



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	A county-initiated proposal to amend various sections of the County's zoning ordinance to adjust and clarify permitted and conditional uses as well as the site development standards in the manufacturing zones (MV-1, M-1, M-2, & M-3) along with a county-initiated proposal to amend the Unified Land Use Code's definitions of a "Lot of Record".
Agenda Date:	Tuesday, November 09, 2021
Applicant:	Weber County Planning Division
File Number:	ZTA 2021-08

Staff Information

Report Presenter:	Scott Perkes sperkes@webercountyutah.gov (801) 399-8772
Report Reviewer:	CE

Applicable Ordinances

- Weber County Land Use Code Title 101 (General Provisions); Chapter 2 (Definitions)
- Weber County Land Use Code Title 104 (Zones); Chapter 1 (In General); Subsection 5 (Large Concentrated Animal Feed Operation (**ADDED**))
- Weber County Land Use Code Title 104 (Zones); Chapter 21 (Manufacturing Zones MV-1, M-1, M-2, & M-3)
- Weber County Land Use Code Title 108 (Standards; Chapter 1 (Design Review))
- Weber County Land Use Code Title 108 (Standards); Chapter 3 (Cluster Subdivisions); Subsection 7 (Lot Development Standards)

Summary and Background

This County-driven text amendment (see **Exhibit A**) has been undertaken primarily due to interest having been shown from a food processing and manufacturing company that is looking to potentially locate in the Manufacturing zoned areas of western weber county. However, certain provisions of the existing manufacturing zoning ordinance have been identified as concerns for a potential food processing/manufacturing operation. As such, staff have combed through the existing ordinance and identified several amendments and clarifications needed to not only facilitate a food processing/manufacturing operation within a modified M-2 zoning classification, but to also prepare for other potential mixed-uses that are likely to locate within the manufacturing areas of west weber county. In addition to the food processing/manufacturing provisions and protections, other general improvements and clarifications have been proposed to allow the manufacturing zoning ordinance to be consistent with that which has already been done with the agricultural zoning ordinance, and that which is desired for the commercial zoning ordinance through future amendments.

Summary of Proposed Amendments

Clerical Edits (House Keeping):

With all text amendments, there are a certain number of clerical edits that are proposed to adjust overall ordinance formatting and to clarify both existing and proposed language. These clerical edits can be found in various sections of the proposed ordinance and are generally "House Keeping" in nature.

Edits to Add/Edit Definitions for Terms Within the Land Use Code:

- A new definition has been added for a "Large concentrated animal feeding operation". This new definition matches that which has been established under state code and is needed due to the current lack of a definition under the County's Land Use Code.
- An amended definition has been proposed for "Lot Frontage". This definition has been simplified and is being incorporated as a House Keeping item.
- An amended definition has been proposed for "Lot of Record". The amended definition is needed due to

three separate reasons.

- 1) Adjustments to the existing paragraphs (d) &(e) are proposed as House Keeping adjustments to facilitate the identification of historic lots of record (grandfathered) that may have met the zoning at a specific point in time (December 31, 1992) that represents a cut off of grandfathered rights.
- 2) The added paragraph (g) has been added as a reprieve to the platting requirements for especially large lots (>100 acres) that may accommodate larger scale developments.
- 3) The added paragraph (h) is proposed as a House Keeping provision to help existing unplatted lots of record to be adjusted without having to go through a full subdivision platting process.

Edits to the Application Requirements for Rezoning Procedures: This edit softens the requirements for applicants to provide a will-serve letter for water and sewer connectivity at the time of rezone application. This edit is proposed to allow large-scale projects to propose rezoning requests while working through water and sewer connections that may require larger infrastructure connections or the formation of a service district.

Additional Clarification to Zone Boundaries: The existing Sec.104-1-3 titled “Rules or Ordinance and Maps” has been separated into two sections (Sec. 104-1-2 “Boundaries of Zones” & Sec. 104-1-3 “Rules of Interpretation”) for better formatting and clarity. These edits are House Keeping in nature.

Addition of New Section to the General Zoning Provisions in Section 104-1: Subsection 104-1-5 (Large Concentrated Animal Feed Operation) is proposed as an addition to the land use code and is considered a House Keeping item. State code recently changed (2021 General Session) requiring Counties to adopt a large concentrated animal feeding operation land use ordinance by no later than February 1, 2022. The proposed added language is simply addressing this state requirement prior to the deadline.

Edits to the Manufacturing Zoning Ordinance Use Tables: The language in the header paragraph for the proposed manufacturing zoning use tables has been updated to provide specificities related to uses found in the tables and to clearly indicate that all uses are considered “indoor” unless explicitly stated otherwise with the terms “outdoor” or “yard”.

The current manufacturing zoning use tables are proposed to be repealed in place of the proposed tables. The proposed tables have been reformatted and recategorized under a logical hierarchy of manufacturing uses and include minor adjustments to permitted, conditionally-permitted, and not-permitted uses. These minor adjustments have been selective and intentional to further stratify and create a distinct separation between the M-1, M-2, and M-3 zones. Special attention has been placed on the allowances and protections surrounding food processing/manufacturing within the M-2 classification. More specifically, proposed adjustments have been selected to ensure potentially impactful manufacturing uses (inks, paints, chemicals, odorous processes, dust generation, etc.) are adequately separated and mitigated from impacting food processing/manufacturing uses.

Edits to the Manufacturing Zones Special Regulations: A special regulation is proposed for a Automobile Wrecking Yard or Junkyard use. This special regulation intends to help further mitigate and separate such a use from other uses in the M zones as well as other adjacent zoning classifications.

Additional edits to the manufacturing zones special regulations include a separation of requirements for a “Mixing Plant for Certain Construction Material” and a “Mixing Facility for Asphalt or Concrete, Temporary”.

Edits to the Manufacturing Zoning Site Development Standards: These edits remove a minimum lot width requirement and clarify setback requirements based on a lot’s proximity to existing or planned rights-of-way/s or residential zones. These adjustments are house keeping in nature, but also anticipate and facilitate a variety of manufacturing uses in the County.

Edits to the Application and Review Section of the Design Review Chapter: The proposal adds a provision to the application and review section of the Design Review chapter. This added provision will allow the Design Review requirements to be waived or modified by the County Commission by means of an executed and recorded development agreement.

Edits to the Cluster Subdivision Lot Development Standards: These edits are House Keeping in nature and address an omission in rear yard setback requirements for accessory buildings in cluster subdivided lots. This adjustment brings the setback requirements into alignment with setbacks required for accessory buildings on all other lots-of-record.

