

Minimum for accessory buildings over 1,000 sq. ft. for storage of personal equipment and materials: See [Section 108-7-16](#).

(3) Rear yard setback:

	AV-3	A-1	A-2	A-3
Main building:			30 feet	
Accessory building:	1 foot except 10 feet where accessory building on a corner lot rears on side yard of an adjacent lot			

(d) Building height:

	AV-3	A-1	A-2	A-3
Minimum main building height:		1 story		
Maximum main building height:		35 feet		
Maximum accessory building height:	25 feet unless meeting requirements of <a href="#">Section 108-7-16</a> , Large accessory buildings			

HISTORY

Amended by Ord. [2021-6](#) on 3/23/2021

**Chapter 104-3 Residential Estates Zones RE-15 And RE-20**

[Sec 104-3-1 Purpose And Intent](#)

[Sec 104-3-2 Permitted Uses](#)

[Sec 104-3-3 Permitted Uses Requiring 40,000 Square Feet Minimum Lot Area](#)

[Sec 104-3-4 Permitted Uses Requiring Five Acres Minimum Lot Area](#)

[Sec 104-3-5 Conditional Uses](#)

[Sec 104-3-6 Conditional Uses Requiring Five Acres Minimum Lot Area](#)

[Sec 104-3-7 Site Development Standards For RE-15 And RE-20 Zones](#)

[Sec 104-3-8 Sign Regulations](#)

**Sec 104-3-1 Purpose And Intent**

The major purpose of the RE-15 and RE-20 Zones is to provide and protect residential development at a low density in a semi-agricultural or rural environment. It is also to provide for certain rural amenities on larger minimum lots, in conjunction with the primary residential nature of the zone.

(Ord. of 1956, § 3-1; Ord. No. 7-76; Ord. No. 28-82; Ord. No. 2009-15; Ord. No 2011-2, § 3-1, 1-18-2011)

**Sec 104-3-2 Permitted Uses**

The following uses are permitted in Residential Estates Zones RE-15 and RE-20:

- (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) Accessory dwelling unit, in compliance with Chapter 108-19.
- (c) Agriculture and agricultural experiment station;

- (d) Animals and fowl kept for family food production as an incidental and accessory use to the residential use of the lot;
- (e) Church, synagogue or similar building used for regular religious worship;
- (f) Cluster subdivision, in accordance with title 108, chapter 3 of this Land Use Code;
- (g) Corral, stable or building for keeping of animals or fowl, provided such building shall be located not less than 100 feet from a public street, and not less than 25 feet from any side or rear lot line;
- (h) Golf course, except miniature golf;
- (i) Greenhouse and nursery limited to sale of material produced on premises and with no retail shop operation;
- (j) Home occupations;
- (k) Household pets;
- (l) Parking lot accessory to use permitted in this zone;
- (m) Private stables; horses for private use only, and provided that not more than one horse may be kept for each one-half acre of land used for horses within any lot and no horses shall be kept on any lot of less than one-half acre in area;
- (n) Public building; public park, recreation grounds and associated buildings, public schools; private educational institutions having a curriculum similar to that ordinarily given in public schools;
- (o) Single-family dwelling; and
- (p) Temporary building or use incidental to construction work. Such building shall be removed upon the completion or abandonment of the construction work.

(Ord. of 1956, § 3-2; Ord. No. 7-76; Ord. No. 28-82; Ord. No. 14-92; Ord. No. 9-93; Ord. No. 96-35; Ord. No. 2009-15; Ord. No. 2010-20; Ord. No. 2011-2, § 3-2, 1-18-2011; Ord. No. 2015-7, Exh. A, 5-5-2015)

#### HISTORY

Amended by Ord. [2020-27](#) on 12/22/2020

### **Sec 104-3-3 Permitted Uses Requiring 40,000 Square Feet Minimum Lot Area**

The following uses are permitted in the Residential Estates Zones RE-15 and RE-20: Chinchilla raising.

(Ord. of 1956, § 3-3; Ord. No. 7-76; Ord. No. 2009-15; Ord. No. 2011-2, § 3-3, 1-18-2011)

### **Sec 104-3-4 Permitted Uses Requiring Five Acres Minimum Lot Area**

The following uses are permitted in the Residential Estates Zones RE-15 and RE-20:

- (a) Farms devoted to the hatching, raising (including fattening as incident to raising) of chickens, turkeys or other fowl, rabbit, fish, frogs or beaver hatched or raised on the premises;
- (b) Raising and grazing of horses, cattle, sheep or goats, including the supplementary feeding of such animals, provided that such raising or grazing is not a part of, nor conducted in conjunction with any livestock feed yard, livestock sales yard, slaughterhouse, animal by products business or commercial riding academy.

(Ord. of 1956, § 3-4; Ord. No. 7-76; Ord. No. 2009-15; Ord. No. 2011-2, § 3-4, 1-18-2011)

### **Sec 104-3-5 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) Child day care or nursery.
- (b) Educational/institutional identification sign.
- (c) Private park, playground or recreation grounds and buildings not open to the general public and to which no admission is made but not including privately owned commercial amusement business.
- (d) Public utility substation.
- (e) Residential facilities for handicapped persons meeting the requirements of section 108-7-13 of this Land Use Code.
- (f) Residential facility for elderly persons meeting the requirements of section 108-7-15 of this Land Use Code.
- (g) Water storage reservoir developed by a public agency and meeting requirements of title 108, chapter 10 of this Land Use Code.
- (h) Small wind energy system.

(Ord. of 1956, § 3-5; Ord. No. 3-72; Ord. No. 7-76; Ord. No. 2-79; Ord. No. 28-82; Ord. No. 16-86; Ord. No. 12-91; Ord. No. 14-92; Ord. No. 9-93; Ord. No. 20-94; Ord. No. 30-94; Ord. No. 96-35; Ord. No. 96-42; Ord. No. 2008-8; Ord. No. 2009-14; Ord. No. 2009-15; Ord. No. 2010-20; Ord. No. 2011-2, § 3-5, 1-18-2011)

**HISTORY**

Amended by Ord. [2021-6](#) on 3/23/2021

**Sec 104-3-6 Conditional Uses Requiring Five Acres Minimum Lot Area**

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: Private dog kennel, for noncommercial purposes subject to the following:

- (a) No more than ten dogs older than ten weeks;
- (b) A minimum of 25 feet from any lot line, 100 feet from a property line adjacent to a street, and 75 feet from a dwelling on an adjacent lot.

(Ord. No. 2011-2, § 3-6, 1-18-2011)

**Sec 104-3-7 Site Development Standards For RE-15 And RE-20 Zones**

The following site development standards apply to the RE-15 and RE-20 Zones:

	RE-15	RE-20
Minimum lot area		
Uses listed in 104-3-2 and 104-3-5	15,000 sq. ft.	20,000 sq. ft.
Uses listed in 104-3-3	40,000 sq. ft.	40,000 sq. ft.
Uses listed in 104-3-4	5 acres	5 acres
Minimum lot width	100 feet	100 feet

Minimum yard setbacks		
Front	30 feet	30 feet
Side		
Dwelling	10 feet with total width of 2 side yards not less than 24 ft.	
Other main building	20 feet each side	
Accessory building	10 feet except 1 foot if located at least 6 feet in rear of main building	
Accessory buildings over 1,000 sq. ft. for storage of personal equipment and materials	See section 108-7-16	
Side; facing street on corner lot	20 feet	20 feet
Rear		
Main building	30 feet	30 feet
Accessory building	One foot except 10 feet where accessory building rears on side yard of adjacent corner lot	
Main building height		
Minimum	1 story	1 story
Maximum	35 feet	35 feet
Accessory building height	25 feet unless meeting requirements of section 108-7-16, Large accessory buildings	

(Ord. of 1956, § 3-6; Ord. No. 3-72; Ord. No. 7-76; Ord. No. 28-82; Ord. No. 14-91; Ord. No. 2002-8; Ord. No. 2009-14; Ord. No. 2010-20; Ord. No. 2011-2, § 3-7, 1-18-2011)

**Sec 104-3-8 Sign Regulations**

The height, size and location of the following permitted signs shall be in accordance with the regulations set forth in title 108, chapter 7 or title 110 of this Land Use Code.

- (a) Business signs for legal nonconforming commercial or industrial use including flat, freestanding, projecting, temporary or wall type signs.
- (b) Nameplates flat or wall type.
- (c) Identification and information signs directional, flat, freestanding, projecting, temporary or wall type signs.
- (d) Property signs directional, flat, freestanding, projecting, temporary or wall type signs.
- (e) Service signs directional, flat, freestanding, or projecting type signs.

(Ord. of 1956, § 3-7; Ord. No. 7-76; Ord. No. 2010-20; Ord. No. 2011-2, § 3-8, 1-18-2011)

**Chapter 104-4 Gravel Zone G**

[Sec 104-4-1 Permitted Uses](#)

[Sec 104-4-2 Conditional Uses](#)

[Sec 104-4-3 Area, Width, Lot And Height Regulations](#)

Sec 104-4-4 Additional Requirements

**Sec 104-4-1 Permitted Uses**

In Gravel Zone G, no building, structure, or land shall be used, and no building or structure shall be erected which is arranged, intended or designed to be used for other than one or more of the following uses:

- (a) Sand and gravel excavation including gravel crushing, subject to all provisions of the Weber County Excavation Ordinance.
- (b) Crushing gravel mined on the premises. See section 104-4-4, Additional requirements.
- (c) Contractor equipment storage yard. See section 104-4-4, Additional requirements.
- (d) 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.

(Ord. of 1956, § 4A-1; Ord. No. 2010-1; Ord. No. 2010-09; Ord. No. 2015-7, Exh. A, 5-5-2015)

**Sec 104-4-2 Conditional Uses**

The following uses are conditional:

- (a) Clean fill of natural depressions.
- (b) Signs as per title 110 of this Land Use Code.
- (c) Public utility substations.

(Ord. of 1956, § 4A-2; Ord. No. 5-91; Ord. No. 20-94; Ord. No. 30-94; Ord. No. 96-42; Ord. No. 2010-1)

**Sec 104-4-3 Area, Width, Lot And Height Regulations**

- (a) Minimum lot area: 40,000 square feet.
- (b) Minimum lot width: 150 feet.
- (c) Minimum lot setbacks.
  - (1) Front and rear: 30 feet.
  - (2) Side.
    - a. Main building: 20 feet each side.
    - b. Accessory building: ten feet except one feet if located at least ten feet in rear of main building.
    - c. Accessory buildings over 1,000 square feet: see section 108-7-16).
    - d. Side, facing street corner lot: 20 feet.
- (d) Building height.
  - (1) Minimum: One story.
  - (2) Maximum: 35 feet.



**Sec 104-4-4 Additional Requirements**

- (a) *Gravel excavation.* Gravel excavation and accessory structures or buildings shall be located and operated not closer than 100 feet from any public street and not closer than 50 feet from any property line, provided that gravel crushers shall be located not closer than 600 feet from a residential zone boundary and 300 feet from any existing residential structure and not closer than 200 feet from any public street.
- (b) *Contractor storage yard.*
- (1) Additional landscaping standards shall apply to the area where the equipment and material is stored. There shall be a 15-foot landscape buffer with a four-foot high earth berm planted with six feet or larger evergreen trees, such as, Scotch Pines, Douglas Fir, or Blue Spruce. The trees shall be planted every 15 feet on center. The evergreen shrubs may be Junipers, Mugo Pines, or Spreading Yew. The shrubs shall be 36 inches high and there shall be 15 shrubs per 100 linear feet. There shall be five canopy trees per 100 linear feet. These trees may be Maples, Linden, Quaking Aspens, Cottonless Cottonwood, Honey Locust, or Birch trees. The type of trees and shrubs listed are intended to provide year-round screening of the site. The planning area planning commission shall approve the list of trees as part of the site plan review. These trees shall be a minimum of two-inch caliper. This landscaping shall be planted on the crest of the four-foot berm when the property abuts agricultural or residential zones. The additional landscaping requirements can be eliminated if all equipment and material are stored within an enclosed building.
  - (2) Hour of operation based on location.
  - (3) Access to a state highway or arterial street shall be paved.
  - (4) No outside storage of broken or parts of equipment.
  - (5) Maintenance and repair of equipment is to be done within an enclosed building.
  - (6) Fuel storage is to be in compliance with environmental and fire code requirements.

(Ord. of 1956, § 4A-4; Ord. No. 2010-1; Ord. No. 2015-22, Exh. A, 12-22-2015)

**Chapter 104-5 (Reserved)****Chapter 104-6 (Reserved)****Chapter 104-7 (Reserved)****Chapter 104-8 (Reserved)****Chapter 104-9 Forest Zones F-5, F-10, And F-40****[Sec 104-9-1 Purpose](#)****[Sec 104-9-2 Permitted Uses](#)****[Sec 104-9-3 Conditional Uses](#)****[Sec 104-9-4 Minimum Lot Area, Width And Yard Regulations](#)****Sec 104-9-1 Purpose**

- (a) The intent of the forest zones is to protect and preserve the natural environment of those areas of the county that are characterized by mountainous, forest or naturalistic land, and to permit development compatible to the preservation of these areas.
- (b) The objectives in establishing the forest zones are:
- (1) To promote the use of the land for forest, fish and wildlife and to facilitate the conservation of the natural resources, vegetation and attractions;
  - (2) To reduce the hazards of flood and fire;
  - (3) To prevent sanitation and pollution problems and protect the watershed;
  - (4) To provide areas for private and public recreation and recreation resorts; and
  - (5) To provide areas for homes, summer homes, and summer camp sites.

(Ord. of 1956, § 8-1; Ord. No. 4-71; Ord. No. 99-21; Ord. No. 2009-15)

### **Sec 104-9-2 Permitted Uses**

The following uses are permitted in Forest Zones F-5, F-10, and F-40:

- (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) Accessory dwelling unit, in compliance with Chapter 108-19.
- (c) Agriculture.
- (d) Cluster subdivisions, which comply with the requirements of title 108, chapter 3.
- (e) Grazing and pasturing of animals, limited to one horse or cow per acre of land exclusively dedicated to the animal. The keeping of animals and fowl for family food production. Golf course, except miniature golf courses.
- (f) Home occupations.
- (g) Household pets.
- (h) Private stables, not to exceed one horse per acre.
- (i) Public parks and recreation grounds. Public campgrounds and picnic areas meeting the requirements of the Forest Campground Ordinance of Weber County; public buildings.
- (j) One recreational vehicle, temporarily parked on a lot or parcel for periodic short-term intervals of less than 180 days for recreational use only and not for longer term placement nor for full time living. The following additional conditions shall apply:
  - (1) The lot has a minimum area of five acres in the F-5, ten acres in the F-10, and 40 acres in the F-40 Zone or is determined to be a legally approved or legal nonconforming lot or parcel or cluster subdivision and meet the minimum lot size, frontage, and setback requirements for all zones in this chapter.
  - (2) County environmental health department approval as to waste disposal by an approved septic tank and drain field with approved connection to the R.V., and a land use permit from the county planning commission for each unit, which shall expire after 180 days from date of issue, and including only the following accessory uses: not more than one storage shed of not more than 200 square feet per lot, not to include electrical or plumbing connections; prepared R.V. parking pad; raised deck of not more than two feet in height

adjacent to the R.V. parking pad; one outdoor camp fireplace; picnic table and chairs and tent type screens.

