

May 8, 2026

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

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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 Ogden Valley 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.

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

Sec 104-21-3 Land Use Tables

Sec 104-21-3.010 Reserved

Sec 104-21-3.020 Reserved

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

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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.

Sec 104-21-3.020 Reserved

Sec 104-21-3.030 Animal-Related Uses Table

USE	MV-1	SPECIAL REGULATIONS
Animal feeding operation. An animal feeding operation, as defined in Section 101-2.	N	
Animal feeding operation, large concentrated. A large concentrated animal feeding operation, as defined in Section 101-2.	N	
Animal grazing. 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	
		This use shall be located at least 600 feet from any zone boundary.
Stockyard. A stockyard.	N	
		This use shall be located at least 600 feet from any zone boundary.
Slaughterhouse. A slaughterhouse.	N	
Veterinarian and small animal grooming. Veterinarian or animal grooming services.	P	

Sec 104-21-3.040 Commercial Services Table

USE	MV-1	SPECIAL REGULATIONS
Building maintenance services. Services for the maintenance of buildings.	P	
Carpentry 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)	P	
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.
Light office and warehouse combination.	P	
Machine shop. A machine shop.	P	
Medical or dental clinic.	P	
Medical research facility	P	

<i>Metal working shop.</i> Metal working, shaping, or assembling shop.	P	
<i>Motion picture studio.</i> A motion picture studio.	P	
<i>Motion picture studio, outdoor.</i> An outdoor motion picture studio.	P	
<i>Repairing of vehicles.</i> The repairing of motor vehicles, trailers, bicycles, boats, and similar.	P	
<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 104-21-3.050 Commercial Sales Table

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

Sec 104-21-3.060 Temporary Construction Material Manufacturing Table

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

Sec 104-21-3.070 Food Manufacturing And Packaging Table

USE	MV-1	SPECIAL REGULATIONS
<i>Alcohol distillery.</i> An alcohol distillery.	P	
<i>Bakery goods manufacturing.</i> The manufacturing of bakery goods.	P	
<i>Brewery.</i> A brewery.	P	
<i>Dairy and dairy product processing.</i> The processing of dairy and dairy products.	P	
<i>Fat rendering.</i> The rendering of fat.	N	This use shall be located at least 600 feet from any zone boundary
<i>Food packaging and distribution, onsite.</i> The packaging and distribution of food products produced onsite.	P	

<i>Food packaging and distribution, offsite.</i> The packaging and distribution of food products produced offsite.	P	
<i>Food products, small-batch artisan.</i> The creation of small-batch artisan food products.	P	Limited to food for human consumption. e.g., baked goods, confectionaries, and craft cheese.
<i>Food products manufacturing.</i> The manufacturing of food products, which may include use of potentially hazardous chemicals incidental and accessory to the processing of food onsite.	N	
<i>Meat custom cutting and wrapping.</i> The custom cutting and wrapping of meat, excluding slaughtering.	P	
<i>Meat products smoking, curing, and packaging.</i> The smoking, curing, and packaging of meat products.	N	
<i>Tobacco manufacturing.</i> The manufacturing of tobacco products.	N	

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

USE	MV-1	SPECIAL REGULATIONS
<i>Hazardous products.</i> 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.

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

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

Sec 104-21-3.100 Pharmaceutical Table

USE	MV-1	SPECIAL REGULATIONS
<i>Cannabis cultivation establishment.</i> A cannabis cultivation establishment (Indoor only).	P	See Section 108-7-34.
<i>Cannabis production establishment.</i> A cannabis production establishment.	P	See Section 108-7-34.
<i>Pharmaceuticals, generally.</i> The general manufacturing of pharmaceuticals.	P	

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
<i>Metals processing or refining, hazardous.</i> 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	This use shall be located at least 600 feet from any zone boundary.
<i>Metals processing or refining, nonhazardous.</i> The processing or refining of nonhazardous metals.	N	
<i>Foundry or forage plant, large.</i> A large foundry or forage plant for the processing or refining of metals.	N	
<i>Foundry, small.</i> A small foundry for the processing or refining of lightweight and nonferrous metals.	N	
<i>Organics processing or refining, hazardous.</i> 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.
<i>Organics processing or refining, nonhazardous.</i> The processing or refining of nonhazardous organics.	N	
<i>Plastic processing or refining.</i> The processing or refining of plastics.	N	

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	
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	

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)

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.

P	
N	
N	
P	

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	

Vehicle training course. A track or course for motor vehicle training, without spectators.
(Outdoor)

N	

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	
		All outdoor storage areas shall be fully screened from view from public rights-of-way and adjacent properties. Screening shall consist of a combination of solid fencing or walls a minimum of six feet in height, and landscaped berms, or dense vegetation sufficient to obscure stored materials from sight at all times. The height of stored items may not exceed 18 feet.
Outdoor storage. Outdoor storage.	P	

		Hazardous materials must be managed within secondary containment systems. Flammable materials – IFC compliance...
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Sec 104-21-3.160 Textiles Table

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

Sec 104-21-3.170 Transportation Table

USE	MV-1	SPECIAL REGULATIONS
<i>Airport.</i> An airport	N	
<i>Freight transfer, indoor.</i> The indoor transfer of freight.	P	

		P	All outdoor storage areas shall be fully screened from view from public rights-of-way and adjacent properties. Screening shall consist of a combination of solid fencing or walls a minimum of six feet in height, and landscaped berms, or dense vegetation sufficient to obscure stored materials from sight at all times. The height of stored items may not exceed 18 feet. Hazardous materials must be managed within secondary containment systems.
	<i>Freight transfer, outdoor.</i> The outdoor transfer of freight.		
		P	
	<i>Parking lot.</i> An outdoor parking lot.	P	
	<i>Parking structure.</i> A parking structure.	P	Design shall blend with surrounding sites and structures
	<i>Railroad yard.</i> A railroad yard, which may include a shop and/or a roundhouse. (Indoor or outdoor)	N	
	<i>Truck service station.</i> A truck service station.	N	

Sec 104-21-3.180 Waste Disposal And Recycling

USE

MV-1

SPECIAL REGULATIONS

<i>Automobile wrecking yard or junkyard.</i> A junkyard or automobile wrecking yard. (Indoor or outdoor)	N	
<i>Automobile recycling and parts dismantling.</i> The dismantling and recycling of automobile or automobile parts.	N	
<i>Incinerator.</i> An incinerator.	N	
<i>Solid waste disposal facility.</i> A solid waste disposal facility as defined in Section 101-2-20. (Indoor or outdoor)	N	
<i>Solid waste transfer station, indoor.</i> The indoor transfer of solid waste.	N	
<i>Solid waste transfer station, outdoor.</i> The outdoor transfer of solid waste.	N	
<i>Radioactive waste disposal.</i> The disposal of radioactive waste.	N	
<i>Recycling facility.</i> The recycling of metals, plastics, paper, or glass.	N	

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 zone, and 40 head per acre of used land in 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. ***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.
- c. ***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.

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.
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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	40 feet	¹ Except 35 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
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Maximum lot coverage by
buildings

60% of lot
size

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.