



Weber County Commission Brief

Weber County Planning Division

Application Information

Application Request: Public hearing to discuss, take comment, and potentially take action on an applicant-initiated proposal to amend the M-3 zone to add shooting range and training course as an allowed use.

Agenda Date: Tuesday, May 25, 2021

Applicant: Justin Barrow

Brief Author: Charlie Ewert (801) 399-8763 cewert@webercountyutah.gov

Applicable Ordinances

§ 104-25 Manufacturing Zone M-3

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.

Synopsis

This is an applicant driven request to amend the M-3 zone to allow a shooting range. The M-3 zones is the heaviest intensity manufacturing zone in the Weber County Land Use Code and is located west of 8300 West. The M-3 zone allows uses as intense as the manufacturing of missiles, aircraft engines, and spacecrafts. Given the intensity of other allowed uses, it may be reasonable to find that a shooting range will generally fit harmoniously in the zone, as long as adequate safety measures are taken to protect from the detrimental effects of the use.

The primary concerns regarding this use are summed as:

- Protecting the general public from errant bullets, including ricochets.
- Protecting the site, groundwater, surface water, and surrounding area from heavy metal contamination resulting from a high concentrations of spent bullets.
- Proper upkeep of surrounding vegetation to protect against wildfires
- The operations and management of the site and the users of it.

Both staff and the Western Weber Planning Commission feel that each of these concerns are mitigable through the County's conditional use permitting process, and through specific standards for the use. Mitigation can include the construction of an errant bullet containment system, regular site cleanup, a satisfactory fire suppression system and vegetation management, onsite staffing, and proper drainage, detainment, and treatment of the site's stormwater.

The attached ordinance proposal (Exhibit A) provides the allowance for a gun range and training facility in the M-3 zone as a conditional use, and adds specific mitigation standards to address the issues outlined above.

Staff's complete policy analysis can be reviewed in the attached Planning Commission Staff Report (Exhibit B).

Planning Commission Recommendation

The Western Weber Planning Commission recommended the addition of requiring onsite staffing when people are actively shooting onsite. This request has been written into the attached proposal. With that addition, in their May 11, 2021 Planning Commission Meeting the Western Weber Planning Commission unanimously forwarded a positive recommendation to the County Commission for the addition of a “shooting range or training course” to the conditional uses allowed in the M-3 zone. Their recommendation came with the following findings:

1. The proposed use will enhance economic opportunities in the M-3 zone with a use that is most appropriate to be located in the zone.
2. The proposed use is not detrimental to the effect of the general plan.
3. The use could provide for a local training facility for law enforcement.
4. The proposed text will help keep the use from becoming burdensome to the health, safety, and welfare of the general public.

Exhibits

- A. Proposed Ordinance Amendment.
- B. Planning Commission Staff Report.
- C. Current M-3 Zone.

**WEBER COUNTY
ORDINANCE 2020-[TEMP] GUN RANGE IN M-3**

GUN RANGE AND TRAINING COURSE IN M-3 ZONE

**AN ORDINANCE OF WEBER COUNTY, UTAH TO ALLOW THE USE OF A GUN
RANGE AND TRAINING COURSE BY CONDITIONAL USE PERMIT IN THE
MANUFACTURING M-3 ZONE**

WHEREAS, The Board of Weber County Commissioners has heretofore adopted Land Use Regulations and Land Use Zones;

WHEREAS, The Board of Weber County Commissioners has applied those regulations and zones to specific parcels in the unincorporated areas of Weber County;

WHEREAS, One such zone is the Manufacturing M-3 Zone, which, among other things, allows for heavy manufacturing uses;

WHEREAS, The Board of Weber County Commissioners has determined that the M-3 Zone is an appropriate zone to allow a gun range and related uses;

WHEREAS, After holding a duly noticed public hearing, on May 11, 2021, the Western Weber Planning Commission unanimously forwarded a positive recommendation to the Board of Weber County Commissioners for an amendment to the M-3 zone to allow a gun range and related uses;

NOW THEREFORE, be it ordained by the Board of County Commissioners of the Weber County, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** “Chapter 104-21 (Reserved)” of the Weber County County Code is hereby *amended* as follows:

A M E N D M E N T

Chapter 104-21 (~~Reserved~~) Manufacturing Zones MV-1, M-1, M-2, and M-3

SECTION 2: **AMENDMENT** “Sec 104-21-1 Purpose And Intent” of the Weber County County Code is hereby *amended* as follows:

A M E N D M E N T

Sec 104-21-1 Purpose And Intent

- (a) The purpose of the Manufacturing MV-1 Zone, is to provide a light manufacturing zone in areas of the Ogden Valley Planning Area 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.
- (b) The purpose of the Manufacturing M-1 Zone is to provide a light manufacturing zone

in 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.

- (c) The purpose of the Manufacturing M-2 Zone is to provide a heavy manufacturing zone in 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.
- (d) The purpose of the Manufacturing M-3 Zone is to provide for industrial uses related to the manufacturing, testing, and production of jet and missile engines, aircraft or space craft parts or similar heavy industry, and for the extraction and processing of raw materials. Industrial operations or uses, which are compatible with the general purpose of this zone, are included in this purpose.

~~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 3: **ADOPTION** “Sec 104-21-2 (Reserved)” of the Weber County County Code is hereby *added* as follows:

ADOPTION

Sec 104-21-2 (Reserved)(*Added*)

SECTION 4: **ADOPTION** “Sec 104-21-3 Land Use Table” of the Weber County County Code is hereby *added* as follows:

ADOPTION

Sec 104-21-3 Land Use Table(*Added*)

<u>USE</u>	<u>MV-1</u>	<u>M-1</u>	<u>M-2</u>	<u>M-3</u>	<u>SPECIAL PROVISIONS</u>
<u>Accessory use customarily incidental to a main use, including an accessory building incidental to the use of a main building, and a main building designed or used to accommodate the main use to which the premises are devoted.</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Acetylene gas manufacturing, compounding, processing, packing, treatment, and/or storage</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	

<u>Aircraft engine testing, including jet, missile and chemical engines.</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	
<u>Aircraft or aircraft parts manufacturing.</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>In the M-2 zone, this use shall be located at least 600 feet from any zone boundary.</u>
<u>Airport.</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Any permitted use in a C-3 Zone, except dwelling unit.</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Any conditional use allowed in a C-3 Zone, except dwelling unit.</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	
<u>Animal hospital.</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Automobile or automobile part manufacturing.</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>In the M-2 zone, this use shall be located at least 600 feet from any zone boundary.</u>
<u>Automobile recycling (parts dismantling).</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>See Section 104-21-4.</u>
<u>Automobile repair, auto body and fender work.</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>The use shall be conducted within an enclosed building.</u>
					<u>The use shall be enclosed within a seven foot high solid</u>

