processing and/or sales, providing only non-animal products and by-products are used.
- 11. Foundry, casting light-weight, non-ferrous metal without causing noxious odors or fumes
- 12. Glass manufacturing
- 13. 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 instruction 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 two hundred (200) feet to any property line
- 14. Manufacturing, compounding, processing, packing and treatment of the products:
  - 1. Cosmetics
  - 2. Food products, excluding the following: fish, sauerkraut, pickles, vinegar yeast, the rendering for fat
  - 3. Toiletries
- 15. Manufacturing, compounding and treatment of articles or merchandise from the following previously prepared material:
  - 1. Bone
  - 2. Feathers
  - 3. Fiber
  - 4. Fish
  - 5. Glass
  - 6. Hair
  - 7. Horn
  - 8. Leather
  - 9. Paint
  - 10. Paper
  - 11. Plastic
  - 12. Rubber
  - 13. Tobacco
- 16. 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:

1. Brass
2. Iron
3. Copper
4. Steel
5. Graphite and their substitutes
17. Meat products smoking, curing and packing, provided that no objectionable fumes are emitted.
18. 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
19. 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
20. Motorcycle and off road vehicle trails and track including accessory concession stand picnic, park and playground facilities.

#### 24.08 Site Development Standards

Minimum lot area	20,000 sq ft 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

#### 24.10 Sign Regulations

The height, size and location of the following permitted signs shall be in accordance with WHZC Chapter 42 as follows: See WHZC Chapter 56-Sign Regulations for possible changes in the list below:

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 (500) 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

#### 24.12 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.