Analysis of the 2003 West Central Weber County General Plan

The 2003 West Central Weber County General Plan address a preferred approach regarding manufacturing uses. As a policy, the general plan indicates that “industrial uses that are non-polluting and which do not harm the environment, the health and safety of residents, or create nuisances for nearby property owners are favored.” The proposed amendments serve to address the manufacturing zones as a whole from a higher macro perspective by adding more stratification between manufacturing zoning classifications, adding additional separation between potentially impactful uses, and adding provisions that serve to specifically protect food processing/manufacturing uses without being overly restrictive to other uses.

The general plan also speaks to the need for clean, light industry within existing areas as a means to increase and stabilize the tax base, which in-turn would provide funding for parks and open spaces. The proposed amendments make special provisions to ensure varying manufacturing uses are clean, self-contained, and non-intrusive to adjacent uses and land owners.

Noticing Compliance

A hearing for this item was published 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’s recommendation to the Western Weber Planning Commission is outlined below:

Staff recommends that the Western Weber Planning Commission pass a positive recommendation regarding the propose text amendments to the County Commission. Should the County Commission be comfortable with the proposal, it could be approved based on the following findings:

1. The changes are supported by the 2003 West Central Weber General Plan.
2. The changes are necessary to address the growing needs of manufacturing uses looking to locate in Weber County.
3. The changes will enhance the general health and welfare of County residents.

Exhibits

- A. Proposed Ordinance Redline

SECTION 1: AMENDMENT “Sec 101-2-13 La Definitions” of the Weber County Code is hereby *amended* as follows:

AMENDMENT

Sec 101-2-13 La Definitions

Land use authority. The term "land use authority" means a person, board, commission, agency, or other body designated by the local legislative body to act upon a land use application.

Landscape plan. The term "landscape plan" means:

- (a) Detailed plans depicting the layout and design for landscaping, including, but not limited to location, height and materials of walls, fences, hedges and screen plantings;
- (b) Ground cover plantings or other surfacing to break monotony of building materials, concrete and asphalt;
- (c) Number, type, maturity, and planted size of all landscape plantings; method of watering, location of water meter, piping, pumps, timers, point of connection and any blow-out or winterizing system; location, type and size of any existing trees over four-inch caliper;
- (d) Location, type and size of any existing landscaping not planned for removal; location, type and size of any decorative lighting systems.

Large concentrated animal feeding operation. The term "large concentrated animal feed operation" means the same as provided in the Large Concentrated Animal Feeding Operations Act of state code.

SECTION 2: AMENDMENT “Sec 101-2-13 Lot Definitions” of the Weber County Code is hereby *amended* as follows:

AMENDMENT

Sec 101-2-13 Lot Definitions

Lot. The term "lot" means a parcel of land capable of being occupied by an allowed use, building or group of buildings (main or accessory), and approved for human occupancy either full- or part-time; together with such yards, open spaces, parking spaces and other areas required by this title and the Land Use Code. Such parcel shall also have frontage on a street or on a right-of-way approved by the planning director. Except for group dwellings and guest houses, not more than one dwelling structure shall occupy any one lot.

Lot area. The term "lot area" means the area contained within the boundary of a lot.

Lot, corner. The term "corner lot" means a lot abutting on two intersecting or intercepting streets, where the interior angle of intersection or interception does not exceed 135 degrees.

Lot coverage. The term "lot coverage" means the percentage of the lot area which is occupied by all building, and other covered structures and impervious surfaces.

Lot, double frontage. The term "double frontage lot" means any building lot which has both the front and rear yard lot line abutting a street.

Lot, flag. The term "flag lot" means an "L" shaped lot comprised of a narrow access strip connected to a street (staff portion) which opens into the lot area (flag portion).

Lot, frontage. The term "~~frontage~~ lot frontage" also referred herein as "street frontage" or "street frontage of a lot." means the yard lot line ~~all the property fronting or~~ abutting one side of the street and/or right-of-way. ~~No lot shall utilize any part of the temporary end or dead end of a street for frontage. At no point shall the frontage be less than 50 feet, and shall meet the lot width at the front yard setback.~~

Lot, interior. The term "lot, interior" means any building lot other than a corner lot.

Lot, irregular shaped. The term "irregular shaped lot" means any building lot whose boundaries are:

- (a) Comprised of three or more than four lot lines;
- (b) A lot in which the side lot lines are not radial or perpendicular to the front lot line; or
- (c) In which the rear lot line is not parallel to the front lot line.
- (d) Where an irregular shaped lot occurs, the interior angle of intercepting lot lines with an angle of 135 degrees or greater shall be considered the same lot line and yard designation. If the angle is less than 135 degrees, the yard designation shall be determined to be different and the applicable yard requirements would apply.

Lot line adjustment. The term "lot line adjustment" means the relocation of the property boundary line in a subdivision between two adjoining lots with the consent of the owners of record. An amended plat is required to do a lot line adjustment.

Lot, lot line. The term "lot line lot" means the boundary of a lot traditionally prescribed with a front, a rear and two sides. Where two lot lines converge and the lot's line bearing changes, the interior angle of which will determine, if it is greater than 135 degrees, whether the lot line may continue with the same yard designation. When the interior angle is 135 degrees or less, then the lot lines designation shall be different.

Lot line, front. The term "front lot line" means the boundary line of the lot which abuts a public dedicated street or other legal access from which the front yard setback is measured which determines the lot width and where ingress and egress generally is made to the lot.

Lot line, front for flag lot. The term "lot line, front for flag lot" means the front lot line of a flag lot which is the lot line parallel to a dedicated public street and at the end of the stem.

Lot line, rear. The term "rear lot line" means the boundary of a lot which is most distant from, and is most parallel to the front lot line; except that in the case of an irregular shaped lot, the rear lot line is the line within the lot parallel to and at a maximum distance from the front lot line, having a length of not less than ten feet.

Lot line, side, for corner lots. The term "side lot line for corner lots" means all interior lot lines for multi-frontage lots. For other corner lots, that interior lot line which has been designated as the side lot line by the lot owner previously demonstrated by placement of structures.

Lot line, side, for interior lots. The term "side lot line for interior lots" means those interior lines laying opposite each other, running between the front and rear lot lines.

Lot, nonconforming. The term "nonconforming lot" means a lot or parcel that complied with lot standards in effect at the time of the lot's creation and, because of subsequent changes to the Land Use Code, does not conform to the current lot standards. Applicable standards include lot standards of the zone in which the lot is located, lot standards of the subdivision ordinance, and other lot standards of this Land Use Code.

