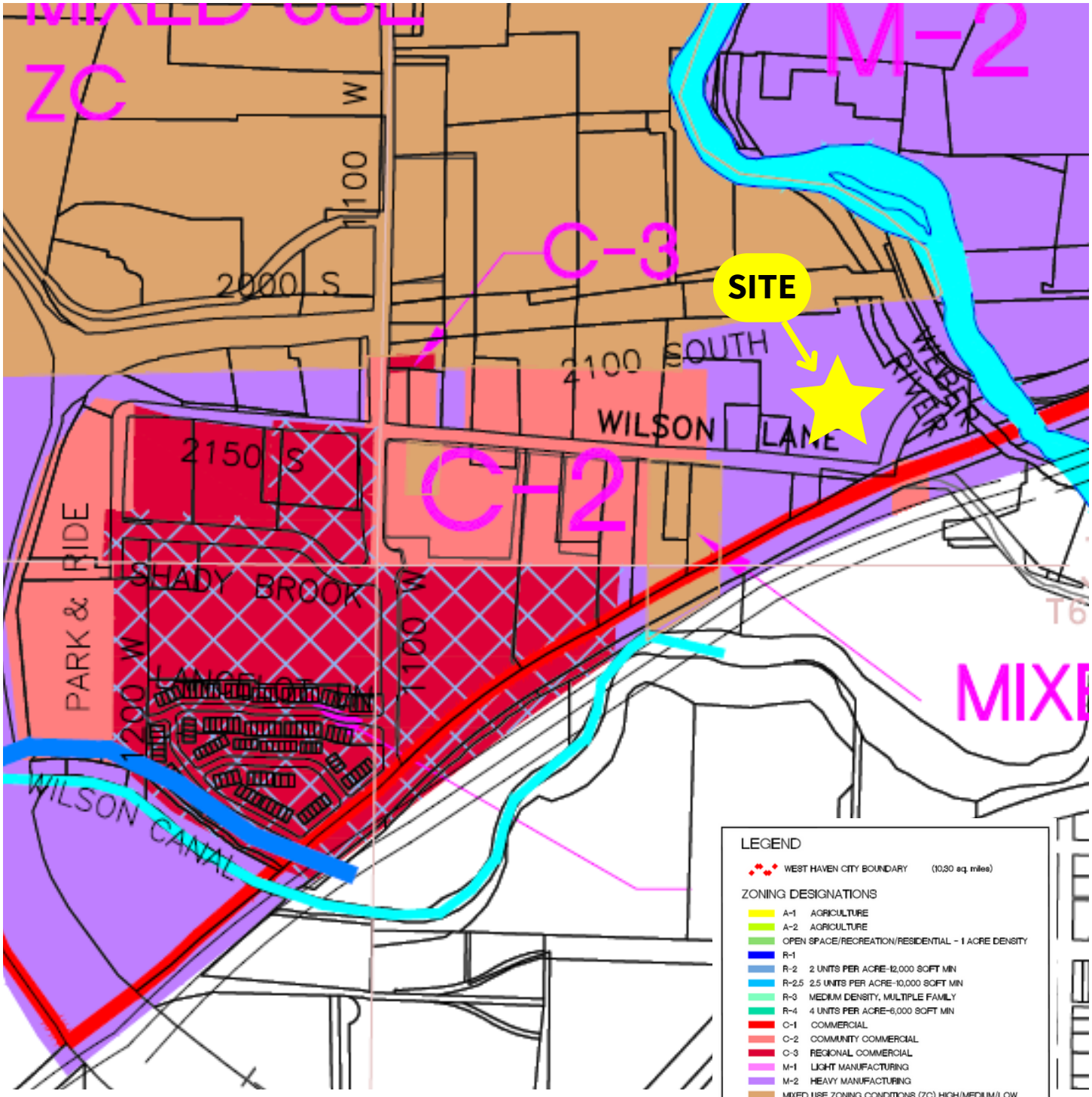
West Haven City Zoning



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Chapter 8 Zones And Districts
8.02 Boundaries
8.04 Height Limiting Zones
8.06 Boundaries Of Zones
8.08 Maps Of Districts
8.10 Title Of Zoning Map
8.12 Filing Of Ordinance And Maps
8.14 Rules For Locating Boundaries
8.16 Conditions To Zoning Map Amendment

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
Manufacturing Zone..... M-2
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.