



Staff Report to the Western Weber and Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: A public hearing to consider and take action on ZTA 2019-06, a request to amend the Weber County Land Use Code to create standards for storage units in the commercial zones.

Agenda Date: Tuesday, October 27, 2020

Staff Report Date: Tuesday, October 20, 2020

Applicant: Weber County

File Number: ZTA 2019-06

Staff Information

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Report Reviewer: RG

Applicable Ordinances

- § 101-2 – Definitions
- § 104-20-4 – Special Regulations in the C zones
- § 104-20-2 – Site Development Standards in the C zones
- § 104-21-2 – Site Development Standards in the CV zones
- § 104-21-4 – Special Regulations in the CV zones
- § 104-20-5 – Uses in the C zones
- § 104-21-5 – Uses in the CV zones
- § 104-22-2 – Permitted uses in the M-1 zone
- § 104-23-2 – Permitted uses in the MV-1 zone
- § 104-23-3 – Conditional uses in the MV-1 zone
- § 104-24-3 – Conditional uses in the M-2 zone

Legislative Decisions

Decision on this item is a legislative action. When the Planning Commission is acting on a legislative item it is acting as a recommending body to the County Commission. Legislative decisions have wide discretion. Examples of legislative actions are general plan, zoning map, and land use code amendments. Typically, the criterion for providing a recommendation on a legislative matter suggests a review for compatibility with the general plan and existing ordinances.

Summary and Background

The use of storage units has been a recent topic for debate for both the Planning Commissions and the County Commission. If not held to higher standards, storage unit facilities tend to present poorly due, in part, to the absentee owner phenomenon. However, storage units are needed and will continue to be needed as the communities continue to grow. If they can be designed into the community in a manner that draws the least attention and generates the least impact, their usefulness can be enjoyed without their effects becoming a detriment to the community.

The attached ordinance is designed to require new storage unit proposals in the C and CV zones to be designed in a manner that they hide in plain sight. It will require street-facing storefronts/commercial spaces to be placed in front of a storage unit facility.

The proposal also addresses a number of clerical edits, and brings the C zones into alignment with the recent village-oriented ordinance modifications recently passed for the CV zones.

Policy Analysis

The proposed ordinance draft is attached as Exhibits A. The following is an analysis of the proposal based on the

existing general plan and existing ordinances.

General plan. The West Central Weber County General Plan does not offer much information by way of regulating storage units. However, it does provide for a community village and suggests that the County create commercial design standards to be employed in the village areas:

Implementation Action: Develop commercial design standards to help commercial development better fit with the character of the area.¹

The Ogden Valley General Plan does similarly:

Commercial Development Principle 2.1: Require new commercial development to conform to community design standards to ensure compatibility with the character of Ogden Valley and to provide for aesthetic and functional transition to surrounding residential and agricultural areas.²

Zoning. The term “storage units” is currently only present in the CV-2 and MV-1 zones, leading to the assumption that because it is so specifically regulated in these two zones, the fact that it is not mentioned in others means it is prohibited in them. The proposal addresses that by expanding the use to other commercial and manufacturing zones.

To endure a storage unit facility is designed to blend well in a commercial area, there needs to be some stringent standards applied. These standards are likely to drive up the cost of constructing a storage facility, so the Planning Commission will need to determine whether the added expense to a potential applicant/landowner is worth the community aesthetics the regulation might bring.

A section-by-section synopsis of the proposal, along with commentary from staff explaining the reasoning behind it, is provided in the notes in the columns of the attached proposed ordinance.

In brief, the proposed ordinance does the following:

- Provides consistency in the terminology of an indoor storage unit facility.
- Provides standards to which an indoor storage unit facility must adhere in each commercial zone.
- Defines outdoor storage and sets permissions/prohibitions in each commercial and manufacturing zone.
- Consolidates the C-1, C-2, C-3 zoning chapter with the CV-1 and CV-2 zoning chapter, creating a single chapter for all five commercial zones. This is to eliminate redundancies and reduce possibilities for clerical or interpretive errors.

Noticing Compliance

A hearing for this item before the Planning Commission has been posted for public notice in compliance with UCA §17-27a-205 and UCA §17-27a-502 in the following manners:

Posted on the County's Official Website

Posted on the Utah Public Notice Website

Published in a local newspaper

Staff Recommendation

Staff recommends that the Planning Commission offer a positive recommendation to the County Commission for file ZTA 2019-06, the addition of development and architectural standards for indoor storage unit facilities and other related clerical edits.

1. Both the West Central Weber General Plan and the Ogden Valley General Plan call for commercial design standards in village areas.

¹ West Central Weber County General Plan, p. 2-15. Pulled from <http://www.webercountyutah.gov/planning/plans.php> on August 18, 2020.

² Ogden Valley General Plan, p.33. Pulled from <http://www.webercountyutah.gov/planning/plans.php> on August 18, 2020.

2. The regulations will protect villages from the poor aesthetics that are typical of storage unit facilities, and thereby supporting the potential vitality of village areas.
3. That the clerical edits offered will assist with a more organized, efficient, and accurate administration of the zoning ordinances.
4. That the proposal is not detrimental to the health, safety, and welfare of the public.

Exhibits

- A. Proposed Ordinance Changes with staff annotations.

SECTION 1: AMENDMENT "Sec 101-2-16 O Definitions" of the Weber County County Code is hereby *amended* as follows:

AMENDMENT

Sec 101-2-16 O Definitions

On-farm store/retail market, agri-tourism. The term "agri-tourism on-farm store/retail market" means an agri-tourism use/activity that provides the opportunity for a farmer to sell retail quantities of agriculturally related products and, in some cases, non-agriculturally related products directly to the consumer or agri-tourist.

Open space. The term "open space" means an area which offers amenities such as, but not limited to, undeveloped land, trails, parks, and associated facilities, open space may be owned publically and/or privately.

Open space, common area. The term "open space, common area" means open space within or related to a development, which is not held in individually owned lots or dedicated for public use, but which is owned in common by the owner's association and is designed, maintained, and intended for the common use or enjoyment of the residents of the development.

Open space, conservation. The term "open space, conservation" means an undisturbed, public or private use, area that is undeveloped and permanently preserved in order to maintain scenic qualities and habitat values. Conservation open space is intended to preserve natural resources and/or to buffer natural areas including open or wooded lands, wetlands, lakes and watercourses. Typical conservation open space uses and/or designations include: vacant land, scenic viewsheds, agriculture, watershed protection zones, groundwater recharge areas, wildlife habitat and non-motorized trails/pathways including associated maintenance and signage.

Ordinary high water mark. The term "ordinary high water mark" means the line on the bank to which the high water ordinarily rises annually in season as indicated by changes in the characteristics of the surrounding areas. Where the ordinary high water mark cannot be found, the top of the channel bank shall be substituted.

Outdoor Storage. The term "outdoor storage" means items for sale, storage, or display outside a completely enclosed building for a period greater than 24 hours, which are for or associated with a commercial or manufacturing use.

↑ New definition used to allow outdoor storage in the M-2 and M-3 zones, but prohibit in others.

Overlay district. The term "overlay district" means a zone or district that encompasses one or more underlying zones with additional requirements or special regulations. These special requirements shall take precedence over the provisions of the underlying zone.

SECTION 2: **AMENDMENT** “Chapter 104-20 Commercial Zones C-1, C-2, C-3” of the Weber County County Code is hereby *amended* as follows:

AMENDMENT

Chapter 104-20 Commercial Zones C-1, ~~C-2~~, Cv-1, C-2, Cv-2, And C-3

Consolidating chapters 104-20 and 104-21. The chapters are consistent enough to eliminate pages of code by consolidating, and also reduce the possibility of inaccurate interpretation/administration where there are differences. The consolidation allows the user see the *intentional* differences between the zones.

SECTION 3: **AMENDMENT** “Sec 104-20-1 Purpose And Intent” of the Weber County County Code is hereby *amended* as follows:

AMENDMENT

Sec 104-20-1 Purpose And Intent

(a) The purpose of the ~~C-1 Neighborhood Commercial, C-2 Community Commercial, and C-3 Regional Commercial Zones~~ commercial zones is to provide suitable areas for the location of the various types of commercial activity needed to serve the people and commerce of unincorporated Weber County. It is also to separate into three zones uses, based upon type of activity which are compatible and complementary, as well as intensity of land utilization and accessory use needs.

- (b) The C-1 Zone (Western Weber Planning Area Neighborhood Commercial Zone) and the CV-1 Zone (Ogden Valley Planning Area Neighborhood Commercial Zone) is established for the purpose of providing shopping facilities and services within neighborhoods that are more likely to be primarily patronized by those in the surrounding neighborhood. Commercial uses that are primarily patronized by those outside the surrounding neighborhood are less suitable for this zone.
- (c) The C-2 Zone (Western Weber Planning Area Community Commercial Zone) and the CV-2 Zone (Ogden Valley Planning Area Community Commercial Zone) is established for the purpose of providing a broad range of commercial services and goods to serve a larger community area. These areas are intended to be clustered around traditional town or village centers and not strung out along the highways.
- (d) The C-3 Zone (Regional Commercial Zone) is established for the purpose of providing commercial goods and services that are more likely to be patronized by those in surrounding region.