<u>Automobile wrecking yard.</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>fence or wall. In the M-2 zone, this use shall be located at least 600 feet from any zone boundary.</u>
<u>Battery manufacture.</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>C</u>	
<u>Blacksmith shop.</u>	<u>N</u>	<u>C</u>	<u>P</u>	<u>P</u>	
<u>Blast furnace.</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>In the M-2 zone, this use shall be located at least 600 feet from any zone boundary.</u>
<u>Boat building.</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Bookbinding.</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Bottling works, soft drinks.</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Brewery, small.</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Building materials sale yard.</u>	<u>N</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>See Section 104-21-4.</u>
<u>Cannabis production establishment.</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>See Section 108-7-34.</u>
<u>Carnival or other transient amusement enterprise.</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>C</u>	
<u>Carpenter shop, cabinet shop.</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Carpet and rug cleaning and dyeing.</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Cement batch plants.</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>See Section 104-21-</u>

					4.
<u>Cement, mortar, plaster or paving material, central mixing plant.</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>In the M-2 zone, this use shall be located at least 600 feet from any zone boundary.</u>
<u>Coal, fuel and wood yards.</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>The use shall be enclosed within a building or by a solid fence of not less than six feet in height.</u>
<u>Construction of buildings to be sold and moved off the premises.</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Contractor's equipment storage yard or rental of equipment used by contractors.</u>	<u>P</u>	<u>C</u>	<u>P</u>	<u>P</u>	
<u>Dairy.</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Disposal, reduction, or dumping of animal by-product, plant, garbage, offal or dead animals.</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>In the M-2 zone, this use shall be located at least 600 feet from any zone boundary.</u>
<u>Dry cleaning plant.</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Dwelling unit for night watchman or guard and family.</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>See Section 104-21-4.</u>
<u>Egg handling, processing and sales.</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Electric appliances and/or electronic</u>					

instruments assembling.	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Express office.	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Family food production.	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Farm implement sales.	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Fat rendering.	<u>N</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>In the M-2 zone, this use shall be located at least 600 feet from any zone boundary.</u>
Feed, cereal or flour mill.	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	
Fertilizer and soil conditioner manufacture, processing and/or sales.	<u>N</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>Limited to non-animal products and by-products.</u>
Food processing, small-batch artisan.	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Limited to food for human consumption, e.g., baked goods, confectioneries, and craft cheese.</u>
Foundry, casting light weight, non-ferrous metal without causing noxious odors or fumes.	<u>N</u>	<u>C</u>	<u>C</u>	<u>C</u>	
Foundry or forage plant.:	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	
Garage, public.	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Garden supplies and plant material sales.	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
					<u>In the M-2 zone, this use shall be located</u>

Gravel pit, quarry, or mine.	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	at least 600 feet from any zone boundary.
Greenhouse and nursery.	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Gymnasium.	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Honey extraction.	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Ice manufacturing and storage.	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Incinerator.	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	No objectionable fumes and odors shall emitted.
Kennel.	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Knitting mill.	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Laboratory.	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Lawn mower sales and/or service.	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Laundry.	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Machine shop.	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Manufacturing, compounding, processing, packing and treatment of bakery goods, candy, dairy products, and pharmaceuticals.	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Manufacturing, compounding, assembling and treatment of articles of merchandise from the following previously prepared materials: cellophane, canvas, cloth, cork, felt, shell, straw, textile, wood, and yarn.	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Manufacturing, compounding, processing, packing and treatment of the products: cosmetics; food products, excluding the following: fish, sauerkraut, pickles, vinegar; yeast; toiletries.	<u>N</u>	<u>C</u>	<u>C</u>	<u>C</u>	
Manufacturing, compounding and treatment of articles or merchandise from the following previously prepared material: bone; feathers; Fiber; fish; glass; hair; horn; leather; paint; paper; plastic; rubber; tobacco.	<u>N</u>	<u>C</u>	<u>C</u>	<u>C</u>	

<u>Manufacturing, fabrication, assembly, canning, compounding, packaging process treatment, storage and/or maintenance of the following: alcohol; brass, brick; candles, cast stone products, cement and cinder products, copper, ceramic products, clay products; dyestuff; feathers, felt, fiber, fish, fish food products, and film; glass, glucose, gypsum; hair; ink, iron; lampblack, linoleum, lime; malt, meats; oilcloth, oiled rubber goods; paper, paint, pulp, pickles, plaster, plaster of paris, plastic; sauerkraut, sheet metal, shellac, shoddy, shoe polish, stove polish soap and detergent, soda, starch, steel; terracotta, tile, turpentine; varnish, vinegar; yeast.</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	
<u>Manufacturing, fabrication, assembly, canning, compounding, packaging process, treatment, storage and/or maintenance of the following: automobile and parts; cans; emery cloth excelsior; hardware; machinery; matches; oxygen; salt.</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	
<u>Manufacturing, fabrication, assembly, compounding, process, treatment and storage of products made from the family of metals and carbons, including but not limited to the following: brass; iron; copper; steel; graphite and their substitutes.</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>C</u>	
<u>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, roofing or waterproofing materials, furs, wool, hides, or metals crushing for salvage.</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>In the M-2 zone, this use shall be located at least 600 feet from any zone boundary.</u>
<u>Manufacturing and maintenance of the following: business machines; cameras and photographic equipment; electric and neon sign, billboards and/or commercial advertising structures; light sheet metal products, including heating and ventilating ducts and equipment; musical instruments;</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	

<u>novelties; rubber and metal stamps; and toys.</u>					
<u>Manufacturing of brick and all clay, ceramic, cinder, concrete, synthetic, cast stone, plastic and pumice stone products, including the manufacture of fabrication of building blocks, tile or pipe from raw material for use in building construction or for sewer or drainage purposes, and including rock or gravel crushings or raw materials which is incidental to the manufacture or fabrication of the above described products, and provided that such crushing facilities shall be located not closer than 200 feet to any property line.</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>C</u>	
<u>Meat custom cutting and wrapping.</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>No slaughtering allowed.</u>
<u>Meat products smoking, curing and packing, provided that no objectionable fumes are emitted.</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>C</u>	
<u>Metals and metal products treatment and processing.</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	
<u>Metals extraction. The extraction, processing and manufacturing of magnesium chloride, magnesium, potassium, sodium, lithium, boron, bromine and their salts or chemical derivatives.</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	
<u>Missiles and missile parts.</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	
<u>Monument works or sales.</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Motion picture studio.</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Motor vehicles, trailers, bicycles and machinery repairing, rentals, sales and reconditioning.</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Oil or lubricating grease compounding.</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	
<u>Ore beneficiation, smelting, or refining of metal materials.</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>In the M-2 zone, this use shall be located at least 600 feet from any zone boundar</u>

