

OGDEN VALLEY CITY PLANNING COMMISSION PUBLIC NOTICE

Subject: Proposed Changes to Title 104 Zones, Chapter 104-21 Manufacturing Valley (MV-1) Zone

Notice Date: April 17th, 2026

Public Hearing Date: Tuesday, April 28th, 5:00 PM

Location: 7474 East 200 South, Huntsville, Huntsville Town Council Chambers

Summary of Proposed Zoning Changes

The City is considering amendments to the Zoning Ordinance that will update portions of Chapter 104-21 Manufacturing Valley (MV-1) Zone that will create standards that better align with the community’s vision for how property should be used within the zone, to improve clarity, and facilitate development within the zone. The primary elements changed include removal of references to Weber County and obsolete zones; removal of Aeronautical, Space-Based, or Defense-Based Manufacturing as permitted uses from the Land Use Table; modification to the Commercial Services Land Use Table; removing animal feeding operations, automobile recycling, building material sales yards, construction material mixing plants, and shooting ranges from the Special Regulations; increasing the maximum square footage of buildings.

Key Changes Include:

Sec 104-21-3.040 Commercial Services Table

USE	MV-1	SPECIAL REGULATIONS
<i>Building maintenance services.</i> Services for the maintenance of buildings.	P	
<u><i>Carpenter or Cabinet Shop</i></u>	<u>P</u>	
<i>Conference or convention center.</i>	P	
<i>Contractor's equipment storage yard.</i> A contractor's equipment storage yard or rental of equipment used by contractors. (Indoor or outdoor)	EP	
<u><i>Contractor Shop</i></u>	<u>P</u>	
<i>Data services.</i> A data center, data warehousing, and data processing.	N	

<i>Fertilizer and soil conditioner.</i> The manufacturing or processing of fertilizer and soil conditioner. (Indoor or outdoor)	N	No animal products or byproducts allowed to be used.
<i>Laboratory.</i> A laboratory.	N	
<i>Light office and warehouse combination.</i>	P	
<i>Machine shop.</i> A machine shop.	P	
<i>Medical and or dental clinic.</i>	P	
<i>Medical research facility</i>	P	
<i>Metal working shop.</i> Metal working, shaping, or assembling shop.	PN	
<i>Motion picture studio.</i> A motion picture studio.	N	
<i>Motion picture studio, outdoor.</i> An outdoor motion picture studio.	N	
<i>Repairing of vehicles.</i> The repairing of motor vehicles, trailers, bicycles, boats, and similar.	EP	
<i>Research and development facilities</i>	P	
<i>Retail facilities and services accessory to a main use.</i>	P	
<i>School, vocational or technical</i>	P	
<i>Sandblasting.</i> Sandblasting.	N	
<i>Upholstery Shop</i>	P	

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

USE	MV-1	SPECIAL REGULATIONS
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Hazardous products. 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.

Nonhazardous products. Gaseous or liquid nonfood products that are not hazardous.

N	This use shall be located at least 600 feet from any zone boundary.
PG	

Sec 104-21-4 Special Regulations

- ~~a. **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.~~
- ~~b. **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.~~
- ~~c. **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.~~
- ~~d. **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.~~

e. ~~**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.~~

f. ~~**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.~~

~~g. **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.~~

Sec 104-21-5 Site Development Standards

Lot coverage:

	MV-1	ADDITIONAL RESTRICTION
Maximum lot coverage by buildings	10,000 square feet 80% of lot size	

The intent of these changes is to modernize and reorganize the CV-2 zone so it's easier to understand and administer. These changes align the code with other code sections, such as "Special Regulations" used elsewhere in Title 104, and replace conditional uses with clear, standards-based permitted uses.

Affected Property Owners (Map Amendments)

This is a citywide amendment, affecting all properties located within the AV-3 Land Use Zone. No map changes are proposed by these amendments.