(Ord. of 1956, § 18-1)

SECTION 4: **AMENDMENT** “Sec 104-20-2 Site Development Standards” of the Weber County County Code is hereby *amended* as follows:

AMENDMENT

Sec 104-20-2 Site Development Standards

The following site development standards shall apply to the ~~C-1 Neighborhood Commercial, C-2 Community Commercial, and C-3 Regional~~ Commercial Zones:

(a) Lot area:

	C-1 <u>AND CV-1</u> ZONE	C-2 <u>AND CV-2</u> ZONE	C-3 ZONE
Minimum lot area:	None	None	None

(b) Lot width:

	C-1 <u>AND CV-1</u> ZONE	C-2 <u>AND CV-2</u> ZONE	C-3 ZONE
Minimum lot width:	None	None	None

(c) Yard Setbacks:

(1) Front yard setbacks:

	C-1 <u>AND CV-1</u> ZONE	C-2 <u>AND CV-2</u> ZONE	C-3 ZONE
Minimum front yard setback	<u>None, except 50 feet from the centerline of the street, as determined by the County Surveyor, on an arterial or collector street.</u> 20 ft. on streets of less than 80 ft. in width; 50 ft. on streets and highways of 80 ft. or more in width		

(2) Side yard setback:

In the CV-1 and CV-2 zones, this was recently changed to "none." The new language here is to bring "none" to the other commercial zones, and to also clarify that "none" assumes the street right-of-way is at least a 50 foot 1/2 width, which is the standard needed to provide a pedestrian friendly village area.

	C-1 <u>AND CV-1</u> ZONE	C-2 <u>AND CV-2</u> ZONE	C-3 ZONE
Minimum side yard setback	<u>10 feet, except none if either: the owner has obtained a perpetual building maintenance contract, as provided in Section 104-20-4(e); or the building will abut a building on the adjoining lot or parcel.</u> None, except 10 feet adjacent to residential zone boundary		
Minimum side yard facing street on corner lot	20 feet <u>20 feet</u> 20 feet <u>None, except 50 feet from the centerline of the street, as determined by the County Surveyor, on an arterial or collector street. Clear view of intersecting streets shall be maintained, as provided in Section 108-7-7 or as otherwise prescribed by the County Engineer.</u>		
(3) Rear yard setback	<u>10 feet, except none if either: the owner has obtained a perpetual building maintenance contract, as provided in Section 104-21-4(e); or the building will abut a building on the adjoining lot or parcel.</u> None, except 10 feet where building rears on a residential zone		

Copied from the CV-1 and CV-2 zones.

In the CV-1 and CV-2 zones, this was recently changed to "none." The new language here is to bring "none" to the other commercial zones, and to also clarify that "none" assumes the street right-of-way is at least a 50 foot 1/2 width, which is the standard needed to provide a pedestrian friendly village area.

(d) Building height:

	C-1 <u>AND CV-1</u> ZONE	C-2 ZONE	<u>CV-2 ZONE</u>	C-3 ZONE
Minimum building height	1 story	1 story	<u>1 story</u>	1 story
Maximum building height	35 feet	None	<u>35 feet</u>	None

(e) Lot coverage:

	C-1 <u>AND CV-1</u> ZONE	C-2 <u>AND CV-2</u> ZONE	C-3 ZONE
Maximum lot coverage by buildings	60 percent	60 percent	None

(Ord. of 1956, § 18-2; Ord. No. 2-89)

SECTION 5: **AMENDMENT** “Sec 104-20-3 Sign Regulations” of the Weber County County Code is hereby *amended* as follows:

AMENDMENT

Sec 104-20-3 Sign Regulations

The height, size, and location of the permitted signs shall be in accordance with the regulations set forth in ~~§ Title 110, chapter 1, Signs,~~ of this Land Use Code. ~~Permitted signs are listed in section 104-20-5.~~

(Ord. of 1956, § 18-3)

SECTION 6: **AMENDMENT** “Sec 104-20-4 Special Regulations” of the Weber County County Code is hereby *amended* as follows:

AMENDMENT

Sec 104-20-4 Special Regulations

Everything in this section, except paragraph (g) which is a new addition for all commercial zones, has been copied and pasted from the CV-1 and CV-2 chapter. The C-X chapter and the CV-X chapter share the same origination, but it appears that more modifications have occurred to the CV-X chapter as a result of more development in commercial areas and needed changes to accommodate that development. Applying these changes to the C-X zones now may help avoid the untimely need for changes in the future.

- (a) **Manufacturing uses.** All manufacturing uses shall be done within a completely enclosed building in an effort to mitigate objectionable nuisances such as odor, dust, smoke, noise, heat, or vibration.
~~Hereinafter specified permitted and conditional uses shall be permitted only when the following conditions are complied with:~~
~~All manufacturing shall be done within a completely enclosed building. All uses shall be free from objection because of odor, dust, smoke, or noise. In the C-1 Neighborhood Commercial Zone, no entertainment, except recorded music shall be permitted in cafes, cafeterias, ice cream parlors, or restaurants.~~
- (b) **Car wash.** A car wash shall be permitted subject to the following restrictions:
- (1) In the CV-1 zone, operation hours are limited to 6:00 a.m. to 10:00 p.m.
 - (2) In the CV-1 zone, there shall not be more than four washing bays for a manual spray car wash.
 - (3) Car wash facilities shall be set back from the street right-of-way at least 60 feet. The frontage of the lot shall, for a depth of at least 30 feet, be reserved for future street-front commercial buildings and related

improvements.

- (4) The off-street vehicle spaces or queues required shall be as follows:
- a. One bay car wash, four spaces in the approach lane;
 - b. Two bay car wash, three spaces in the approach lane for each wash bay;
 - c. Three or more bay car wash, two spaces in the approach lane for each wash bay.

~~A car wash shall be permitted subject to the following restrictions:~~

- ~~(a) Operation or use is forbidden between the hours of 10:00 p.m. and 6:00 a.m. on the following morning in C-1 Zones only. There shall not be more than four washing bays for a manual spray car wash in C-1 Zones only. One bay car wash, four spaces in the approach lane. Two bay car wash, three spaces in the approach lane for each wash bay. Three or more bay car wash, two spaces in the approach lane for each wash bay.~~

- ~~(b) Off-street vehicle storage required as follows:~~

(c) Complete street.

- (1) A complete street, as defined in Chapter 101-2, shall be installed to span the street-frontage of the lot for the width of existing or proposed completed improvements, including parking facilities and required landscaped area. If this width is 75 percent of the lot width or greater, the complete street shall span the lot's entire street-frontage in the commercial zone.

- a. Modification of existing site improvements that affect less than 25 percent of the lot area is exempt from complete street requirements.
- b. For portions of a lot's frontage in the commercial zone where a complete street is not required by this Subsection (c)(1), a 10-foot wide sidewalk is required, as prescribed by the Planning Director after consultation with the County Engineer.

- (2) A complete street design shall include a ten-foot pedestrian pathway or sidewalk, pedestrian lighting, shade trees, appropriate clear view of intersection, and shall also include safe street crossings for pedestrians in no greater than 300-foot intervals. The complete street design, tree species and planting techniques, and pedestrian lighting are subject to approval by the Planning Director, after consultation with the County Engineer.

- (d) Dwelling unit. A dwelling unit is allowed, as part of a mixed use building, only if allowed in Section 104-20-5, and only when specifically assigned to the property as part of a development agreement approved prior to July 1, 2016. When fronting on a public or private street, buildings that contain dwelling units shall comply with the following:

- (1) The building shall provide street-facing commercial space, at the street level, that is accessible from the street, for the entire length of the building's street frontage;
- (2) The building shall not be setback any greater than 20 feet at any point from the

property line that runs parallel to the public or private street; and

- (3) The building shall be subject to the requirements of chapter 108-1 and chapter 108-2.

(e) **Perpetual building maintenance agreement.** When permitted by this chapter as a way to allow reduced side or rear setbacks, a perpetual building maintenance agreement is required between the building owner and the affected adjacent property owner, which shall allow for construction and maintenance of the side or rear of a commercial building, and shall:

- (1) be reviewed for compliance with this section by the Planning Division and County Attorney's Office;
- (2) place responsibility on the building owner for prompt repairs and maintenance of the side or rear of the building;
- (3) require allowances of access to the property for repairs and maintenance purposes;
- (4) be signed by the owner of the commercial building and the adjacent property owner to be considered valid; and be recorded on the title of both properties.