- (3) A second recreation vehicle may be placed on any lot, parcel, legal nonconforming lot or parcel as qualified in subsection (f)(2) of this section containing a minimum area of two acres excluding land known as common land and/or open space.
- (4) The following state and local division of health codes and requirements are complied with:
  - a. International Utah Plumbing Code.
  - b. Rules and regulations relating to public water supplies.
  - c. Code of Waste Disposal Regulations.
  - d. Code of Solid Waste Disposal Regulations.
  - e. Recreation regulations.

(k) Signs shall comply with title 110, chapter 2, Ogden Valley signs, if located within the Ogden Valley area.

(l) Single-family residences.

(Ord. of 1956, § 8-2; Ord. No. 96-35; Ord. No. 99-21; Ord. No. 2001-4; Ord. No. 2003-14; Ord. No. 2009-15; Ord. No. 2010-20; Ord. No. 2014-14, 5-20-2014; Ord. No. 2015-7, Exh. A, 5-5-2015)

#### HISTORY

Amended by Ord. [2020-27](#) on 12/22/2020

### **Sec 104-9-3 Conditional Uses**

The following uses shall be permitted only when authorized by a conditional use permit obtained as provided in this Land Use Code:

- (a) Agri-tourism, in the Forest-5 Zone, subject to the requirements of the Weber County Agri-Tourism Ordinance.
- (b) Cemeteries. Churches.
- (c) Forest industries; production of forest products.
- (d) Dams.
- (e) Educational/Institutional identification sign.
- (f) Mines, quarries and gravel pits, sand and gravel operations subject to the provisions of the Weber County Excavation Ordinance.
- (g) Private parks and recreation grounds. Private campgrounds and picnic areas meeting the requirements of the Forest Campground Ordinance of Weber County. Dude ranches.
- (h) Public utility substations and transmission lines.
  - (i) Radio and television towers.
  - (j) Ski resorts.
- (k) Skeet and trap shooting ranges as an accessory use to public and/or private camps in the F-5 and F-10 Zones.
- (l) Skeet and trap shooting ranges in the F-40 Zones.



(m) Water pumping plants and reservoirs.

(n) Wastewater treatment or disposal facilities meeting the requirements of the Utah State Department of Environmental Quality Division of Water Quality but not including individual water disposal systems.

(o) Recreation lodge.

(p) Conference/education center.

(q) Heliport in the F-40 Zone subject to the following standards:

- (1) A heliport must be located on a single parcel of record which is not less than 40 acres in area.
- (2) A heliport must be located at an elevation of at least 6,200 feet above sea level.
- (3) A heliport must be located at least 200 feet from any property line. The planning commission may grant exceptions to the setback requirement if it can be demonstrated that locating the heliport closer than 200 feet to the property line provides a more beneficial situation for purposes of safety, noise abatement, access, or other valid reasons as determined by the planning commission.
- (4) The heliport landing surface must be dust-proof and free from obstructions.
- (5) Prior to issuance of a conditional use permit for a heliport, written approval from the Federal Aviation Administration (FAA) is required, if necessary.

(Ord. of 1956, § 8-4; Ord. No. 3-72; Ord. No. 16-72; Ord. No. 6-88; Ord. No. 20-94; Ord. No. 30-94; Ord. No. 96-42; Ord. No. 99-21; Ord. No. 2000-10; Ord. No. 2009-15; Ord. No. 2010-20; Ord. No. 2012-1, § 2, 1-3-2012; Ord. No. 2013-33, pt. 1, 12-17-2013; Ord. No. 2014-14, 5-20-2014)

HISTORY

Amended by Ord. [2021-6](#) on 3/23/2021

**Sec 104-9-4 Minimum Lot Area, Width And Yard Regulations**

The following minimum lot areas, widths, and yard regulations apply to the Forest Zones F-5, F-10, and F-40:

	F-5 Zone	F-10 Zone	F-40 Zone
Area	5 acres	10 acres	40 acres
Width	300 ft.*	400 ft.*	660 ft*
**			
Yard, front	30 ft.+	50 ft.	75 ft.
Yard, side	20 ft.	20 ft.	40 ft.
Yard, rear	30 ft.	30 ft.	30 ft.

1)\*The width of lots on the outside of the curved streets or on the ends of cul-de-sacs may be reduced by up to one-third, provided the required minimum lot width is provided back from the front lot line at a distance of 100 feet in the F-5 Zone; 140 feet in the F-10 Zone.

2)\*\*In the F-40 Zone where property lot lines follow a basic rectangular pattern based upon section lines or regular divisions of section lines, road frontage requirements may be reduced to a minimum of

100 feet for each lot, but this in no way permits a reduction in the minimum required lot width which must be maintained.

3) + In the F-5 Zone, front yard setbacks will be 50 feet on right-of-way of 80 feet or more.

4) Main building maximum height	35 ft.	35 ft.	35 ft.
5) Accessory building height	25 feet, unless meeting requirements of section 108-7-16, Large accessory buildings.		

(Ord. of 1956, § 8-5; Ord. No. 8-72; Ord. No. 99-21; Ord. No. 2001-21; Ord. No. 2002-8; Ord. No. 2009-14; Ord. No. 2009-15)

**Chapter 104-10 Shoreline Zone S-1**

[Sec 104-10-1 General Description, Objectives And Characteristics Of Zone](#)

[Sec 104-10-2 Permitted Uses](#)

[Sec 104-10-3 Conditional Uses](#)

[Sec 104-10-4 Area Regulations Building Site Area Required](#)

[Sec 104-10-5 Front Yard Regulations](#)

[Sec 104-10-6 Side And Rear Yard Regulations](#)

[Sec 104-10-7 Special Provisions](#)

**Sec 104-10-1 General Description, Objectives And Characteristics Of Zone**

- (a) The shoreline zone has been established as a district in which the primary use of the land is for farming and for recreational purposes. In general, this zone covers the portion of the unincorporated area of the county which is occupied by Pineview Reservoir and shores adjacent thereto.
- (b) This zone is characterized by farms and pasture lands situated adjacent to the shore of the Pineview Reservoir and interspersed by dwellings, recreational camps, resorts and outdoor recreation facilities.
- (c) The objectives in establishing the Shoreline Zone S-1 are:
- (d) To promote the use of the land for agriculture and for fish, wildlife and recreational purposes both public and private;
- (e) To facilitate the conservation of water and other natural resources;
- (f) To reduce hazards from floods and fires;
- (g) To preserve open space, natural scenic attractions, natural vegetation, and other natural features within the zone;
- (h) To ensure adequate provision for water supply, domestic sewage disposal and sanitation.
- (i) In order to accomplish these objectives and purposes and to protect the essential characteristics of the zone, the following regulations shall apply in the Shoreline Zone S-1.

(Ord. of 1956, § 9A-1; Ord. No. 6-61)

**Sec 104-10-2 Permitted Uses**

The following uses are permitted in the Shoreline Zone S-1:

- (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) Accessory dwelling unit, in compliance with Chapter 108-19.
- (c) Agriculture, grazing and pasturing of animals.
- (d) Boating.
- (e) Cemeteries.
- (f) Fishing.
- (g) Golf courses, excluding miniature golf courses.
- (h) Home occupations.
- (i) Keeping of animals and fowl for family food production.
- (j) Public parks and recreation grounds. Public campgrounds and picnic areas meeting the requirements of the Forest Campground Ordinance of Weber County. Public buildings
- (k) Single-family dwelling. Signs.
- (l) Water skiing and other water recreation activities.

(Ord. of 1956, § 9A-1; Ord. No. 6-61; Ord. No. 10-73B; Ord. No. 96-35; Ord. No. 98-3; Ord. No. 2010-20; Ord. No. 2015-7, Exh. A, 5-5-2015)

#### HISTORY

Amended by Ord. [2020-27](#) on 12/22/2020

### **Sec 104-10-3 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) Hydro electric dams.
- (b) Private parks and recreation grounds. Private campgrounds and picnic areas meeting the requirements of the Forest Campground Ordinance of Weber County. Public utility substations and transmission lines.
- (c) Public utility substations.
- (d) Radio and television towers.

(Ord. of 1956, § 9A-1; Ord. No. 6-61; Ord. No. 96-42; Ord. No. 2010-20)

### **Sec 104-10-4 Area Regulations Building Site Area Required**

The minimum lot and building site area shall be one recorded lot or parcel of land not less than five acres and a minimum width of 300 feet for each dwelling or use.

(Ord. of 1956, § 9A-3; Ord. No. 6-61; Ord. No. 4-63)

### **Sec 104-10-5 Front Yard Regulations**

The following front yard regulations shall apply in the Shoreline Zone S-1:

- (a) 30 feet on streets of less than 80 feet in width;

- (b) 100 feet on streets and highways of 80 feet or more in width.

(Ord. of 1956, § 9A-4; Ord. No. 6-61; Ord. No. 2-89)

### **Sec 104-10-6 Side And Rear Yard Regulations**

Side and rear yard regulations shall be the same as for Forest Residential Zone FR-1.

(Ord. of 1956, § 9A-5; Ord. No. 6-61)

### **Sec 104-10-7 Special Provisions**

The above specified uses shall be permitted only under the following conditions:

- (a) Public health requirements concerning domestic water supply and sewage disposal shall comply with provisions of section 108-7-9.
- (b) No building or structure shall be constructed within the boundaries of any public reservoir as determined by the public agency having jurisdiction or within the boundaries of any natural waterway or watercourse as determined by the county engineer wherein no buildings or structures shall be constructed or land subdivided. Where buildings are to be constructed within 50 feet of the exterior boundaries of a flood channel existing at the effective date of the ordinance from which this chapter is derived, adequate measures must be taken as determined by the Weber County Engineer so as to protect the building or structure from damage due to floods and so as not to increase the hazard to surrounding lands and buildings.
- (c) The required yard space shall be kept free of debris, refuse or other inflammable material which may constitute a fire hazard.
- (d) Maximum height: 35 feet.

(Ord. of 1956, § 9A-6; Ord. No. 6-61; Ord. No. 2001-21; Ord. No. 2006-19; Ord. No. 2009-14; Ord. No. 2012-7, § 2, 5-1-2012)

## **Chapter 104-11 Commercial Valley Resort Recreation Zone CVR-1**

[Sec 104-11-1 Intent And Purpose](#)

[Sec 104-11-2 Submittal Requirements](#)

[Sec 104-11-3 Permitted Uses](#)

[Sec 104-11-4 Conditional Uses](#)

[Sec 104-11-5 Additional Design Requirements](#)

[Sec 104-11-6 Minimum Overall Project Development Area, Width, And Yard Regulations](#)

[Sec 104-11-7 Signs](#)

### **Sec 104-11-1 Intent And Purpose**

- (a) The purpose of this zone is to provide locations in the Ogden Valley and at major recreation resort areas, where service facilities and goods normally required by the public in the pursuit of general recreation activities can be obtained.
- (b) In this role, even though the area is primarily commercial in nature, it should be compatible with the general surrounding natural environment. To this end, the general siting and architectural design of buildings and structures, the layout of parking areas and landscaping shall be subject to review and recommendations by the public agencies, design review and approval by the planning commission to ensure that the natural environment is preserved to the greatest possible extent.

(Ord. of 1956, § 9C-1, Ord. No. 2006-24)

### **Sec 104-11-2 Submittal Requirements**

Detailed plans shall be filed with the planning division staff for review. Site plan submittals shall include all requirements set forth in this chapter, including fully dimensioned architectural elevations, in color, of all proposed structures.

(Ord. of 1956, § 9C-2; Ord. No. 2006-24)

### **Sec 104-11-3 Permitted Uses**

The following uses are permitted in the Commercial Valley Resort Recreation Zone CVR-1:

- (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) Art gallery.
- (c) Bank.
- (d) Bookstore/newsstand.
- (e) Beauty shop/barbershop.
- (f) Day spa/fitness center.
- (g) Deli/small grocery store.
- (h) Florist shop.
- (i) Gift shop, boutique.
- (j) Music and video store.
- (k) Restaurants, excluding those with drive-up windows.
- (l) Restaurant: fast food, excluding those with drive-up windows.
- (m) Sporting goods store.
- (n) Sports clothing store.
- (o) Public and private swimming pools.
- (p) Vendor, short term.

(Ord. of 1956, § 9C-3; Ord. No. 2006-24; Ord. No. 2015-7, Exh. A, 5-5-2015)

### **Sec 104-11-4 Conditional Uses**

The following uses shall be allowed only when authorized by a Conditional Use Permit obtained as provided in title 108, chapter 4 of this Land Use Code:

- (a) Beer parlor, sale of draft beer.
- (b) Bed and breakfast inn.
- (c) Bed and breakfast hotel.
- (d) Recreation lodge.

- (e) Dry cleaning pickup station.
- (f) Dwelling unit, when a part of a recreation resort development.
- (g) Recreation resort complex.
- (h) Horse rentals (up to ten horses per acre, if stabled), horse feed store and haystack yard.
- (i) Indoor facilities for rental to clubs, private groups, parties and organizational groups for recreation activities, including dancing.
- (j) Liquor store.
- (k) Medical/dental office.
- (l) Outfitters base camp.
- (m) Pet grooming and supply store.
- (n) Public utility substations.
- (o) Real estate office.
- (p) Ski equipment, snowmobile, boat, and bicycle rentals.
- (q) Outdoor skating rink (ice or roller).
- (r) Skateboarding course.
- (s) Snowmobile and Nordic ski trails.
- (t) Equestrian trails.
- (u) Public parks.
- (v) Golf courses, including miniature golf as part of a recreation resort.
- (w) Conference/education center.
- (x) Condominium rental apartment, including lockout rooms.
- (y) Gazebo, pavilion.
- (z) Time share condominiums including lockout rooms.
- (aa) Travel agency.
- (ab) Dwelling unit as part of a commercial building for proprietor or employee who also serves as a night watchman provided that an additional 3,000 square feet of landscaped area is provided for the residential use.
- (ac) Residential property rental and management agency for recreation resort complexes.
- (ad) Off road vehicle and recreation equipment sales and service, and rental.
- (ae) Service stations.
- (af) Ski resort and ski schools.
- (ag) Hotel/motel, including lockout rooms.
- (ah) Restaurants, including those with drive-up windows.
- (ai) Accessory uses to the above listed.
- (aj) Brewpub.
- (ak) Reception/banquet facilities.



