

CHAPTER 18.72
I&M-1 INDUSTRIAL AND MANUFACTURING ZONE

18.72.010: PURPOSE AND INTENT:

The I&M-1 industrial and manufacturing zone is specific to areas of the city as identified on the Mapleton City general plan map. The I&M-1 zone shall not be applied to areas designated on the general plan map as "commercial" or any other uses. The primary purpose of the I&M-1 zone is to allow for general "cottage industry" activities such as warehousing and incidental office space, light manufacturing, minor industrial uses and heavier commercial uses not allowed in the GC-1 zone. (Ord. 2004-30, 11-3-2004, eff. 12-1-2004)

18.72.020: PERMITTED USES:

The following principal uses are permitted in the I&M-1 zone. Uses not specified as a permitted use or a conditional use as defined in section [18.72.025](#) of this chapter, shall be considered "prohibited" in the I&M-1 zone.

Accounting, auditing, bookkeeping services.

Advertising services.

Aircraft and accessories sales, service, and manufacturing.

Animal hospital services.

Apparel and other finished products made from fabrics, leathers, etc.

Art studios, including the sculptures, ironwork, pottery, etc.

Audio visual production.

Automotive repair, including brakes, mufflers, tire repair and replacement, body shops, etc.

Bakery products.

Bottling and canning soft drinks and carbonated waters.

Building materials, hardware, farm equipment, and supplies sales.

Commercial testing laboratories and services.

Confectionery and related products.

Consumer and mercantile credit reporting services; adjustment and collection services.

Converted paper and paperboard products manufacturing.

Cut stone and stone products production.

Cutlery, hand tools, and general hardware manufacturing.

Data processing services.

Drugs (manufacturing).

Duplicating, mailing and stenographic services.

Educational services.

Electrical appliance repair.

Engineering and planning services.

Farm and construction vehicles sales and manufacturing.

Finance, insurance, and real estate services.

Flat glass product manufacturing.

Gas and electric utility company office.

Glass and glassware production (pressed or blown).

Governmental and postal services.

Gymnasiums, athletic clubs, body building studios.

Industrial laundry services.

Insurance carriers, agents, brokers, and services.

Legal services.

Light manufacturing of furniture and fixtures.

Mail order houses.

Microfilming/services.

Miscellaneous agricultural uses.

Miscellaneous machinery sales, service, repair, and manufacturing.

New and used house trailers and campers sales, service, and manufacturing.

Office machine sales, repair, and manufacturing (small).

Parks.

Perfumes, cosmetics, and other toiletries preparations.

Physician's medical and dental offices and laboratory services in single offices or medical centers.

Pottery and related products production.

Printing, publishing, and allied industries.

Professional, scientific and controlling instruments; photographic and optical goods; watches and clocks.

Recreation and community centers.

Research services.

Security and commodity brokers, dealers, exchange, and services.

Sewage pumping stations.

Textile mill products.

Veterinarian services.

Warehousing with office spaces. (Ord. 2004-30, 11-3-2004, eff. 12-1-2004)

18.72.025: CONDITIONALLY PERMITTED USES:

A.Conditions: Uses must be compatible with the intent of this zone. The conditions imposed upon these uses must fall under one or more of the following categories:

1. Conditions relating to safety for persons and property;
2. Conditions relating to health and sanitation;
3. Conditions relating to environmental concerns;
4. Conditions relating to compliance with the general plan or special characteristics of the zoning district;
5. Conditions relating to performance, specifically the developer's ability to complete the project;
6. Conditions relating to traffic circulation and parking;
7. Conditions relating to aesthetics.

B.Plan Review: Prior to the city council's review of a conditional use permit, the applicant must have the plan reviewed by the development review committee and the planning commission. Any new project, and all new buildings within the I&M-1 zone shall be a conditional use.

C.Uses: The following is a list of conditional uses:

Agribusiness.

Automotive repair including brake and tire repair or services.

Billiards.

Childcare center.

Convenience store.

Dance halls.

Miscellaneous business services.

Restaurants. (Ord. 2004-30, 11-3-2004, eff. 12-1-2004)

18.72.030: SITE PLAN APPROVALS:

All proposed new development within the I&M-1 zone shall be required to submit a site plan, which complies with all the requirements listed in section [18.72.040](#) of this chapter. Said site plan shall be conditionally approved by the planning commission. As a means of mitigating potential safety hazards or significant adverse visual impacts, the planning commission may require the installation of landscape features or peripheral landscape screens. Where landscaping is required the site plan shall, in addition to all other elements, contain a landscape plan showing the locations of landscape areas, the location and types of all proposed plantings and other landscape features, and the location of required sprinkler systems. The planning commission may also require additional fencing requirements, changes to the parking lot and traffic flow. (Ord. 2004-30, 11-3-2004, eff. 12-1-2004)

18.72.040: LOTS, BUILDINGS, YARDS, AND OPEN SPACES:

There is no minimum lot area requirement in the I&M-1 zone except as may be dictated by off street parking requirements, adequate circulation, and property site utilization. There will be a minimum of a seventy five foot (75') frontage on a public street. The maximum building height (including mechanical equipment) is thirty feet (30').