(f) **Cross-access and cross-access easement.** Access to adjacent existing or future development without the need to access the public right-of-way is in the interest of public safety. As such, at a minimum, each developed lot or parcel shall have two points of ingress and egress, at least one of which shall be stubbed to adjacent property where practicable.

- (1) When locating a cross-access easement or designing the cross-access infrastructure, good faith efforts shall be made to coordinate the location and design with the adjoining land owner.
- (2) The Planning Director may require the cross-access to be located in a manner that optimizes traffic circulation on the properties or in the area.
- (3) Construction of the cross-access infrastructure shall be completed prior to the issuance of a certificate of occupancy for any structure on the lot or parcel, or a completion bond may substitute for completion if allowed by the County Engineer.
- (4) When a lot or parcel is being developed that abuts an existing cross-access easement or existing cross-access infrastructure, a reciprocal cross-access easement shall be provided on the same lot line or parcel line in the same location and of equal width. The reciprocal cross-access infrastructure shall be constructed to the same standard as, or better than, the existing cross-access infrastructure on the adjacent parcel. A cross-access easement shall be recorded on the title of all affected properties, along with a perpetual operation and maintenance agreement between the property owners that specifies, at a minimum, that the infrastructure will be operated and maintained by the property owners in a manner that is safe and usable for two-way vehicle traffic.
- (5) If property owners fail to operate or maintain cross-access infrastructure that was required by the County under this section, the County may pursue enforcement measures as provided in this Land Use Code.

(g) **Storage Unit.** When allowed by Section 104-20-5, and unless exempted herein, storage units are allowed if located on the same lot or parcel with street-facing commercial

New paragraph to regulate the appearance and development standards of storage units.

space. The use shall comply with the following:

- (1) Storage units shall be located behind or above building area that provides or reserves first-story street-facing commercial space. The building providing street-facing commercial space shall be designed by an architect and shall:
 - a. Provide street-facing commercial space that is at the street level and extends the entire length of the building's street-facing facade;
 - b. Be setback from the front property line, or side-facing street property line if on a corner lot, no greater than 20 feet;
 - c. Have one or more main entrance(s) accessible from the street right-of-way on the building's street-facing facade;
 - d. Have at least 50 percent fenestration for the part of a building's facade(s) that provide(s) first-story street-facing commercial space;
 - e. Have at least 30 percent fenestration for the part of a building's facade(s) that do(es) not provide first-story street-facing commercial space;
 - f. Appear from the exterior as if office or residential space is offered in the area housing the storage units; and
 - g. Comply with the architectural design theme specified in the respective general plan.
- (2) If located in a separate onsite building than the building providing first-story street-facing commercial space specified in Subsection (g)(1) herein, the separate building shall be located behind the building with first-story street-level commercial space, and shall only be as wide as the building providing first-story street-level commercial space. The building shall be designed by a licensed architect to have similar architectural features as the building providing first-story street-level commercial space.
- (3) Storage unit bay doors or garage doors shall face away from the nearest property line, and shall be completely obscured from view from any public right-of-way; except a bay or garage door may face a public right-of-way if the door is constructed of 80 percent window area and designed to appear as fenestration for first-story street-facing commercial space.
- (4) The lot's street frontage shall be developed as a complete street, as specified in Section 104-21-4(c).
- (5) Exemption: The requirements of this Subsection (g) shall be waived if:
 - a. The lot or parcel has no street frontage;
 - b. No street is planned that would give the lot or parcel frontage, as shown on any street plan or similar document adopted by the County; and
 - c. The parcel is surrounded on all sides by a zone that allows first-story street-facing commercial space, or is shown on a general plan, area plan, or other similar document adopted by the County to become surrounded on all sides by a zone that allows first-story street-facing commercial space.

(Ord. of 1956, § 18-4)

SECTION 7: AMENDMENT "Sec 104-20-5 Uses" of the Weber County
County Code is hereby *amended* as follows:

AMENDMENT

Sec 104-20-5 Uses

In the following list of possible uses, those designated in any zone as "P" will be a permitted use. Uses designated as "C" will be allowed only when authorized by a conditional use permit obtained as provided in title 108, chapter 4 of this Land Use Code. Uses designated "N" will not be allowed in that zone.

This table consolidates all of the C-X and CV-X zones into one table. Seeing the uses and how they relate in each zone will help provide clarity and consistency when administering the code.

	C-1	CV- 1	C-2	CV- 2	C-3
<u>Academies/studios for dance, art, sports, etc.</u>	C	C	P	P	P
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	P	P	P	P	P
Air conditioning, sales and service	N	N	N	C	P
Altering, pressing and repairing of wearing apparel	P	P	P		
Ambulance base stations	N	N	C	C	P
Amusement enterprises	N	N	N	N	C
Animal hospital, small animals only and provided it is conducted within completely enclosed building	N	N	N	C	C
Antique, import or souvenir shop	N	N	P	P	P
Archery shop and range, provided it is conducted within completely enclosed building	N	N	P	P	P
Art and artists supply store	N	P	P	P	P
Athletic, <u>recreational equipment</u> , and sporting goods stores <u>sales or rentals</u> , excluding sale or repair of motor vehicles, motor boats or motors	N	N	P	P	P
Athletic and sporting goods store including sale or repair of motor vehicles, motor boats or motors	N	N	N	N	P
Athletic club	N	P	P		
Auction establishment	N	N	N	C	C

This was brought over from the CV-X chapter. It was not listed in the C-X chapter. Permissions set based on the sister zone.

Already exists as "tailor" below

See "fitness center"

Automobile repair including paint, body and fender, brake, muffler, upholstery or transmission work, provided it is conducted within completely enclosed building	N	<u>N</u>	N	<u>C</u>	P
Automobile, new or used; sales and service	N	<u>N</u>	N	<u>C</u>	P
Awning sales and service	N	<u>N</u>	P	<u>C</u>	P
Baby formula service	P	<u>N</u>	P	<u>N</u>	P
Bakery, manufacture -limited to goods retailed on premises	P	<u>C</u>	P	<u>P</u>	P
Bakery goods manufacturing	N	<u>N</u>	N	<u>N</u>	P
Bank or financial institution, <u>not including payday loan services</u>	P	<u>P</u>	P	<u>P</u>	P
Barbershop	P	<u>P</u>	P	<u>P</u>	P
Bath and massage establishment	N	<u>N</u>	P	<u>N</u>	P
Beauty culture school	N	<u>N</u>	N	<u>N</u>	P
Beauty parlor for cats and dogs	N	<u>N</u>	P	<u>P</u>	P
Beauty shop	P	<u>P</u>	P	<u>P</u>	P
<u>Bed and breakfast dwelling</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Bed and breakfast inn	N	<u>N</u>	P	<u>P</u>	P
Bed and breakfast hotel	N	<u>N</u>	C	<u>C</u>	P
Beer parlor, sale of draft beer	N	<u>N</u>	N	<u>C</u>	C
Bicycle sales and service	P	<u>P</u>	P	<u>P</u>	P
Billiard parlor	N	<u>N</u>	N	<u>C</u>	P
Blue printing or photostatting	N	P	P		
Boarding house	N	<u>N</u>	C	<u>C</u>	P
Boat sales and service, <u>including water craft rentals as an accessory to boat sales and service</u>	N	<u>N</u>	C	<u>C</u>	P
Bookbinding	N	<u>N</u>	N	<u>N</u>	P
Bookstore, retail	P	<u>P</u>	P	<u>P</u>	P
Bottling and distribution plant	N	<u>N</u>	N	<u>N</u>	P
Bowling alley	N	<u>N</u>	C	<u>C</u>	P
Boxing arena	N	<u>N</u>	N	<u>N</u>	P
<u>Brewery, micro; in conjunction with a restaurant</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>
Building materials sales or yard	N	<u>N</u>	N	<u>N</u>	P
Bus terminal	N	<u>N</u>	P	<u>P</u>	P

This was brought over from the CV-X chapter. It was not listed in the C-X chapter. Permissions set based on the sister zone.

See "printing" below.

This was brought over from the CV-X chapter. It was not listed in the C-X chapter. Permissions set based on the sister zone.