					<u>y.</u>
Ornamental iron sales or repair.	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Outdoor storage.	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	
Parking lot.	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Pest control.	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Petroleum refining and storage.	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	
Planing mill.	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Plumbing shop.	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Printing services.	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Public and quasi public uses.	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Public safety training facility.	<u>N</u>	<u>C</u>	<u>C</u>	<u>C</u>	
Public transit yards.	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Public utility substations.	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	
Racing, go cart racing or drag strip.	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	
Radio and television transmitting towers.	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Railroad yards, shop and/or roundhouse.	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	
Raising and grazing of horses, cattle, sheep or goats as part of a farming operation, including the supplementary or full feeding of such animals.	<u>N</u>	<u>C</u>	<u>C</u>	<u>C</u>	
Recreation area, private.	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	
Recreation center.	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Recreation center daycare. A daycare accessory to a recreation center.	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Recreational vehicle storage.	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Rental shop, home and garden equipment.	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Retail sales, limited.	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	See Section 104-21-4.
Rock crusher.	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	
Roofing sales or shop.	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Rubber welding.	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Sand blasting.	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Self-storage. Indoor self storage units for personal and household items.	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Service station.	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	

<u>Shooting range or training course, indoor or outdoor.</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>See Section 104-21-4.</u>
<u>Sign painting shop.</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Site leveling and preparation for future development.</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	
<u>Smelting or refining of materials.</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>In the M-2 zone, this use shall be located at least 600 feet from any zone boundary.</u>
<u>Soil and lawn service.</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Space craft and space craft parts manufacturing.</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	
<u>Steel or iron mill mines.</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>In the M-2 zone, this use shall be located at least 600 feet from any zone boundary.</u>
<u>Stockyards, slaughterhouse.</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>In the M-2 zone, this use shall be located at least 600 feet from any zone boundary.</u>
<u>Taxidermist.</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
					<u>The buildings must be</u>

<u>Temporary building for uses incidental to construction work.</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>removed upon completion or abandonment of the construction work.</u>
<u>Tire retreading and/or vulcanizing.</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Track or trails for motorcycle and off road vehicle.</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>Accessory concession stand, picnic area, park and playground facilities are allowed.</u>
<u>Trade or industrial school.</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Transfer company.</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Truck service station.</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Trucking terminal.</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Upholstering, including mattress manufacturing, rebuilding and renovating.</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Used car lot.</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Ventilating equipment sales and service.</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Veterinarian and small animal grooming.</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Warehouse.</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Wastewater treatment or disposal facility.</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	
<u>Water storage reservoir.</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>Only allowed when developed by a public agency and meeting the requirem</u>

					ents of Title 108, Chapter 10 of this Land Use Code.
Weaving.	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Welding shop.	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Wholesale business.	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Window washing establishment.	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Wrecked car sales.	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	

SECTION 5: **AMENDMENT** “Sec 104-21-4 Special Regulations” of the Weber County County Code is hereby *amended* as follows:

A M E N D M E N T

Sec 104-21-4 Special Regulations

The uses listed below correspond with certain uses listed in the Land Use Table in Section 104-21-3. Due to the nature of the use, each shall be further regulated as follows:

- (a) **Automobile recycling (parts dismantling).** This use shall be conducted within a completely enclosed building. In the M-2 zone, 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
- (b) **Building material sales yard.** In the M-1 zone, a building material sales yard may include the sale of rock, sand, gravel and the like, as an incidental part of the main business, but shall exclude concrete mixing except as such concrete mixing is necessary in the preparation and manufacture of any of the products specified in this section.
- (c) **Cement batch plants.** The following standards apply to a cement batch plant:
 - (1) The cement silo mixer shall not be larger than 300 barrel in the M-1, M-2, and M-3 zones, and 200 barrel in the MV-1 zone.
 - (2) There shall be a 15-foot landscape buffer with a six-foot-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-foot berm when the property abuts agricultural or residential zones.
- (3) There shall be no more than three cement trucks, and no more than two other semi-trucks and trailers used with this operation stored on site.
 - (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) The property shall be at least one acre in size.
 - (7) A vehicle/trailer washout area is required. A detailed plan for the washout area shall be submitted with the permit application.
 - (d) **Dwelling unit for night watchman or guard and family.** The dwelling unit shall be for the exclusive use of a night watchman or guard and his or her immediate family. The site shall provide an additional 3,000 square feet of landscaped area for the residential use.
 - (e) **Retail sales, limited.** This use is limited to the sales 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 sales 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. No retail sale of products may be made in conjunction with a warehousing or wholesale business.
 - (f) **Shooting range or training course, indoor or outdoor.** The facility shall provide designated shooting positions for which ballistic backstops are designed. No shooting is allowed except in these designated shooting positions. All sides down range of a shooting position shall have a non-ricochet ballistic backstop, including overhead and on the ground or floor, capable of containing all errant bullets. For an outdoor range, the overhead backstop may be a series of baffles. Approval shall be subject to the requirements and conditions of the local fire authority. The range operator shall be onsite at all times shooting is occurring.

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

AMENDMENT

Sec 104-21-~~2~~5 Site Development Standards

The following site development standards shall apply to the Manufacturing Zones:

(a) Lot area:

	<u>MV-1</u>	<u>M-1</u>	<u>M-2</u>	<u>M-3</u>	<u>ADDITIONAL RESTRICTION</u>
<u>Minimum lot area:</u>	<u>None</u>	<u>None</u>	<u>None</u>	<u>20,000 square feet</u>	<u>Except minimum required by health department if not connected to sewer system.</u>

(b) Lot width:

	<u>MV-1</u>	<u>M-1</u>	<u>M-2</u>	<u>M-3</u>	<u>ADDITIONAL RESTRICTION</u>
<u>Minimum lot width:</u>	<u>100 feet</u>	<u>100 feet</u>	<u>100 feet</u>	<u>100 feet</u>	

(c) Yard Setbacks

(1) Front yard setbacks:

	<u>MV-1</u>	<u>M-1</u>	<u>M-2</u>	<u>M-3</u>	<u>ADDITIONAL RESTRICTION</u>
<u>Minimum front yard setback</u>	<u>30 feet</u>	<u>30 feet</u>	<u>30 feet</u>	<u>50 feet</u>	<u>Except 50 feet if on streets 80 feet or wider</u>

(2) Side yard setbacks:

	<u>MV-1</u>	<u>M-1</u>	<u>M-2</u>	<u>M-3</u>	<u>ADDITIONAL RESTRICTION</u>
<u>Minimum side yard setback</u>	<u>None</u>	<u>None</u>	<u>None</u>	<u>None</u>	<u>Except 20 feet where adjacent to residential zone, or for a side yard on a corner lot</u>

(3) Rear yard setback:

	<u>MV-1</u>	<u>M-1</u>	<u>M-2</u>	<u>M-3</u>	<u>ADDITIONAL RESTRICTION</u>
<u>Minimum rear yard setback</u>	<u>None</u>	<u>None</u>	<u>None</u>	<u>None</u>	<u>Except 30 feet where building rears on a residential zone</u>

(d) Building height:

	<u>MV-1</u>	<u>M-1</u>	<u>M-2</u>	<u>M-3</u>	<u>ADDITIONAL RESTRICTION</u>
<u>Minimum building height</u>	<u>1 story</u>	<u>1 story</u>	<u>1 story</u>	<u>1 story</u>	
<u>Maximum building height</u>	<u>50 feet</u>	<u>None</u>	<u>None</u>	<u>None</u>	

(e) Lot coverage:

	<u>MV-1</u>	<u>M-1</u>	<u>M-2</u>	<u>M-3</u>	<u>ADDITIONAL RESTRICTION</u>
<u>Maximum lot coverage by buildings</u>	10,000 square feet	<u>80</u> percent †	<u>80</u> percent †	<u>80</u> percent †	

~~Reserved.~~

Editors note: This section was previously devoted to the CV-1 and CV-2 zones. Ordinance No. 2020-24 consolidated the CV-1 and CV-2 zones into Chapter 104-20.