Lot, restricted. The term "restricted lot" means a lot or parcel of land which has an average slope of 25 percent or more and does not contain a buildable area as defined in this section.

Lot of record. A lot of record is defined as any one of the following circumstances:

- (a) A parcel of real property identified as a building lot on an unrecorded subdivision plat that has been approved by Weber County and is on file in the Weber County Planning Office; or
- (b) A parcel of real property identified as a building lot on a subdivision plat that has been approved by Weber County and recorded in the office of the Weber County Recorder; or
- (c) A parcel or lot described in a deed, sales contract or survey that was recorded in the office of the Weber County Recorder before January 1, 1966; or
- (d) A parcel or lot described in a deed, sales contract or survey that was recorded in the office of the Weber County Recorder ~~in between January 1, 1966, and June 30~~ on December 31, 1992, which complied with the zoning requirements in effect on the same date ~~at the time of its creation and was shown to be the first or second division of a larger parent parcel~~; or
- (e) A parcel or lot that was created in its current size and configuration and contained a lawfully permitted single-family dwelling prior to ~~July 1~~ December 31, 1992; ~~or~~
- (f) A parcel of real property that contains at least 100 acres;
- (g) A parcel ~~or~~ lot that does not fall within any one of the previously listed circumstances but has received a variance from the Weber County Board of Adjustment which has otherwise deemed a particular parcel/lot as a lot of record; ~~or~~
- (h) A parcel or lot that meets the criteria of (a) through (g) of this definition may be

reconfigured as long as:

- (1) The reconfiguration does not make the parcel or lot more nonconforming;
- (2) No new lot or parcel is created; and
- (3) All affected property is outside of a platted subdivision.

Lot right-of-way. The term "lot right-of-way" means a strip of land of not less than 16 feet wide connecting a lot to a street for use as private access to that lot.

SECTION 3: AMENDMENT “Sec 102-5-4 Application Requirements” of the Weber County County Code is hereby *amended* as follows:

AMENDMENT

Sec 102-5-4 Application Requirements

- (a) A rezoning application may be initiated by an owner of any property or any person, firm, or corporation with the written consent of the owner of the property, or be county-initiated.
- (b) An application for a rezoning shall be prepared and submitted on forms provided by the planning division. The application shall be accompanied with the following information:
 - (1) The application shall be signed by the landowner or their duly authorized representative and shall be accompanied by the necessary fee as shown within the applicable fee schedule.
 - (2) A proposed rezone to any zone may be required to be accompanied by a concept development plan, may be required in accordance with Section 102-5-5 of this chapter. A detailed site plan, in lieu of a concept development plan.
 - (3) ~~Letters of feasibility from the appropriate state or county agencies for water and wastewater.~~ A narrative explaining the potential for future access to water and wastewater facilities.
 - (4) A narrative from the project engineer discussing the feasibility for the mitigation of stormwater runoff.
 - (5) The applicant shall provide a narrative addressing the following information:
 - a. How is the change in compliance with the general plan?
 - b. Why should the present zoning be changed to allow this proposal?
 - c. How is the change in the public interest?
 - d. What conditions and circumstances have taken place in the general area since the general plan was adopted to warrant such a change?
 - e. How does this proposal promote the health, safety and welfare of the inhabitants of the county?
 - f. Project narrative describing the project vision.
- (c) Destination and recreation resort zone supplementary requirements.
 - (1) Due to the anticipated scale and potential impact of a destination and

recreation resort on the county and other surrounding areas, additional information, shall be required to accompany any application submitted for consideration of a destination and recreation resort zone approval. The additional information shall consist of the following:

- a. Concept development plan showing sensitive land areas as described/mapped in [Title 104, Chapter 28](#), Ogden Valley Sensitive Lands Overlay Zone.
 - b. Traffic impact analysis.
 - c. Cost benefit analysis.
 - d. Recreation facilities plan.
 - e. Seasonal workforce housing plan.
 - f. Emergency services plan including a letter of feasibility from the Weber fire district and Weber County sheriff's office.
 - g. Letter of feasibility from the electrical power provider.
 - h. Density calculation table showing proposed density calculations.
 - i. Thematic renderings demonstrating the general vision and character of the proposed development.
- (d) All documents submitted as part of the application shall be accompanied by a corresponding PDF formatted file.

(Ord. of 1956, § 35-4; Ord. No. 2009-29)

SECTION 4:**AMENDMENT** “Sec 104-1-2 Boundaries Of Zones” of the Weber County County Code is hereby *amended* as follows:

AMENDMENT

Sec 104-1-2 Boundaries Of Zones

- (a) The boundaries of each of the said zones are hereby established as described herein or as shown on the maps entitled "Zoning Map of Weber County", which map or maps are attached and all boundaries, notations and other data shown thereon are made by this reference as much a part of this title as if fully described and detailed herein.
- (b) Where uncertainty exists as to the boundary of any zone, the following rules shall apply:
 - (1) Wherever the zone boundary is indicated as being approximately upon the centerline of a street, alley or block, or along a property line, then, unless otherwise definitely indicated on the map, the centerline of such street, alley or block or such property line, shall be construed to be the boundary of such zone.
 - (2) Whenever such boundary line of such zone is indicated as being approximately at the line of any river, irrigation canal or other waterway or railroad right-of-way, or public park or other public land or any section line,

then in such case the center of such stream, canal or waterway, or of such railroad right-of-way or the boundary line of such public land or such section line shall be deemed to be the boundary of such zone.

- (3) Where such zone boundary lines cannot be determined by the above rules, their location may be found by the use of the scale appearing upon the map.
- (4) Where the application of the above rules does not clarify the zone boundary location, the board of adjustment shall interpret the map.

Editors Note: Ord. No. 2021-XX consolidated the text that was in Section 104-1-3 Rules or Ordinance And Maps into this Section 104-1-2 Boundaries Of Zones, and changed Section 104-1-3 to Rules of Interpretation.

