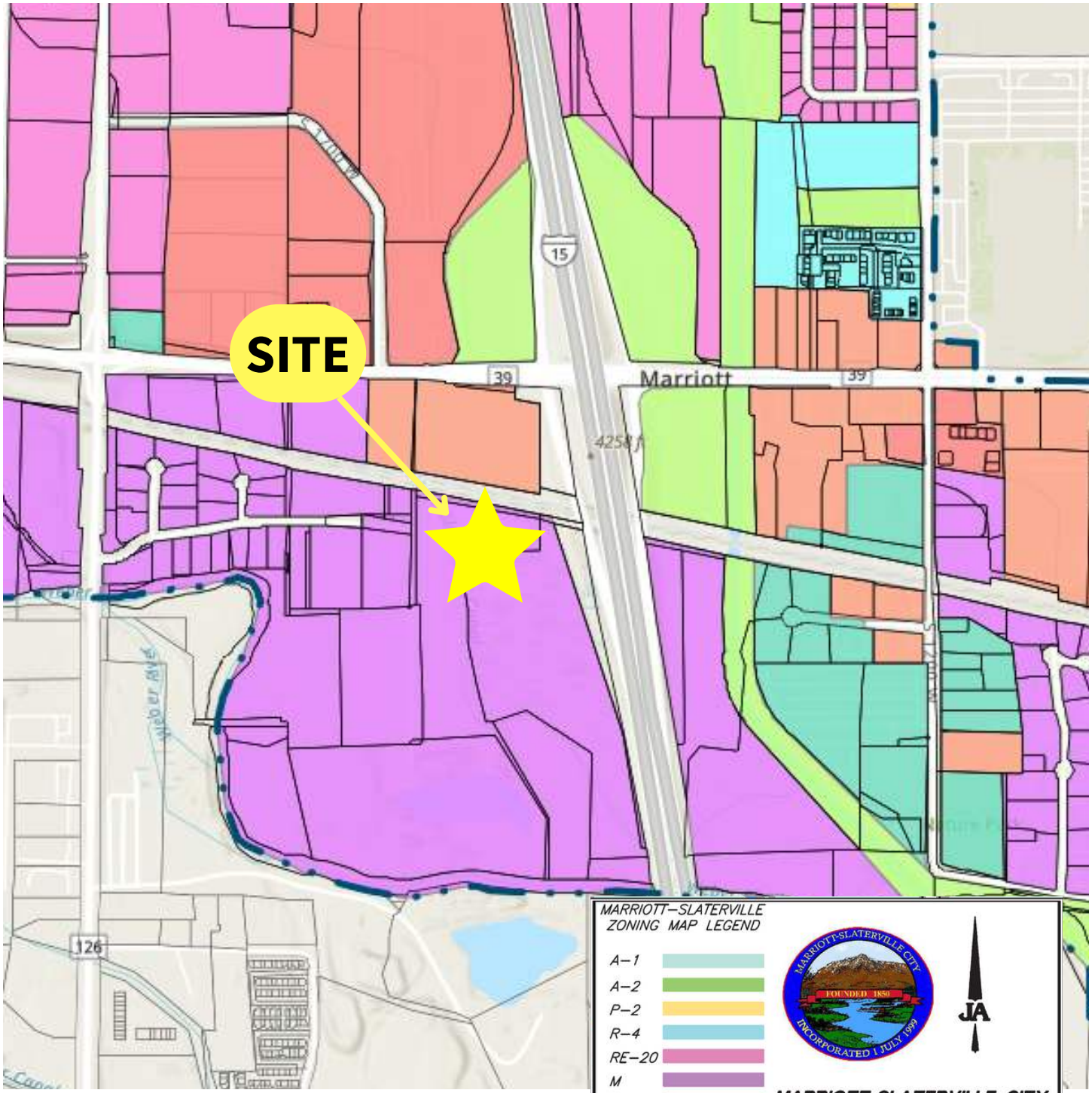
Marriott-Slaterville City Zoning



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13.11 Manufacturing Zone

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13.11.010 Purpose And Intent

The purpose of the light-manufacturing zone (M-1) 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.