Reviewing Documents

The draft ordinance/map changes are available for public review at:

- **Online:** www.ogdenvalley.gov/meetings-public-notice/
- **In-Person:** 7474 East 200 South, Huntsville
Mondays and Wednesdays 9am to 1pm
Thursdays 1pm to 5pm

Providing Comment

All interested parties are invited to attend the public hearing or submit written comments.

Written comments may be submitted prior to the hearing via:

- **Email:** planning@ogdenvalleyut.org
- **Mail:** 7474 East 200 South, Huntsville, Utah 84317

ADA Accommodations

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify Kay Hoogland, Council Member, at 847-404-7770 or by email at khoogland@ogdenvalleyut.org at least 24 hours prior to the hearing.

Chapter 104-21 Manufacturing Zone MV-1

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~~City 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.

HISTORY

~~Amended by Ord. 2020-24 on 12/15/2020~~

~~Amended by Ord. 2021-16 on 5/25/2021~~

~~Amended by Ord. 2023-08 on 5/2/2023~~

Sec 104-21-2 (Reserved)

HISTORY

~~Adopted by Ord. 2021-16 on 5/25/2021~~

Sec 104-21-3 Land Use Tables

Sec 104-21-3.010 Reserved

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 (Reserved)
- 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 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.

HISTORY

~~Amended by Ord. 2021-16 on 5/25/2021~~
~~Amended by Ord. 2022-06 on 2/1/2022~~
~~Amended by Ord. 2023-08 on 5/2/2023~~

[Sec 104 21 3.010 Aeronautical, Space-Based, Or Defense-Based Manufacturing Table](#)

USE	MV-1	SPECIAL REGULATIONS
<i>Aircraft engine testing, including jet, missile and chemical engines.</i>	N	This use shall be located at least 600 feet from any zone boundary.
<i>Aircraft or aircraft parts manufacturing.</i>	N	In the M-2 zone, this use shall be located at least 600 feet from any zone boundary.
<i>Missile and missile parts manufacturing.</i>	N	This use shall be located at least 600 feet from any zone boundary.
<i>Spacecraft and spacecraft parts manufacturing.</i>	N	This use shall be located at least 600 feet from any zone boundary.

HISTORY

Amended _____ *by* _____ *Ord.* _____ 2022-09 _____ *on* _____ 3/29/2022

Amended _____ *by* _____ *Ord.* _____ 2023-08 _____ *on* _____ 5/2/2023

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

HISTORY

Amended _____ *by* _____ *Ord.* _____ 2022-09 _____ *on* _____ 3/29/2022

Amended _____ *by* _____ *Ord.* _____ 2023-08 _____ *on* _____ 5/2/2023

Sec 104-21-3.030 Animal-Related Uses Table

USE	MV-1	SPECIAL REGULATIONS
<i>Animal feeding operation.</i> An animal feeding operation, as defined in Section 101-2.	N	
<i>Animal feeding operation, large concentrated.</i> A large concentrated animal feeding operation, as defined in Section 101-2.	N	
<i>Animal grazing.</i> Animal grazing, as defined in Section 101-2.	P	

Animal hospital. An animal hospital.	P	
Apiary. The keeping of bees.	P	
Aviary. The keeping and feeding of birds.	P	
Kennel. kennel.	N	
Stockyard. A stockyard.	N	This use shall be located at least 600 feet from any zone boundary.
Slaughterhouse. A slaughterhouse.	N	This use shall be located at least 600 feet from any zone boundary.
Veterinarian and small animal grooming. Veterinarian or animal grooming services.	P	

HISTORY

~~Amended by Ord. 2022-09 on 3/29/2022~~
~~Amended by Ord. 2023-08 on 5/2/2023~~

Sec 104-21-3.040 Commercial Services Table

USE	MV-1	SPECIAL REGULATIONS
Building maintenance services. Services for the maintenance of buildings.	P	
Carpenter or Cabinet Shop	P	
Conference or convention center.	P	
Contractor's equipment storage yard. A contractor's equipment storage yard or rental of equipment used by contractors. (Indoor or outdoor)	EP	
Contractor Shop	P	
Data services. A data center, data warehousing, and data processing.	N	

