

12-1-9 INDUSTRIAL DISTRICT ID

12-1-901 PURPOSE

The ID Industrial District is established to provide for areas in Juab County in which light and medium industrial uses may be developed; and where incidental service facilities and public facilities to serve the industrial area may be located and to protect residential and commercial land uses from noise and other disturbances. This district shall also include research and development activities.

12-1-902 USE REGULATIONS

In the ID district, no building or land shall be used and no building shall be erected which is arranged, intended or designed to be used for other than one or more of the following uses:

1. Agricultural industry or business
2. Auto wrecking and salvage
3. Auto, truck, R.V., and equipment sales and rental
4. Automotive repair
5. Automotive service, including self service
6. Billboards
7. Convenience goods sales and services
8. Industrial or research park
9. Industry
10. Junk yard
11. Laundry
12. Public service

13. Public utility station

14. Wholesale, warehouse, storage

The following uses are specifically not allowed within the ID Industrial District.

1. Dwellings
2. Beer dispensing establishments
3. Motel / hotel
4. Trailer court
5. Uses which are offensive due to the emission of smoke, odor, glare, noise, dust or other undesirable emissions as determined by the Planning Commission.

12-1-903 AREA AND DENSITY REGULATIONS

1. Lot size. 20,000 foot minimum lot size.
2. Frontage. The minimum width of any lot shall be 100 feet at the required front setback or as required in Section 12-1-1602, 4.

12-1-904 FRONTAGE REGULATIONS

The minimum width of any site shall be 100'.

12-1-905 YARD REGULATIONS

1. Side yard. The minimum side yard shall be ten (10) feet, both sides; except no minimum on sides abutting another industrial use.

2. Front yard. The minimum front yard set back shall be thirty (30) feet unless determined otherwise by the Planning Commission.
3. Rear yard. The minimum rear yard shall be twenty (20) feet except that the Planning Commission may approve a 100 foot rear yard if off-street parking is provided on an adjoining lot or another approved location.

12-1-906 HEIGHT REGULATIONS

No building shall be erected to a height greater than 6 stories or seventy-five (75) feet. Plans for all structures that are intended to be higher than thirty-five (35) feet shall be reviewed by the Planning Commission. The Planning Commission shall deliver its recommendation to the Legislative Body for approval or disapproval.

12-1-907 LANDSCAPING

The site shall be landscaped to assure visual buffering from any abutting uses and public streets, and such landscaping shall be appropriately maintained. The landscaping design shall be reviewed and approved by the Planning Commission at Site Plan Review.

12-1-908 BUILDING DESIGN

Architectural design and exterior finish that is compatible with neighboring uses will be encouraged.

12-1-909 OFF- STREET PARKING

Parking facilities will comply with requirements of this Ordinance. Parking lots shall, if possible, be located at the rear of the main building, or where they will be least visible from abutting uses.

12-1- 910 OUTSIDE STORAGE

Outside storage shall be completely screened by landscaping or opaque fencing, from view from any public street or abutting properties.

12-1-911 INDUSTRIAL PARK AND PERFORMANCE STANDARDS

Standards contained in Section 12-1-102 shall apply and be strictly enforced.