(Ord. of 1956, § 9C-4, Ord. No. 2001-16; Ord. No. 2006-20; Ord. No. 2006-24; Ord. No. 2013-31, § 2, 12-10-2013; Ord. No. 2015-7, Exh. A, 5-5-2015; Ord. No. 2015-19, § 1, 12-1-2015)

HISTORY

Amended by Ord. [2021-6](#) on 3/23/2021

**Sec 104-11-5 Additional Design Requirements**

To meet the intent of this chapter the following design standards are required:

- (a) All projects shall consist of a minimum of ten percent commercial uses other than condominium rental apartments, dwellings, multifamily dwellings, and/or other uses providing nightly or longer term lodging.
- (b) Multiple or mixed uses shall be allowed in a single building. For example, a building housing condominium rental apartments may also include restaurants, gift shops and sports clothing stores.
- (c) In approving site plans, the land use authority shall find that proposed buildings and uses are sized in proportion to the recreational amenities for which they will provide goods and services. For example, a golf or ski resort may have a small grocery and sporting goods store, but neither should be sized to be an attraction independent of the provided recreational amenity. In other words, the recreational amenity remains the attraction.

(Ord. of 1956, § 9C-5; Ord. No. 2006-24)

**Sec 104-11-6 Minimum Overall Project Development Area, Width, And Yard Regulations**

- (a) **Area.** The following minimum overall project development area is required for the uses specified, but never less than two and one-half acres:

<b>USE</b>	<b>AREA</b>
Condominium rental apartment or other lodging use that provides nightly or longer lodging:	7,500 square feet of overall net developable area, as defined in Section 101-1-7, per building, plus 2,000 square feet of overall net developable area for each dwelling unit in excess of two dwelling units per building.
Dwelling unit, if approved as part of a MPD overlay zone:	7,500 square feet of overall net developable area, as defined in Section 101-1-7, per building, plus 2,000 square feet of overall net developable area for each dwelling unit in excess of two dwelling units per building.
Lockout sleeping room:	500 square feet of overall net developable area.
Other uses:	None.

- (b) **Width.** 150-foot minimum overall project development width is required, as measured at the yard setback and the street frontage.

- (c) **Yard setback.** The minimum yard setbacks from the overall project development boundary are as follows:

<b>YARD</b>	<b>SETBACK</b>
Front:	30 feet
Side:	20 feet minimum, except as otherwise required by this or any other county ordinance.

Rear:

20 feet minimum, except as otherwise required by this or any other county ordinance.

(d) **Building height.** The maximum height for a building shall be 50 feet.

(Ord. of 1956, § 9C-6; Ord. No. 2006-24)

HISTORY

Amended by Ord. [2021-6](#) on 3/23/2021

Amended by Ord. [2021-6](#) on 3/23/2021

**Sec 104-11-7 Signs**

Signs shall be as permitted in title 110, chapter 2, Ogden Valley signs.

(Ord. of 1956, § 9C-7; Ord. No. 2006-24)

**Chapter 104-12 Single-Family Residential Zones R-1-12, R-1-10**

[Sec 104-12-1 Purpose And Intent](#)

[Sec 104-12-2 Permitted Uses](#)

[Sec 104-12-3 Conditional Uses](#)

[Sec 104-12-4 Site Development Standards](#)

[Sec 104-12-5 Sign Regulations](#)

**Sec 104-12-1 Purpose And Intent**

The purpose of the R-1-12, R-1-10 Zone classification is to provide regulated areas for single-family residential use at two different low-density levels.

(Ord. of 1956, § 10-1; Ord. No. 7-78; Ord. No. 2009-15)

**Sec 104-12-2 Permitted Uses**

The following are permitted uses in the Single-Family Residential Zones R-1-12, R-1-10:

- (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) Accessory dwelling unit, in compliance with Chapter 108-19.
- (c) Agriculture.
- (d) Church, synagogue or similar building used for regular religious worship.
- (e) Cluster subdivision, in accordance with title 108, chapter 3 of this Land Use Code.
- (f) Educational institution.
- (g) Golf course, except miniature golf course.
- (h) Greenhouse, for private use only.
- (i) Home occupations.
- (j) Household pets, which do not constitute a kennel.
- (k) Parking lot accessory to uses permitted in this zone.
- (l) Public building, public park, recreation grounds and associated buildings.

- (m) Single-family dwelling.
- (n) Temporary building for use incidental to construction work. Such building shall be removed upon the completion or abandonment of the construction work.
- (o) Residential facilities for persons with a disability meeting the requirements of section 108-7-13.

(Ord. of 1956, § 10-2; Ord. No. 96-35; Ord. No. 99-25; Ord. No. 2006-24; Ord. No. 2009-14; Ord. No. 2009-15; Ord. No. 2010-20; Ord. No. 2015-7, Exh. A, 5-5-2015)

HISTORY

Amended by Ord. [2020-27](#) on 12/22/2020

**Sec 104-12-3 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) Educational/institutional identification sign.
- (b) Private park, playground or recreation area, but not including privately owned commercial amusement business.
- (c) Public utility substations.
- (d) Residential facility for elderly persons meeting the requirements of section 108-7-15.
- (e) Water storage reservoir developed by a public agency and meeting requirements of title 108, chapter 10 of this Land Use Code.

(Ord. of 1956, § 10-3; Ord. No. 3-72; Ord. No. 16-86; Ord. No. 20-94; Ord. No. 30-94; Ord. No. 96-42; Ord. No. 2009-15; Ord. No. 2010-20)

HISTORY

Amended by Ord. [2021-6](#) on 3/23/2021

**Sec 104-12-4 Site Development Standards**

The following site development standards apply to the Single-Family Residential Zones R-1-12, R-1-10:

Residential Zones	R-1-12	R-1-10
Minimum lot areas (in square feet)	12,000	10,000
Minimum lot width	90 feet	80 feet
Minimum yard setbacks (in feet)		
Front	30 feet	20 feet
Side		
Dwelling with total width not less than	10 feet	10 feet
	24 feet	24 feet
Other main bldg. each side	20 feet	20 feet
Accessory bldg.	10 feet	10 feet

Exception: Where located at least 6 feet from rear of main building or 60 feet back from the front lot lines, 1 foot, but not closer than 10 feet to dwellings on adjacent lots.		
Side facing street on corner lot	20 feet	20 feet
Exception: Average of existing buildings where 50 percent frontage is developed but not less than 15 feet		
Rear		
Main building	30 feet	20 feet
Accessory building	10 feet	10 feet
Main building height		
Minimum	Same for all zones:	1 story
Maximum		35 feet
Accessory building height	25 feet, unless meeting requirements of section 108-7-16, Large accessory buildings.	

(Ord. of 1956, § 10-4; Ord. No. 2002-8; Ord. No. 2009-14; Ord. No. 2009-15; Ord. No. 2013-29, 10-29-2013)

### **Sec 104-12-5 Sign Regulations**

The height, size and location of the following permitted signs shall be in accordance with the regulations set forth in this Land Use Code:

- (a) Business sign for legal nonconforming commercial and industrial uses.
- (b) Identification and information.
- (c) Nameplate.
- (d) Property.
- (e) Service.

(Ord. of 1956, § 10-5; Ord. No. 2009-15)

### **Chapter 104-13 Forest Residential Zone FR-1**

[Sec 104-13-1 Zone Character And Objectives](#)

[Sec 104-13-2 Permitted Uses](#)

[Sec 104-13-3 Conditional Uses](#)

[Sec 104-13-4 Permitted Signs And Regulations](#)

[Sec 104-13-5 Site Development Standards](#)

#### HISTORY

Amended by Ord. [2020-20](#) on 12/8/2020

Amended by Ord. [2020-20](#) on 12/8/2020

### **Sec 104-13-1 Zone Character And Objectives**

The purpose of the forest residential zone is to provide area for residential development in a forest setting at a low density, as well as to protect as much as possible the naturalistic environment of the development.

(Ord. of 1956, § 12-1)

### **Sec 104-13-2 Permitted Uses**

The following uses are permitted in the Forest Residential Zone FR-1:

- (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) Accessory dwelling unit, in compliance with Chapter 108-19.
- (c) Agriculture.
- (d) Animals and fowl kept for family food production.
- (e) Cluster subdivision, in accordance with title 108, chapter 3.
- (f) Corral, stable or building for keeping animals or fowl, provided such building shall be located not less than 100 feet from a public street, and not less than 25 feet from any side or rear lot line, 40 feet from the residence and 75 from the nearest adjacent residence.
- (g) Greenhouse, noncommercial only.
- (h) Home occupations.
- (i) Horses for private use only, and provided that not more than two horses may be kept for each one acre of land - exclusively devoted to the keeping of horses.
- (j) Household pets which do not constitute a kennel.
- (k) Single-family dwelling.
- (l) Temporary building for use incidental to construction work. Such building shall be removed upon the completion or abandonment of the construction work.
- (m) Residential facilities for persons with a disability meeting the requirements of section 108-7-13.

(Ord. of 1956, § 12-2; Ord. No. 14-92; Ord. No. 96-35; Ord. No. 99-23; Ord. No. 2009-14; Ord. No. 2010-20; Ord. No. 2015-7, Exh. A, 5-5-2015)

#### HISTORY

Amended by Ord. [2020-27](#) on 12/22/2020

### **Sec 104-13-3 Conditional Uses**

The following uses shall be permitted only when authorized by a conditional use permit obtained as provided in title 108, chapter 4 of this Land Use Code:

- (a) Bed and breakfast dwelling, subject to the following standards:
  - (1) Two parking spaces shall be provided for the host family plus one space for each guest room;
  - (2) Proprietor or owner shall occupy the property;
  - (3) Meals shall only be served to overnight guests;
  - (4) Signs are limited to a nameplate identification sign not exceeding two square feet in area per dwelling;
  - (5) Not more than two guests sleeping rooms per dwelling;

(6) Allowed only in existing dwellings with no exterior additions nor change in residential character; and

(7) Business license shall be obtained.

(b) Bed and breakfast inn, subject to the following standards and criteria:

(1) Proprietor or owner shall occupy the premises;

(2) Not more than seven sleeping rooms per inn.

(3) The lot must be at least 2½ acres in area with frontage on a public street of at least 250 feet in width;

(4) The lot shall have frontage on a major street as shown on the county general plan (state highway or county major street);

(5) The lot shall not be in a recorded subdivision unless the lot is specifically created for the purpose of a bed and breakfast inn;

(6) The inn shall be at least 300 feet from the nearest existing dwelling;

(7) Two parking spaces shall be provided for the host family plus one space for each guest sleeping room;

(8) The guest parking shall be in the rear of the inn;

(9) Meals shall be served to registered overnight guests only;

(10) Signs are limited to one nameplate or one identification sign of not more than eight square feet in area;

(11) The site shall be landscaped to provide a visual and noise buffer to adjoining property; a landscape plan shall be submitted with site plan;

(12) The inn shall be of a historic period or other distinguishable architectural style or design so as not to resemble the modern block motel appearance;

(13) A business license shall be obtained;

(14) All units to be in one building together with owner's residence.

(c) Church, synagogue or similar permanent building used for regular religious worship.

(d) Educational institution, with five acre minimum lot size.

(e) Educational/institutional identification sign.

(f) Golf course, except miniature golf.

(g) Parking lot accessory to uses permitted in this zone.

(h) Private park, playground or recreation area, but not including privately owned commercial amusement business.

(i) Public building, public park, recreation grounds and associated buildings.

(j) Public utility substations.

(k) Ski resorts, including summer skateboard activities as an accessory use.

(l) Water storage reservoir developed by a public agency.



(Ord. of 1956, § 12-3; Ord. No. 3-72; Ord. No. 19-77; Ord. No. 15-86; Ord. No. 9-90, Ord. No. 14-92; Ord. No. 20-94; Ord. No. 30-94; Ord. No. 96-42; Ord. No. 99-23; Ord. No. 2003-2; Ord. No. 2010-20)

HISTORY

Amended by Ord. [2020-20](#) on 12/8/2020

Amended by Ord. [2021-6](#) on 3/23/2021

**Sec 104-13-4 Permitted Signs And Regulations**

Signs shall meet requirements of chapter 32B, Valley Commercial Signs if located within the Ogden Canyon or Ogden Valley area.

(Ord. of 1956, § 12-4)

**Sec 104-13-5 Site Development Standards**

The following site development standards shall apply to the Forest Residential Zone FR-1:

Minimum lot area	1 acre
Minimum lot width	150 feet, except the width of lots on the outside of the curved streets or on the ends of cul-de-sacs may be reduced by up on one-third, provided the lot has the required lot width at a distance of 70 feet back from the front lot line
Minimum yard setbacks	
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
Side	20 feet
Rear	
Main building	30 feet
Accessory building	10 feet
Main building height	
Minimum	1 story
Maximum	35 feet
Accessory building height	25 feet, unless meeting requirements of section 108-7-16, Large accessory buildings

(Ord. of 1956, § 12-5; Ord. No. 7-77; Ord. No. 2-89; Ord. No. 2002-8; Ord. No. 2009-14)

**Chapter 104-14 Forest Valley Zone FV-3**

[Sec 104-14-1 Zone Character And Objectives](#)

[Sec 104-14-2 Permitted Uses](#)

[Sec 104-14-3 Conditional Uses](#)

[Sec 104-14-4 Permitted Signs And Regulations](#)

[Sec 104-14-5 Site Development Standards](#)

HISTORY

Amended by Ord. [2020-20](#) on 12/8/2020

**Sec 104-14-1 Zone Character And Objectives**

The purpose of the Forest Valley Zone, FV-3 is to provide area for residential development in a forest setting at a low density, as well as to protect as much as possible the naturalistic environment of the development.

(Ord. of 1956, § 12B-1)

### **Sec 104-14-2 Permitted Uses**

The following uses are permitted in the Forest Valley Zone FV-3:

- (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) Accessory dwelling unit, in compliance with Chapter 108-19.
- (c) Agriculture.
- (d) Animals and fowl kept for family food production.
- (e) Cluster subdivision, in accordance with title 108, chapter 3.
- (f) Corral, stable or building for keeping animals or fowl, provided such building shall be located not less than 100 feet from a public street, and not less than 25 feet from any side or rear lot line.
- (g) Greenhouse, noncommercial only.
- (h) Home occupations.
  - (i) Horses for private use only, and provided that not more than two horses may be kept for each one acre of land exclusively devoted to the keeping of horses.
  - (j) Household pets which do not constitute a kennel.
  - (k) Single-family dwelling.
  - (l) Temporary building for use incidental to construction work. Such building shall be removed upon the completion or abandonment of the construction work.
- (m) Residential facilities for handicapped persons meeting the requirements of section 108-7-13.