Fertilizer and soil conditioner. The manufacturing or processing of fertilizer and soil conditioner. (Indoor or outdoor)	N	No animal products or byproducts allowed to be used.
Laboratory. A laboratory.	N	
Light office and warehouse combination.	P	
Machine shop. A machine shop.	P	
Medical and or dental clinic.	P	
Medical research facility	P	
Metal working shop. Metal working, shaping, or assembling shop.	PN	
Motion picture studio. A motion picture studio.	N	
Motion picture studio, outdoor. An outdoor motion picture studio.	N	
Repairing of vehicles. The repairing of motor vehicles, trailers, bicycles, boats, and similar.	EP	
Research and development facilities	P	
Retail facilities and services accessory to a main use.	P	
School, vocational or technical	P	
Sandblasting. Sandblasting.	N	
<u>Upholstery Shop</u>	<u>P</u>	

HISTORY

~~Amended by Ord. 2022-09 on 3/29/2022~~
~~Amended by Ord. 2023-08 on 5/2/2023~~
~~Amended by Ord. 2023-28 on 9/19/2023~~

Sec 104-21-3.050 Commercial Sales Table

USE	MV-1	SPECIAL REGULATIONS
Building material sales yard.	P	See Section 104-21-4.
Fertilizer and soil conditioner sales. Fertilizer and soil conditioner sales. (Indoor or outdoor)	P	
Gas station or convenience store. A gas or fuel station or convenience	P	
Wrecked car sales. Wrecked car sales. (Indoor or outdoor)	N	

HISTORY

Amended _____ *by* _____ *Ord.* _____ *2022-09* _____ *on* _____ *3/29/2022*
Amended _____ *by* _____ *Ord.* _____ *2023-08* _____ *on* _____ *5/2/2023*

Sec 104-21-3.060 Temporary Construction Material Manufacturing Table

USE	MV-1	SPECIAL REGULATIONS
Mixing facility for asphalt or concrete, temporary. An onsite asphalt or concrete mixing facility, incidental to large site development. (Indoor or outdoor)	N	See Section 104-21-4
Rock crusher, temporary. A mobile rock crushing operation incidental to large site development. (Indoor or outdoor)	N	
Temporary construction building and yard.	P	12 month maximum

HISTORY

Amended _____ *by* _____ *Ord.* _____ *2022-09* _____ *on* _____ *3/29/2022*
Amended _____ *by* _____ *Ord.* _____ *2023-08* _____ *on* _____ *5/2/2023*

Sec 104-21-3.070 Food Manufacturing And Packaging Table

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

Meat products smoking, curing, and packaging.

The smoking, curing, and packaging of meat products.

N	
N	

Tobacco manufacturing. The manufacturing of tobacco products.

HISTORY

Amended by *Ord.* 2022-09 on 3/29/2022
Amended by *Ord.* 2023-08 on 5/2/2023

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

USE	MV-1	SPECIAL REGULATIONS
Hazardous products. 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	This use shall be located at least 600 feet from any zone boundary.
Nonhazardous products. Gaseous or liquid nonfood products that are not hazardous.	PG	

HISTORY

Amended by *Ord.* 2022-09 on 3/29/2022
Amended by *Ord.* 2023-08 on 5/2/2023

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

USE	MV-1	SPECIAL REGULATIONS
Mining or extraction of metals or other minerals. The mining or extraction of metals or other minerals. (Indoor or outdoor)	N	This use shall be located at least 600 feet from any zone boundary.