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

AMENDMENT

Sec 104-21-~~3~~6 Sign Regulations

The height, size, and location of the permitted signs shall be in accordance with the regulations set forth in Title 110 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 8: **REPEAL** “Chapter 104-22 Manufacturing Zone M-1” of the Weber County County Code is hereby *repealed* as follows:

REPEAL

Sec 104-22-1 Purpose And Intent

The purpose of the light manufacturing zone is to provide suitable areas that will accommodate the need for light intensity type manufacturing and its associated accessory uses, some of which may have an environmental impact requiring public review and regulation.

(Ord. of 1956, § 21-1; Ord. No. 26-72)

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, photostating 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.

Sec 104-22-3 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) Airport.
- (b) Any conditional use allowed in a C-3 zone, except dwelling units.
- (c) Battery manufacture.
- (d) Blacksmith shop.
- (e) Building materials sale yard, including the sale of rock, sand, gravel and the like, as an incidental part of the main business, but excluding concrete mixing except as such concrete mixing is necessary in the preparation and manufacture of any of the products specified in this section.
- (f) Carnival or other amusement, enterprise, transient in nature.
- (g) Cement batch plants with the following conditions:
 - (1) The cement silo mixer shall not be larger than 300 barrel.
 - (2) There shall be a 15-foot landscape buffer with a six-foot-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-foot berm when the property abuts agricultural or residential zones.
 - (3) There shall be no more than three cement trucks, and no more than two other semi-trucks and trailers used with this operation stored on site.
 - (4) There shall be no more than 40 yards of sand and gravel mix stored on this site.
 - (5) The sand and gravel mix shall be stored in a three-wall bin and covered when not in use.
 - (6) All cement product on site shall be stored within the silo.
 - (7) The property shall be at least one acre in size.
- (h) Contractor's equipment storage yard or rental of equipment used by contractors.
- (i) Draying, freighting, or trucking yard or terminal.
- (j) 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.
- (k) Fertilizer and soil conditioner manufacture, processing and/or sales, providing only non-animal products and by products are used.
- (l) Foundry, casting light weight, non-ferrous metal without causing noxious odors or fumes.
- (m) Glass manufacturing.
- (n) Manufacture of brick and all clay, ceramic, cinder, concrete, synthetic, cast stone, plastic and pumice stone products, including the manufacture of fabrication of building blocks, tile or pipe from raw material for use in building construction or for sewer or drainage purposes, and including rock or gravel crushings or raw materials which is incidental to the manufacture or fabrication of the above described products, and provided that such crushing facilities shall be located not closer than 200 feet to any property line.
- (o) 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.

- (p) Manufacturing, compounding, processing, packing and treatment of the products:
 - (1) Cosmetics.
 - (2) Food products, excluding the following: fish, sauerkraut, pickles, vinegar yeast, the rendering of fat.
 - (3) Toiletries.
- (q) Manufacturing, compounding and treatment of articles or merchandise from the following previously prepared material:
 - (1) Bone.
 - (2) Feathers.
 - (3) Fiber.
 - (4) Fish.
 - (5) Glass.
 - (6) Hair.
 - (7) Horn.
 - (8) Leather.
 - (9) Paint.
 - (10) Paper.
 - (11) Plastic.
 - (12) Rubber.
 - (13) Tobacco.
- (r) The manufacture, fabrication, assembly, compounding, process, treatment and storage of products made from the family of metals and carbons, including but not limited to the following:
 - (1) Brass.
 - (2) Iron.
 - (3) Copper.
 - (4) Steel.
 - (5) Graphite and their substitutes.
- (s) Meat products smoking, curing and packing, provided that no objectionable fumes are emitted; motorcycle and off road vehicle trails and track, including accessory concession stand picnic, park and playground facilities.
- (t) Public safety training facility.
- (u) Public utility substations.
- (v) 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.
- (w) Site leveling and preparation for future development.
- (x) Water storage reservoir developed by a public agency and meeting the requirements of title 108, chapter 10 of this Land Use Code.

(Ord. of 1956, § 21-3; Ord. No. 26-72; Ord. No. 3-74; Ord. No. 8-77; Ord. No. 6-80; Ord. No. 15-89; Ord. No. 12-90; Ord. No. 3-91; Ord. No. 95-5; Ord. No. 96-42; Ord. No. 97-27; Ord. No. 2001-33; Ord. No. 2007-05; Ord. No. 2015-22, Exh. A, 12-22-2015)

Sec 104-22-4 Site Development Standards

The following site development standards apply to the M-1 zone:

- (a) Lot area:

	DEFAULT STANDARD	ADDITIONAL RESTRICTION
Minimum lot area:	None	Except minimum required by health department if not connected to sewer system.

(b) Lot width:

	DEFAULT STANDARD	ADDITIONAL RESTRICTION
Minimum lot width:	100 feet	Not applicable

(c) Yard Setbacks:

(1) Front yard setbacks:

	DEFAULT STANDARD	ADDITIONAL RESTRICTION
Minimum front yard setback	30 feet	Except 50 feet if on streets 80 feet or wider

(2) Side yard setback:

	DEFAULT STANDARD	ADDITIONAL RESTRICTION
Minimum side yard setback	None	Except 20 feet where adjacent to residential zone, or for a side yard on a corner lot

(3) Rear yard setback:

	DEFAULT STANDARD	ADDITIONAL RESTRICTION
Minimum rear yard setback	None	Except 20 feet where building rears on a residential zone

(d) Building height:

	DEFAULT STANDARD	ADDITIONAL RESTRICTION
Minimum building height	1 story	Not applicable
Maximum building height	None	Not applicable

(e) Lot coverage:

	DEFAULT STANDARD	ADDITIONAL RESTRICTION
Maximum lot coverage by buildings	80 percent	Not applicable

Editors note 1: The formatting of this section is different than that found in the adopting ordinance. Inconsistencies or errors resulting from reformatting are to be resolved using the formatting of the adopting ordinance.

Editors note 2: The adopting ordinance unintentionally deleted lot coverage from this section. It remains in effect.

Sec 104-22-5 Sign Regulations

The height, size and location of permitted signs shall be in accordance with the regulations set forth in Title 110, Chapter 1, Western Weber Signs.