13.11.020 Uses

1. Accessory uses and buildings customarily incidental to a permitted use.
2. Agriculture.
3. Animal hospital.
4. Animals and fowl for family food production.
5. Boat sales and service.
6. Bookbinding.
7. Body and fender work, if conducted in an enclosed building.
8. Building material sales, if conducted in an enclosed building.
9. Carpenter shop, cabinet shop.
10. Carpet and rug cleaning.
11. Contractor's building and storage yard or wood yard.
12. Dairy.
13. Dry cleaning.
14. Egg handling, processing, and sales.
15. Electric appliances and/or electronic instrument assembling, sales and service.
16. Express office.
17. Furniture making, sales and service.
18. Glass and window sales and service.
19. Home occupations - with no visiting clientele.

20. Honey extraction.
21. Ice manufacturing, sales, and storage.
22. Kennel.
23. Laboratory.
24. Landscaping and fencing business.
25. Laundry.
26. Photography.
27. Manufacturing, compounding, processing, sales, packing and treatment of the following products:
    1. Bakery goods.
    2. Candy or ice cream.
    3. Dairy products.
    4. Pharmaceuticals.
28. Manufacturing and maintenance of the following:
    1. Light sheet metal products, including heating and ventilating ducts and equipment.
    2. Musical instruments.
    3. Novelties.
    4. Rubber and metal stamps.
    5. Toys.
29. Monument works.
30. Motion picture studio.
31. Motor vehicles, trailers, bicycles and machinery repairing, rentals, sales and reconditioning.
32. Parking lot.
33. Plumber office.
34. Printing, including engraving and photoengraving, blueprinting, photostating and duplication.
35. Public and quasi-public uses.
36. Light equipment and machine rental and sales yard.
37. Raising and grazing of horses, cattle, sheep, and similar, and agriculture farming operations.

38. 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 in 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 make in conjunction with a warehousing or wholesale business.
39. Sand blasting.
40. Sign painting shop.
41. Single family dwelling, on five acres.
42. Upholstering, including mattress manufacturing, rebuilding and renovating.
43. Used car lot.
44. Veterinary, and hotel and beauty parlor for cats and dogs.
45. Warehouse.
46. Water storage reservoir developed by a public agency.
47. Weaving.
48. Welding shop.
49. Wholesale business.

13.11.030 Conditional Uses

The following uses shall be permitted only in the M-1 zone, and only when authorized by a Conditional Use Permit as provided in Chapter 13.23:

1. Building materials sales yard, including the sale of rock, sand, gravel, asphalt hot and/or mix or refurbishing, concrete batching, and crushing, if site is 5 acres minimum, accesses directly from an industrial park road to S.R. 126, 750 feet from any agriculture zone or residential use in the city.
2. Dwelling unit for night watchman or guard and family.
3. Fertilizer and soil conditioner manufacture, processing and/or sales, providing only non-animal products and by-products are used.
4. Glass manufacturing.
5. Home occupations - with visiting clientele.
6. Non-commercial trucking service station.
7. 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.
8. Public utility substation.

9. Railroad easement.
10. Seasonal amusement.
11. Site leveling and preparation for future development.
12. Mixed retail shops, may include pawns shops and food service, and business offices along the length of the frontage of the street to a minimum depth of 150 feet, with storage unit facilities in the rear so long such storage facilities meet minimum landscaping requirements, are completely surrounded by a solid earth-tone colored masonry wall, 24-hour on-site management and personnel during business hours or operating hours, comprehensive security plan including site security and background checks on users, graffiti removal plan, maximum storage facilities size of three (3) acres, not located within one (1) mile of any property line of a similar facility or RV storage facility or outdoor storage facility or automobile storage/salvage yard in the city limits, and compliance with other applicable ordinances.

HISTORY
Adopted by Ord. 2005-07 on 1/1/2005
Amended by Ord. 2009-03 on 1/1/2009

13.11.035 Conditional Uses In The Central Business District

1. Limited automobile recycling. Requirements and site development standards:
    1. Minimum site size is 4 acre, and located within the Central Business District as shown on the City's General Plan.
    2. One location for the first 20,000 resident population, and one additional location for each 10,000 additional population within Marriott-Slaterville City.
    3. Security and environmental plan.
    4. Solid earth-tone fencing to be installed and maintained surrounding any vehicle recycling storage and/or processing area not to exceed a maximum height of 10 feet.
        1. A slatted fence is not considered a solid fence for the purposes of this section.
        2. No stacking of any vehicles shall be visible over the height of the solid fence from the perspective of a reasonable person viewing from the sidewalk profile.
    5. Hours of operation are limited to 6:00 AM to 8:00 PM.
    6. All auto recycling storage and any vehicle processing area shall be maintained separate and fenced off with the solid fence required in this section from any customer parking, sales, and service facilities.
    7. The vehicle recycling storage area and/or processing area shall be set back a minimum 150 feet from any public right-of-way.
    8. Compliance with the municipal code, OSHA regulations, environmental regulations, and other applicable laws.