(Ord. of 1956, § 12B-2; Ord. No. 2009-14; Ord. No. 2010-20; Ord. No. 2015-7, Exh. A, 5-5-2015)

#### HISTORY

Amended by Ord. [2020-27](#) on 12/22/2020

### **Sec 104-14-3 Conditional Uses**

The following uses shall be permitted only when authorized by a conditional use permit obtained as provided in title 108, chapter 4 of this Land Use Code:

- (a) Agri-tourism; meeting the requirements of title 108, chapter 21 (agri-tourism).
- (b) Bed and Breakfast dwelling subject to the following standards:
  - (1) Two parking spaces shall be provided for the host family plus one space for each guest room;
  - (2) Proprietor or owner shall occupy the property;
  - (3) Meals shall only be served to overnight guests;

- (4) Signs are limited to a nameplate identification sign not exceeding two square feet in area per dwelling;
  - (5) Not more than two guests sleeping rooms per dwelling;
  - (6) Allowed only in existing dwellings with no exterior additions nor change in residential character;
  - (7) Business license shall be obtained.
- (c) Bed and breakfast inn subject to the following standards and criteria:
- (1) Proprietor or owner shall occupy the premises;
  - (2) Not more than seven sleeping rooms per inn;
  - (3) The lot shall be at least three acres in area with frontage on a public street of at least 250 feet in width;
  - (4) The lot shall have frontage on a major street as shown on the county master plan (state highway or county major street);
  - (5) The inn shall be at least 300 feet from the nearest existing dwelling;
  - (6) Two parking spaces shall be provided for the host family plus one space for each guest sleeping room;
  - (7) The guest parking shall be in the rear of the Inn;
  - (8) Meals shall be served to registered overnight guests only;
  - (9) Signs are limited to one name plate or one identification sign of not more than eight square feet in area;
  - (10) The site shall be landscaped to provide a visual and noise buffer to adjoining property; a landscape plan shall be submitted with site plan.
  - (11) The inn shall be of a historic period or other distinguishable architectural style or design so as not to resemble the modern block motel appearance;
  - (12) A business license shall be obtained;
  - (13) All units to be in one building together with owner's residence.
- (d) Small events, such as weddings, family reunions, business retreats and art/cooking classes, not to exceed 75 participants and not more than four events held per calendar month, and only when conducted as an accessory use to an approved bed and breakfast inn.
- (e) Church, synagogue or similar permanent building used for regular religious worship.
- (f) Educational institution.
- (g) Educational/institutional identification sign.
- (h) Golf course, except miniature golf.
- (i) Parking lot accessory to uses permitted in this zone.
- (j) Private park, playground or recreation area, but not including privately owned commercial amusement business.
- (k) Public building, public park, recreation grounds and associated buildings.
- (l) Public utility substations.

- (m) Recreation lodge.
- (n) Ski resorts, including summer skateboard activities as an accessory use.
- (o) Water pumping plants and reservoirs.
- (p) Recreation lodge.
- (q) Waste water treatment or disposal facilities meeting the requirements of the Utah State Division of Health Code of Waste Disposal Regulations, but not including individual water disposal systems.

(Ord. of 1956, § 12B-3; Ord. No. 2003-2; Ord. No. 2004-9; Ord. No. 2007-7; Ord. No. 2010-20; Ord. No. 2012-19, pt. 7(§ 12B-3), 12-18-2012)

HISTORY

Amended by Ord. [2020-20](#) on 12/8/2020

Amended by Ord. [2021-6](#) on 3/23/2021

**Sec 104-14-4 Permitted Signs And Regulations**

The following signs and regulations shall apply to the Forest Valley Zone, FV-3:

- (a) *Nameplate.* One nameplate for each dwelling unit, not exceeding two square feet in area, indicating the name of the occupant and/or permitted home occupation.
- (b) *Identification signs.* One sign, not exceeding eight square feet in area.
- (c) *Property signs.* One or more signs not exceeding eight square feet in combined total area for each street frontage of the lot, appertaining to lease or sale of the property. In addition, one or more signs of a temporary nature for each approved subdivision under development, or main building or uses under development other than dwellings, provided such signs shall not exceed in combined total area 200 square feet and that no one sign shall exceed 100 square feet in area.
- (d) *Location of signs.* Identification signs shall not be in any required front or side yard except that signs attached to a building may project not more than six feet into a required yard and must be not less than ten feet above the ground. Property signs shall be located not closer than ten feet to any property line. Nameplates may be located on the main structure.
- (e) *Lighting of signs.* Signs may be illuminated or floodlighted by indirect lighting only and the source of light shall not be visible beyond the property upon which located nor constitute a nuisance. Visible luminous tubes shall be considered as direct lighting. Animated signs are prohibited.
- (f) *Location.* Signs shall meet requirements of title 110, chapter 2, Ogden Valley signs, if located within the Ogden Valley area.

(Ord. of 1956, § 12B-4)

**Sec 104-14-5 Site Development Standards**

The following site development standards shall apply to the Forest Valley Zone, FV-3:

Minimum lot area	3 acres
Minimum lot width	150 feet except the width of lots on the outside of the curved streets or on the ends of cul-de-sacs may be reduced by up on one-third provided the lot has the required lot width at a distance of 70 feet back from the front lot line

Minimum yard setbacks	
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
Side	20 feet, except 30 feet on side facing street on corner lot
Rear	
Main building	30 feet
Accessory building	10 feet
Main building height	
Minimum	1 story
Maximum	35 feet
Accessory building height	25 feet, unless meeting requirements of section 108-7-16, Large accessory buildings

(Ord. of 1956, § 12B-5; Ord. No. 2002-8; Ord. No. 2009-14)

## **Chapter 104-15 Two-Family Residential Zone R-2**

[Sec 104-15-1 Purpose And Intent](#)

[Sec 104-15-2 Permitted Uses](#)

[Sec 104-15-3 Conditional Uses](#)

[Sec 104-15-4 Site Development Standards](#)

[Sec 104-15-5 Sign Regulations](#)

### **Sec 104-15-1 Purpose And Intent**

The purpose of the R-2 Zone classification is to accommodate a need for moderate density residential districts incorporating both single-family and two-family dwelling units.

(Ord. of 1956, § 13-1; Ord. No. 7-78)

### **Sec 104-15-2 Permitted Uses**

The following uses are permitted in the Two-Family Residential Zone R-2:

- (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) Accessory dwelling unit, in compliance with Chapter 108-19.
- (c) Agriculture.
- (d) Bachelor and/or bachelorette dwelling with 24 or less dwelling units.
- (e) Church, synagogue or similar permanent building used for regular religious worship.
- (f) Educational institution.
- (g) Golf course, except miniature golf course.
- (h) Greenhouse for private use only.

- (i) Group dwelling with 24 or less dwelling units in accordance with section 108-7-11 of this Land Use Code.
- (j) Home occupations.
- (k) Household pets.
- (l) Parking lot accessory to uses permitted in this zone.
- (m) Public building, public park, recreation grounds and associated buildings.
- (n) Residential facility for handicapped persons meeting the requirements of section 108-7-13.
- (o) Residential facility for elderly persons meeting the requirements of section 108-7-15.
- (p) Single-family dwelling.
- (q) Temporary building for use incidental to construction work. Such building shall be removed upon the completion or abandonment of the construction work.
- (r) Two-family dwelling.

(Ord. of 1956, § 13-2; Ord. No. 7-78; Ord. No. 17-87; Ord. No. 12-91; Ord. No. 96-35; Ord. No. 2009-14; Ord. No. 2010-20; Ord. No. 2015-7, Exh. A, 5-5-2015)

HISTORY  
Amended by Ord. [2020-27](#) on 12/22/2020

**Sec 104-15-3 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) Cemetery with customary incidental uses including, but not limited to mortuary, mausoleum, crematory, staff housing, service shops and chapel.
- (b) Educational/institutional identification signs.
- (c) Private park, playground, or recreation area, but not including privately owned commercial amusement business.
- (d) Public utility substations.
- (e) Water storage reservoir developed by a public agency and meeting requirements of title 108, chapter 10 of this Land Use Code.

(Ord. of 1956, § 13-3; Ord. No. 3-72; Ord. No. 7-78; Ord. No. 20-94; Ord. No. 30-94; Ord. No. 96-42; Ord. No. 2010-20)

HISTORY  
Amended by Ord. [2021-6](#) on 3/23/2021

**Sec 104-15-4 Site Development Standards**

The following site development standards are applicable in the Two-Family Residential Zone R-2:

Minimum lot area	
One-building dwelling	
Single-family	6,000 square feet



Two-family or other main building	9,000 square feet
Minimum lot width	60 feet
Minimum yard setbacks	
Front	25 feet, except average of existing dwellings where 50 percent frontage is developed, but not less than 20 feet
Side	
Main building	8 feet with total width of two required yards of: One building: not less than 18 feet for single-family dwelling or two-family dwelling, and 20 feet each side for other main building
Accessory building	8 feet, except one foot if located at least six feet from rear of main building, but not closer than eight feet to dwelling on adjacent lot
Side facing street on corner lot	20 feet, except average of existing buildings where 50 percent frontage is developed, but not less than 15 feet
Rear	
Main building	30 feet
Accessory building	1 foot, except 8 feet where accessory building rears on side yard of adjacent corner lot
Main building height	
Minimum	1 story
Maximum	35 feet
Accessory building height	25 feet, unless meeting requirements of section 108-7-16, Large accessory buildings

(Ord. of 1956, § 13-4; Ord. No. 7-78; Ord. No. 23-78; Ord. No. 2002-8; Ord. No. 2009-14)

### **Sec 104-15-5 Sign Regulations**

The height, size and location of the following permitted signs shall be in accordance with the regulations set forth in this Land Use Code:

- (a) Business sign for legal nonconforming commercial and industrial uses.
- (b) Identification and information.
- (c) Nameplate.
- (d) Property.
- (e) Service.

(Ord. of 1956, § 13-5; Ord. No. 7-78)

### **Chapter 104-16 Multiple-Family Residential Zone R-3**

[Sec 104-16-1 Purpose And Intent](#)

[Sec 104-16-2 Permitted Uses](#)

[Sec 104-16-3 Conditional Uses](#)

[Sec 104-16-4 Site Development Standards](#)

Sec 104-16-5 Sign Regulation**Sec 104-16-1 Purpose And Intent**

The purpose of the R-3 Zone classification is to provide residential areas that will accommodate the development of dwelling types from single-family through multiple-family units with their associated necessary public services and activities. It is also to provide an orderly transition from less intensive, lower density uses to more intensive, higher density uses.

(Ord. of 1956, § 14-1; Ord. No. 7-78)

**Sec 104-16-2 Permitted Uses**

The following uses are permitted in the Multiple-Family Residential Zone R-3:

- (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) Accessory dwelling unit, in compliance with Chapter 108-19.
- (c) Agriculture.
- (d) Bachelor and/or bachelorette dwelling with 24 or less dwelling units.
- (e) Church, synagogue or similar permanent building used for regular religious worship.
- (f) Educational institution.
- (g) Golf course, except miniature golf course.
- (h) Greenhouse for private use only.
- (i) Group dwelling with 24 or less dwelling units in accordance with section 108-7-11.
- (j) Home occupations.
- (k) Household pets.
- (l) Library or museum, public or nonprofit.
- (m) Multiple-family dwelling with 24 or less dwelling units.
- (n) Parking lot accessory to uses permitted in this zone.
- (o) Public building, public park, recreation grounds and associated buildings.
- (p) Residential facility for handicapped persons meeting the requirements of section 108-7-13.
- (q) Residential facility for elderly persons meeting the requirements of section 108-7-15.
- (r) Single-family dwelling.
- (s) Temporary building for use incidental to construction work. Such building shall be removed upon the completion or abandonment of the construction work.
- (t) Two-family dwelling.

(Ord. of 1956, § 14-2; Ord. No. 7-78; Ord. No. 17-87; Ord. No. 12-91; Ord. No. 96-35; Ord. No. 2009-14; Ord. No. 2010-20; Ord. No. 2015-7, Exh. A, 5-5-2015)

**HISTORY**

Amended by Ord. [2020-27](#) on 12/22/2020

**Sec 104-16-3 Conditional Uses**

The following uses shall be permitted only when authorized by a conditional use permit as provided in title 108 of this Land Use Code.

- (a) Bachelor and/or bachelorette dwelling with 25 or more dwelling units.
- (b) Cemetery with customary incidental uses including, but not limited to mortuary, mausoleum, crematory, staff housing, service shops and chapel.
- (c) Day care center.
- (d) Educational/institutional identification signs.
- (e) Group dwellings with 25 or more dwelling units in accordance with section 108-7-11 of this Land Use Code.
- (f) Multiple-family dwelling with 25 or more dwelling units.
- (g) Nursing home.
- (h) park, playground, or recreation area, but not including privately owned commercial amusement business.
- (i) Public utility substations.
- (j) Water storage reservoir developed by a public agency and meeting requirements of title 108, chapter 10 of this Land Use Code.

(Ord. of 1956, § 14-3; Ord. No. 3-72; Ord. No. 7-78; Ord. No. 20-94; Ord. No. 30-94; Ord. No. 96-42; Ord. No. 2010-20)

HISTORY

Amended by Ord. [2021-6](#) on 3/23/2021

**Sec 104-16-4 Site Development Standards**

Minimum lot area	
One-building dwelling	
Single-family	6,000 square feet
Two-family or other main building	8,000 square feet
Multiple family	8,000 square feet plus 2,000 square feet for each unit in excess of two
Bachelor or bachelorette	Same as above plus 1,000 square feet for each dwelling unit
Group dwelling	8,000 square feet for each building plus 2,000 for each dwelling unit in excess of two in each building; bachelor or bachelorette same as above plus 1,000 square feet for each occupant in excess of four in each dwelling unit
Other main building	8,000 square feet for nursing home and additional 750 square feet for each guest or patient accommodations in excess of four
Minimum lot width	60 feet
Minimum yard setbacks	

Front	25 feet, except average of existing dwellings where 50 percent frontage is developed, but not less than 20 feet
Side	
Main building	8 feet with total width of two required yards of not:
One building	Less than 18 feet dwelling and plus one foot each side for each one foot main group dwelling building is over 35 feet high
Other main building	20 feet each side plus one foot for each one foot building is over 35 feet high
Accessory building	8 feet except one foot if located at least six feet from rear of main building but not closer than eight feet to dwelling on adjacent lot
Side facing street on corner lot	20 feet, except average where corner lot 50 percent frontage is developed, but not less than 15 feet
Rear	
Main building	30 feet
Accessory building	1 foot, except eight feet where accessory building rears on side yard of adjacent corner lot
Main building height maximum	35 feet
Accessory building height	25 feet, unless meeting requirements of section 108-7-16, Large accessory buildings
Lot coverage	No building or group of buildings with their accessory buildings shall cover more than 40 percent of the lot area
Open green space	At least 40 percent
Special regulations	In no case shall the ratio of total floor area in the building to the total lot area exceed 1:1

(Ord. of 1956, § 14-4; Ord. No. 7-78; Ord. No. 23-78; Ord. No. 2001-21; Ord. No. 2002-8)

**Sec 104-16-5 Sign Regulation**

The height, size and location of the following permitted signs shall be in accordance with the regulations set forth in title 110, chapter 1 of this Land Use Code:

- (a) Business sign for legal nonconforming commercial and industrial uses.
- (b) Identification and information.
- (c) Nameplate.
- (d) Property.
- (e) Service.