Gravel extraction. The extraction of gravel. (Indoor or outdoor).	N	This use shall be located at least 600 feet from any zone boundary.
Rock crusher. A rock crusher. (indoor or outdoor)	N	

HISTORY

Amended _____ *by* _____ *Ord.* _____ *2022-09* _____ *on* _____ *3/29/2022*

Amended _____ *by* _____ *Ord.* _____ *2023-08* _____ *on* _____ *5/2/2023*

Sec 104-21-3.100 Pharmaceutical Table

USE	MV-1	SPECIAL REGULATIONS
Cannabis cultivation establishment. A cannabis cultivation establishment.	N	See Section 108-7-34.
Cannabis production establishment. A cannabis production establishment.	N	See Section 108-7-34.
Pharmaceuticals, generally. The general manufacturing of pharmaceuticals.	N	

HISTORY

Amended _____ *by* _____ *Ord.* _____ *2022-09* _____ *on* _____ *3/29/2022*

Amended _____ *by* _____ *Ord.* _____ *2023-08* _____ *on* _____ *5/2/2023*

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	SPECIAL REGULATIONS
Metals processing or refining, hazardous. The processing or refining of metals that are or have potential of being combustible, explosive, oxidizers, organic peroxides, poisonous or	N	This use shall be located at least 600 feet from any zone boundary.

infections, radioactive, or otherwise hazardous or capable of posing a risk to health, safety, property, or environment.		
Metals processing or refining, nonhazardous. The processing or refining of nonhazardous metals.	N	
Foundry or forage plant, large. A large foundry or forage plant for the processing or refining of metals.	N	
Foundry, small. A small foundry for the processing or refining of lightweight and nonferrous metals.	N	
Organics processing or refining, hazardous. 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	This use shall be located at least 600 feet from any zone boundary.
Organics processing or refining, nonhazardous. The processing or refining of nonhazardous organics.	N	
Plastic processing or refining. The processing or refining of plastics.	N	

HISTORY

Amended _____ *by* _____ *Ord.* _____ *2022-09* _____ *on* _____ *3/29/2022*
Amended _____ *by* _____ *Ord.* _____ *2023-08* _____ *on* _____ *5/2/2023*

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	SPECIAL REGULATIONS
Batteries. The compounding, assembling, or fabricating of batteries or battery parts.	N	
Mixing plant for certain construction material. A mixing or batching plant for cement, cinder, mortar, brick, plaster, paving or similar construction material. (Indoor or outdoor)	N	See Section 104-21-4.
Vehicle assembly. The assembly of motor vehicle, bicycle, boat, and similar manufacturing, including parts thereof.	N	In the M-2 zone, this use shall be located at least 600 feet from any zone boundary.
Products, hazardous. 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	
Products, nonhazardous. The creation of nonhazardous products.	P	
Rubber products. The creation of real or synthetic rubber products.	N	This use shall be located at least 600 feet from any zone boundary.

HISTORY

Amended by Ord. 2022-09 on 3/29/2022
 Amended by Ord. 2023-08 on 5/2/2023

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

USE	MV-1	SPECIAL REGULATIONS
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Public or quasi-public uses. A public or quasi-public use, including public buildings. (Indoor or outdoor)

P	
N	
N	
P	

Public safety training facility. A public safety training facility. (Indoor or outdoor)

Public transit facility. A public transit storage or maintenance facility. (Indoor or outdoor)

Recreation center. A recreation center, which may also include a daycare center as an incidental and accessory use.

HISTORY

~~Amended by Ord. 2022-09 on 3/29/2022~~

~~Amended by Ord. 2023-08 on 5/2/2023~~

Sec 104-21-3.140 Recreational Table

USE	MV-1	SPECIAL REGULATIONS
Go cart racing or drag strip, indoor. A go cart or drag strip racing facility. (Indoor)	P	
Go cart racing or drag strip, outdoor. A go cart or drag strip racing facility. (Outdoor)	N	
Race track, indoor. A track or course for motor vehicle competition. (Indoor)	N	
Race track, outdoor. A track or course for motor vehicle competition, with spectators. (Outdoor)	N	
Recreation area, private. A private recreation area. (Outdoor)	N	

Shooting range or training course. A shooting range or training course. (Indoor or outdoor)

N	See Section 104-21-4.
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Vehicle training course. A track or course for motor vehicle training, without spectators. (Outdoor)