(Ord. of 1956, § 2-2 and § 2-4; Ord. No. 2008-20; Ord. No. 2009-15; Ord. No. 2010-09)

;~~Ord. No. 2008-20; Ord. No. 2009-15; Ord. No. 2010-09)~~

SECTION 5: **ADOPTION** “Sec 104-1-3 Rules Of Interpretation” of the Weber County County Code is hereby *added* as follows:

ADOPTION

Sec 104-1-3 Rules Of Interpretation(*Added*)

The Land Use Table or list of permitted uses and conditional uses of each zone are plenary. As such, the following rules of interpretation apply:

- (a) A use that is not explicitly listed as a permitted or conditional use in the respective zone is not an allowed use in that zone.
- (b) The omission of a use from a zone's Land Use Table or a zone's list of permitted or conditional uses shall not be construed in any manner as an allowed use in the zone.
- (c) A use that is specifically listed in one zone's Land Use Table or the zone's list of permitted or conditional uses that is not specifically listed in another zone's Land Use Table or list of permitted or conditional uses is not permitted in the other zone.

Editors Note: Ord. No. 2021-XX consolidated the text that was in this section, which was named Section 104-1-3 Rules or Ordinance And Maps, into Section 104-1-2 Boundaries Of Zones, and changed this Section 104-1-3 to Rules of Interpretation. (Ord. of 1956, § 2-4; Ord. No. 2008-20; Ord. No. 2009-15; Ord. No. 2010-09)

SECTION 6: **REPEAL** “Sec 104-1-3 Rules Or Ordinance And Maps” of the Weber County County Code is hereby *repealed* as follows:

REPEAL

~~Sec 104-1-3 Rules Or Ordinance And Maps (Repealed)~~

~~Where uncertainty exists as to the boundary of any zone, the following rules shall apply:~~

- ~~(a) Wherever the zone boundary is indicated as being approximately upon the centerline of a street, alley or block, or along a property line, then, unless otherwise definitely indicated on the map, the centerline of such street, alley or block or such property line, shall be construed to be the boundary of such zone.~~
- ~~(b) Whenever such boundary line of such zone is indicated as being approximately at the line of any river, irrigation canal or other waterway or railroad right of way, or public park or other public land or any section line, then in such case the center of such stream, canal or waterway, or of such railroad right of way or the boundary line of such public land or such section line shall be deemed to be the boundary of such zone.~~
- ~~(c) Where such zone boundary lines cannot be determined by the above rules, their location may be found by the use of the scale appearing upon the map.~~
- ~~(d) Where the application of the above rules does not clarify the zone boundary location, the board of adjustment shall interpret the map.~~

~~(Ord. of 1956, § 2-4; Ord. No. 2008-20; Ord. No. 2009-15; Ord. No. 2010-09)~~

SECTION 7: ADOPTION “Sec 104-1-5 Large Concentrated Animal Feed Operation” of the Weber County County Code is hereby *added* as follows:

ADOPTION

Sec 104-1-5 Large Concentrated Animal Feed Operation(*Added*)

A large concentrated animal feeding operation, as defined by UCA Section 17-27a-1102, is a use not permitted in any zone in Unincorporated Weber County. Considering all criteria of UCA Section 17-27a-1104, it has been determined that the geography and geometry of the densely populated areas of the county, both existing and planned, renders virtually no suitable locations for the siting of a large concentrated animal feeding operation except for higher elevations that are generally inhospitable for year-round animal operations.

SECTION 8: 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)

In the following tables of possible uses, a use designated in any zone as "P" is a permitted use. A use designated in any zone 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 as "N" will not be allowed in that respective zone. Unless more specifically regulated in the following table, any use listed as "P" in the C-3 zone is a permitted use in each manufacturing zone, and any use listed as "C" in the C-3 zone is a conditional use. All uses listed are indoor uses unless explicitly stated otherwise with the terms "outdoor" or "yard." When a use fits more than one use listed in these tables, the more specific or more restrictive provision applies. In all manufacturing zones, any manufacturing process that will result in odors, dust, fumes, or other airborne contaminants that have the potential of negatively affecting the manufacturing of food products intended for human consumption, or the work environment in which such manufacturing occurs, shall provide mechanisms, by installation or otherwise, that will keep the airborne contaminants from leaving the site.

(a) Accessory Uses.

	MV-1	M-1	M-2	M-3	SPECIAL PROVISIONS
<u><i>Accessory use customarily incidental to a main use.</i></u> <u>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>	P	P	P	P	
<u><i>Dwelling unit for night watchman or guard and family.</i></u>	P	P	P	P	<u>See Section 104-21-4.</u>
<u><i>Retail sales, limited.</i></u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>See Section 104-21-4.</u>
<u><i>Temporary building for uses incidental to construction work.</i></u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>The buildings must be removed upon completion or abandonment of the construction work.</u>

(b) Aeronautical, Space-Based, or Defense-Based Manufacturing.

	<u>MV-1</u>	<u>M-1</u>	<u>M-2</u>	<u>M-3</u>	SPECIAL PROVISIONS
<i><u>Aircraft engine testing, including jet, missile and chemical engines.</u></i>	N	N	N	C	<u>This use shall be located at least 600 feet from any zone boundary.</u>
<i><u>Aircraft or aircraft parts manufacturing.</u></i>	N	N	P	P	<u>In the M-2 zone, this use shall be located at least 600 feet from any zone boundary.</u>
<i><u>Missiles and missile parts.</u></i>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>This use shall be located at least 600 feet from any zone boundary.</u>
<i><u>Space craft and space craft parts manufacturing.</u></i>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>This use shall be located at least 600 feet from any zone boundary.</u>

(c) Animal Byproduct Harvesting, Processing, or Refining.

	<u>MV-1</u>	<u>M-1</u>	<u>M-2</u>	<u>M-3</u>	SPECIAL PROVISIONS
<i><u>Animal byproduct manufacturing, generally.</u></i>	N	N	N	C	<u>This use shall be located at least 600 feet from any zone boundary.</u>
<i><u>Fat rendering.</u></i>	N	N	N	C	<u>This use shall be located at least 600 feet from any zone boundary.</u>

(d) Animal-Related Uses.