<u>Butcher shop, excluding slaughtering</u>	<u>C</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>
Cabaret	N	<u>N</u>	N	<u>N</u>	C
Cafe or cafeteria	P	<u>P</u>	P	<u>P</u>	P
Camera store	P	<u>P</u>	P	<u>P</u>	P
Candy manufacture	N	<u>N</u>	N	<u>N</u>	P
Candy store, confectionery	P	<u>P</u>	P	<u>P</u>	P
Carbonated water sales	N	<u>N</u>	P	<u>P</u>	P
Carpenter and cabinet shop	N	<u>N</u>	N	<u>N</u>	P
Carpet and rug cleaning	N	<u>N</u>	N	<u>N</u>	P
Carpet, rug and linoleum service	N	<u>N</u>	P	<u>N</u>	P
<u>Car rental agency</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>
Car wash, automatic laundry type	N	<u>N</u>	C	<u>C</u>	P
Car wash, manual spray	C	<u>C</u>	P	<u>P</u>	P
Cash register sales and service	N	<u>N</u>	P	<u>N</u>	P
Catering establishment	N	<u>C</u>	P	<u>P</u>	P
China, crystal and silver shop	C	<u>C</u>	P	<u>P</u>	P
Christmas tree sales	P	<u>N</u>	P	<u>N</u>	P
Church	P N	<u>P</u>	P C	<u>P</u>	P
Church, temporary revival	N	C	C		
Circus, carnival or other transient amusement	N	<u>N</u>	N	<u>N</u>	C
Cleaning and dyeing establishment	N	<u>N</u>	P	<u>N</u>	P
Clinics, medical or dental	P	<u>P</u>	P	<u>P</u>	P
Clothing and accessory store	N	<u>N</u>	P	<u>P</u>	P
Coal and fuel sales office	N	<u>N</u>	N	<u>N</u>	P
Communication equipment building	N	<u>N</u>	P	<u>P</u>	P
Contractor shop, provided work is conducted within a completely enclosed building	N	<u>N</u>	N	<u>N</u>	P
<u>Convenience store</u>	<u>C</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>
Costume rental	N	<u>N</u>	P	<u>P</u>	P
Dairy products store	P	<u>P</u>	P	<u>P</u>	P
Dance hall	N	<u>N</u>	N	<u>N</u>	C
Data processing service and supplies	N		P		P

This was brought over from the CV-X chapter. It was not listed in the C-X chapter. Permissions set based on the sister zone.

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Regulating a church differently than other churches is not advisable.

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		<u>N</u>		<u>P</u>	
<u>Day care center</u>	<u>C</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>N</u>
Delicatessen	P	<u>P</u>	P	<u>P</u>	P
Department store	N	<u>N</u>	P	<u>P</u>	P
Detective agency	P	<u>N</u>	P	<u>N</u>	P
Diaper service, including cleaning	N	<u>N</u>	P	<u>P</u>	P
Drapery and curtain store	N	<u>N</u>	P	<u>P</u>	P
Drive it yourself agency or business	N	<u>N</u>	P	<u>N</u>	P
Drug store	P	<u>P</u>	P	<u>P</u>	P
Dry cleaning-establishment	P <u>N</u>	<u>P</u>	P	<u>P</u>	P
<u>Dry cleaning pickup station</u>	<u>P</u>	<u>P</u>	<u>P</u>		
<u>Dwelling unit in compliance with Section 104-21-4(d)</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>
Dwelling unit as part of a commercial building for proprietor or employee who also serves as a night watchman provided that 3,000 sq. ft. of green area is provided for the family	C	<u>P</u>	C	<u>P</u>	N
Educational institution	N	<u>N</u>	P	<u>P</u>	P
Educational/institutional identification sign	C	<u>C</u>	C	<u>C</u>	C
Egg and poultry store, providing no live bird slaughtering or eviscerating permitted	P	<u>P</u>	P	<u>P</u>	P
Electrical and heating appliances and fixtures sales and service	N	<u>N</u>	P	<u>P</u>	P
Electronic equipment sales and service	N	<u>N</u>	P	<u>P</u>	P
Employment agency	N	<u>N</u>	P	<u>P</u>	P
Express and transfer service	N	<u>N</u>	N	<u>N</u>	C
Fabric and textile store	P	<u>C</u>	P	<u>P</u>	P
Farm implement sales	N	<u>N</u>	N	<u>C</u>	P
Film exchange establishment	P	<u>N</u>	P	<u>N</u>	P
<u>Fitness, athletic, health, or recreation center, or gymnasium</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>
Five and ten cent store	P	<u>N</u>	P	<u>N</u>	P
<u>Flooring sales and service, carpet, rug, and linoleum</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>
Florist shop	P	<u>C</u>	P	<u>P</u>	P
Frozen food lockers, incidental to a grocery store or food business	P	<u>P</u>	P	<u>P</u>	P

This was brought over from the CV-X chapter. It was not listed in the C-X chapter. Permissions set based on the sister zone.

Perhaps this can be governed by "dry cleaning" above?

This was brought over from the CV-X chapter. It was not listed in the C-X chapter. Permissions set based on the sister zone.

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Fruit <u>or vegetable</u> store or stand	P	<u>P</u>	P	<u>P</u>	P
Furniture sales and repair	N	<u>N</u>	P	<u>P</u>	P
Fur apparel sales, storage or repair	N	<u>N</u>	P	<u>P</u>	P
Garden supplies and plant materials sales	P	<u>C</u>	P	<u>P</u>	P
Gift store	P	<u>P</u>	P	<u>P</u>	P
Glass sales and service	N	<u>N</u>	P	<u>P</u>	P
Government <u>office</u> buildings or uses, nonindustrial	C	<u>N</u>	P	<u>P</u>	P
Greenhouse and nursery ; soil and lawn service	N	<u>N</u>	P	<u>P</u>	P
Grocery store	P	<u>C</u>	P	<u>P</u>	P
Gunsmith	N	<u>P</u>	P	<u>P</u>	P
Gymnasium	N	<u>N</u>	P	<u>P</u>	P
Hardware stores	N	<u>N</u>	P	<u>P</u>	P
Health club	N	P	P		
Health food store	P	<u>P</u>	P	<u>P</u>	P
Heliport	N	<u>N</u>	C	<u>N</u>	C
Hobby and crafts store	P	<u>P</u>	P	<u>P</u>	P
Hospital supplies	N	<u>N</u>	P	<u>N</u>	P
Hotel	N	<u>N</u>	C	<u>C</u>	P
House cleaning and repair	N	<u>N</u>	P	<u>P</u>	P
House equipment display	N	<u>N</u>	P	<u>N</u>	P
Household appliance sales and incidental service	N	<u>N</u>	C	<u>C</u>	P
Household pets, dwelling units only	P	<u>P</u>	P	<u>P</u>	P
Ice cream manufacture	N	<u>N</u>	N	<u>N</u>	P
Ice cream parlor	P	<u>P</u>	P	<u>P</u>	P
Ice manufacture and storage	N	<u>N</u>	N	<u>N</u>	P
Ice store or vending station	P	<u>P</u>	P	<u>P</u>	P
Insulation sales	N	<u>N</u>	P	<u>P</u>	P
Insurance agency	N	<u>N</u>	P	<u>P</u>	P
Interior decorator and designing establishment Interior decorator and designing establishment	N	<u>P</u>	P	<u>P</u>	P
Janitor service and supply	N	<u>N</u>	P	<u>N</u>	P
Jewelry store sales and service	P	<u>P</u>	P	<u>P</u>	P

Consolidation of uses.

Use separated. See below.

Consolidation with fitness center.

Redundant

Knitting mills	N	<u>N</u>	N	<u>N</u>	C
Laboratory, dental or medical	N	<u>N</u>	P	<u>P</u>	P
Laundry or dry cleaners, laundromat type	P	<u>P</u>	P	<u>P</u>	P
Laundry or dry cleaning establishment	N	N	P		
Laundrette or laundromat	P	P	P		
Lawn mower sales and service	N	<u>N</u>	P	<u>P</u>	P
Leather goods, sales and service	N	<u>N</u>	P	<u>P</u>	P
Legal office	N	<u>N</u>	P	<u>P</u>	P
Library	P	<u>P</u>	P	<u>P</u>	P
Linen store	N	<u>N</u>	P	<u>P</u>	P
Linen supply service	N	<u>N</u>	N	<u>N</u>	P
Liquor store	N	<u>N</u>	C	<u>C</u>	C
Locksmith	P	<u>P</u>	P	<u>P</u>	P
Lodge or social hall	N	<u>N</u>	P	<u>P</u>	P
Lodging house	N	<u>N</u>	C	<u>N</u>	P
Lounge	N	<u>N</u>	N	<u>N</u>	C
Luggage store	N	<u>N</u>	P	<u>N</u>	P
Lumber yard	N	<u>N</u>	N	<u>N</u>	C
Machine shop operations incidental to any use permitted in C-3 district	N	<u>N</u>	N	<u>N</u>	P
Manufacture of goods retailed on premises	N	<u>N</u>	C	<u>N</u>	C
Meat custom cutting and wrapping, excluding slaughtering	N	<u>N</u>	C	<u>C</u>	C
Meat, fish and seafood store	P	<u>P</u>	P	<u>P</u>	P
Medical office	P	<u>P</u>	P	<u>P</u>	P
<u>Medical supplies</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>
Millinery	N	<u>N</u>	P	<u>N</u>	P
Miniature golf	N	<u>N</u>	N	<u>C</u>	C
Mobile home sales	N	<u>N</u>	C	<u>N</u>	P
Mobile home service	N	<u>N</u>	N	<u>N</u>	P
Monument works and sales	N	<u>N</u>	P	<u>P</u>	P
Mortuary	N	<u>N</u>	C	<u>C</u>	P

Reduntant

This was brought over from the CV-X chapter. It was not listed in the C-X chapter. Permissions set based on the sister zone.