(Ord. of 1956, § 21-5; Ord. No. 26-72; Ord. No. 7-75; Ord. No. 2-77; Ord. No. 2009-14)

~~Chapter 104-22 Manufacturing Zone M-1 (Repealed)~~

~~Sec 104-22-1 Purpose And Intent (Repealed)~~

~~Sec 104-22-2 Permitted Uses (Repealed)~~

~~Sec 104-22-3 Conditional Uses (Repealed)~~

~~Sec 104-22-4 Site Development Standards (Repealed)~~

~~Sec 104-22-5 Sign Regulations (Repealed)~~

SECTION 9: **ADOPTION** “Chapter 104-22 (Reserved)” of the Weber County County Code is hereby *added* as follows:

ADOPTION

Chapter 104-22 (Reserved)(*Added*)

SECTION 10: **REPEAL** “Chapter 104-23 Ogden Valley Manufacturing Zone Mv-1” of the Weber County County Code is hereby *repealed* as follows:

REPEAL

Sec 104-23-1 Purpose And Intent

The purpose of the MV-1, Ogden Valley Light Manufacturing Zone is to provide suitable areas that will accommodate the need for light intensity type manufacturing and its associated accessory uses, some of which may have an environmental impact requiring public review and regulation.

(Ord. of 1956, § 21B-1; Ord. No. 2009-31; Ord. No. 2011-4, § 21B-1, 2-22-2011)

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.
- (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)

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.

(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)

Sec 104-23-4 Site Development Standards

The following site development standards shall apply to the MV-1, Ogden Valley Light Manufacturing Zone:

- (a) Minimum lot area: None if connected to a public sewer; 20,000 square feet otherwise.
- (b) Minimum lot width: 100 feet of frontage on a dedicated road.
- (c) Minimum yard setbacks:
 - (1) Front: 30 feet on streets of less than 80 feet in width; 50 feet on streets and highways of 80 feet or more in width.
 - (2) Side: None; except 20 feet where adjacent to a residential or agricultural zone boundary and a side yard facing a street on a corner lot.
 - (3) Rear: None; except 30 feet where building rear on a residential or agricultural

use or zone.

(d) Building height.

(1) Minimum: one story.

(2) Maximum: 25 feet; conditional use permit required if over 25 feet.

(e) Lot coverage: 8,000 square feet or by conditional use permit if proposal exceeds 8,000 square feet.

(f) Architecture, landscaping and screening: per title 108, chapter 2, Ogden Valley architectural, landscaping and screening.

(Ord. of 1956, § 21B-4; Ord. No. 2009-31; Ord. No. 2011-4, § 21B-4, 2-22-2011)

Sec 104-23-5 Sign Regulations

Sign regulations are as per requirements of title 110, chapter 2, Ogden Valley signs.

(Ord. of 1956, § 21B-4; Ord. No. 2009-31; Ord. No. 2011-4, § 21B-5, 2-22-2011)

~~Chapter 104-23 Ogden Valley Manufacturing Zone Mv-1 (Repealed)~~

~~Sec 104-23-1 Purpose And Intent (Repealed)~~

~~Sec 104-23-2 Permitted Uses (Repealed)~~

~~Sec 104-23-3 Conditional Uses (Repealed)~~

~~Sec 104-23-4 Site Development Standards (Repealed)~~

~~Sec 104-23-5 Sign Regulations (Repealed)~~

SECTION 11: **ADOPTION** “Chapter 104-23 (Reserved)” of the Weber County County Code is hereby *added* as follows:

ADOPTION

Chapter 104-23 (Reserved)(*Added*)

SECTION 12: **REPEAL** “Chapter 104-24 Manufacturing Zone M-2” of the Weber County County Code is hereby *repealed* as follows:

REPEAL

Sec 104-24-1 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.

(Ord. of 1956, § 22-1)

Sec 104-24-2 Permitted Uses

The following uses are permitted in the M-2 Zone:

- (a) Any permitted use in an M-1 Zone.
- (b) Building material sale yard, blacksmith shop.
- (c) Contractors equipment storage yard.
- (d) Feed, cereal or flour mill.
- (e) Freight or trucking yard or terminal.
- (f) Home occupations.
- (g) Manufacturing, processing, compounding, packing treatment and/or storage of acetylene gas.
- (h) 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.

(Ord. of 1956, § 22-2; Ord. No. 96-35; Ord. No. 2010-20)

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)

Sec 104-24-4 Site Development Standards

The following site development standards apply to the M-2 zone:

- (a) Lot area:

	DEFAULT STANDARD	ADDITIONAL RESTRICTION
Minimum lot area:	None	Except minimum required by health department if not connected to sewer system.

(b) Lot width:

	DEFAULT STANDARD	ADDITIONAL RESTRICTION
Minimum lot width:	100 feet	Not applicable

(c) Yard Setbacks:

(1) Front yard setbacks:

	DEFAULT STANDARD	ADDITIONAL RESTRICTION
Minimum front yard setback	30 feet	Except 50 feet if on streets 80 feet or wider

(2) Side yard setback:

	DEFAULT STANDARD	ADDITIONAL RESTRICTION
Minimum side yard setback	None	Except 20 feet where adjacent to residential zone, or for a side yard on a corner lot

(3) Rear yard setback:

	DEFAULT STANDARD	ADDITIONAL RESTRICTION
Minimum rear yard setback	None	Except 20 feet where building rears on a residential zone

(d) Building height:

	DEFAULT STANDARD	ADDITIONAL RESTRICTION
Minimum building height	1 story	Not applicable
Maximum building height	None	Not applicable

(e) Lot coverage:

	DEFAULT STANDARD	ADDITIONAL RESTRICTION
Maximum lot coverage by buildings	80 percent	Not applicable

Editors note: the formatting of this section is different than that found in the adopting ordinance. Inconsistencies or errors resulting from reformatting are to be resolved using the formatting of the adopting ordinance.

Sec 104-24-5 Sign Regulations

The height, size and location of permitted signs shall be in accordance with the regulations set forth in Title 110, Chapter 1, Western Weber Signs.

(Ord. of 1956, § 22-5; Ord. No. 26-72; Ord. No. 2-77; Ord. No. 2009-14)

~~Chapter 104-24 Manufacturing Zone M-2 (Repealed)~~

~~Sec 104-24-1 Purpose And Intent (Repealed)~~

~~Sec 104-24-2 Permitted Uses (Repealed)~~

~~Sec 104-24-3 Conditional Uses (Repealed)~~

~~Sec 104-24-4 Site Development Standards (Repealed)~~

~~Sec 104-24-5 Sign Regulations (Repealed)~~

SECTION 13: **ADOPTION** “Chapter 104-24 (Reserved)” of the Weber County County Code is hereby *added* as follows:

ADOPTION

Chapter 104-24 (Reserved)(*Added*)

SECTION 14: **REPEAL** “Chapter 104-25 Manufacturing Zone M-3” of the Weber County County Code is hereby *repealed* as follows:

REPEAL

Sec 104-25-1 Purpose And Intent

This district is to be primarily for industrial uses related to the manufacture, testing, and production of jet and missile engines, aircraft or space craft parts or similar heavy industry, and for the extraction and processing of raw materials. Industrial operations or uses, which are compatible with the general purpose of this zone, are included.