	<u>MV-1</u>	<u>M-1</u>	<u>M-2</u>	<u>M-3</u>	SPECIAL PROVISIONS
<i><u>Animal hospital.</u></i>	P	P	P	P	
<i><u>Farm for the raising and grazing of horses, cattle, sheep or goats.</u></i>	N	N	C	C	
<i><u>Kennel.</u></i>	P	P	P	P	
<i><u>Large concentrated animal feed operation.</u></i> The siting of a large concentrated animal feed operation, as defined by State Code.	N	N	N	N	See Section 104-1-5.
<i><u>Stockyards.</u></i>	N	N	N	C	<u>This use shall be located at least 600 feet from any zone boundary.</u>
<i><u>Slaughterhouse.</u></i>	N	N	N	C	<u>This use shall be located at least 600 feet from any zone boundary.</u>
<i><u>Veterinarian and small animal grooming.</u></i>	P	P	P	P	

(e) *Commercial Services.*

	<u>MV-1</u>	<u>M-1</u>	<u>M-2</u>	<u>M-3</u>	<u>SPECIAL PROVISIONS</u>
<u>Building material sales yard.</u>	N	P	P	P	See Section 104-21-4
<u>Contractor's equipment storage yard or rental of equipment used by contractors (indoor or outdoor).</u>	<u>C</u>	<u>C</u>	<u>P</u>	<u>P</u>	
<u>Fertilizer and soil conditioner manufacturing or processing (indoor or outdoor).</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	No animal products or by-products allowed to be used.
<u>Gas station or convenience store.</u> A gas station or convenience store, with accessory and incidental outdoor uses.	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Laboratory.</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Machine shop.</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Metal working, shaping, or assembling shop.</u>	<u>N</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>Motion picture studio, outdoor.</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>P</u>	
<u>Repairing or reconditioning of motor vehicles, trailers, bicycles, boats, and similar.</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Sand blasting.</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	

(f) Commercial Sales.

	<u>MV-1</u>	<u>M-1</u>	<u>M-2</u>	<u>M-3</u>	<u>SPECIAL PROVISIONS</u>
<u>Fertilizer and soil conditioner sales (indoor or outdoor).</u>	N	C	C	C	
<u>Wrecked car sales (indoor or outdoor).</u>	N	N	C	C	

(g) Construction Material Manufacturing, Temporary.

	<u>MV-1</u>	<u>M-1</u>	<u>M-2</u>	<u>M-3</u>	<u>SPECIAL PROVISIONS</u>
<u>Mixing facility for asphalt or concrete, temporary (indoor or outdoor).</u> An onsite asphalt or concrete mixing facility, incidental to large site development.	C	C	C	C	<u>See Section 104-21-4.</u>
<u>Rock crusher, temporary (indoor or outdoor).</u> A mobile rock crushing operation incidental to large site development.	C	C	C	C	

(h) Food Manufacturing and Packaging.

	<u>MV-1</u>	<u>M-1</u>	<u>M-2</u>	<u>M-3</u>	SPECIAL PROVISIONS
<i><u>Alcohol distillery.</u></i>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<i><u>Bakery goods manufacturing.</u></i>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<i><u>Brewery.</u></i>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<i><u>Dairy and dairy product processing.</u></i>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<i><u>Fat rendering.</u></i>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	
<i><u>Food products, small-batch artisan.</u></i>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	Limited to food for human consumption, e.g., baked goods, confectioneries, and craft cheese.
<i><u>Food products manufacturing.</u></i> The manufacturing of food products may include use of potentially hazardous chemicals necessary to process food.	<u>N</u>	<u>C</u>	<u>P</u>	<u>P</u>	
<i><u>Meat custom cutting and wrapping, excluding slaughtering.</u></i>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<i><u>Meat products smoking, curing and packing.</u></i>	<u>N</u>	<u>C</u>	<u>C</u>	<u>C</u>	
<i><u>Packaging and distribution of food products.</u></i>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<i><u>Tobacco manufacturing.</u></i>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	

(i) *Gaseous or Liquid Nonfood Manufacturing.*

	<u>MV-1</u>	<u>M-1</u>	<u>M-2</u>	<u>M-3</u>	SPECIAL PROVISIONS
<u>Hazardous products.</u> Chemicals, paints, inks, and other products that are or have potential of being combustible, explosive, oxidizers, organic peroxides, poisonous or infectious, radioactive, or otherwise hazardous or capable of posing a risk to health, safety, property or environment.	N	N	N	C	<u>This use shall be located at least 600 feet from any zone boundary.</u>
<u>Nonhazardous products.</u>	N	C	P	P	

(j) **Mining, Rock, or Gravel Production.**

	<u>MV-1</u>	<u>M-1</u>	<u>M-2</u>	<u>M-3</u>	SPECIAL PROVISIONS
<u>Mining or extraction of metals or other minerals (indoor or outdoor).</u>	N	N	N	C	<u>This use shall be located at least 600 feet from any zone boundary.</u>
<u>Gravel extraction (indoor or outdoor).</u>	N	N	N	C	<u>This use shall be located at least 600 feet from any zone boundary.</u>
<u>Rock crusher (indoor or outdoor).</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	

(k) **Pharmaceutical.**

	<u>MV-1</u>	<u>M-1</u>	<u>M-2</u>	<u>M-3</u>	SPECIAL PROVISIONS
<u>Cannabis cultivation establishment.</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>See Section 108-7-34.</u>
<u>Cannabis production establishment.</u>	N	N	N	P	<u>See Section 108-7-34.</u>
<u>Pharmaceuticals, generally.</u>	P	P	P	P	

(l) Processing or Refining of Raw Material Into the Basic Material From Which a Final or Semi-Final Nonfood Product Can be Made.

	<u>MV-1</u>	<u>M-1</u>	<u>M-2</u>	<u>M-3</u>	<u>SPECIAL PROVISIONS</u>
<u>Metals processing or refining, hazardous metals.</u> Products that are or have potential of being combustible, explosive, oxidizers, organic peroxides, poisonous or infectious, radioactive, or otherwise hazardous or capable of posing a risk to health, safety, property or environment.	N	N	N	C	<u>This use shall be located at least 600 feet from any zone boundary.</u>
<u>Metals processing or refining, nonhazardous metals.</u>	N	N	C	P	
<u>Metals processing or refining, large foundry or forage plant.</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	
<u>Metals processing or refining, small foundry for light weight and non-ferrous metals.</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>P</u>	
<u>Plastic processing or refining.</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	
<u>Organics processing or refining, hazardous organics.</u> Products that are or have potential of being combustible, explosive, oxidizers, organic peroxides, poisonous or infectious, radioactive, or otherwise hazardous or capable of posing a risk to health, safety, property or environment.	N	N	N	C	<u>This use shall be located at least 600 feet from any zone boundary.</u>
<u>Organics processing or refining, nonhazardous organics.</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	

(m) Processing, Compounding, Assembling, or Fabricating of a Final or Semi-Final Product From Solid Materials Previously Processed or Refined.