Motel	N	<u>N</u>	C	<u>C</u>	P
Motorboat sales and service	N	<u>N</u>	C	<u>N</u>	P
Motorcycle and motor scooters sales and service	N	<u>N</u>	C	<u>C</u>	P
Museum	C	<u>C</u>	P	<u>P</u>	P
Music store	N	<u>C</u>	P	<u>P</u>	P
Needlework, embroidery or knitting store	P	<u>N</u>	P	<u>N</u>	P
Newsstand	P	<u>P</u>	P	<u>P</u>	P
Nightclub or social club	N	<u>N</u>	N	<u>N</u>	C
Notion store	P	<u>N</u>	P	<u>N</u>	P
Novelty store	N	<u>N</u>	P	<u>N</u>	P
Nursery school	C	<u>N</u>	P	<u>N</u>	P
Office in which goods or merchandise are not commercially created, exchanged or sold	N	<u>N</u>	P	<u>N</u>	P
Office supply	N	<u>N</u>	P	<u>P</u>	P
Office machines sales and service	N	<u>N</u>	P	<u>N</u>	P
Oil burner shop	N	<u>N</u>	N	<u>N</u>	C
Optometrist, optician or oculist	P	<u>P</u>	P	<u>P</u>	P
Ornamental iron sales or repair	N	<u>N</u>	C	<u>C</u>	P
<u>Outdoor storage, except where expressly permitted otherwise in the zone</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Paint or wallpaper store	N	<u>N</u>	P	<u>P</u>	P
Paperhanger shop	N	<u>N</u>	P	<u>N</u>	P
Park and playground	P	<u>P</u>	P	<u>P</u>	P
Parking lot or garage <u>as a main use</u> for passenger automobiles	C	<u>N</u>	C	<u>C</u>	C
Pawnshop	N	<u>N</u>	N	<u>N</u>	P
Penny arcade	N	<u>N</u>	N	<u>N</u>	C
Pest control and extermination	N	<u>N</u>	P	<u>P</u>	P
Pet and pet supply store	N	<u>N</u>	P	<u>P</u>	P
Pharmacy	P	<u>P</u>	P	<u>P</u>	P
Photographic supplies	P	<u>P</u>	P	<u>P</u>	P
Photo studio	P	<u>P</u>	P	<u>P</u>	P
Physician or surgeon	P	<u>P</u>	P	<u>P</u>	P

New use listed.

Clarification.

Pie manufacture	N	<u>N</u>	P	<u>P</u>	P
Plumbing shop	N	<u>N</u>	C	<u>P</u>	P
Pony ring, without stables	N	<u>N</u>	N	<u>N</u>	C
Pool hall	N	<u>N</u>	N	<u>N</u>	P
Popcorn or nut shop	P	<u>P</u>	P	<u>P</u>	P
Post office	C	<u>C</u>	P	<u>P</u>	P
<u>Pottery, sales and manufacture of crafts and tile</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>
Printing, lithographing, publishing or reproductions <u>or copying</u> sales and services	N	<u>N</u>	C	<u>P</u>	P
Private liquor club	N	<u>N</u>	N	<u>C</u>	C
Professional office	N	<u>N</u>	P	<u>P</u>	P
Public utilities substation	C	<u>C</u>	C	<u>C</u>	C
Public building	P	<u>P</u>	P	<u>P</u>	P
Radio and television sales and service	C	<u>C</u>	P	<u>P</u>	P
Radio, <u>or</u> television of FM broadcasting station	N	<u>N</u>	P	<u>P</u>	P
Real estate agency	N	<u>C</u>	P	<u>P</u>	P
Reception center or wedding chapel	N	<u>N</u>	C	<u>C</u>	P
Recreation center	N	<u>N</u>	C	<u>N</u>	P
Recreational vehicle storage, <u>indoor only</u>	C	<u>N</u>	C	<u>C</u>	P
Rental agency for home and garden equipment	N	<u>N</u>	P	<u>P</u>	P
Restaurant	P	<u>C</u>	P	<u>P</u>	P
Restaurant, drive-in	N	<u>N</u>	P	<u>C</u>	P
<u>Restaurant, drive-through</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>P</u>
Roller skating rink	N	<u>N</u>	C	<u>N</u>	P
Roofing sales or shop	N	<u>N</u>	P	<u>N</u>	P
Secondhand store	N	<u>N</u>	P	<u>P</u>	P
Seed and feed store, retail	N	<u>N</u>	P	<u>P</u>	P
<u>Self-storage, indoor units for personal and household items, in compliance with the requirements of Section 104-20-4.</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>C</u>
Service station, automobile excluding painting, body and fender and upholstery work	P	<u>P</u>	P	<u>P</u>	P
Service station, automobile, with rotating brush <u>one-bay</u> car	P	<u>C</u>	P	<u>P</u>	P

Updating

This was brought over from the CV-X chapter. It was not listed in the C-X chapter. Permissions set based on the sister zone.

Clarifying

This was brought over from the CV-X chapter. It was not listed in the C-X chapter. Permissions set based on the sister zone.

Primary subject of this amendment

Updating

wash as accessory use					
Sewing machine sale and service	N	<u>N</u>	P	<u>P</u>	P
Sheet metal shop and retinning, provided all operations are conducted within completely enclosed bldg.	N	<u>N</u>	N	<u>N</u>	C
Shoe repair or shoe shine shop	P	<u>P</u>	P	<u>P</u>	P
Shoe store	N	<u>N</u>	P	<u>P</u>	P
Shooting gallery	N	<u>N</u>	N	<u>N</u>	P
Sign manufacture or sign painting	N	<u>*</u>	N	<u>*</u>	P
Sign, animated; <u>only the time and temperature may be animated in the C-1 zone;</u>	*P	<u>*</u>	P	<u>*</u>	P
Sign, business	P	<u>*</u>	P	<u>*</u>	P
Sign, flat	P	<u>*</u>	P	<u>*</u>	P
Sign, construction project	P	<u>*</u>	P	<u>*</u>	P
Sign, directional	P	<u>*</u>	P	<u>*</u>	P
Sign, freestanding	P	<u>*</u>	P	<u>*</u>	P
Sign, identification and information	P	<u>*</u>	P	<u>*</u>	P
Sign, marquee	P	<u>*</u>	P	<u>*</u>	P
Sign, nameplate	P	<u>*</u>	P	<u>*</u>	P
Sign, off premises	N	<u>*</u>	P	<u>*</u>	P
Sign, projecting	P	<u>*</u>	P	<u>*</u>	P
Sign, roof	N	<u>*</u>	P	<u>*</u>	P
Sign, temporary	P	<u>*</u>	P	<u>*</u>	P
Sign, wall	P	<u>*</u>	P	<u>*</u>	P
<u>Snow plow and removal service</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>P</u>
<u>Snowmobile and ATV sales and repair</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Soil and lawn service</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Spa</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>
Supermarket	P	<u>N</u>	P	<u>N</u>	P
*only time and temperature animated sign in C-1 Zone					
Tailor shop	P N	<u>P</u>	P	<u>P</u>	P
Tavern, <u>beer pub</u>	N	<u>N</u>	N	<u>C</u>	C
Taxicab stand	P	<u>N</u>	P	<u>N</u>	P

Clarifying

All of these four were brought over from the CV-X chapter. It was not listed in the C-X chapter. Permissions set based on the sister zone.

Clarifying. See "sign, animated" above.

Taxidermist	N	<u>N</u>	P	<u>P</u>	P
Telegraph office	P	P	P		
Temporary building for uses incidental to construction work. Such buildings shall be removed upon the completion of the construction work.	P	<u>P</u>	P	<u>P</u>	P
Theater, indoor	N	<u>N</u>	P	<u>P</u>	P
Theater, outdoor	N	<u>N</u>	N	<u>N</u>	C
Tire recapping or retreading sales and service	N	<u>N</u>	N	<u>N</u>	C
Tobacco shop	P	<u>N</u>	P	<u>P</u>	P
Tool design (precision) repair and manufacture	N	<u>N</u>	N	<u>N</u>	C
Toy store, retail	P	<u>N</u>	P	<u>P</u>	P
Trade or industrial school	N	<u>N</u>	C	<u>C</u>	P
Trailer sales and service	N	<u>N</u>	N	<u>N</u>	P
Travel agency	P	<u>C</u>	P	<u>P</u>	P
Truck terminal	N	<u>N</u>	N	<u>N</u>	P
Upholstery shop	C	<u>C</u>	P	<u>P</u>	P
Used car lot	N	<u>N</u>	N	<u>N</u>	C
Variety store	P	<u>N</u>	P	<u>N</u>	P
Vegetable store or stand	P	P	P		
Vendor, short term, in compliance with the requirements of Section 108-13-3 (see definition under 1-6)	P	<u>P</u>	P	<u>P</u>	P
Ventilating equipment sales and service	N	<u>N</u>	C	<u>C</u>	P
<u>Video sales and rental</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Warehouse storage	N	<u>N</u>	N	<u>N</u>	P
Weather stripping shop	N	<u>N</u>	P	<u>N</u>	P
Welding shop	N	<u>N</u>	N	<u>N</u>	C
Wholesale business	N	<u>N</u>	N	<u>N</u>	P
Window washing establishment	N	<u>N</u>	P	<u>P</u>	P

* See Section 110-2 for sign types allowed in the CV-1 and CV-2 zones.