(Ord. of 1956, § 22A-1; Ord. No. 3-62; Ord. No. 17-90; Ord. No. 2010-07)

Sec 104-25-2 Permitted Uses

The following uses are permitted in the M-3 Zone:

- (a) Any permitted use in an M-2 Zone.
- (b) Laboratories.

- (c) Machine shop.
- (d) Office, business, professional and governmental.
- (e) Public buildings and utilities.
- (f) Warehouse.
- (g) Welding shop.

(Ord. of 1956, § 22A-2; Ord. No. 3-62; Ord. No. 17-90; Ord. No. 2010-07; Ord. No. 2015-7, Exh. A, 5-5-2015)

Sec 104-25-3 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 in an M-2 Zone.
- (b) Aircraft engine testing, including jet, missile and chemical engines.
- (c) Blast furnace.
- (d) Feed, cereal or flour mill.
- (e) Forage plant or foundry.
- (f) Manufacture, processing, refining, treatment, distillation, storage or compounding of the following: Acid, ammonia, bleaching powder and chlorine; fireworks or explosives, asphalt, chemicals of an objectionable or dangerous nature, creosote, disinfectants or insecticides; bones, coal or wood, fertilizer, gas, glue, size or gelatin, ore, potash, proxylin, rubber of guttapercha, plastic, tallow, grease or lard, tar, roofing or waterproofing materials, furs, wool, hides.
- (g) Ore beneficiation, smelting, or refining of materials, steel or iron mills, mines, quarries; gravel pits.
- (h) Petroleum refining.
- (i) Manufacturing, fabrication, assembly, canning, processing, treatment, or storage of the following:
 - (1) Acetylene gas, aircraft, airplanes and parts, automobiles and parts; alcohol.
 - (2) Brick, brass.
 - (3) Candles, cans, celluloid, cement, copper.
 - (4) Dyestuff.
 - (5) Emery cloth, excelsior.
 - (6) Feathers, felt, fiber, fish, film.
 - (7) Glass, glucose, gypsum.
 - (8) Hair, hardware.
 - (9) Ink, iron.
 - (10) Lamp black, linoleum, line.
 - (11) Meats, machinery, mail, matches.
 - (12) Oil, oilcloth, oiled rubber goods, oxygen.
 - (13) Paper, paint, pulp, pickles, pottery, plaster of Paris.
 - (14) Shoe polish, stove polish, shoddy, soap and detergents, soda, starch, sauerkraut, salt, steel, shellac.
 - (15) Turpentine, tile, terra cotta.
 - (16) Vinegar, varnish.
 - (17) Yeast.
- (j) Metals and metal products extraction, treatment and processing including the extraction, processing and manufacturing of magnesium chloride, magnesium, potassium, sodium, lithium, boron, bromine and their salts or chemical derivatives.
- (k) Missiles and missile parts.
- (l) Public utility substations.

- (m) Private recreation areas.
- (n) Railroad yards, shop or roundhouse; rock crusher.
- (o) Site leveling and preparation for future development.
- (p) Space craft and space craft parts.
- (q) Storage of petroleum.

(Ord. of 1956, § 22A-3; Ord. No. 3-62; Ord. No. 2-70; Ord. No. 28-94; Ord. No. 17-90; Ord. No. 3-91; Ord. No. 96-42; Ord. No. 2010-07; Ord. No. 2015-7, Exh. A, 5-5-2015; Ord. No. 2019-2, Exh. A, 2-5-2019)

Sec 104-25-4 Site Development Standards

The following site development standards apply to the M-3 zone:

(a) Lot area:

	DEFAULT STANDARD
Minimum lot area:	20,000 square feet

(b) Lot width:

	DEFAULT STANDARD
Minimum lot width:	100 feet

(c) Yard Setbacks:

(1) Front yard setbacks:

	DEFAULT STANDARD
Minimum front yard setback	50 feet

(2) Side yard setback:

	DEFAULT STANDARD
Minimum side yard setback	None

(3) Rear yard setback:

	DEFAULT STANDARD
Minimum rear yard setback	None

(d) Building height:

	DEFAULT STANDARD
Minimum building height	1 story
Maximum building height	None

(e) Lot coverage:

	DEFAULT STANDARD
Maximum lot coverage by buildings	80 percent

Editors note: the formatting of this section is different than that found in the adopting ordinance. Inconsistencies or errors resulting from reformatting are to be resolved using the formatting of the adopting ordinance.

Sec 104-25-5 Reserved

Sec 104-25-6 Reserved

Sec 104-25-7 Sign Regulations

The height, size and location of permitted signs shall be in accordance with the regulations set forth in Title 110, Chapter 1, Western Weber Signs.

(Ord. of 1956, § 22A-7; Ord. No. 3-62; Ord. No. 17-90; Ord. No. 2009-14; Ord. No. 2010-07; Ord. No. 2015-3, 2-17-2015)

~~Chapter 104-25 Manufacturing Zone M-3 (Repealed)~~

~~Sec 104-25-1 Purpose And Intent (Repealed)~~

~~Sec 104-25-2 Permitted Uses (Repealed)~~

~~Sec 104-25-3 Conditional Uses (Repealed)~~

~~Sec 104-25-4 Site Development Standards (Repealed)~~

~~Sec 104-25-5 Reserved (Repealed)~~

~~Sec 104-25-6 Reserved (Repealed)~~

~~Sec 104-25-7 Sign Regulations (Repealed)~~

SECTION 15: **ADOPTION** “Chapter 104-25 (Reserved)” of the Weber County County Code is hereby *added* as follows:

ADOPTION

Chapter 104-25 (Reserved)(*Added*)

PASSED AND ADOPTED BY THE WEBER COUNTY BOARD OF COUNTY COMMISSIONERS _____.

	AYE	NAY	ABSENT	ABSTAIN
Gage Froerer	_____	_____	_____	_____
Jim "H" Harvey	_____	_____	_____	_____
Scott K. Jenkins	_____	_____	_____	_____

Presiding Officer			Attest	
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James H. Harvey, Board of Commissioners
Chair, Weber County

Ricky D. Hatch, CPA, Clerk/Auditor Weber
County



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Public hearing to discuss, take comment, and potentially take action on an applicant-initiated proposal to amend the M-3 zone to add shooting range and weapons training course as an allowed use.