	<u>MV-1</u>	<u>M-1</u>	<u>M-2</u>	<u>M-3</u>	<u>SPECIAL PROVISIONS</u>
<u>Batteries.</u> The compounding, assembling, or fabricating of batteries or battery parts.	N	C	C	C	
<u>Mixing plant for certain construction material (indoor or outdoor).</u> A mixing or batching plant for cement, cinder, mortar, brick, plaster, paving or similar construction material or products.	N	N	N	C	<u>See Section 104-21-4.</u>
<u>Motor vehicle, trailer, bicycle, boat, and similar manufacturing, including parts thereof.</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>Products, hazardous.</u> Products that are or have potential of being combustible, explosive, oxidizers, organic peroxides, poisonous or infectious, radioactive, or otherwise hazardous or capable of posing a risk to health, safety, property or environment.	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	
<u>Products, nonhazardous.</u> The creation of nonhazardous products.	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Rubber products.</u> The compounding, assembling, or fabricating of real or synthetic rubber products.	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	

(n) Public, Quasipublic, and Institutional.

	<u>MV-1</u>	<u>M-1</u>	<u>M-2</u>	<u>M-3</u>	<u>SPECIAL PROVISIONS</u>
<i>Public and quasi public uses, including public buildings (indoor or outdoor).</i>	P	P	P	P	
<i>Public safety training facility (indoor or outdoor).</i>	N	C	C	C	
<i>Public transit storage or maintenance facility (indoor or outdoor).</i>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<i>Recreation center. May also include a daycare center as an incidental and accessory use.</i>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	

(o) Recreational.

	<u>MV-1</u>	<u>M-1</u>	<u>M-2</u>	<u>M-3</u>	<u>SPECIAL PROVISIONS</u>
<i>Racing, go cart racing or drag strip.</i>	P	P	P	P	
<i>Racing, go cart racing or drag strip, outdoor.</i>	N	N	N	C	
<i>Recreation area, private, outdoor.</i>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	
<i>Shooting range or training course, indoor or outdoor.</i>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	See Section 104-21-4.
<i>Track or course for motor vehicle competition, outdoor without spectators</i>	<u>N</u>	<u>C</u>	<u>P</u>	<u>P</u>	
<i>Track or course for motor vehicle competition, outdoor with spectators</i>	<u>N</u>	<u>N</u>	<u>C</u>	<u>P</u>	
<i>Track or course for motor vehicle competition, indoor</i>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<i>Track or course for off road vehicles</i>	<u>N</u>	<u>C</u>	<u>C</u>	<u>C</u>	

(p) Storage.

	<u>MV-1</u>	<u>M-1</u>	<u>M-2</u>	<u>M-3</u>	<u>SPECIAL PROVISIONS</u>
<i><u>Self-storage.</u></i> Indoor self storage units for personal and household items.	P	P	P	P	
<i><u>Recreational vehicle storage, indoor.</u></i>	P	P	P	P	
<i><u>Outdoor storage.</u></i>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	

(q) *Textiles.*

	<u>MV-1</u>	<u>M-1</u>	<u>M-2</u>	<u>M-3</u>	<u>SPECIAL PROVISIONS</u>
<i><u>Carpet and rug manufacturing and dyeing.</u></i>	N	P	P	P	
<i><u>Dry cleaning plant.</u></i>	N	P	P	P	
<i><u>Textile manufacturing or maintenance.</u></i>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<i><u>Upholstering, including furniture manufacturing, rebuilding and renovating.</u></i>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	

(r) *Transportation, Nonmanufacturing.*

	<u>MV-1</u>	<u>M-1</u>	<u>M-2</u>	<u>M-3</u>	SPECIAL PROVISIONS
<i><u>Airport.</u></i>	N	P	P	P	
<i><u>Freight transfer, indoor.</u></i>	N	P	P	P	
<i><u>Freight transfer, outdoor.</u></i>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	
<i><u>Parking lot, outdoor.</u></i>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<i><u>Parking structure.</u></i>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<i><u>Railroad yards, shop and/or roundhouse (indoor or outdoor).</u></i>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	
<i><u>Truck service station.</u></i>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	

(s) *Waste Disposal and Recycling.*

	<u>MV-1</u>	<u>M-1</u>	<u>M-2</u>	<u>M-3</u>	SPECIAL PROVISIONS
<i><u>Automobile wrecking yard or junkyard. (Indoor or outdoor)</u></i>	N	N	N	C	<u>See Section 104-21-4</u>
<i><u>Automobile recycling and parts dismantling.</u></i>	N	N	C	C	<u>See Section 104-21-4</u>
<i><u>Disposal, reduction, or dumping of animal by-product, plant, garbage, offal or dead animals. (Indoor or outdoor)</u></i>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	
<i><u>Incinerator.</u></i>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	
<i><u>Solid waste dump. (Indoor or outdoor)</u></i>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	
<i><u>Radioactive waste disposal.</u></i>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	
<i><u>Recycling facility. The recycling of metals, plastics, paper, or glass.</u></i>	<u>N</u>	<u>C</u>	<u>C</u>	<u>P</u>	

SECTION 9: REPEAL “Sec 104-21-3 Land Use Table” of the Weber County Code is hereby *repealed* as follows:

REPEAL

~~Sec 104-21-3 Land Use Table (Repealed)~~

USE	MV-1	M-1	M-2	M-3	SPECIAL PROVISIONS
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.	P	P	P	P	
Acetylene gas manufacturing, compounding, processing, packing, treatment, and/or storage.	N	N	E	E	
Aircraft engine testing, including jet, missile and chemical engines.	N	N	N	E	
Aircraft or aircraft parts manufacturing.	N	N	P	P	In the M-2 zone, this use shall be located at least 600 feet from any

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

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

Carpet and rug cleaning and dyeing.	N	P	P	P	
Cement batch plants.	E	E	E	E	See Section 104-21-4.
Cement, mortar, plaster or paving material, central mixing plant.	N	N	E	E	In the M-2 zone, this use shall be located at least 600 feet from any zone boundary.
Coal, fuel and wood yards.	N	P	P	P	The use shall be enclosed within a building or by a solid fence of not less than six feet in height.
Construction of buildings to be sold and moved off the premises.	N	P	P	P	
Contractor's equipment storage yard or rental of equipment used by contractors.	P	E	P	P	
Dairy.	N	P	P	P	
Disposal, reduction, or dumping of animal by product, plant, garbage, offal or dead animals.	N	N	E	E	In the M-2 zone, this use shall be located at least 600 feet

					from any zone boundary.
Dry cleaning plant.	N	P	P	P	
Dwelling unit for night watchman or guard and family.	P	P	P	P	See Section 104-21-4.
Egg handling, processing and sales.	N	P	P	P	
Electric appliances and/or electronic instruments assembling.	N	P	P	P	
Express office.	N	P	P	P	
Family food production.	N	P	P	P	
Farm implement sales.	P	P	P	P	
Fat rendering.	N	E	E	E	In the M-2 zone, this use shall be located at least 600 feet from any zone boundary.
Feed, cereal or flour mill.	N	N	N	E	
Fertilizer and soil conditioner manufacture, processing and/or sales.	N	E	E	E	Limited to non-animal products and by-products.
					Limited to food for human consumption.