(Ord. of 1956, § 14-5; Ord. No. 7-78)

**Chapter 104-17 Forest Residential Zone FR-3**

[Sec 104-17-1 Purpose And Intent](#)

[Sec 104-17-2 Permitted Uses](#)

[Sec 104-17-3 Conditional Uses](#)

[Sec 104-17-4 Permitted Signs And Regulations](#)

Sec 104-17-5 Site Development Standards

**Sec 104-17-1 Purpose And Intent**

The purpose in establishing the Forest Residential, FR-3 zone is to provide for medium density residential uses of apartment clusters or condo-tels adjacent to and in conjunction with major recreational resorts, recreation areas and facilities in the mountain areas of Weber County on the basis that such medium density multiple-family housing is an integral and normal part of a recreational resort complex catering to the needs of both tourists and permanent home ownership. This zone is intended to be used in mountain locations in areas associated with major recreational resorts.

(Ord. of 1956, § 15-1; Ord. No. 9-81)

**Sec 104-17-2 Permitted Uses**

The following uses are permitted in the Forest Residential Zone FR-3:

- (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) Accessory dwelling unit, in compliance with Chapter 108-19.
- (c) Cluster subdivision in accordance with title 108, chapter 3.
- (d) Dwelling unit as part of a Homeowner Association's common facility building, such as a clubhouse, for use by an on-site employed manager or night watchman with the density not greater than one manager or night watchman dwelling for every one hundred residential units within a project or combination of projects.
- (e) Home occupations.
- (f) Household pets.
- (g) Single-family, two-family, three-family and four-family dwellings.
- (h) Temporary building or use incidental to construction work. Such building or use to be removed upon completion or abandonment of the construction work.
- (i) Residential facilities for persons with a disability meeting the requirements of section 108-7-13.

(Ord. of 1956, § 15-2; Ord. No. 96-35; Ord. No. 99-29; Ord. No. 2009-14; Ord. No. 2010-20; Ord. No. 2012-3, 2-21-2012; Ord. No. 2015-7, Exh. A, 5-5-2015)

HISTORY

Amended by Ord. [2020-27](#) on 12/22/2020

**Sec 104-17-3 Conditional Uses**

The following uses shall be permitted only when authorized by a conditional use permit obtained as provided in title 108, chapter 4 of this Land Use Code:

- (a) Boardinghouse, lodginghouse, bed and breakfast inn, subject to requirements of section 104-17-5(j).
- (b) Condominium rental apartment (condo-tel).
- (c) Educational/institutional identification sign.
- (d) Group dwelling.



- (e) Lockout sleeping room, maximum of two per dwelling unit.
- (f) Multiple-family dwelling.
- (g) Nightly rental.
- (h) Private park, playground and/or recreation area, but not including privately owned commercial amusement business.
- (i) Public buildings, public park, recreation grounds and associated buildings.
- (j) Public utility substations.
- (k) Time share building.
- (l) Recreation lodge.
- (m) Conference/education center.

(Ord. of 1956, § 15-3; Ord. No. 6-89; Ord. No. 9-81; Ord. No. 20-94; Ord. No. 30-94; Ord. No. 96-42; Ord. No. 99-29; Ord. No. 2010-20)

HISTORY

Amended by Ord. [2021-6](#) on 3/23/2021

#### **Sec 104-17-4 Permitted Signs And Regulations**

Permitted signs and regulations shall comply with title 110, chapter 2, Valley signs, if located within the Ogden Valley area.

(Ord. of 1956, § 15-4; Ord. No. 99-29)

#### **Sec 104-17-5 Site Development Standards**

- (a) *Minimum lot area.* Two different minimum area regulations are recognized based upon the use of either individual wastewater disposal systems of a community or a group wastewater disposal systems of a community or a group wastewater disposal facility approved by the state division of health as follows:
  - (1) Developments using individual wastewater disposal systems:
    - a. For a one-building dwelling, 20,000 square feet of net developable area for a one-family dwelling or the first dwelling unit in a multiple-family dwelling plus 8,000 square feet of net developable area for each additional dwelling unit.
    - b. For group dwellings, 20,000 square feet of net developable area for the first dwelling unit in each building plus 8,000 square feet of net developable area for each additional dwelling unit.
    - c. For other main buildings, 20,000 square feet of net developable area.
    - d. For each rental sleeping room including lockout sleeping room 500 square feet of net developable area in addition to the area required for the dwelling unit containing the sleeping room.
    - e. Notwithstanding the above requirements, the maximum residential density shall not exceed four dwelling units or eight rental quest sleeping rooms per net developable acre of land and provided further that these area and density regulations shall be modified to meet any more stringent area requirements of the



County and/or state division of health relating to individual wastewater disposal systems.

- (2) Developments using a community or group wastewater disposal facility meeting the requirements of the state division of health code of wastewater disposal regulations:
- a. One building dwelling: 6,000 square feet of net developable area:
    1. Single-family.
    2. Two-family: 7,500 square feet or net developable area for a two-family dwelling.
    3. Multiple-family: 7,500 square feet of net developable area plus 2,000 square feet of net developable area for each dwelling unit in excess of two.
  - b. Group dwellings: 7,500 square feet of net developable area for each dwelling plus 2,000 square feet of net developable area for each dwelling unit in excess of two in each building.
  - c. Other main buildings: 7,500 square feet of net developable area. Each rental sleeping room including lockout sleeping: 500 square feet of net developable area in including lockout sleeping addition to the area required for the room dwelling unit containing the sleeping room.
  - d. Notwithstanding the above requirements, the maximum residential density shall not exceed 20 dwelling units or 40 rental guest sleeping rooms per net developable acre of land or part thereof.
  - e. Net developable area or acre. The term "net developable area" or "net developable acre" is defined as a quantity of ground within a parcel or parcels of land with slopes of less than 30 percent and with soils of sufficient depth and suitable types to ensure against development being a detriment to surface water and groundwater quality.

(b) *Minimum lot width.* Minimum lot width: 60 feet.

(c) *Minimum yard setbacks.*

(1) Front: 25 feet.

(2) Side.

- a. Main building: eight feet with total width of two required side yards of not less than 18 feet plus one foot each side for each one foot main building if over 35 feet high.
- b. Accessory building: eight feet, except one foot if located at least six feet from rear of main building.
- c. Side facing street on corner lot: 20 feet.

(3) Rear.

- a. Main building: 30 feet.
- b. Accessory building: one foot except eight feet where accessory building rears on side yard of adjacent corner lot.

(d) *Main building height.*

- (1) Minimum: one story.
  - (2) Maximum: 35 feet.
- (e) *Accessory building height* 25 feet, unless meeting requirements of section 108-7-16, Large accessory buildings.
- (f) *Lot coverage*. No building or group of buildings with their accessory buildings shall cover more than 40 percent of the lot area.
- (g) *Open space*. At least 40 percent of the lot shall be left in open green space.
- (h) *Special regulations*. In no case shall the ratio of the total floor area in the building to the total area exceed one to one.
- (i) *Group dwellings and special provisions*. Group dwellings shall be considered as one building for the purpose of front, side and rear yard requirements, the entire group as a unit requiring one front, one rear and two side yards as specified for dwellings and no two separate dwelling structures shall be closer than 30 feet.
- (j) *Bed and breakfast inn special requirements*. Bed and breakfast inns shall meet the following requirements:
- (1) One parking space is required per each rental guest room in addition to two spaces for the owner or host family.
  - (2) Owner or host family shall occupy the building.
  - (3) Meals shall only be served to overnight guests.
  - (4) Signs are limited to one identification sign or nameplate per each inn.
  - (5) Business license shall be obtained.

(Ord. of 1956, § 15-5; Ord. No. 9-81; Ord. No. 16-89; Ord. No. 99-29; Ord. No. 2002-8; Ord. No. 2009-14; Ord. No. 2018-6, Exh. A, 5-8-2018)

## **Chapter 104-18 Residential Mobile/Manufactured Home Park Zone RMHP**

### **[Sec 104-18-1 Purpose And Intent](#)**

### **[Sec 104-18-2 Permitted Uses](#)**

### **[Sec 104-18-3 Conditional Uses](#)**

### **[Sec 104-18-4 Site Development Standards](#)**

### **[Sec 104-18-5 Sign Regulations](#)**

## **Sec 104-18-1 Purpose And Intent**

The purpose of the RMHP Zone is to provide appropriate areas for suitable development of mobile/manufactured home parks, camps and courts. It is also to ensure that such facilities receive adequate services and blend harmoniously with surrounding residential neighborhoods and other uses.

(Ord. of 1956, § 17A-1)

## **Sec 104-18-2 Permitted Uses**

The following uses are permitted in the RMHP 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) Mobile/manufactured home park, trailer court, overnight recreational vehicle park, provided such park, or court meet the requirements and standards prescribed in the county mobile home park ordinance.
- (c) Temporary building for use incidental to construction work. Such building shall be removed within six months upon completion or abandonment of the construction work.

(Ord. of 1956, § 17A-2; Ord. No. 2015-7, Exh. A, 5-5-2015)

### **Sec 104-18-3 Conditional Uses**

The following: Public utility substations.

(Ord. of 1956, § 17A-3; Ord. No. 96-42)

### **Sec 104-18-4 Site Development Standards**

The following site development standards apply to the Residential Mobile/Manufactured Home Park Zone RMHP:

- (a) *Minimum area.* Four acres for a mobile/manufactured home park, trailer court and overnight recreational vehicle park.
- (b) *Minimum lot size.* The yard, width and layout for a trailer court.
- (c) *Minimum lot width.* Overnight recreation vehicle park or mobile/manufactured home park shall be as prescribed in the Weber County Mobile Home Park Ordinance.
- (d) *Accessory building height.* 25 feet, unless meeting requirements of section 108-7-16, Large accessory buildings.

(Ord. of 1956, § 17A-4; Ord. No. 2002-8; Ord. No. 2009-14)

### **Sec 104-18-5 Sign Regulations**

The height, size and location of the following permitted signs shall be in accordance with the regulations set forth in title 110, chapter 1 of this Land Use Code:

- (a) Construction project sign.
- (b) Directional sign.
- (c) Flat sign.
- (d) Freestanding sign.
- (e) Temporary sign.
- (f) Wall sign.
- (g) Nameplate.
- (h) Property sign.
- (i) Identification and information sign.
- (j) Service sign.

(Ord. of 1956, § 17A-3, Ord. No. 13-81)

## **Chapter 104-19 Residential Manufactured Home Zone RMH-1-6**

[Sec 104-19-1 Purpose And Intent](#)

[Sec 104-19-2 Permitted Uses](#)

[Sec 104-19-3 Conditional Uses](#)

[Sec 104-19-4 Site Development Standards](#)

[Sec 104-19-5 Special Provisions For Manufactured Home Subdivisions](#)

[Sec 104-19-6 Sign Regulations](#)

### **Sec 104-19-1 Purpose And Intent**

The purpose of the RMH-1-6 Zone is to provide appropriate areas for suitable development of manufactured home subdivisions. It is also to ensure that such facilities receive adequate services and blend harmoniously with surrounding residential neighborhoods and other uses.

(Ord. of 1956, § 17B-1)

### **Sec 104-19-2 Permitted Uses**

The following uses are permitted in the Residential Manufactured Home Zone RMH-1-6:

- (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) Manufactured home (double wide or wider) in an approved manufactured home subdivision. A single wide with or without a room expansion or extension is prohibited.)
- (c) Temporary building or use incidental to construction work. Such building shall be removed within six months upon completion or abandonment of the construction work.

(Ord. of 1956, § 17B-2; Ord. No. 2015-7, Exh. A, 5-5-2015)

#### HISTORY

Amended by Ord. [2021-6](#) on 3/23/2021

### **Sec 104-19-3 Conditional Uses**

- (a) Manufactured home subdivision in accordance with the site development standards prescribed by the Weber County Subdivision Ordinance.
- (b) Public utility substations.

(Ord. of 1956, § 17B-3; Ord. No. 96-42)

#### HISTORY

Amended by Ord. [2021-6](#) on 3/23/2021

### **Sec 104-19-4 Site Development Standards**

The following site development standards apply to the Residential Manufactured Home Zone RMH-1-6:

- (a) *Minimum area:* Four acres for manufactured home subdivision.
- (b) *Minimum lot size:* 6,000 square feet for interior lots; 7,000 square feet for corner lots.

(c) *Minimum lot width*: 60 feet for interior lots. 70 feet for corner lots.

(d) *Minimum yard setbacks*.

(1) Front: 15 feet, except for lots on the periphery of a manufactured home subdivision abutting a different land use. In such cases, a greater setback may be required as part of the conditional use permit review of the subdivision.

(2) Side:

a. Manufactured home: five feet each side, from property line to support post of awning ten feet from property line to side of manufactured home. For lots on the periphery of a manufactured subdivision abutting a different land use a greater setback may be required as part of conditional use permit review.

b. Accessory building: five feet.

(3) Side facing street on corner lot: 15 feet.

(4) Rear:

a. Manufactured home: 15 feet.

b. Accessory building: one foot except five feet where accessory building rears on side yard of adjacent lot.

(e) *Lot coverage*. No main structure or accessory structures shall cover more than 60 percent of the lot area.

(f) *Main building height*.

(1) Minimum: one story.

(2) Maximum: one story or 14 feet.

(g) *Accessory building height*: 25 feet, unless meeting requirements of section 108-7-16, Large accessory buildings.

(Ord. of 1956, § 17B-4; Ord. No. 2002-8; Ord. No. 2009-14)

HISTORY

Amended by Ord. [2021-6](#) on 3/23/2021

**Sec 104-19-5 Special Provisions For Manufactured Home Subdivisions**

(a) Each manufactured home must have wheels and tow tongue removed and must be placed on and anchored to a permanent concrete foundation constructed to county standards.

(b) There shall be two off-street parking spaces provided on the same lot with each manufactured home. Said spaces shall be located in an area that could be covered by a carport or within which a garage could legally be built. Required parking spaces may be in tandem but may not be located in the front yard setback.

(c) No manufactured home containing less than 600 square feet of habitable floor area shall be permitted to be located in a manufactured home subdivision.

(d) Each manufactured home shall be skirted either with a plastered concrete foundation, decorative masonry, concrete block, aluminum or a continuation of the facing material of the manufactured home.

- (e) A land use permit and a building permit shall be required before a manufactured home is located on a lot in a manufactured home subdivision manufactured home shall meet construction standards as defined herein and as specified by the Department of Housing and Urban Development, Mobile Home Construction and Safety Standards.