9. The applicant shall enter a development agreement with the city, as negotiated and entered with the mayor, to ensure compliance and provide a host fee as negotiated with the applicant. The development agreement may be only modified in writing and is binding upon all successors or assignees.

LAND USE	M	REGULATION
Automobile and recreational vehicle sales, service, or repair. Body work in an enclosed building.	P	13.10.040
Limited recycling of vehicles and scrap metal.	C	13.10.040
Manufacturing or sale of products on site in a completely enclosed building with no outdoor storage or display including such uses as home and garden, crafts, ceramics, art, furniture, cabinets, metal works, warehousing, variety stores. No uses that may result in toxic products or byproducts, obnoxious odors, food processing, or contractor uses. Maximum total building size is 50,000 square feet. No sexually oriented uses.	P	13.10.040
Recreation and entertainment uses that include gym, swimming pool, skating rink, indoor soccer, miniature golf, laser tag, arcade, theater, park, playground, or recreational facility. No sexually oriented uses.	P	
Trade shop in a completely enclosed building with no outdoor storage such as an electrician, plumber, heating and air conditioning, or small carpentry. No brick, concrete, rock, crushing, compounding, contractor's yard, heavy construction equipment, or similar. Maximum total building size is 10,000 square feet.	P	13.10.040
Utilities including substations, transmission lines, and communication.	P	

13.11.040 Special Use Regulations

1. Generally. The special use regulations in 13.10.030 apply to this chapter.
2. Limited recycling. The following special requirements apply:
    1. Minimum lot size is five (5) acres, and must be located within the Central Business District as shown on the City's General Plan.
    2. Development agreement required that may include and host fee.
    3. One location allowed for the first 20,000 resident population, and one additional location for each 10,000 additional population within Marriott Slaterville City.
    4. Maintain an approved security and environmental plan for the property.

5. Earth tone fencing to be installed and maintained surrounding any vehicle recycling storage and/or processing area not to exceed a maximum height of ten (12) feet. No slatted fence allowed.
6. No stacking of any vehicles shall be visible over the height of the solid fence from the perspective of a reasonable person viewing from the sidewalk profile.
7. Hours of operation are limited to 6:00 AM to 8:00 PM.
8. All auto storage and any processing area shall be maintained separate and fenced from customer parking, sales, and service facilities.
9. Recycling area and processing area shall be set back a minimum 150 feet from the frontage right of way.
10. Compliance with all local, state, and federal regulations.

(Amended Ord. 2007-04).

HISTORY
Amended by Ord. 2006-05 on 1/1/2006

13.11.050 Site Development Standards

1. Frontage. Each manufacturing lots shall have a minimum frontage of one hundred (100) feet.
2. Lots and Uses. The minimum lot size in the manufacturing zone shall be a ½ acre. No more than two (2) uses per ½ acre. The same site development standards in Section 13.10.020.3, .4., .5 shall apply to this zone.
3. Maximum Coverage. No building and/or accessory buildings shall cover more than thirty-five percent (35%) of any total lot area.
4. Site Development. The site development shall conform to the same requirements set forth in Sections 13.10.020, 13.10.050, 13.10.060, 13.10.070, 13.10.080.
5. Design and Landscaping. Architecture, screening, and landscaping shall comply with the site development standards of Chapter 15.27. At least 20% of the overall site being landscaped, except as otherwise provide in Chapter 15.27.
6. Storm Water. All local, state and federal storm water regulations shall be followed. Best management practices shall be provided and implemented for all storm water controls and facilities. Each site plan shall include the necessary on-site, open and previous, landscaped, storm water basins size to accommodate a minimum 100-year storm event. No underground storm water facilities of any kind shall be allowed.
7. Signs. All signs shall be in accordance with the regulations set forth in Chapter 13.35.

HISTORY
Amended by Ord. 2021-04 on 6/17/2021