Food processing, small batch artisan.	P	P	P	P	e.g., baked goods, confectioneries, and craft cheese.
Foundry, casting light weight, non-ferrous metal without causing noxious odors or fumes.	N	C	C	C	
Foundry or forage plant.	N	N	N	C	
Garage, public.	N	P	P	P	
Garden supplies and plant material sales.	P	P	P	P	
Gravel pit, quarry, or mine.	N	N	C	C	In the M-2 zone, this use shall be located at least 600 feet from any zone boundary.
Greenhouse and nursery.	P	P	P	P	
Gymnasium.	P	P	P	P	
Honey extraction.	P	P	P	P	
Ice manufacturing and storage.	N	P	P	P	
Incinerator.	N	N	C	C	No objectionable fumes and odors shall emitted.
Kennel.	N	P	P	P	
Knitting mill.	N	P	P	P	

Laboratory.	N	P	P	P	
Lawn mower sales and/or service.	P	P	P	P	
Laundry.	P	P	P	P	
Machine shop.	P	P	P	P	
Manufacturing, compounding, processing, packing and treatment of bakery goods, candy, dairy products, and pharmaceuticals.	N	P	P	P	
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.	N	P	P	P	
Manufacturing, compounding, processing, packing and treatment of the products: cosmetics, food products, excluding the following: fish, sauerkraut, pickles, vinegar, yeast, toiletries.	N	E	E	E	
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.	N	E	E	E	
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, oileloth, 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,	N	N	E	E	

tile, turpentine; varnish, vinegar; yeast.					
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.	N	N	P	P	
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.	N	C	C	C	
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.	N	N	C	C	In the M-2 zone, this use shall be located at least 600 feet from any zone boundary.
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; novelties; rubber and metal stamps; and toys.	N	P	P	P	
Manufacturing of brick and all clay, ceramic, cinder, concrete, synthetic, cast stone, plastic and pumice stone products;					

including the manufacture or 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.	N	E	E	E	
Meat custom cutting and wrapping.	P	P	P	P	No slaughtering allowed.
Meat products smoking, curing and packing, provided that no objectionable fumes are emitted.	N	E	E	E	
Metals and metal products treatment and processing.	N	N	E	E	
Metals extraction. The extraction, processing and manufacturing of magnesium chloride, magnesium, potassium, sodium, lithium, boron, bromine and their salts or chemical derivatives.	N	N	N	E	
Missiles and missile parts.	N	N	N	E	
Monument works or sales.	P	P	P	P	
Motion picture studio.	N	P	P	P	
Motor vehicles, trailers, bicycles and machinery repairing, rentals, sales and reconditioning.	N	P	P	P	
Oil or lubricating grease compounding.	N	N	E	E	
Ore beneficiation, smelting, or refining of metal materials.	N	N	E	E	In the M-2 zone, this use shall be located at least

					600 feet from any zone boundary.
Ornamental iron sales or repair.	P	P	P	P	
Outdoor storage.	N	N	C	C	
Parking lot.	N	P	P	P	
Pest control.	P	P	P	P	
Petroleum refining and storage.	N	N	C	C	
Planing mill.	N	P	P	P	
Plumbing shop.	P	P	P	P	
Printing services.	P	P	P	P	
Public and quasi public uses.	P	P	P	P	
Public safety training facility.	N	C	C	C	
Public transit yards.	N	P	P	P	
Public utility substations.	C	C	C	C	
Racing, go cart racing or drag strip.	N	N	C	C	
Radio and television transmitting towers.	N	P	P	P	
Railroad yards, shop and/or roundhouse.	N	N	C	C	
Raising and grazing of horses, cattle, sheep or goats as part of a farming operation, including the supplementary or full feeding of such animals.	N	C	C	C	
Recreation area, private.	N	N	N	C	
Recreation center.	P	P	P	P	
Recreation center daycare. A daycare accessory to a recreation center.	P	P	P	P	
Recreational vehicle storage.	P	P	P	P	
Rental shop, home and garden equipment.	P	P	P	P	
Retail sales, limited.	P	P	P	P	See Section

					104-21-4.
Rock crusher.	N	N	C	C	
Roofing sales or shop.	P	P	P	P	
Rubber welding.	N	P	P	P	
Sand blasting.	N	P	P	P	
Self storage. Indoor self storage units for personal and household items.	P	P	P	P	
Service station.	N	P	P	P	
Shooting range or training course, indoor or outdoor.	N	N	N	C	See Section 104-21-4.
Sign painting shop.	P	P	P	P	
Site leveling and preparation for future development.	C	C	C	C	
Smelting or refining of materials.	N	N	C	C	In the M-2 zone, this use shall be located at least 600 feet from any zone boundary.
Soil and lawn service.	P	P	P	P	
Space craft and space craft parts manufacturing.	N	N	N	C	
Steel or iron mill mines.	N	N	C	C	In the M-2 zone, this use shall be located at least 600 feet

					from any zone boundary.
Stockyards, slaughterhouse.	N	N	C	C	In the M-2 zone, this use shall be located at least 600 feet from any zone boundary.
Taxidermist.	P	P	P	P	
Temporary building for uses incidental to construction work.	P	P	P	P	The buildings must be removed upon completion or abandonment of the construction work.
Tire retreading and/or vulcanizing.	N	P	P	P	
Track or trails for motorcycle and off road vehicle.	N	C	C	C	Accessory concession stand, picnic area, park and playground facilities are

					allowed.
Trade or industrial school.	P	P	P	P	
Transfer company.	N	P	P	P	
Truck service station.	N	P	P	P	
Trucking terminal.	N	P	P	P	
Upholstering, including mattress manufacturing, rebuilding and renovating.	P	P	P	P	
Used car lot.	N	P	P	P	
Ventilating equipment sales and service.	P	P	P	P	
Veterinarian and small animal grooming.	N	P	P	P	
Warehouse.	P	P	P	P	
Wastewater treatment or disposal facility.	E	E	E	E	
Water storage reservoir.	E	E	E	E	Only allowed when developed by a public agency and meeting the requirements of Title 108, Chapter 10 of this Land Use Code.
Weaving.	N	P	P	P	
Welding shop.	N	P	P	P	
Wholesale business.	N	P	P	P	
Window washing establishment.	P	P	P	P	