(Ord. of 1956, § 17B-5)

HISTORY

Amended by Ord. [2021-6](#) on 3/23/2021

Amended by Ord. [2021-6](#) on 3/23/2021

**Sec 104-19-6 Sign Regulations**

The height, size and location of the following permitted signs shall be in accordance with the regulations set forth in title 110, chapter 1.

- (a) Construction project sign.
- (b) Directional sign.
- (c) Flat sign.
- (d) Freestanding sign.
- (e) Temporary sign.
- (f) Wall sign.
- (g) Nameplates.
- (h) Property sign.
- (i) Identification.
- (j) Service sign.

(Ord. of 1956, § 17B-6)

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

[Sec 104-20-1 Purpose And Intent](#)

[Sec 104-20-2 \(Reserved\)](#)

[Sec 104-20-3 Land Use Table](#)

[Sec 104-20-4 Special Regulations](#)

[Sec 104-20-5 Site Development Standards](#)

[Sec 104-20-6 Sign Regulations](#)

HISTORY

Amended by Ord. [2020-24](#) on 12/15/2020

**Sec 104-20-1 Purpose And Intent**

- (a) The purpose of the commercial zones is to provide suitable areas for the location of the various types of commercial activity needed to serve the people and commerce of unincorporated Weber County. It is also to separate into three zones uses, based upon type of activity which are compatible and complementary, as well as intensity of land utilization and accessory use needs.
- (b) The C-1 Zone (Western Weber Planning Area Neighborhood Commercial Zone) and the CV-1 Zone (Ogden Valley Planning Area Neighborhood Commercial Zone) is established for the purpose of providing shopping facilities and services within neighborhoods that are more likely to



be primarily patronized by those in the surrounding neighborhood. Commercial uses that are primarily patronized by those outside the surrounding neighborhood are less suitable for this zone.

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

(Ord. of 1956, § 18-1)

HISTORY

Amended by Ord. [2020-24](#) on 12/15/2020

**Sec 104-20-2 (Reserved)**

**Sec 104-20-3 Land Use Table**

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

	C-1	CV-1	C-2	CV-2	C-3
Academies/studios for dance, art, sports, etc.	C	C	P	P	P
Accessory building incidental to the use of a main building; main building designed or used to accommodate the main use to which the premises are devoted; and accessory uses customarily incidental to a main use	P	P	P	P	P
Air conditioning, sales and service	N	N	N	C	P
Ambulance base stations	N	N	C	C	P
Amusement enterprises	N	N	N	N	C
Animal hospital, small animals only and provided it is conducted within completely enclosed building	N	N	N	C	C
Antique, import or souvenir shop	N	N	P	P	P
Archery shop and range, provided it is conducted within completely enclosed building	N	N	P	P	P
Art and artists supply store	N	P	P	P	P
Athletic, recreational equipment, and sporting goods sales or rentals, excluding sale or repair of motor vehicles, motor boats or motors	N	N	P	P	P
Athletic and sporting goods store including sale or repair of motor vehicles, motor boats or motors	N	N	N	N	P
Auction establishment	N	N	N	C	C

Automobile repair including paint, body and fender, brake, muffler, upholstery or transmission work, provided it is conducted within completely enclosed building	N	N	N	C	P
Automobile, new or used sales and service	N	N	N	C	P
Awning sales and service	N	N	P	C	P
Baby formula service	P	N	P	N	P
Bakery, limited to goods retailed on premises	P	C	P	P	P
Bakery goods manufacturing	N	N	N	N	P
Bank or financial institution, not including payday loan services	P	P	P	P	P
Barbershop	P	P	P	P	P
Bath and massage establishment	N	N	P	N	P
Beauty culture school	N	N	N	N	P
Beauty parlor for cats and dogs	N	N	P	P	P
Beauty shop	P	P	P	P	P
Bed and breakfast dwelling	P	P	P	P	P
Bed and breakfast inn	N	N	P	P	P
Bed and breakfast hotel	N	N	C	C	P
Beer parlor, sale of draft beer	N	N	N	C	C
Bicycle sales and service	P	P	P	P	P
Billiard parlor	N	N	N	C	P
Boat sales and service, including water craft rentals as an accessory to boat sales and service	N	N	C	C	P
Bookbinding	N	N	N	N	P
Bookstore, retail	P	P	P	P	P
Bottling and distribution plant	N	N	N	N	P
Bowling alley	N	N	C	C	P
Boxing arena	N	N	N	N	P
Brewery, micro; in conjunction with a restaurant	N	N	P	P	P
Building materials sales or yard	N	N	N	N	P
Bus terminal	N	N	P	P	P
Butcher shop, excluding slaughtering	C	C	P	P	P
Cabaret	N	N	N	N	C
Cafe or cafeteria	P	P	P	P	P
Camera store	P	P	P	P	P
Candy manufacture	N	N	N	N	P
Candy store, confectionery	P	P	P	P	P
Carbonated water sales	N	N	P	P	P
Carpenter and cabinet shop	N	N	N	N	P
Carpet and rug cleaning	N	N	N	N	P

Carpet, rug and linoleum service	N	N	P	N	P
Car rental agency	N	N	P	P	P
Car wash, automatic	N	N	C	C	P
Car wash, manual spray	C	C	P	P	P
Cash register sales and service	N	N	P	N	P
Catering establishment	N	C	P	P	P
China, crystal and silver shop	C	C	P	P	P
Christmas tree sales	P	N	P	N	P
Church	P	P	P	P	P
Circus, carnival or other transient amusement	N	N	N	N	C
Cleaning and dyeing establishment	N	N	P	N	P
Clinics, medical or dental	P	P	P	P	P
Clothing and accessory store	N	N	P	P	P
Coal and fuel sales office	N	N	N	N	P
Communication equipment building	N	N	P	P	P
Contractor shop, provided work is conducted within a completely enclosed building	N	N	N	N	P
Convenience store	C	C	P	P	P
Costume rental	N	N	P	P	P
Dairy products store	P	P	P	P	P
Dance hall	N	N	N	N	C
Data processing service and supplies	N	N	P	P	P
Day care center	C	C	P	P	N
Delicatessen	P	P	P	P	P
Department store	N	N	P	P	P
Detective agency	P	N	P	N	P
Diaper service, including cleaning	N	N	P	P	P
Drapery and curtain store	N	N	P	P	P
Drive it yourself agency or business	N	N	P	N	P
Drug store	P	P	P	P	P
Dry cleaning	N	N	P	P	P
Dwelling unit in compliance with Section 104-20-4	N	N	N	P	N
Dwelling unit as part of a commercial building for proprietor or employee who also serves as a night watchman provided that 3,000 sq. ft. of green area is provided for the family	C	P	C	P	N
Educational institution	N	N	P	P	P
Educational/institutional identification sign	C	C	C	C	C
Egg and poultry store, providing no live bird slaughtering or eviscerating permitted	P	P	P	P	P

Electrical and heating appliances and fixtures sales and service	N	N	P	P	P
Electronic equipment sales and service	N	N	P	P	P
Employment agency	N	N	P	P	P
Express and transfer service	N	N	N	N	C
Fabric and textile store	P	C	P	P	P
Farm implement sales	N	N	N	C	P
Film exchange establishment	P	N	P	N	P
Fitness, athletic, health, or recreation center, or gymnasium	N	N	P	P	P
Flooring sales and service, carpet, rug, and linoleum	N	N	P	P	P
Florist shop	P	C	P	P	P
Frozen food lockers, incidental to a grocery store or food business	P	P	P	P	P
Fruit or vegetable store or stand	P	P	P	P	P
Furniture sales and repair	N	N	P	P	P
Fur apparel sales, storage or repair	N	N	P	P	P
Garden supplies and plant materials sales	P	C	P	P	P
Gift store	P	P	P	P	P
Glass sales and service	N	N	P	P	P
Government office buildings	C	N	P	P	P
Greenhouse and nursery	N	N	P	P	P
Grocery store	P	C	P	P	P
Gunsmith	N	P	P	P	P
Gymnasium	N	N	P	P	P
Hardware store	N	N	P	P	P
Health food store	P	P	P	P	P
Heliport	N	N	C	N	C
Hobby and crafts store	P	P	P	P	P
Hospital supplies	N	N	P	N	P
Hotel	N	N	C	C	P
House cleaning and repair	N	N	P	P	P
House equipment display	N	N	P	N	P
Household appliance sales and incidental service	N	N	C	C	P
Household pets, dwelling units only	P	P	P	P	P
Ice cream manufacture	N	N	N	N	P
Ice cream parlor	P	P	P	P	P
Ice manufacture and storage	N	N	N	N	P
Ice store or vending station	P	P	P	P	P
Insulation sales	N	N	P	P	P
Insurance agency	N	N	P	P	P

Interior decorator and designing establishment	N	P	P	P	P
Janitor service and supply	N	N	P	N	P
Jewelry store sales and service	P	P	P	P	P
Knitting mills	N	N	N	N	C
Laboratory, dental or medical	N	N	P	P	P
Laundromat	P	P	P	P	P
Lawn mower sales and service	N	N	P	P	P
Leather goods, sales and service	N	N	P	P	P
Legal office	N	N	P	P	P
Library	P	P	P	P	P
Linen store	N	N	P	P	P
Linen supply service	N	N	N	N	P
Liquor store	N	N	C	C	C
Locksmith	P	P	P	P	P
Lodge or social hall	N	N	P	P	P
Lodging house	N	N	C	C	P
Lounge	N	N	N	N	C
Luggage store	N	N	P	N	P
Lumber yard	N	N	N	N	C
Machine shop operations incidental to any use permitted in C-3 district	N	N	N	N	P
Manufacture of goods retailed on premises	N	N	C	N	C
Meat custom cutting and wrapping, excluding slaughtering	N	N	C	C	C
Meat, fish and seafood store	P	P	P	P	P
Medical office	P	P	P	P	P
Medical supplies	N	N	P	P	P
Millinery	N	N	P	N	P
Miniature golf	N	N	N	C	C
Mobile home sales	N	N	C	N	P
Mobile home service	N	N	N	N	P
Monument works and sales	N	N	P	P	P
Mortuary	N	N	C	C	P
Motel	N	N	C	C	P
Motorboat sales and service	N	N	C	N	P
Motorcycle and motor scooters sales and service	N	N	C	C	P
Museum	C	C	P	P	P
Music store	N	C	P	P	P
Needlework, embroidery or knitting store	P	N	P	N	P
Newsstand	P	P	P	P	P

Nightclub or social club	N	N	N	N	C
Notion store	P	N	P	N	P
Novelty store	N	N	P	N	P
Nursery school	C	N	P	N	P
Office in which goods or merchandise are not commercially created, exchanged or sold	N	N	P	N	P
Office supply	N	N	P	P	P
Office machines sales and service	N	N	P	N	P
Oil burner shop	N	N	N	N	C
Optometrist, optician or oculist	P	P	P	P	P
Ornamental iron sales or repair	N	N	C	C	P
Outdoor storage, except where expressly permitted otherwise in the zone	N	N	N	N	N
Paint or wallpaper store	N	N	P	P	P
Paperhanger shop	N	N	P	N	P
Park and playground	P	P	P	P	P
Parking lot or parking structure for passenger vehicles as a main use	C	N	C	C	C
Pawnshop	N	N	N	N	P
Penny arcade	N	N	N	N	C
Pest control and extermination	N	N	P	P	P
Pet and pet supply store	N	N	P	P	P
Pharmacy	P	P	P	P	P
Photographic supplies	P	P	P	P	P
Photo studio	P	P	P	P	P
Physician or surgeon	P	P	P	P	P
Pie manufacture	N	N	P	P	P
Plumbing shop	N	N	C	P	P
Pony ring, without stables	N	N	N	N	C
Pool hall	N	N	N	N	P
Popcorn or nut shop	P	P	P	P	P
Post office	C	C	P	P	P
Pottery, sales and manufacture of crafts and tile	N	N	P	P	P
Printing or copying sales and services	N	N	C	P	P
Private liquor club	N	N	N	C	C
Professional office	N	N	P	P	P
Public utilities substation	C	C	C	C	C
Public building	P	P	P	P	P
Radio and television sales and service	C	C	P	P	P
Radio or television broadcasting station	N	N	P	P	P



Real estate agency	N	C	P	P	P
Reception center or wedding chapel	N	N	C	C	P
Recreation center	N	N	C	N	P
Recreational vehicle and boat storage, indoor only	C	N	C	C	P
Rental agency for home and garden equipment	N	N	P	P	P
Restaurant	P	C	P	P	P
Restaurant, drive-in	N	N	P	C	P
Restaurant, drive-through	N	N	C	C	P
Roller skating rink	N	N	C	N	P
Roofing sales or shop	N	N	P	N	P
Secondhand store	N	N	P	P	P
Seed and feed store, retail	N	N	P	P	P
Self-storage: indoor units for personal and household items, in compliance with the requirements of Section 104-20-4.	N	N	C	C	C
Service station, automobile excluding painting, body and fender and upholstery work	P	P	P	P	P
Service station, automobile, with one-bay car wash as accessory use	P	C	P	P	P
Sewing machine sale and service	N	N	P	P	P
Sheet metal shop and retinning, provided all operations are conducted within completely enclosed bldg.	N	N	N	N	C
Shoe repair or shoe shine shop	P	P	P	P	P
Shoe store	N	N	P	P	P
Shooting gallery	N	N	N	N	P
Sign manufacture or sign painting	N	*	N	*	P
Sign, animated; only the time and temperature may be animated in the C-1 zone	P	*	P	*	P
Sign, business	P	*	P	*	P
Sign, flat	P	*	P	*	P
Sign, construction project	P	*	P	*	P
Sign, directional	P	*	P	*	P
Sign, freestanding	P	*	P	*	P
Sign, identification and information	P	*	P	*	P
Sign, marquee	P	*	P	*	P
Sign, nameplate	P	*	P	*	P
Sign, off premises	N	*	P	*	P
Sign, projecting	P	*	P	*	P
Sign, roof	N	*	P	*	P
Sign, temporary	P	*	P	*	P
Sign, wall	P	*	P	*	P