N	
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HISTORY

~~Amended by Ord. 2022-09 on 3/29/2022~~
~~Amended by Ord. 2023-08 on 5/2/2023~~

Sec 104-21-3.150 Storage Table

USE	MV-1	SPECIAL REGULATIONS
Commercial storage and distribution center. A center for the storage and local distribution of commercial products	P	
Self-storage. Indoor self-storage units for personal and household items.	P	
Recreational vehicle storage. The indoor storage of a recreational vehicle.	P	
Outdoor storage. Outdoor storage.	N	

HISTORY

~~Amended by Ord. 2022-09 on 3/29/2022~~
~~Amended by Ord. 2023-08 on 5/2/2023~~

Sec 104-21-3.160 Textiles Table

USE	MV-1	SPECIAL REGULATIONS

Carpet and rug manufacturing and dyeing.
The manufacturing and dyeing of a carpet or rug.

N	

Dry cleaning plant. A dry cleaning plant.

N	

Textile manufacturing or maintenance. The manufacturing or maintenance of textiles.

N	

Upholstering. Upholstering, including furniture manufacturing, rebuilding, and renovating.

P	

HISTORY

~~Amended by Ord. 2022 09 on 3/29/2022~~
~~Amended by Ord. 2023 08 on 5/2/2023~~

Sec 104-21-3.170 Transportation Table

USE	MV-1	SPECIAL REGULATIONS
Airport. An airport	N	
Freight transfer, indoor. The indoor transfer of freight.	N	
Freight transfer, outdoor. The outdoor transfer of freight.	N	
Parking lot. An outdoor parking lot.	P	
Parking structure. A parking structure.	P	Design shall blend with surrounding sites and structures
Railroad yard. A railroad yard, which may include a shop and/or a roundhouse. (Indoor or outdoor)	N	

Truck service station. A truck service station.

N	
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HISTORY

~~Amended by Ord. 2022-09 on 3/29/2022~~
~~Amended by Ord. 2023-08 on 5/2/2023~~

Sec 104-21-3.180 Waste Disposal And Recycling

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

HISTORY

~~Amended by Ord. 2022-09 on 3/29/2022~~

~~Amended by Ord. 2022 15 on 5/25/2022~~
~~Amended by Ord. 2023 08 on 5/2/2023~~

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.~~

~~e.b. ***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.c. ***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.d. **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~~
- ~~6.1. A vehicle/trailer washout area is required. A detailed plan for the washout area shall be submitted with the permit application.~~

h.e. ~~_____~~ ***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.f. ***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.g. ~~***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:

Lot area:

	MV-1	ADDITIONAL RESTRICTION
Minimum lot area:	None	Except minimum required by health department if not connected to sewer system.

Lot width:

	MV-1	ADDITIONAL RESTRICTION
Minimum lot width:	None	

Yard Setbacks

Front yard setbacks:

	MV-1	ADDITIONAL RESTRICTION
Minimum front yard setback	30 feet	Except 50 feet if on a street right-of-way that is or is planned to be 80 feet or wider. ¹ When adjacent to a street right-of-way that is or is planned to be 80 feet or wider, then shall the setback be one foot (1') beyond the minimum

setback for every one foot (1') of building height above thirty feet (30'). When the road adjacent to the property is planned to be expanded, the setback shall be measured from the centerline of the road plus one-half of the planned expanded right-of-way.

Side yard setbacks:

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

Rear yard setback:

	MV-1	ADDITIONAL RESTRICTION
Minimum rear yard setback	None	Except 30 feet where the lot rears on a residential zone

Building height:

	MV-1	ADDITIONAL RESTRICTION
Minimum building height	1 story	
Maximum building height	50 feet	¹ Except 40 feet, if adjacent to a street right-of-way that is or is planned to be 80 feet or wider.

Lot coverage:

	MV-1	ADDITIONAL RESTRICTION
Maximum lot coverage by buildings	10,000 square feet 80% of lot size	

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
Amended by Ord. 2023-08 on 5/2/2023~~

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~~