Agenda Date: Tuesday, May 11, 2021

Applicant: Justin Barrow

Report Author: Charlie Ewert (801) 399-8763 cewert@webercountyutah.gov

Applicable Ordinances

§ 104-25 Manufacturing Zone M-3

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

This is an applicant driven request to amend the M-3 zone to allow a shooting range. The M-3 zones is the heaviest intensity manufacturing zone in the Weber County land use code. It allows uses as intense as the manufacturing of missiles, aircraft engines, and spacecrafts. It does not appear that there are currently any zones in the Weber County land use code that allow a private shooting range. Given other allowed uses in the zone, the M-3 zone appears most appropriate for the use. Concerns about most of the effects, such as sounds, odors, and vibrations, are concerns that could occur with most uses in the zone.

The biggest concern is the safety of those who use it, as well as those unknowing members of the public who might happen to be in proximity of it. The best protection for those outside the shooting facility is the construction of an errant-bullet containment system. This system can be created a number of ways such as by providing large berms, overhead baffles, ricochet-resistant material, fixed shooting positions, etc. Two other concern is that the lead and other heavy-metal materials from a high concentration of spent bullets could have lasting environmental effects, and that improper upkeep of dry vegetation at an outdoor facility can create a wildfire hazard.

Given the number of detrimental effects possible if not operated to a specific standard, staff is recommending that if the use is allowed, that it be allowed by conditional use permit. Requiring a conditional use permit will enable the planning commission to apply the additional safety and environmental standards that are listed in the conditional uses chapter.¹

The attached proposed ordinance creates the allowance of a shooting and training facility as a conditional use permit, and applies specific construction standards to protect the public from errant bullets. Staff is recommending approval.

¹ See Section 108-4 of the Weber County Land Use Code.

The planning commission should be aware that this ordinance change will be applicable for all land in the M-3 zone, and not just the applicant's parcel. Therefore, consideration of the unique site characteristics of the applicants parcel will be considered during permit review, rather than at this time. The ordinance change should be broad enough to apply to all property in the M-3 zone.

Policy Analysis

Considering whether to change a zone to allow a new use comes with a few considerations. To formulate a recommendation to the county commission, the planning commission should consider whether the request is keeping with the purpose and intent of the zone. The planning commission should also consider whether the request is in conflict with the applicable general plan.

The purpose and intent of the M-3 zone is as follows:

"This district is to be primarily for industrial uses related to the manufacture, testing, and production of jet and missile engines, aircraft or space craft parts or similar heavy industry, and for the extraction and processing of raw materials. Industrial operations or uses, which are compatible with the general purpose of this zone, are included."²

The West Central Weber County General Plan does not mention anything about this specific proposed use, but it does suggest that the heavier intensity land uses should be located in the far western side of the county where the M-3 zone is.³

With appropriate mitigation, the use may be able to fit in other zones as well, but for the time being staff is only recommending its allowance in the M-3 zone. Proper mitigation of errant bullets include the creation of a good ballistic backstop system. Figures 1-3 are images of outdoor shooting facilities that have effective ballistic backstop systems. Each have an earthen-berm on the sides and at the far end of the range. Figures 1 and 3 have ballistic baffles above the range. In Figure 2, a shed-roof of thick timbers is above and projecting forward and downrange of the shooting position.

Between the earthen berms and the baffles, a shooter in a fixed shooting station can only see what is down range. This means that so long as the berms and baffles are of a material/thickness to contain the caliber of bullets used, and are not made of ricochet-creating materials, the bullets will remain in the range. This is likely to be a necessary feature for all shooting ranges.

The application of the standards found in the conditional use chapter of the land use code can result in unique conditions being placed on a conditional use permit for the proposed use. Vegetation control, ground cover landscaping, sprinklers, impermeable flooring, proper range drainage, increased site setbacks, and environmental measures such as onsite systems for heavy-metals collection, reclamation plans, and reclamation bonding, among others, are types of conditions that might be useful when considering the unique site and operational characteristics of each proposed range or training facility.

² See Section 104-25-1 of the Weber County Land Use Code.

³ See pg. 2-6 of the West Central Weber County General Plan.

Figure 1



Figure 2



Figure 3



Noticing Compliance

A public 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

Based on the analysis provided herein and the ordinance attached as Exhibit A, staff recommends that a "shooting range or training course" be added as a conditional use in the M-3 zone. Should the planning commission concur, a positive recommendation could be forwarded to the County Commission for file ZTA 2021-03, based on the following findings:

1. The proposed use will enhance economic opportunities in the M-3 zone with a use that is most appropriate to be located in the zone.
2. The proposed use is not detrimental to the effect of the general plan.
3. The use could provide for a local training facility for law enforcement.
4. The proposed text will help keep the use from becoming burdensome to the health, safety, and welfare of the general public.

Exhibits

- A. Proposed Ordinance Amendment.
- B. Current M-3 Zone.

SECTION 1: AMENDMENT “Sec 104-25-3 Conditional Uses” of the Weber County Code is hereby *amended* as follows:

A M E N D M E N T

Sec 104-25-3 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 in an M-2 Zone.
- (b) Aircraft engine testing, including jet, missile and chemical engines.
- (c) Blast furnace.
- (d) Feed, cereal or flour mill.
- (e) Forage plant or foundry.
- (f) Manufacture, processing, refining, treatment, distillation, storage or compounding of the following: Acid, ammonia, bleaching powder and chlorine; fireworks or explosives, asphalt, chemicals of an objectionable or dangerous nature, creosote, disinfectants or insecticides; bones, coal or wood, fertilizer, gas, glue, size or gelatin, ore, potash, proxylon, rubber of guttapercha, plastic, tallow, grease or lard, tar, roofing or waterproofing materials, furs, wool, hides.
- (g) Ore beneficiation, smelting, or refining of materials, steel or iron mills, mines, quarries; gravel pits.
- (h) Petroleum refining.
- (i) Manufacturing, fabrication, assembly, canning, processing, treatment, or storage of the following:
 - (1) Acetylene gas, aircraft, airplanes and parts, automobiles and parts; alcohol.
 - (2) Brick, brass.
 - (3) Candles, cans, celluloid, cement, copper.
 - (4) Dyestuff.
 - (5) Emery cloth, excelsior.
 - (6) Feathers, felt, fiber, fish, film.
 - (7) Glass, glucose, gypsum.
 - (8) Hair, hardware.
 - (9) Ink, iron.
 - (10) Lamp black, linoleum, line.
 - (11) Meats, machinery, mail, matches.
 - (12) Oil, oilcloth, oiled rubber goods, oxygen.
 - (13) Paper, paint, pulp, pickles, pottery, plaster of Paris.
 - (14) Shoe polish, stove polish, shoddy, soap and detergents, soda, starch, sauerkraut, salt, steel, shellac.
 - (15) Turpentine, tile, terra cotta.
 - (16) Vinegar, varnish.

