

## 12-1-14 INDUSTRIAL PARKS

### 12-1-1401 PURPOSE

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The purpose of an industrial park is to provide for a park-like healthful operating environment for industry, or the protection of industry from the encroachment of uses adverse to the operation and expansion of such industry, and to protect industries within the district from the adverse effect of other incompatible industries. These regulations are intended also to reduce the impact of industries to surrounding non-industrial land uses; to lessen traffic congestion; to protect the health and safety of the residents of workers in the area and within the city in general.

### 12-1-1402 DEVELOPMENT REQUIREMENTS

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1. The minimum land area required for development of an industrial park within the provisions of this Part is 20 acres.
2. The development shall be in single or corporate ownership at the time of application or the subject of an application filed jointly by all owners of the property.
3. An industrial park may be subdivided into individual lots. Lot size shall be approved by the Planning Commission at Site Plan Review.
4. Individual lots within the park shall have a minimum frontage of seventy (70) feet on a public or approved private street within the industrial park site. The Planning Commission may approve a lesser frontage for lots on a cul-de-sac or other unusual condition. No lot shall face directly onto an arterial or collector street that may abut the industrial park site.

Building coverage for individual lots may be established by restrictive covenants.

6. No main or accessory building shall be located within fifty (50) feet of the

boundary of a residential zone.

7. No lot shall face directly onto an abutting arterial or collector street or highway.
8. Each lot shall be landscaped in accordance with a site plan as presented for site plan review (see Part 12-1-20) and as approved by the Planning Commission. See also Section 12-1-1601 for landscaping standards.
9. Landscaping may include, but not be limited to, planting of grass, shrubs, or trees, decorative plazas, foundations. Landscaping shall be used to the extent possible to screen visually all buildings and parking areas from the abutting land uses.
10. Preservation, maintenance, and ownership of landscaping within the development shall be accomplished by:
  - a. Agreement between the property owner and the County, if the park is to remain in single ownership, or
  - b. Ownership and maintenance being the responsibility of a Property Owner's Association established with articles of association and bylaws which are satisfactory to Juab County, or
  - c. Complying with the provisions of the Condominium Ownership Act of 1963, Title 57, Title 57, Utah Code Annotated, 1953, as amended, which provides for the payment of common expenses for the upkeep of common areas and facilities within condominium portions of a development.
11. Landscaping, fencing, and screening related to the several uses within the site and as a means of integrating the proposed development into its surroundings shall be presented to the Planning Commission for approval together with other required plans for development.
12. The size location, design, and nature of signs, if any, and the intensity and direction or area of flood lighting shall be described in the application

13. A grading and drainage plan, including primary on site drainage water containment such as a sump, shall be submitted to the Planning Commission with the application
14. It shall be shown that under the circumstances of the particular case, the proposed use will not be detrimental to the health, safety, or general welfare of the persons residing in the vicinity, or injurious to property or improvements in the vicinity.

#### 12-1-1403 PERMITTED USES

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The permitted uses in an approved industrial park shall be as follows Industry, light; Industry medium; Public Service; Public Utility station; Laundry; Wholesale, warehouse, storage; and low impact agricultural industry or business as approved by the Planning Commission which would exclude animal feed yards, fur farms, and commercial poultry or egg production

#### 12-1-1404 GENERAL SITE PLAN

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Application shall be accompanied by a general site plan showing where pertinent.

1. The use or uses dimensions, sketch elevations, and locations of proposed structure or lots
2. Dimensions and locations of areas to be reserved and developed for vehicular and pedestrian circulation, parking, public uses, if any
3. Architectural drawings and sketches demonstrating the general design and character of the proposed uses and the physical relationship of the uses
4. Such other pertinent information including residential density, coverage and open space characteristics shall be included as may be necessary to make determination that the contemplated arrangements of buildings and uses makes it desirable to apply regulations and requirements differing from those ordinarily applicable under this Ordinance.

## 12-1-1405 REVIEW BY PLANNING COMMISSION

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In order that it may approve an industrial park, the Planning Commission shall have authority to require that the following conditions be met by the applicant:

1. Financial Ability of Applicants

That the proponents of the industrial park have demonstrated to the satisfaction of the Planning Commission their financial ability to comply with regulations imposed on the proposed project pursuant to this Ordinance.

2. Time Limit

That the proponents will start construction of the park within one year of the approval of the project and any necessary zone district change, and that said construction shall be completed within 4 years from the date construction begins.

3. Conformity to General Plan

That the proposed industrial park conforms to the Juab County General Plan in terms of general location, use of land, and in standards of development.

4. Environment

That the proposed development will be in harmony with or complementary to the character of the zone district and have no adverse impact on adjacent or surrounding development.

## 12-1-1406 SCOPE OF PLANNING COMMISSION ACTION

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In carrying out the intent of this, the Planning Commission shall consider the following principles:

1. It is the intent of this Part that site and building plans for an industrial park shall be prepared by a designer or a team of designers having professional competence in urban planning. The Commission may require the applicant to engage such a qualified designer or design team.
2. It is not the intent of this Title that the control of the design of an industrial park by the Planning Commission be so rigidly exercised that individual initiative be stifled and substantial additional expense incurred; rather, it is the intent of this Title that the control exercised be the minimum necessary to achieve the purpose of this Ordinance.
3. The Planning Commission in carrying out this Title, shall also observe such of the principles stated under Site Plan Review Title 12-1-20, of this Ordinance as are appropriate to the review of an industrial park.
4. The Planning Commission may recommend approval or disapproval to the Legislative Body an application for an industrial park. In recommending approval of an application, the Commission may attach such conditions as it may deem necessary to secure compliance with the purposes set forth in Section 12-1-1602.

#### 12-1-1407 CONSTRUCTION LIMITATIONS

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1. Upon approval of an industrial park, construction shall proceed only in accordance with the plans and specifications approved by the Planning Commission and in conformity with any conditions attached by the Commission to its approval.
2. Amendments to approved plans and specifications for an industrial park shall be obtained only by following the procedure herein outlined for first approval of an industrial park.
3. If the industrial park is to be subsequently divided either as (1) a subdivision into phase development parcels, or (2) separately-owned and operated units, such division boundaries shall be indicated on the development plan and preliminary subdivision approval concurrently obtained in accordance with the Subdivision Ordinance.

4. No permit shall be issued for any proposed building, structure, or use within the project unless such building, structure, or use is in accordance with the approved development plan and any conditions imposed in conjunction with its approval.

#### 12-1-1408 OFF STREET PARKING

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In addition to any appropriate requirements of 12-1-1700, the following additional regulations shall apply to industrial parks.

1. Off-street parking shall also include space for visitors of at least one space for each ten employees. The Planning Commission may recommend authorization of fewer visitor parking spaces if it finds that a fewer number will be sufficient.

No parking lot, loading or maneuvering shall be located within 100 feet of the boundary of a residential zone.

2. Consult Title 12-1-19 for off-street loading requirements.