(Ord. of 1956, § 18-5; Ord. No. 10-83; Ord. No. 2-85; Ord. No. 16-89; Ord. No. 95-19; Ord. No. 96-42; Ord. No. 97-20; Ord. No. 20-94; Ord. No. 30-94; Ord. No. 2015-7, Exh. A, 5-5-2015)

SECTION 8: AMENDMENT “Chapter 104-21 Commercial Valley Zones Cv-1 And Cv-2” of the Weber County County Code is hereby *amended* as follows:

AMENDMENT

Chapter 104-21 ~~Commercial Valley Zones Cv-1 And Cv-2~~ Reserved

Consolidating this entire chapter with chapter 20 to create a single commercial zoning chapter. The content of all subsections below are being deleted and reserved for a different zone at a later time.

SECTION 9: AMENDMENT “Sec 104-21-1 Purpose And Intent” of the Weber County County Code is hereby *amended* as follows:

AMENDMENT

Sec 104-21-1 Purpose And Intent

- (a) ~~The purpose of the CV-1 and CV-2 zones is to provide suitable areas for the location of the various types of commercial activity needed to serve the people and commerce of the Ogden Valley in unincorporated Weber County. It is also to separate, into two commercial zones, uses based upon the type of activity which are compatible and complementary, as well as the intensity of land utilization and accessory use needs. The CV-1 Zone (Neighborhood Commercial) has been established for the purpose of providing shopping facilities and services within neighborhoods in the Ogden Valley; primarily for the convenience of people living in a neighborhood. The types of goods and services which may be offered for sale have been limited to "convenience goods" such as groceries, drugs, and personal services such as a barber and beauty shop; distinguished by the fact that the principal patronage of the establishments originates within the surrounding neighborhood. Consequently, other uses such as automobile sales, furniture, and other stores, in which the principal patronage originates outside the surrounding neighborhood, have been excluded from the CV-1 zone. The maximum size of a CV-1 zone node shall be approximately five (5) acres exclusive of minimum lot widths and areas. The CV-2 Zone (General Commercial) has been established for the purpose of providing a broad range of commercial services and goods to serve a larger region of the county like the Ogden Valley. Areas with CV-2 zoning have a principal patronage which originates throughout the Ogden Valley or is due to recreation in the Ogden Valley. CV-2 areas are to be a commercial hub or node of activity. These areas, as outlined in the General Plan, are to be near the traditional town centers of the Ogden Valley and not to be strung out along the highways. Uses in the CV-2 Zone may provide goods and services not typically found amongst commercial areas within resorts including automobile sales and service, sporting goods, service stations, hotels, and professional offices.~~

Reserved.

(Ord. of 1956, § 18B-1; Ord. No. 2011-5, § 18B-1, 3-15-2011; Ord. No. 2012-17, § 18B-1, 10-23-2012)

SECTION 10: **AMENDMENT** “Sec 104-21-2 Site Development Standards” of the Weber County County Code is hereby *amended* as follows:

AMENDMENT

Sec 104-21-2 Site Development Standards

~~The following site development standards apply to the CV-1 and CV-2 zones: Lot area: Lot width: Yard Setbacks: Building height: Lot coverage: Front yard setbacks: Side yard setback: Rear yard setback: CV-1 ZONE CV-2 ZONE Minimum lot area: None None CV-1 ZONE CV-2 ZONE Minimum lot width: None None CV-1 ZONE CV-2 ZONE Minimum building height: 1-story 1-story Maximum building height: 35 feet 35 feet CV-1 ZONE CV-2 ZONE Maximum lot coverage by buildings: 60 percent 60 percent CV-1 ZONE CV-2 ZONE Minimum front yard setback: None None CV-1 ZONE CV-2 ZONE Minimum side yard setback: 10 feet, except none if either: the owner has obtained a perpetual building maintenance contract, as provided in Section 104-21-4(c); or the building will abut a building on the adjoining lot or parcel. CV-1 ZONE CV-2 ZONE Minimum rear yard setback: 10 feet, except none if either: the owner has obtained a perpetual building maintenance contract, as provided in Section 104-21-4(c); or the building will abut a building on the adjoining lot or parcel.~~

Reserved.

(Ord. of 1956, § 18B-2; Ord. No. 2011-5, § 18B-2, 3-15-2011; Ord. No. 2012-17, § 18B-2, 10-23-2012; Ord. No. 2016-10, Exh. A, 8-23-2016)

SECTION 11: **AMENDMENT** “Sec 104-21-3 Sign Regulations” of the Weber County County Code is hereby *amended* as follows:

AMENDMENT

Sec 104-21-3 Sign Regulations

~~The height, size, and location of the permitted signs shall be in accordance with the regulations set forth in title 110, chapter 21, Ogden Valley signs, of this Land Use Code.~~

Reserved.

(Ord. of 1956, § 18B-3; Ord. No. 2011-5, § 18B-3, 3-15-2011; Ord. No. 2012-17, § 18B-3, 10-23-2012)

SECTION 12: **AMENDMENT** “Sec 104-21-4 Special Regulations” of the Weber County County Code is hereby *amended* as follows:

AMENDMENT

Sec 104-21-4 Special Regulations

- (a) ~~**Manufacturing uses.** All manufacturing uses shall be done within a completely enclosed building in an effort to mitigate objectionable nuisances such as odor, dust, smoke, noise, heat, or vibration. In the CV-1 zone, operation hours are limited to 6:00 a.m. to 10:00 p.m. In the CV-1 zone, there shall not be more than four washing bays for a manual spray car wash. Car wash facilities shall be set back from the street right-of-way at least 60 feet. The frontage of the lot shall, for a depth of at least 30 feet, be reserved for future street-front commercial buildings and related improvements. One bay car wash, four spaces in the approach lane; Two bay car wash, three spaces in the approach lane for each wash bay; Three or more bay car wash, two spaces in the approach lane for each wash bay. **Car wash.** A car wash shall be permitted subject to the following restrictions: Modification of existing site improvements that affect less than 25 percent of the lot area is exempt from complete street requirements. The off-street vehicle spaces or queues required shall be as follows: For portions of a lot's frontage in the CV-1 or CV-2 zone where a complete street is not required by this Subsection (c)(1), a 10-foot wide sidewalk is required, as prescribed by the Planning Director after consultation with the County Engineer. **Complete street.** A complete street, as defined in Section 101-1-7, shall be installed to span the street frontage of the lot for the width of existing or proposed completed improvements, including parking facilities and required landscaped area. If this width is 75 percent of the lot width or greater, the complete street shall span the entire street frontage of the lot in the CV-1 or CV-2 zone. A complete street design shall include a ten-foot pedestrian pathway or sidewalk, pedestrian lighting, shade trees, appropriate clear view of intersection, and shall also include safe street crossings for pedestrians in no greater than 300-foot intervals. The complete street design, tree species and planting techniques, and pedestrian lighting are subject to approval by the Planning Director, after consultation with the County Engineer. **Dwelling unit.** A dwelling unit is allowed, as part of a mixed use building, only if allowed in section 104-21-5, and only when specifically assigned to the property as part of a development agreement approved prior to July 1, 2016. When fronting on a public or private street, buildings that contain dwelling units shall comply with the following: The building shall provide street-facing commercial space, at the street level, that is accessible from the street, for the entire length of the building's street frontage; The building shall not be setback any greater than 20 feet at any point from the property line that runs parallel to the public or private street; The building shall be subject to the requirements of chapter 108-1 and chapter~~