- (17) Yeast.
- (j) Metals and metal products extraction, treatment and processing including the extraction, processing and manufacturing of magnesium chloride, magnesium, potassium, sodium, lithium, boron, bromine and their salts or chemical derivatives.
 - (k) Missiles and missile parts.
 - (l) Public utility substations.
 - (m) Private recreation areas.
 - (n) Railroad yards, shop or roundhouse; rock crusher.
 - (o) Shooting range or training course, indoor or outdoor. The facility shall provide designated shooting positions for which ballistic backstops are designed. No shooting is allowed except in these designated shooting positions. All sides down range of a shooting position shall have a non-ricochet ballistic backstop, including overhead and on the ground or floor, capable of containing all errant bullets. For an outdoor range, the overhead backstop may be a series of baffles. Approval shall be subject to the requirements and conditions of the local fire authority.
 - (p) Site leveling and preparation for future development.
 - (q) Space craft and space craft parts.
 - (r) Storage of petroleum.

(Ord. of 1956, § 22A-3; Ord. No. 3-62; Ord. No. 2-70; Ord. No. 28-94; Ord. No. 17-90; Ord. No. 3-91; Ord. No. 96-42; Ord. No. 2010-07; Ord. No. 2015-7, Exh. A, 5-5-2015; Ord. No. 2019-2, Exh. A, 2-5-2019)

Chapter 104-25 Manufacturing Zone M-3

Sec 104-25-1 Purpose And Intent

Sec 104-25-2 Permitted Uses

Sec 104-25-3 Conditional Uses

Sec 104-25-4 Site Development Standards

Sec 104-25-5 Reserved

Sec 104-25-6 Reserved

Sec 104-25-7 Sign Regulations

Sec 104-25-1 Purpose And Intent

This district is to be primarily for industrial uses related to the manufacture, testing, and production of jet and missile engines, aircraft or space craft parts or similar heavy industry, and for the extraction and processing of raw materials. Industrial operations or uses, which are compatible with the general purpose of this zone, are included.

(Ord. of 1956, § 22A-1; Ord. No. 3-62; Ord. No. 17-90; Ord. No. 2010-07)

Sec 104-25-2 Permitted Uses

The following uses are permitted in the M-3 Zone:

- (a) Any permitted use in an M-2 Zone.
- (b) Laboratories.
- (c) Machine shop.
- (d) Office, business, professional and governmental.
- (e) Public buildings and utilities.
- (f) Warehouse.
- (g) Welding shop.

(Ord. of 1956, § 22A-2; Ord. No. 3-62; Ord. No. 17-90; Ord. No. 2010-07; Ord. No. 2015-7, Exh. A, 5-5-2015)

HISTORY

Amended by Ord. [2020-3](#) on 2/4/2020

Sec 104-25-3 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 in an M-2 Zone.
- (b) Aircraft engine testing, including jet, missile and chemical engines.
- (c) Blast furnace.
- (d) Feed, cereal or flour mill.
- (e) Forage plant or foundry.

(f) Manufacture, processing, refining, treatment, distillation, storage or compounding of the

following: Acid, ammonia, bleaching powder and chlorine, fireworks or explosives, asphalt, chemicals of an objectionable or dangerous nature, creosote, disinfectants or insecticides; bones, coal or wood, fertilizer, gas, glue, size or gelatin, ore, potash, proxylon, rubber of guttapercha, plastic, tallow, grease or lard, tar, roofing or waterproofing materials, furs, wool, hides.

- (g) Ore beneficiation, smelting, or refining of materials, steel or iron mills, mines, quarries; gravel pits.
- (h) Petroleum refining.
- (i) Manufacturing, fabrication, assembly, canning, processing, treatment, or storage of the following:
 - (1) Acetylene gas, aircraft, airplanes and parts, automobiles and parts; alcohol.
 - (2) Brick, brass.
 - (3) Candles, cans, celluloid, cement, copper.
 - (4) Dyestuff.
 - (5) Emery cloth, excelsior.
 - (6) Feathers, felt, fiber, fish, film.
 - (7) Glass, glucose, gypsum.
 - (8) Hair, hardware.
 - (9) Ink, iron.
 - (10) Lamp black, linoleum, line.
 - (11) Meats, machinery, mail, matches.
 - (12) Oil, oilcloth, oiled rubber goods, oxygen.
 - (13) Paper, paint, pulp, pickles, pottery, plaster of Paris.
 - (14) Shoe polish, stove polish, shoddy, soap and detergents, soda, starch, sauerkraut, salt, steel, shellac.
 - (15) Turpentine, tile, terra cotta.
 - (16) Vinegar, varnish.
 - (17) Yeast.
- (j) Metals and metal products extraction, treatment and processing including the extraction, processing and manufacturing of magnesium chloride, magnesium, potassium, sodium, lithium, boron, bromine and their salts or chemical derivatives.
- (k) Missiles and missile parts.
- (l) Public utility substations.
- (m) Private recreation areas.
- (n) Railroad yards, shop or roundhouse; rock crusher.
- (o) Site leveling and preparation for future development.
- (p) Space craft and space craft parts.
- (q) Storage of petroleum.

(Ord. of 1956, § 22A-3; Ord. No. 3-62; Ord. No. 2-70; Ord. No. 28-94, Ord. No. 17-90; Ord. No. 3-91; Ord. No. 96-42; Ord. No. 2010-07; Ord. No. 2015-7, Exh. A, 5-5-2015; Ord. No. 2019-2, Exh. A, 2-5-2019)

Sec 104-25-4 Site Development Standards

The following site development standards apply to the M-3 zone:

(a) Lot area:

DEFAULT STANDARD

Minimum lot area:

20,000 square feet

(b) Lot width:

DEFAULT STANDARD

Minimum lot width:

100 feet

(c) Yard Setbacks:

(1) Front yard setbacks:

DEFAULT STANDARD

Minimum front yard setback

50 feet

(2) Side yard setback:

DEFAULT STANDARD

Minimum side yard setback

None

(3) Rear yard setback:

DEFAULT STANDARD

Minimum rear yard setback

None

(d) Building height:

DEFAULT STANDARD

Minimum building height

1 story

Maximum building height

None

(e) Lot coverage:

DEFAULT STANDARD

Maximum lot coverage by buildings

80 percent

Editors note: the formatting of this section is different than that found in the adopting ordinance. Inconsistencies or errors resulting from reformatting are to be resolved using the formatting of the adopting ordinance.

HISTORY

Amended by Ord. [2020-3](#) on 2/4/2020

Sec 104-25-5 Reserved

HISTORY

Amended by Ord. [2020-3](#) on 2/4/2020

Sec 104-25-6 Reserved

HISTORY

Amended by Ord. [2020-3](#) on 2/4/2020

Sec 104-25-7 Sign Regulations

The height, size and location of permitted signs shall be in accordance with the regulations set forth in Title 110, Chapter 1, Western Weber Signs.

(Ord. of 1956, § 22A-7; Ord. No. 3-62; Ord. No. 17-90; Ord. No. 2009-14; Ord. No. 2010-07; Ord. No. 2015-3, 2-17-2015)

HISTORY

Amended by Ord. [2020-3](#) on 2/4/2020