~~Wrecked car sales.~~

N

N

E

E

SECTION 10: **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

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 (and 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) ***Automobile wrecking yard or junkyard***. This use shall be enclosed within a solid wall or fence of not less than seven feet in height. In the M-2 zone, this use shall be located at least 600 feet from any zone boundary.
- (c) ***Building material sales yard***. In the M-1 and M-2 zones, 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.
- (d) ~~***Cement batch plants***~~ ***Mixing plant for certain construction material***. The following standards apply to ~~a cement batch~~ a mixing plant:
 - (1) The cement silo mixer shall not be larger than 300 barrels. ~~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.
- (e) **Mixing facility for asphalt or concrete, temporary.** The following standards apply to a temporary mixing facility:
- (1) The cement silo mixer shall not be larger than 200 barrels.
 - (2) There shall be no more than two cement trucks, and no more than two other semi-trucks and trailers used with this operation stored on site.
 - (3) 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.
 - (4) 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.
 - (5) The project site shall be at least ten acres in size.
 - (6) A vehicle/trailer washout area is required. A detailed plan for the washout area shall be submitted with the permit application.
- (f) ***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.
- (g) ***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~~allowed 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.
- (h) ***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 11: AMENDMENT “Sec 104-21-5 Site Development Standards” of the Weber County County Code is hereby *amended* as follows:

AMENDMENT

Sec 104-21-5 Site Development Standards

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

(a) Lot area:

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

(b) Lot width:

	MV-1	M-1	M-2	M-3	ADDITIONAL RESTRICTION
Minimum lot width:	100 None feet	100 None feet	100 None feet	100 None feet	

(c) Yard Setbacks

(1) Front yard setbacks:

	MV-1	M-1	M-2	M-3	ADDITIONAL RESTRICTION
Minimum front yard setback	30 feet	30 feet	30 feet	50 feet	Except 50 feet if on a street <u>right-of-ways that is or is planned to become</u> 80 feet or wider.

(2) Side yard setbacks:

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

(3) Rear yard setback:

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

(d) Building height:

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

(e) Lot coverage:

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

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 12: AMENDMENT “Sec 108-1-2 Application And Review” of the Weber County County Code is hereby *amended* as follows:

AMENDMENT

Sec 108-1-2 Application And Review

- (a) All applications for occupancy permits or building permits for all multifamily (over eight) dwellings, recreation resort uses, public and quasi-public uses, business, commercial and manufacturing buildings, structures and uses and their accessory buildings, shall be accompanied by architectural elevations and site development plans to scale, which shall show building locations, major exterior elevations, exterior building materials and color schemes, landscaping, prominent existing trees, ground treatment, fences, off-street parking, vehicle and pedestrian circulation, adjacent buildings, streets and property lines, and existing grades and proposed new grades. All plans shall be reviewed and approved by the planning commission with the exception that small buildings or additions with a total footprint of less than 10,000 square feet, and which impact an area of less than one acre may be reviewed and approved by the planning director after meeting the requirements of all applicable ordinances. In the Ogden Valley Destination and Recreation Resort Zone at elevations of at least 6,200 feet above sea level, the buildings with a total footprint of less than 75,000 square feet may be reviewed and approved by the planning director after meeting the requirements of all applicable ordinances and/or the intent of the applicable master plan. All of the above required architectural and site development plans shall be reviewed and approved prior to the issuing of any land use, occupancy or building permit.
- (b) All documents submitted in the application shall be accompanied by a PDF file of the respective document. All plans (including but not limited to site plans, architectural elevations/renderings, etc.), and subsequent submittals and revisions, shall be accompanied by a full scale set of PDF files of the respective plans.
- (c) The applicability of the provisions of this chapter may be waived or modified by the County Commission by means of an executed and recorded development agreement. The specific waiver or modification shall be explicitly stated in the development agreement.

(Ord. of 1956, § 36-2; Ord. No. 2009-3; Ord. No. 2014-6, § 1, 4-1-2014; Ord. No. 2016-4, Exh. C2, 5-24-2016)

SECTION 13: AMENDMENT “Sec 108-3-7 Lot Development Standards” of the Weber County County Code is hereby *amended* as follows:

AMENDMENT

Sec 108-3-7 Lot Development Standards

Unless otherwise provided for in this section, residential building lots shall be developed in a manner that meets all applicable standards, including but not limited to those found in the Weber County Land Use Code and the requirements and standards of the Weber-Morgan Health Department, if applicable. The following specific site development standards apply to lots in cluster subdivisions:

- (a) *Lot area.* Unless otherwise regulated by the Weber-Morgan Health Department, a lot located within a cluster subdivision shall contain an area of not less than 9,000 square feet, unless otherwise provided in section 108-3-8.
- (b) *Lot width.* Unless otherwise regulated by the Weber-Morgan Health Department, the minimum lot width in a cluster subdivision is as follows:

Zone	Lot Width
F-40 and F-10 zones:	100 feet
FR-1, F-5, and AV-3 zones:	80 feet
RE-15, RE-20 zones:	60 feet
A-1, A-2, and A-3 zones:	60 feet
FR-3 zone:	50 feet
DRR-1 zone:	50 feet

- (c) *Yard setbacks.* The minimum yard setbacks in a cluster subdivision are as follows:
 - (1) Front yard setbacks:

	Setback
Front:	20 feet

- (2) Side yard setbacks:

Side:	Setback
Dwelling or other main building:	8 feet
Accessory building:	8 feet; except one foot if located at least six feet in rear of dwelling
Accessory building over 1,000 square feet:	See section 108-7-16
Corner lot side facing street:	20 feet

- (3) Rear yard setbacks:

Rear:	Setback
<u>Dwelling or other main building</u> Rear:	20 feet
<u>Accessory building:</u>	<u>1 foot except 10 feet where accessory building on a corner lot rears on side yard of an adjacent lot</u>

(d) *Building height.* The maximum height for a building in a cluster subdivision is as follows:

Building	Height
Dwelling:	40 feet
Accessory building:	30 feet

(Ord. No. 2018-6, Exh. A, 5-8-2018)