~~108-2; and The lot's street frontage shall be developed as a complete street, as specified in section 104-21-4(e).~~***Perpetual building maintenance agreement.*** When permitted by this chapter as a way to allow reduced side or rear setbacks, a perpetual building maintenance agreement is required between the building owner and the affected adjacent property owner, which shall allow for construction and maintenance of the side or rear of a commercial building, and shall be reviewed for compliance with this section by the Planning Division and County Attorney's Office; place responsibility on the building owner for prompt repairs and maintenance of the side or rear of the building; require allowances of access to the property for repairs and maintenance purposes; be signed by the owner of the commercial building and the adjacent property owner to be considered valid; and be recorded on the title of both properties.***Cross-access and cross-access easement.*** Access to adjacent existing or future development without the need to access the public right-of-way is in the interest of public safety. As such, at a minimum, each developed lot or parcel shall have two points of ingress and egress, at least one of which shall be stubbed to adjacent property where practicable. When locating a cross-access easement or designing the cross-access infrastructure, good faith efforts shall be made to coordinate the location and design with the adjoining land owner. The Planning Director may require the cross-access to be located in a manner that optimizes traffic circulation on the properties or in the area. Construction of the cross-access infrastructure shall be completed prior to the issuance of a certificate of occupancy for any structure on the lot or parcel, or a completion bond may substitute for completion if allowed by the County Engineer. When a lot or parcel is being developed that abuts an existing cross-access easement or existing cross-access infrastructure, a reciprocal cross-access easement shall be provided on the same lot line or parcel line in the same location and of equal width. The reciprocal cross-access infrastructure shall be constructed to the same standard as, or better than, the existing cross-access infrastructure on the adjacent parcel. A cross-access easement shall be recorded on the title of all affected properties, along with a perpetual operation and maintenance agreement between the property owners that specifies, at a minimum, that the infrastructure will be operated and maintained by the property owners in a manner that is safe and usable for two-way vehicle traffic. If property owners fail to operate or maintain cross-access infrastructure that was required by the County under this section, the County may pursue enforcement measures as provided in this Land Use Code.

Reserved.

(Ord. of 1956, § 18B-4; Ord. No. 2011-5, § 18B-4, 3-15-2011; Ord. No. 2012-17, § 18B-4, 10-23-2012; Ord. No. 2016-10, Exh. A, 8-23-2016)

SECTION 13: AMENDMENT “Sec 104-21-5 Uses” of the Weber County County Code is hereby *amended* as follows:

AMENDMENT

Sec 104-21-5 Uses

n the following list of possible uses, those designated in any zone as "P" will be a permitted use. Uses designated as "C" will be allowed only when authorized by a conditional use permit obtained as provided in title 108, chapter 4 of this Land Use Code. Uses designated "N" shall not be allowed in that zone. ~~CV-1 CV-2~~ Academies/studios for dance, art, sports, etc. ~~CP~~ 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 ~~PP~~ Animal hospital ~~NC~~ Antique, import or souvenir shop ~~NP~~ Archery shop and range, provided it is conducted within an enclosed building ~~NP~~ Art and artists gallery or supply store ~~PP~~ Assisted living facility including convalescent or rest home ~~PP~~ Athletic, recreational equipment, and sporting goods sales/rentals, excluding sale or repair of motor vehicles, motor boats or motors ~~NP~~ Auction establishment ~~NC~~ Automobile repair including paint, body and fender, brake, muffler, upholstery, or transmission work provided it is conducted within an enclosed building ~~NC~~ Automobile, new or used sales/service ~~NC~~ Awning sales and service ~~NP~~ Bakery ~~CP~~ Bank or financial institution not including payday loan services ~~PP~~ Barbershop ~~PP~~ Beauty shop ~~PP~~ Bed and breakfast dwelling ~~PP~~ Bed and breakfast inn ~~NP~~ Bed and breakfast hotel ~~NC~~ Brewery, micro in conjunction with a restaurant ~~NP~~ Bicycle sales and service ~~PP~~ Billiard parlor ~~NC~~ Boarding house ~~NC~~ Boat sales and service ~~NC~~ Boat and personal water craft rentals as an accessory use to boat sales and service ~~NC~~ Book store, retail ~~PP~~ Bowling alley ~~NC~~ Butcher shop, excluding slaughtering ~~CP~~ Cafe ~~PP~~ Camera store ~~PP~~ Candy store, confectionery ~~PP~~ Car rental agency ~~NP~~ Car wash, automatic ~~NC~~ Car wash, manual spray ~~CP~~ Catering establishment ~~CP~~ Church ~~PP~~ Clinics, medical or dental ~~PP~~ Clothing and accessory store ~~NP~~ Communication equipment building ~~NP~~ Convenience store ~~CP~~ Costume rental ~~NP~~ Data processing service and supplies ~~NP~~ Day care center ~~CP~~ Delicatessen ~~PP~~ Diaper service, including cleaning ~~NP~~ Drapery and curtain store ~~NP~~ Drug store ~~PP~~ Dry cleaning ~~PP~~ Dwelling unit, if in compliance with section 104-21-4(d) ~~NP~~ Dwelling unit as part of a commercial building for proprietor or employee who also serves as a night watchman provided that an additional 3,000 square feet of landscaped area is provided for the residential use. The provisions of section 104-21-4(d) are not applicable. ~~PP~~ Educational institution ~~NP~~ Electrical and heating appliances and fixtures sales and service ~~NP~~ Electronic equipment sales and service ~~NP~~ Employment agency ~~NP~~ Fabric and textile store ~~CP~~ Farm implement sales ~~NC~~ Feed and seed store, retail ~~NP~~ Flooring sales and service, carpet, rug and linoleum ~~NP~~ Florist shop ~~CP~~ Fitness, athletic, health, recreation center, or gymnasium ~~NP~~ Fruit and vegetable store or stand ~~PP~~ Furniture sales and repair ~~NP~~ Fur apparel sales, storage or repair ~~NP~~ Garden supplies and plant materials sales ~~CP~~ Gift store ~~PP~~ Glass sales and service ~~NP~~ Government office buildings ~~NP~~ Greenhouse and nursery ~~NP~~ Grocery store ~~CP~~ Grooming for small animals ~~PP~~ Gunsmith ~~PP~~ Hardware store ~~NP~~ Health food store ~~PP~~ Hobby and crafts store ~~PP~~ Hotel ~~NC~~ House cleaning and repair ~~NP~~ Household appliance sales and incidental service ~~NC~~ Ice cream parlor ~~PP~~ Insulation sales ~~NP~~ Interior decorator and designing establishment ~~PP~~ Jewelry store sales and service ~~PP~~ Laboratory, dental or medical ~~NP~~ Laundromat ~~PP~~ Lawn mower sales and service ~~NP~~ Library ~~PP~~ Linen store ~~NP~~ Liquor store ~~NC~~ Locksmith ~~PP~~ Lodge or social hall ~~NP~~ Meat, custom exempt cutting, wrapping, and processing of livestock and game, excluding slaughtering ~~NC~~ Medical supplies ~~NP~~ Miniature

~~golfNCMonument works and salesNPMortuaryNCMotelNCMotorecycle and motor scooters sales and serviceNCMuseumCPMusic storeCPOffice supplyNPOrnamental iron sales or repairNCPaint or wallpaper storeNPPark and playgroundPPParking lot or garage as a main useNCPest control and exterminationNPPet and pet supply storeNPParmacyPPPhoto studioPPPlumbing shopNPPost officeCPPottery, sales and manufacture of crafts and tileNPPrinting, copy sales and servicesNPPrivate liquor clubNCProfessional officeNPPublic utilities substationCCRradio and television sales and serviceCPRadio or television broadcasting stationNPRReal estate agencyCPReception center or wedding chapelNCRecreational vehicle storageNCRental, equipmentNPRRestaurantCPRRestaurant, drive-inNCRRestaurant, drive-throughNCSecond-hand storeNPSelf storage, indoor units for personal and household itemsNCService station, automobile excluding body, fender, and upholstery workPPService station, automobile with 1-bay automatic car wash as an accessory useCPSewing machine sales and serviceNPShoe repairPPShoe storeNPSnow plow and removal serviceNCSnowmobile, ATV sales and repairNCSoil and lawn serviceNPSpaNPTailor shopPPTavern, beer pubNCTaxidermistNPTemporary building for uses incidental to construction work. Such buildings shall be removed upon the completion of the construction work.PPTheater, indoorNPTobacco shopNPToy store, retailNPTrade or industrial schoolNCTravel agencyCPUpholstery shopCPVendor, short-termPPVentilating equipment sales and serviceNCVideo sales and rentalPPWindow washing establishmentNP~~

Reserved.

(Ord. of 1956, § 18B-5; Ord. No. 10-83; Ord. No. 2001-6; Ord. No. 2001-16; Ord. No. 2006-25; Ord. No. 2011-5, § 18B-5, 3-15-2011; Ord. No. 2012-1, § 3, 1-3-2012; Ord. No. 2012-17, § 18B-5, 10-23-2012; Ord. No. 2015-7, Exh. A, 5-5-2015; Ord. No. 2016-10, Exh. A, 8-23-2016)

SECTION 14: **AMENDMENT** “Sec 104-22-2 Permitted Uses” of the Weber County County Code is hereby *amended* as follows:

AMENDMENT

Sec 104-22-2 Permitted Uses

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

- (a) 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.
- (b) Any permitted use in a C-3 Zone except dwelling units.
- (c) Agriculture.
- (d) Animal hospitals.
- (e) Animals and fowl for family food production.
- (f) Boat building.