Snow plow and removal service	N	N	C	C	P
Snowmobile and ATV sales and repair	N	N	C	C	C
Soil and lawn service	N	N	P	P	P
Spa	N	N	P	P	P
Supermarket	P	N	P	N	P
Tailor shop	P	P	P	P	P
Tavern, beer pub	N	N	N	C	C
Taxicab stand	P	N	P	N	P
Taxidermist	N	N	P	P	P
Temporary building for uses incidental to construction work. Such buildings shall be removed upon the completion of the construction work.	P	P	P	P	P
Theater, indoor	N	N	P	P	P
Theater, outdoor	N	N	N	N	C
Tire recapping or retreading sales and service	N	N	N	N	C
Tobacco shop	P	N	P	P	P
Tool design (precision) repair and manufacture	N	N	N	N	C
Toy store, retail	P	N	P	P	P
Trade or industrial school	N	N	C	C	P
Trailer sales and service	N	N	N	N	P
Travel agency	P	C	P	P	P
Truck terminal	N	N	N	N	P
Upholstery shop	C	C	P	P	P
Used car lot	N	N	N	N	C
Variety store	P	N	P	N	P
Vendor, short term, in compliance with the requirements of Section 108-13-3	P	P	P	P	P
Ventilating equipment sales and service	N	N	C	C	P
Video sales and rental	P	P	P	P	P
Warehouse storage	N	N	N	N	P
Weather stripping shop	N	N	P	N	P
Welding shop	N	N	N	N	C
Wholesale business	N	N	N	N	P
Window washing establishment	N	N	P	P	P

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

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

HISTORY

Amended by Ord. [2020-24](#) on 12/15/2020

**Sec 104-20-4 Special Regulations**

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

- (e) **Perpetual building maintenance agreement.** When permitted by this chapter as a way to allow reduced side or rear setbacks, a perpetual building maintenance agreement is required between the building owner and the affected adjacent property owner, which shall allow for construction and maintenance of the side or rear of a commercial building, and shall:
- (1) be reviewed for compliance with this section by the Planning Division and County Attorney's Office;
  - (2) place responsibility on the building owner for prompt repairs and maintenance of the side or rear of the building;
  - (3) require allowances of access to the property for repairs and maintenance purposes;
  - (4) be signed by the owner of the commercial building and the adjacent property owner to be considered valid; and  
be recorded on the title of both properties.
- (f) **Cross-access and cross-access easement.** Access to adjacent existing or future development without the need to access the public right-of-way is in the interest of public safety. As such, at a minimum, each developed lot or parcel shall have two points of ingress and egress, at least one of which shall be stubbed to adjacent property where practicable.
- (1) When locating a cross-access easement or designing the cross-access infrastructure, good faith efforts shall be made to coordinate the location and design with the adjoining land owner.
  - (2) The Planning Director may require the cross-access to be located in a manner that optimizes traffic circulation on the properties or in the area.
  - (3) Construction of the cross-access infrastructure shall be completed prior to the issuance of a certificate of occupancy for any structure on the lot or parcel, or a completion bond may substitute for completion if allowed by the County Engineer.
  - (4) When a lot or parcel is being developed that abuts an existing cross-access easement or existing cross-access infrastructure, a reciprocal cross-access easement shall be provided on the same lot line or parcel line in the same location and of equal width. The reciprocal cross-access infrastructure shall be constructed to the same standard as, or better than, the existing cross-access infrastructure on the adjacent parcel. A cross-access easement shall be recorded on the title of all affected properties, along with a perpetual operation and maintenance agreement between the property owners that specifies, at a minimum, that the infrastructure will be operated and maintained by the property owners in a manner that is safe and usable for two-way vehicle traffic.
  - (5) If property owners fail to operate or maintain cross-access infrastructure that was required by the County under this section, the County may pursue enforcement measures as provided in this Land Use Code.
- (g) **Storage Unit.** When allowed by Section 104-20-5, and unless exempted herein, storage units are allowed if located on the same lot or parcel with street-facing commercial space. The use shall comply with the following:
- (1) Storage units shall be located behind or above building area that provides or reserves first-story street-facing commercial space. The building providing street-facing commercial space shall be designed by an architect and shall:
    - a. Provide street-facing commercial space that is at the street level and extends the entire length of the building's street-facing facade;

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

(Ord. of 1956, § 18-4)

HISTORY

Amended by Ord. [2020-24](#) on 12/15/2020

**Sec 104-20-5 Site Development Standards**

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

(a) Lot area:

**C-1**

**CV-1**

**C-2**

**CV-2**

**C-3**

Minimum  
lot  
area:

None	None	None	None	None
------	------	------	------	------

(b) Lot width:

Minimum  
lot  
width:

C-1	CV-1	C-2	CV-2	C-3
None	None	None	None	None

(c) Yard Setbacks:

(1) Front yard setbacks:

Minimum  
front  
yard  
set  
back:

C-1	CV-1	C-2	CV-2	C-3
None, except 50 feet from the centerline of the street, as determined by the County Surveyor, on an arterial or collector street.				



(2) Side yard setback:

C-1

CV-1

C-2

CV-2

C-3

M  
in  
i  
m  
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m  
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c  
k:

10 feet, except none if either: the owner has obtained a perpetual building maintenance contract, as provided in Section 104-20-4(e); or the building will abut a building on the adjoining lot or parcel.

M  
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None, except 50 feet from the centerline of the street, as determined by the County Surveyor, on an arterial or collector street. Clear view of intersecting streets shall be maintained, as provided in Section 108-7-7 or as otherwise prescribed by the County Engineer.

to  
t:

(3) Rear yard setback:

	C-1	CV-1	C-2	CV-2	C-3
Minimum rear yard setback:					
			10 feet, except none if either: the owner has obtained a perpetual building maintenance contract, as provided in Section 104-21-4(e); or the building will abut a building on the adjoining lot or parcel.		

(d) Building height:

	C-1	CV-1	C-2	CV-2	C-3
Minimum building height:			1 story		
Maximum	35 feet	35 feet	None	35 feet	None

Building height:

(e) Lot coverage:

	C-1	CV-1	C-2	CV-2	C-3
Maximum lot coverage by building:		60 percent			None

(Ord. of 1956, § 18-2; Ord. No. 2-89)

HISTORY  
Amended by Ord. [2020-24](#) on 12/15/2020

**Sec 104-20-6 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.

(Ord. of 1956, § 18-3)

Amended by Ord. [2020-24](#) on 12/15/2020

## **Chapter 104-21 Manufacturing Zones MV-1, M-1, M-2, And M-3**

[Sec 104-21-1 Purpose And Intent](#)

[Sec 104-21-2 \(Reserved\)](#)

[Sec 104-21-3 Land Use Tables](#)

[Sec 104-21-4 Special Regulations](#)

[Sec 104-21-5 Site Development Standards](#)

[Sec 104-21-6 Sign Regulations](#)

*Editor's note: Prior to Ord 2020-24 adopted December 15, 2020, this chapter pertained to the CV-1 and CV-2 zones. Ord 2020-24 merged the CV-1 and CV-2 zones into Chapter 20, and reserved this chapter for future use. Ord 2021-16, adopted May 25, 2021, merged the MV-1, M-1, M-2, and M-3 zones into a single chapter, removing them from Chapter 22, 23, 24, and 25, and placing them into this chapter.*

### HISTORY

Amended by Ord. [2020-24](#) on 12/15/2020

Amended by Ord. [2021-16](#) on 5/25/2021

## **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.

### HISTORY

Amended by Ord. [2020-24](#) on 12/15/2020

Amended by Ord. [2021-16](#) on 5/25/2021

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

HISTORY **County's vested laws**  
 Adopted by Ord. [2021-16](#) on 5/25/2021

**Sec 104-21-3 Land Use Tables**

- [Sec 104-21-3.010 Aeronautical, Space-Based, Or Defense-Based Manufacturing Table](#)
- [Sec 104-21-3.020 Animal Byproduct Harvesting, Processing, Or Refining Table](#)
- [Sec 104-21-3.030 Animal-Related Uses Table](#)
- [Sec 104-21-3.040 Commercial Services Table](#)
- [Sec 104-21-3.050 Commercial Sales Table](#)
- [Sec 104-21-3.060 Temporary Construction Material Manufacturing Table](#)
- [Sec 104-21-3.070 Food Manufacturing And Packaging Table](#)
- [Sec 104-21-3.080 Gaseous Or Liquid Nonfood Manufacturing Table](#)
- [Sec 104-21-3.090 Mining, Rock, Or Gravel Production Table](#)
- [Sec 104-21-3.100 Pharmaceutical Table](#)
- [Sec 104-21-3.110 Basic Materials Manufacturing Table](#)
- [Sec 104-21-3.120 Final Product Manufacturing Table](#)
- [Sec 104 21-3.130 Public, Quasi-Public, And Institutional Table](#)
- [Sec 104-21-3.140 Recreational Table](#)
- [Sec 104-21-3.150 Storage Table](#)
- [Sec 104-21-3.160 Textiles Table](#)
- [Sec 104-21-3.170 Transportation Table](#)
- [Sec 104-21-3.180 Waste Disposal And Recycling](#)

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 the M-1, M-2, and M-3 zones, and any use listed as "C" in the C-3 zone is a conditional use. Likewise, any use listed as "P" in the CV-2 zone is a permitted use in the MV-1 zone, and any use listed as "C" in the CV-2 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 products, or the work environment in which this manufacturing occurs, shall provide mechanisms, by installation or otherwise, that keep the airborne contaminants from leaving the site.

*Editors note: The alpha-numeric formatting of this section has been revised for ease of use and codification. Any error of interpretation should be resolved using the formatting of the adopted ordinance.*

HISTORY  
 Amended by Ord. [2021-16](#) on 5/25/2021  
 Amended by Ord. [2022-06](#) on 2/1/2022

**Sec 104-21-3.010 Aeronautical, Space-Based, Or Defense-Based Manufacturing Table**

USE	MV-1	M-1	M-2	M-3	SPECIAL REGULATIONS
<i>Aircraft engine testing, including jet, missile and chemical engines.</i>	N	N	N	C	This use shall be located at least 600 feet from any zone boundary.

<b><i>Aircraft or aircraft parts manufacturing.</i></b>	N	N	P	P	In the M-2 zone, this use shall be located at least 600 feet from any zone boundary.
<b><i>Missile and missile parts manufacturing.</i></b>	N	N	N	C	This use shall be located at least 600 feet from any zone boundary.
<b><i>Spacecraft and spacecraft parts manufacturing.</i></b>	N	N	N	C	This use shall be located at least 600 feet from any zone boundary.

HISTORY  
Amended by Ord. [2022-09](#) on 3/29/2022

**Sec 104-21-3.020 Animal Byproduct Harvesting, Processing, Or Refining Table**

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

HISTORY  
Amended by Ord. [2022-09](#) on 3/29/2022

**Sec 104-21-3.030 Animal-Related Uses Table**

USE	MV -1	M-1	M-2	M-3	SPECIAL REGULATIONS
<b><i>Animal feeding operation.</i></b> An animal feeding operation, as defined in Section 101-2.	N	N	N	C	
<b><i>Animal feeding operation, large concentrated.</i></b> A large concentrated animal feeding operation, as defined in Section 101-2.	N	N	N	C	
<b><i>Animal grazing.</i></b> Animal grazing, as defined in Section 101-2.	P	P	P	P	
<b><i>Animal hospital.</i></b> An animal hospital.	P	P	P	P	
<b><i>Apiary.</i></b> The keeping of bees.	P	P	P	P	
<b><i>Aviary.</i></b> The keeping and feeding of birds.	P	P	P	P	
<b><i>Kennel.</i></b> kennel.	N	P	P	P	
<b><i>Stockyard.</i></b> A stockyard.	N	N	N	C	This use shall be located at least 600 feet from any zone boundary.
<b><i>Slaughterhouse.</i></b> A slaughterhouse.	N	N	N	C	This use shall be located at least 600 feet from any zone

**Veterinarian and small animal grooming.** P P P P  
*Veterinarian or animal grooming services.*

Editors note: Ord. No.. 2022-06 deleted the use "farm for the raising and grazing of horses, cattle, sheep, or goats" when it added the use "animal grazing." Ord. No. 2022-09, which ran on a similar legislative timeline as Ord. No. 2022-06, inadvertently reinserted the use "farm for the raising and grazing of horses, cattle, sheep, or goats." Given the legislative intent to delete the use, it has been omitted from this table.

HISTORY  
 Amended by Ord. [2022-09](#) on 3/29/2022

**Sec 104-21-3.040 Commercial Services Table**

USE	MV-1	M-1	M-2	M-3	SPECIAL REGULATIONS
<b>Building material sales yard.</b>	N	P	P	P	See Section 104-21-4.
<b>Contractor's equipment storage yard.</b> A contractor's equipment storage yard or rental of equipment used by contractors. (Indoor or outdoor)	C	C	P	P	
<b>Fertilizer and soil conditioner.</b> The manufacturing or processing of fertilizer and soil conditioner. (Indoor or outdoor)	N	N	N	C	No animal products or byproducts allowed to be used.
<b>Gas station or convenient store.</b> A gas station or convenience store, with accessory and incidental outdoor uses.	P	P	P	P	
<b>Laboratory.</b> A laboratory.	N	P	P	P	
<b>Machine shop.</b> A machine shop.	P	P	P	P	
<b>Metal working shop.</b> Metal working, shaping, or assembling shop.	N	P	P	P	
<b>Motion picture studio.</b> A motion picture studio.	N	C	C	P	
<b>Motion picture studio, outdoor.</b> An outdoor motion picture studio.	N	C	C	P	
<b>Repairing of vehicles.</b> The repairing of motor vehicles, trailers, bicycles, boats, and similar.	C	P	P	P	
<b>Sandblasting.</b> Sandblasting.	N	P	P	P	

HISTORY  
 Amended by Ord. [2022-09](#) on 3/29/2022

**Sec 104-21-3.050 Commercial Sales Table**

USE	MV-1	M-1	M-2	M-3	SPECIAL REGULATIONS
<b>Fertilizer and soil conditioner sales.</b> Fertilizer and soil conditioner sales. (Indoor or outdoor)	N	C	C	C	



**Wrecked car sales.** Wrecked car sales. (Indoor or outdoor) N N C C

HISTORY

Amended by Ord. [2022-09](#) on 3/29/2022

**Sec 104-21-3.060 Temporary Construction Material Manufacturing Table**

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

HISTORY

Amended by Ord. [2022-09](#) on 3/29/2022

**Sec 104-21-3.070 Food Manufacturing And Packaging Table**

USE	MV-1	M-1	M-2	M-3	SPECIAL REGULATIONS
<b>Alcohol distillery.</b> An alcohol distillery.	P	P	P	P	
<b>Bakery goods manufacturing.</b> The manufacturing of bakery goods.	P	P	P	P	
<b>Brewery.</b> A brewery.	P	P	P	P	
<b>Dairy and dairy product processing.</b> The processing of dairy and dairy products.	N	P	P	P	
<b>Fat rendering.</b> The rendering of fat.	N	N	N	C	This use shall be located at least 600 feet from any zone boundary
<b>Food packaging and distribution, onsite.</b> The packaging and distribution of food products produced onsite.	P	P	P	P	
<b>Food packaging and distribution, offsite.</b> The packaging and distribution of food products produced offsite.	N	P	P	P	
<b>Food products, small-batch artisan.</b> The creation of small-batch artisan food products.	P	P	P	P	Limited to food for human consumption. e.g., baked goods, confectionaries, and craft cheese.
<b>Food products manufacturing.</b> The manufacturing of food products, which may include use of potentially hazardous chemicals incidental and accessory to the processing of food onsite.	N	C	P	P	

**Meat custom cutting and wrapping.** The custom cutting and wrapping of meat, excluding slaughtering. P P P P

**Meat products smoking, curing, and packaging.** The smoking, curing, and packaging of meat products. N C C C

**Tobacco manufacturing.** The manufacturing of tobacco products. N N N C

HISTORY

Amended by Ord. [2022-09](#) on 3/29/2022

**Sec 104-21-3.080 Gaseous Or Liquid Nonfood Manufacturing Table**

USE	MV-1	M-1	M-2	M-3	SPECIAL REGULATIONS
<b>Hazardous products.</b> Gaseous or liquid nonfood products, such as chemicals, paints, inks, and other products that are or have potential of being combustible, explosive, oxidizers, organic peroxides, poisonous or infections, radioactive, or otherwise hazardous or capable of posing a risk to health, safety, property, or environment.	N	N	N	C	This use shall be located at least 600 feet from any zone boundary.
<b>Nonhazardous products.</b> Gaseous or liquid nonfood products that are not hazardous.	C	C	P	P	

HISTORY

Amended by Ord. [2022-09](#) on 3/29/2022

**Sec 104-21-3.090 Mining, Rock, Or Gravel Production Table**

USE	MV-1	M-1	M-2	M-3	SPECIAL REGULATIONS
<b>Mining or extraction of metals or other minerals.</b> The mining or extraction of metals or other minerals. (Indoor or outdoor)	N	N	N	C	This use shall be located at least 600 feet from any zone boundary.
<b>Gravel extraction.</b> The extraction of gravel. (Indoor or outdoor).	N	N	N	C	This use shall be located at least 600 feet from any zone boundary.
<b>Rock crusher.</b> A rock crusher. (indoor or outdoor)	N	N	N	C	

HISTORY

Amended by Ord. [2022-09](#) on 3/29/2022

**Sec 104-21-3.100 Pharmaceutical Table**

USE	MV-1	M-1	M-2	M-3	SPECIAL REGULATIONS
<b>Cannabis cultivation establishment.</b> cannabis cultivation establishment.	A N	P	P	P	See Section 108-7-34.

