

CHAPTER 21

MANUFACTURING ZONE M-1

26-72

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21-1. Purpose and Intent.

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

21-2. Permitted Uses.

1. Accessory uses and buildings customarily incidental to a permitted use.
- 1a. Any permitted use in a C-3 Zone except dwelling units 6-80
2. Agriculture
3. Animal hospitals
4. Animals and fowl for family food production
5. Boat building
6. Bookbinding
7. Body and fender work, if conducted within an enclosed building
8. Bottling works, soft drinks
9. Carpenter shop, cabinet shop
10. Carpet and rug cleaning and dyeing
11. Coal, fuel and wood yards, enclosed within a building or by a solid fence of not less than six (6) feet in height
12. Construction of buildings to be sold and moved off the premises
13. Dairy
14. Dry cleaning plant
15. Dwelling unit for night watchman or guard and family
16. Egg handling, processing and sales
17. Electric appliances and/or electronic instruments assembling
18. Express office
19. Garage, public
20. Home occupations - with no visiting clientele 96-35
21. Honey extraction
22. Ice manufacturing and storage
23. Kennel
24. Knitting mill
25. Laboratory
26. Laundry
27. Lithographing, including engraving and photo engraving
28. Machine shop

29. Manufacturing, compounding, processing, packing and treatment of the following products:
 - a. Bakery goods
 - b. Candy
 - c. Dairy products
 - d. Pharmaceuticals
30. Manufacturing, compounding, assembling and treatment of articles of merchandise from the following previously prepared materials.
 - a. Cellophane
 - b. Canvas
 - c. Cloth
 - d. Cork
 - e. Felt
 - f. Shell
 - g. Straw
 - h. Textile
 - i. Wood
 - j. Yarn
31. Manufacturing and maintenance of the following:
 - a. Business machines
 - b. Cameras and photographic equipment
 - c. Electric and neon sign, billboards and/or commercial advertising structures
 - d. Light sheetmetal products, including heating and ventilating ducts and equipment
 - e. Musical instruments
 - f. Novelties
 - g. Rubber and metal stamps
 - h. Toys
32. Monument works
33. Motion Picture studio
34. Motor vehicles, trailers, bicycles and machinery repairing, rentals, sales and reconditioning
35. Parking lot
36. Planing mill
37. Printing, including engraving and photo engraving, blueprinting, photostating and duplication
38. Public and quasi-public uses
39. Public transit yards
40. Radio and television transmitting towers
41. Retail sale of products produced by, developed in conjunction with or normally required and used in the performance of a commercial or manufacturing operation permitted in this zone; and provided the retail sale is clearly an accessory use to the main permitted use and is conducted within the same building or if the main use is not a building then on the same property provided however, no retail sale of products may be made in conjunction with a warehousing or wholesale business
42. Rubber welding
43. Sand blasting
44. Service Station
45. Sign painting shop
46. Single family dwelling
47. Temporary building for uses incidental to construction work including living quarters for a guard or night watchman, which buildings must be removed upon completion or abandonment of the construction work
48. Tire retreading and/or vulcanizing
49. Transfer company
50. Truck service station
51. Trucking terminal
52. Upholstering, including mattress manufacturing, rebuilding and renovating
53. Used car lot
54. Veterinary, and hotel and beauty parlor for cats and dogs

- 55. Warehouse
- 56. Weaving
- 57. Welding shop
- 58. Wholesale business

21-3. Conditional Uses.

The following uses shall be permitted only when authorized by a Conditional Use Permit as provided in Chapter 22C of this Zoning Ordinance.

- 1. Airport
- 1a. Any conditional use allowed in a C-3 zone, except dwelling units 6-80
- 2. Battery manufacture
- 3. Blacksmith shop
- 4. Building materials sale yard, including the sale of rock, sand, gravel and the like, as an incidental part of the main business, but excluding concrete mixing except as such concrete mixing is necessary in the preparation and manufacture of any of the products specified in this Section
- 5. Carnival or other amusement, enterprise, transient in nature
- 5a. Cement batch plants with the following conditions: 97-27
 - 1. The cement silo mixer shall not be larger than 300 barrel.
 - 2. There shall be a 15 ft. landscape buffer with 6 ft. high earth berm planted with 6 ft. or larger evergreen trees. The trees shall be Canada Hemlock, Scotch Pines, Douglas Fir, or Blue Spruce. The trees shall be planted every 15 ft. 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 ft. There shall be 5 canopy trees per 100 ft. These trees shall be, Maples, Linden, Quaking Aspens, Cottonless Cottonwood, Honey Locust, or Birch trees. These trees shall be a minimum of 2 inch caliper. This landscaping shall be planted on the crest of the 6 ft. berm when the property abuts agricultural or residential zones.
 - 3. There shall be no more than 3 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.
 - 6. The property shall be at least one acre in size.
- 6. Contractor's equipment storage yard or rental of equipment used by contractors
- 7. Draying, freighting, or trucking yard or terminal
- 8. Dwelling unit for proprietor or employee, who also serves as night watchman, and their immediate family, provided that an additional 3,000 square feet of landscaped area is provided for the residential use. As a Conditional Use, the Township Planning Commission, for the jurisdiction in which the application is made, shall have the discretion to approve either an attached or a detached dwelling, based upon the primary manufacturing use and architectural design to protect the noise levels and privacy of the residents. 2001-33
- 9. Fertilizer and soil conditioner manufacture, processing and/or sales, providing only non-animal products and by-products are used
- 10. Foundry, casting light-weight, non-ferrous metal without causing noxious odors or fumes
- 11. Glass manufacturing
- 12. Home occupations - with visiting clientele 96-35
- 13. Manufacture of brick and all clay, ceramic, cinder, concrete, synthetic, cast stone, plastic and pumice stone products, including the manufacture of fabrication of building blocks, tile or pipe from raw material for use in building construction or for sewer or drainage purposes, and including rock or gravel crushings or raw materials which is incidental to the manufacture or fabrication of the above-described products, and provided that such crushing facilities shall be located not closer than two hundred (200) feet to any property line

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| 4. | Building Height | |
| | a. Minimum | one story |
| | b. Maximum | none |
| | c. Maximum | none |
| 5. | Lot coverage | not over 80% of lot area by buildings |
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21-5. Sign Regulations.

The height, size and location of the following permitted signs shall be in accordance with Chapter 23-19 and as follows:

1. Advertising signs and billboards, provided the following conditions are met:
 - a. Size - the maximum size of a billboard at any one location shall not be larger than one thousand (1,000) sq. ft.
 - b. Spacing - the minimum distance between any two billboards adjacent to and facing a freeway or highway shall be five hundred (500) feet
 - c. Freeway Access - the minimum distance between any advertising sign or billboard and the beginning of the pavement widening for an entrance or exit ramp on a freeway shall be not less than five hundred (500) feet. In addition, billboards adjacent to freeways shall comply with State of Utah Outdoor Advertising Regulations 7-75
 2. Animated sign
 3. Business signs, not exceeding in area five (5) square feet for each foot of street frontage with a maximum of six hundred fifty (650) square feet for each sign, provided that Business Signs adjacent to and within six hundred and sixty (660) feet of an Interstate Freeway or Federal Aid Primary Highway, may have a maximum size of one thousand (1,000) square feet for each sign
 4. Flat sign
 5. Ground sign
 6. Identification sign, illuminated sign
 7. Name Plate
 8. Property sign, projecting sign; public necessity sign
 9. Roof sign
 10. Service sign
 11. Temporary Sign
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