- (g) Bookbinding.
- (h) Body and fender work, if conducted within an enclosed building.
- (i) Bottling works, soft drinks.
- (j) Cannabis production establishment, in compliance with Section 108-7-34.
- (k) Carpenter shop, cabinet shop.
- (l) Carpet and rug cleaning and dyeing.
- (m) Coal, fuel and wood yards, enclosed within a building or by a solid fence of not less than six feet in height.
- (n) Construction of buildings to be sold and moved off the premises.
- (o) Dairy.
- (p) Dry cleaning plant.
- (q) Dwelling unit for night watchman or guard and family.
- (r) Egg handling, processing and sales.
- (s) Electric appliances and/or electronic instruments assembling.
- (t) Express office.
- (u) Garage, public.
- (v) Home occupations.
- (w) Honey extraction.
- (x) Ice manufacturing and storage.
- (y) Kennel.
- (z) Knitting mill.
- (aa) Laboratory.
- (ab) Laundry.
- (ac) Lithographing, including engraving and photo engraving.
- (ad) Machine shop.
- (ae) Manufacturing, compounding, processing, packing and treatment of the following products:
 - (1) Bakery goods.
 - (2) Candy.
 - (3) Dairy products.
 - (4) Pharmaceuticals.
- (af) 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.
- (ag) 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.
- (ah) Monument works.
- (ai) Motion picture studio.
- (aj) Motor vehicles, trailers, bicycles and machinery repairing, rentals, sales and reconditioning.
- (ak) Parking lot.
- (al) Planing mill.
- (am) Printing, including engraving and photo engraving, blueprinting, photostatting and duplication.
- (an) Public and quasi public uses.
- (ao) Public transit yards.
- (ap) Radio and television transmitting towers.
- (aq) 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.
- (ar) Rubber welding.
- (as) Sand blasting.
- (at) Self-storage, indoor units for personal and household items.
- (au) Service station.
- (av) Sign painting shop.
- (aw) 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.
- (ax) Tire retreading and/or vulcanizing.
- (ay) Transfer company.
- (az) Truck service station.
- (ba) Trucking terminal.
- (bb) Upholstering, including mattress manufacturing, rebuilding and renovating.
- (bc) Used car lot.
- (bd) Veterinary, and hotel and beauty parlor for cats and dogs.
- (be) Warehouse.
- (bf) Weaving.
- (bg) Welding shop.
- (bh) Wholesale business.

Subject use
being added
here.

SECTION 15: **AMENDMENT** “Sec 104-23-2 Permitted Uses” of the Weber County Code is hereby *amended* as follows:

A M E N D M E N T

Sec 104-23-2 Permitted Uses

The following uses are permitted in the MV-1, Ogden Valley Light Manufacturing Zone:

- (a) 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.
- (b) Agricultural implement repair.
- (c) Ambulance base station.
- (d) Animal hospital.
- (e) Archery shop and range, provided conducted within completely enclosed building.
- (f) Auction establishment.
- (g) Carpenter shop, cabinet shop.
- (h) Cleaning and dyeing establishment.
- (i) Communication equipment building.
- (j) Contractor's equipment storage yard, maintenance, and repair.
- (k) Distillery.
- (l) Farm implement sales.
- (m) Garden supplies and plant material sales.
- (n) Greenhouse and nursery.
- (o) Gymnasium.
- (p) Lawn mower sales and/or service.
- (q) Meat custom cutting and wrapping excluding slaughtering.
- (r) Monument works and/or sales.
- (s) Ornamental iron sales and/or repair.
- (t) Pest control and extermination.
- (u) Plumbing shop.
- (v) Printing, including engraving and photo engraving, blueprinting, photostatting and duplication.
- (w) Public and quasi public uses.
- (x) Recreation center.
- (y) Recreational vehicle storage.
- (z) Rental agency for home and garden equipment.
- (aa) Roofing sales or shop.
- (ab) Self-storage, indoor units for personal and household items.
- (ac) Small-batch artisan food processing limited to food for human consumption, e.g., baked goods, confectioneries, and craft cheese.

Subject use
being added
here.

- (ad) Small brewery.
- (ae) Soil and lawn service.
- (af) Taxidermist.
- (ag) Trade or industrial school.
- (ah) Upholstery shop.
- (ai) Ventilating equipment sales and service.
- (aj) Warehouse, including storage units.
- (ak) Window washing establishment.

(Ord. of 1956, § 21B-2; Ord. No. 2009-31; Ord. No. 2011-4, § 21B-2, 2-22-2011; Ord. No. 2014-7, § 1, 4-1-2014; Ord. No. 2015-7, Exh. A, 5-5-2015)

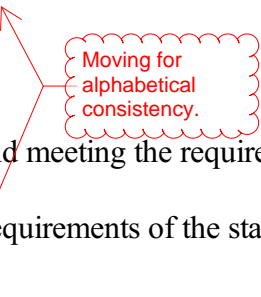
SECTION 16: **AMENDMENT** “Sec 104-23-3 Conditional Uses” of the Weber County County Code is hereby *amended* as follows:

AMENDMENT

Sec 104-23-3 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.

- (a) Automobile repair, auto body and fender work, if conducted within an enclosed building.
- (b) Cement batch plants with the following conditions:
 - (1) The cement silo mixer shall not be larger than 200 barrel.
 - (2) There shall be a 15 feet landscape buffer with six feet 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 feet berm when the property abuts agricultural or residential zones.
 - (3) There shall be no more than eight, trailers with up to two-cubic-yard capacity.
 - (4) There shall be no more than 40 yards of sand and gravel mix stored on this site. The sand and gravel mix shall be stored in a three-wall bin and covered when not in use.
 - (5) All cement product on site shall be stored within the silo. At least 15,000 square feet of the lot shall be dedicated for this use.
 - (6) A detailed plan for the trailer washout area is required.

- (c) Daycare when located on the same lot/parcel and established in conjunction with and as an accessory to a recreation center.
 - (d) Dwelling unit for proprietor or employee, who also serves as night watchman and his 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 resident.
 - (e) Machine shop.
 - (f) Public utility substations.
 - (g) Sign painting shop.
 - (h) Site leveling and preparation for future development.
 - (i) Water storage reservoir developed by a public agency and meeting the requirements of title 108, chapter 10 of this Land Use Code.
 - (j) Wastewater treatment or disposal facilities meeting the requirements of the state division of health code of waste disposal regulations.
 - (k) Welding shop.
 - ~~(l) Dwelling unit for proprietor or employee, who also serves as night watchman and his 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 resident.~~
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(Ord. of 1956, § 21B-3; Ord. No. 2001-12; Ord. No. 2001-27; Ord. No. 2007-30; Ord. No. 2009-31; Ord. No. 2011-4, § 21B-3, 2-22-2011; Ord. No. 2011-4, § 21B-3, 2-22-2011; Ord. No. 2015-22, Exh. A, 12-22-2015)

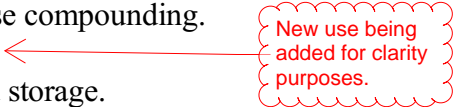
SECTION 17: AMENDMENT “Sec 104-24-3 Conditional Uses” of the Weber County County Code is hereby *amended* as follows:

AMENDMENT

Sec 104-24-3 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:

- (a) Any conditional use allowed in an M-1 Zone.
- (b) 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 feet in height.

- (c) Go cart racing or drag strip racing.
- (d) Incinerator, nonaccessory, provided that no objectionable fumes and odors are emitted.
- (e) 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) Malt, 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.
- (f) Metals and metal products treatment and processing.
- (g) Oil or lubricating grease compounding.
- (h) Outdoor storage. 
- (i) Petroleum refining and storage.
- (j) Public utility substations.
- (k) Railroad yards, shop and/or roundhouse.
- (l) Rock crusher.
- (m) Sewage disposal or treatment plant.
- (n) Site leveling and preparation for future development.
- (o) Wrecked car sales.
- (p) 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 a 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 waterproofing materials, rubber or guttapercha, tallow grease or lard, tar, wood, or metals crushing for salvage.

(8) Ore beneficiation.

(9) Smelting or refining of materials.

(10) Steel or iron mill mines.

(11) Stockyards, slaughterhouse.

(q) 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.

(r) 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.

(Ord. of 1956, § 22-3; Ord. No. 15-85; Ord. No. 12-90; Ord. No. 3-91; Ord. No. 96-42; Ord. No. 2001-33; Ord. No. 2010-20; Ord. No. 2015-22, Exh. A, 12-22-2015)