A.Setbacks: The following setback specifications are required:

1. Thirty foot (30') front yard setback if parking areas are proposed or existing in front of the building or structure. Within the front yard setback, there will be a six foot (6') separation between the back of the curb and edge of the sidewalk (where required) nearest the curb. If the required parking areas are located on the side or in the back of the building or structure, then the front yard setback shall be no less than twenty feet (20'). Corner lots shall be considered a front yard, and all setbacks shall apply. On local streets, fifteen feet (15') of the front yard area shall be maintained in landscaping in conformance to [chapter 17.15](#) of this code. On collector or arterial streets, all of the front yard shall be landscaped in conformance to [chapter 17.15](#) of this code.
2. Except for corner lots, each lot in the I&M-1 zone shall be required to have a ten foot (10') side yard setback. Side yards on corner lots shall be required to meet the same front yard standards unless the setback is to a primary building, in which the required setback shall be reduced to twenty feet (20').
3. Fifteen foot (15') landscaped rear yard setback for any uses abutting a residential zone or residential use. If all of the required parking is located within a rear yard area, or in back of the building, then ten foot (10') landscaped setback shall apply.

B.Screening And Landscaping Requirements:

1. A decorative wall at least six feet (6') in height shall be required along all property lines which lie immediately adjacent to any residential zone. Said wall shall be masonry or other materials approved by the planning commission. In areas where there are no existing residential uses, the zone or future zone will be residential. The planning commission may allow landscape screening in lieu of a wall or in combination with a smaller wall. The applicant must demonstrate that the landscaped screening will be sufficient to protect the future adjacent uses from noise, lights, glare, and other commercial or industrial nuisances.
2. All landscaped areas shall conform to [chapter 17.15](#) of this code. Furthermore, the landscaping will contain ten (10) trees per acre, or a fraction thereof, and be at least one inch (1") caliper, measured three feet (3') from the ground.
3. All mechanical equipment shall be located within or on the side of the building or on the roof with parapet walls and not within the required setbacks. Any mechanical equipment located on the outside of the building must have a visual/noise barrier that completely surrounds the equipment and extends at least one foot (1') above the equipment.

C.Parking And Driveway Access: Parking will be required to be in compliance with section [18.84.270](#) of this title. Parking areas will be screened from adjacent roads with landscaped berms. There shall be no parking allowed in any required landscaping area.

Driveways shall not encompass more than thirty percent (30%) of a required front or side yard. Drive access for parcels or lots located along any state highway shall be limited to the adjoining side street if present. Otherwise one curb cut and driveway access will be permitted regardless of what would be allowed by the Utah department of transportation, however, the stricter requirement shall apply. (Ord. 2004-30, 11-3-2004, eff. 12-1-2004)

18.72.050: PROJECT PLAN APPROVALS:

Concurrent with any request to rezone property to the I&M-1 zone; or if the property is currently zoned I&M-1, prior to any approval for a building permit, a preliminary project plan shall be submitted to and approved by the Mapleton City planning commission. Said preliminary project plan shall be drawn to scale and shall contain the following information:

A. Location of all existing and proposed buildings and structures on the site, including an indication of the proposed uses;

B. The location of all parking spaces as required by the planning commission, driveways and points of vehicular ingress and egress;

C. A conceptual signing plan showing the location and size of typical signs;

D. A conceptual landscaping plan subject to the requirements in [chapter 17.15](#) of this code showing planting materials to be used together with the location of fence, walls, hedges, and decorative materials;

E. Preliminary elevations of the buildings showing the general appearance and types of exterior materials to be used.

F. Accessory structures less than five hundred (500) square feet in size shall be approved by the planning director as long as the structure does not encroach on any of the required parking or required landscape areas. Furthermore, building additions less than five hundred (500) square feet shall also be approved by the planning director so long as they meet the aforementioned criteria, and as long as the addition does not physically alter the character of the building. Accessory buildings and additions shall be architecturally compatible with the main structure, including exterior building materials and colors.

G. Prior to the construction of any building or structure in the I&M-1 zone, a final project plan shall be submitted and approved by the city council, after a recommendation from the planning commission. Said project plan shall be drawn to scale and shall contain all required information designated on the application checklist. The planning commission may require a traffic study be submitted prior to a final project plan recommendation.

H. Any failure to submit a final project plan within one year of the approval of the preliminary project plan shall terminate all proceedings and render the preliminary plan null and void, and the planning commission may also take further action to rezone the property as per section [18.12.010](#) of this title. (Ord. 2004-30, 11-3-2004, eff. 12-1-2004)

18.72.060: UTILITY REQUIREMENTS:

All buildings used for human occupancy shall provide for culinary water and domestic sewage disposal. (Ord. 2004-30, 11-3-2004, eff. 12-1-2004)

18.72.070: SPECIAL PROVISIONS:

Where the use of activity is one which requires the prior approval of other local, state or federal review agencies, evidence of such approval shall be submitted to the city as part of the application documents. (Ord. 2004-30, 11-3-2004, eff. 12-1-2004)