**Cannabis production establishment.** A cannabis production establishment. N N N P See Section 108-7-34.

**Pharmaceuticals, generally.** The general manufacturing of pharmaceuticals. N P P P

HISTORY

Amended by Ord. [2022-09](#) on 3/29/2022

**Sec 104-21-3.110 Basic Materials Manufacturing Table**

**Basic materials manufacturing.** The processing or refining of raw material into the basic material from which a final or semi-final nonfood product can be made.

USE	MV-1	M-1	M-2	M-3	SPECIAL REGULATIONS
<b>Metals processing or refining, hazardous.</b> The processing or refining of metals that are or have potential of being combustible, explosive, oxidizers, organic peroxides, poisonous or infections, radioactive, or otherwise hazardous or capable of posing a risk to health, safety, property, or environment.	N	N	N	C	This use shall be located at least 600 feet from any zone boundary.
<b>Metals processing or refining, nonhazardous.</b> The processing or refining of nonhazardous metals.	N	N	C	P	
<b>Foundry or forage plant, large.</b> A large foundry or forage plant for the processing or refining of metals.	N	N	N	C	
<b>Foundry, small.</b> A small foundry for the processing or refining of lightweight and nonferrous metals.	N	C	C	P	
<b>Organics processing or refining, hazardous.</b> The processing or refining of organics 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	This use shall be located at least 600 feet from any zone boundary.
<b>Organics processing or refining, nonhazardous.</b> The processing or refining of nonhazardous organics.	N	N	C	C	
<b>Plastic processing or refining.</b> The processing or refining of plastics.	N	N	N	C	

HISTORY

Amended by Ord. [2022-09](#) on 3/29/2022

**Sec 104-21-3.120 Final Product Manufacturing Table**

**Final product manufacturing table.** Processing, compounding, assembling, or fabricating of a final or semi-final product from solid materials previously processed or refined.

USE	MV-1	M-1	M-2	M-3	SPECIAL REGULATIONS
<b>Batteries.</b> The compounding, assembling, or fabricating of batteries or battery parts.	N	C	C	C	
<b>Mixing plant for certain construction material.</b> A mixing or batching plant for cement, cinder, mortar, brick, plaster, paving or similar construction material. (Indoor or outdoor)	N	N	N	C	See Section 104-21-4.
<b>Vehicle assembly.</b> The assembly of motor vehicle, bicycle, boat, and similar manufacturing, including parts thereof.	N	N	P	P	In the M-2 zone, this use shall be located at least 600 feet from any zone boundary.
<b>Products, hazardous.</b> The creation of hazardous products that are or have potential of being combustible, explosive, oxidizers, organic peroxide, poisonous or infectious, radioactive, or otherwise hazardous or capable of posing a risk to health, safety, property, or environment.	N	N	N	C	
<b>Products, nonhazardous.</b> The creation of nonhazardous products.	P	P	P	P	
<b>Rubber products.</b> The creation of real or synthetic rubber products.	N	N	N	P	This use shall be located at least 600 feet from any zone boundary.

HISTORY

Amended by Ord. [2022-09](#) on 3/29/2022

**Sec 104 21-3.130 Public, Quasi-Public, And Institutional Table**

USE	MV-1	M-1	M-2	M-3	SPECIAL REGULATIONS
<b>Public or quasi-public uses.</b> A public or quasi-public use, including public buildings. (Indoor or outdoor)	P	P	P	P	
<b>Public safety training facility.</b> A public safety training facility. (Indoor or outdoor)	N	C	C	C	
<b>Public transit facility.</b> A public transit storage or maintenance facility. (Indoor or outdoor)	N	P	P	P	
<b>Recreation center.</b> A recreation center, which may also include a daycare center as an incidental and accessory use.	P	P	P	P	

HISTORY

Amended by Ord. [2022-09](#) on 3/29/2022

**Sec 104-21-3.140 Recreational Table**

USE	MV-1	M-1	M-2	M-3	SPECIAL REGULATIONS
<b>Go cart racing or drag strip, indoor.</b> A go cart or drag strip racing facility. (Indoor)	P	P	P	P	
<b>Go cart racing or drag strip, outdoor.</b> A go cart or drag strip racing facility. (Outdoor)	N	N	N	C	
<b>Race track, indoor.</b> A track or course for motor vehicle competition. (Indoor)	N	C	C	C	
<b>Race track, outdoor.</b> A track or course for motor vehicle competition, with spectators. (Outdoor)	N	N	C	P	
<b>Recreation area, private.</b> A private recreation area. (Outdoor)	N	N	N	C	
<b>Shooting range or training course.</b> A shooting range or training course. (Indoor or outdoor)	N	N	N	C	See Section 104-21-4.
<b>Vehicle training course.</b> A track or course for motor vehicle training, without spectators. (Outdoor)	N	C	P	P	

HISTORY

Amended by Ord. [2022-09](#) on 3/29/2022

**Sec 104-21-3.150 Storage Table**

USE	MV-1	M-1	M-2	M-3	SPECIAL REGULATIONS
<b>Self-storage.</b> Indoor self-storage units for personal and household items.	P	P	P	P	
<b>Recreational vehicle storage.</b> The indoor storage of a recreational vehicle.	P	P	P	P	
<b>Outdoor storage.</b> Outdoor storage.	N	N	C	C	

HISTORY

Amended by Ord. [2022-09](#) on 3/29/2022

**Sec 104-21-3.160 Textiles Table**

USE	MV-1	M-1	M-2	M-3	SPECIAL REGULATIONS
<b>Carpet and rug manufacturing and dyeing.</b> The manufacturing and dyeing of a carpet or rug.	N	P	P	P	
<b>Dry cleaning plant.</b> A dry cleaning plant.	N	P	P	P	
<b>Textile manufacturing or maintenance.</b> The manufacturing or maintenance of textiles.	N	P	P	P	
<b>Upholstering.</b> Upholstering, including furniture manufacturing, rebuilding, and renovating.	P	P	P	P	

Amended by Ord. [2022-09](#) on 3/29/2022

**Sec 104-21-3.170 Transportation Table**

USE	MV-1	M-1	M-2	M-3	SPECIAL REGULATIONS
<b><i>Airport.</i></b> An airport	N	P	P	P	
<b><i>Freight transfer, indoor.</i></b> The indoor transfer of freight.	N	P	P	P	
<b><i>Freight transfer, outdoor.</i></b> The outdoor transfer of freight.	N	P	P	P	
<b><i>Parking lot.</i></b> An outdoor parking lot.	P	P	P	P	
<b><i>Parking structure.</i></b> A parking structure.	P	P	P	P	
<b><i>Railroad yard.</i></b> A railroad yard, which may include a shop and/or a roundhouse. (Indoor or outdoor)	N	N	C	C	
<b><i>Truck service station.</i></b> A truck service station.	N	P	P	P	

HISTORY

Amended by Ord. [2022-09](#) on 3/29/2022

**Sec 104-21-3.180 Waste Disposal And Recycling**

USE	MV-1	M-1	M-2	M-3	SPECIAL REGULATIONS
<b><i>Automobile wrecking yard or junkyard.</i></b> A junkyard or automobile wrecking yard. (Indoor or outdoor)	N	N	N	N	
<b><i>Automobile recycling and parts dismantling.</i></b> The dismantling and recycling of automobile or automobile parts.	N	N	C	C	See Section 104-21-4.
<b><i>Incinerator.</i></b> An incinerator.	N	N	N	N	
<b><i>Solid waste disposal facility.</i></b> A solid waste disposal facility as defined in Section 101-2-20. (Indoor or outdoor)	N	N	N	N	
<b><i>Solid waste transfer station, indoor.</i></b> The indoor transfer of solid waste.	N	N	N	N	
<b><i>Solid waste transfer station, outdoor.</i></b> The outdoor transfer of solid waste.	N	N	N	N	
<b><i>Radioactive waste disposal.</i></b> The disposal of radioactive waste.	N	N	N	N	
<b><i>Recycling facility.</i></b> The recycling of metals, plastics, paper, or glass.	N	C	C	P	

HISTORY

Amended by Ord. [2022-09](#) on 3/29/2022

Amended by Ord. [2022-15](#) on 5/25/2022

**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) **Animal grazing.** This use shall not include the supplementary or full feeding of the animals, except when in compliance with the following:
  - (1) It may only be carried on during times that are reasonable and necessary due to lack of natural growing feed as a result of seasonal changes or extreme and temporary meteorological events.
  - (2) It shall not exceed a density of 25 head per acre of used land in the AV-3 and A-1 zones, and 40 head per acre of used land in the A-2 and A-3 zones; and
  - (3) It shall not be closer than 75 feet to any dwelling, public or semi-public building on an adjoining parcel of land.
- (b) **Animal feeding operation.** This use may include supplemental or full feeding. However, it is prohibited to feed animals any market refuse, house refuse, garbage, or offal that was not produced on the premises. The following additional standards apply for hog feeding:
  - (1) All pens and housing for hogs shall be concrete and maintained in a sanitary manner.
  - (2) Drainage structures and disposal of animal waste shall be provided and properly maintained as required by the local health department.
- (c) **Animal feeding operation, large concentrated.** A large concentrated animal feeding operation shall not be located within a half-mile of a zone boundary, unless the boundary is shared with another zone in which this use is allowed. Additionally, the area of confinement devoted to the feeding of the animals in any new large concentrated animal feeding operation shall be set back at least one quarter-mile from every property boundary.
- (d) **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
- (e) **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.
- (f) **Mixing plant for certain construction materials.** The following standards apply to a mixing plant:
  - (1) The cement silo mixer shall not be larger than 300 barrels.
  - (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.
- (g) **Mixing facility for asphalt or concrete, temporary.** The following standards apply to a temporary mixing facility:
- (1) The cement silo mixer shall not be greater than 200 barrels.
  - (2) There shall be no more than two cement trucks, and not more than two other semi-trucks and trailers used with this operation stored onsite.
  - (3) Evaluation of the storing of 40 yards or more of sand and gravel mix onsite shall be subject to additional review for detrimental effects through a conditional use permitting process. The sand and gravel mix shall be stored in a three-wall bin and covered when not in use.
  - (4) All cement products onsite shall be stored within the silo. At least 15,000 square feet of the lot or parcel 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.
- (h) **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.
- (i) **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.
- (j) **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.

(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)

HISTORY

Amended by Ord. [2020-11](#) on 8/4/2020

Amended by Ord. [2020-24](#) on 12/15/2020

Amended by Ord. [2021-16](#) on 5/25/2021

Amended by Ord. [2022-06](#) on 2/1/2022  
Amended by Ord. [2022-09](#) on 3/29/2022  
Amended by Ord. [2022-15](#) on 5/25/2022

**Sec 104-21-5 Site Development Standards**

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

(a) Lot area:

	<b>MV-1</b>	<b>M-1</b>	<b>M-2</b>	<b>M-3</b>	<b>ADDITIONAL RESTRICTION</b>
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:

	<b>MV-1</b>	<b>M-1</b>	<b>M-2</b>	<b>M-3</b>	<b>ADDITIONAL RESTRICTION</b>
Minimum lot width:	None	None	None	None	

(c) Yard Setbacks

(1) Front yard setbacks:

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

(2) Side yard setbacks:

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

(3) Rear yard setback:

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

(d) Building height:

	<b>MV-1</b>	<b>M-1</b>	<b>M-2</b>	<b>M-3</b>	<b>ADDITIONAL RESTRICTION</b>
Minimum building height	1 story	1 story	1 story	1 story	

Maximum building height	50 feet	None	None	None
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(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)

**HISTORY**

- Amended by Ord. [2020-11](#) on 8/4/2020
- Amended by Ord. [2020-24](#) on 12/15/2020
- Amended by Ord. [2021-16](#) on 5/25/2021
- Amended by Ord. [2022-09](#) on 3/29/2022

**Sec 104-21-6 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.

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

**HISTORY**

- Amended by Ord. [2020-24](#) on 12/15/2020
- Amended by Ord. [2021-16](#) on 5/25/2021

**Chapter 104-22 Form-Based Zone FB**

[Sec 104-22-1 Purposes And Intent](#)

[Sec 104-22-2 Applicability](#)

[Sec 104-22-3 Land Use Table](#)

[Sec 104-22-4 Special Regulations](#)

[Sec 104-22-5 Lot Development Standards](#)

[Sec 104-22-6 Building Design Standards](#)

[Sec 104-22-7 Street Types And Street Design](#)

[Sec 104-22-8 Street Regulating Plans](#)

[Sec 104-22-9 Parking And Internal Block Access](#)

[Sec 104-22-10 Signage](#)

[Sec 104-22-11 Form-Based Zone Transferable Development Rights](#)

[Sec 104 22-12 Workforce Housing](#)