

Chapter 17

LIGHT INDUSTRIAL ZONE

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The purpose of the Light Industrial Zone is to provide appropriate locations where light industrial, manufacturing, and warehousing process may be established and properly maintained so as to not produce objectionable effects to the surrounding property and zones. The regulations of this District are designed to protect and encourage the environmental, aesthetic, and community quality of Coalville City.

10-17-020: CODES AND SYMBOLS

In the following Sections of this Chapter, uses of **land** or **buildings** which are allowed in the district are shown as "permitted uses," indicated by a "P" in the appropriate column, or as "conditional uses", indicated by a "C" in the appropriate column. If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by a dash, "-".

No building, structure or land shall be used, and no building or structure shall be hereafter erected, structurally altered, enlarged, or maintained in the commercial and industrial districts except as provided in this ordinance.

Uses, Buildings, and Regulations	
1. Accessory uses and buildings customarily incidental to the permitted uses	P
2. Accessory uses and buildings customarily incidental to the conditional uses	P
3. Residential use as an onsite manager, caretaker, or worker's dwelling for operational or security purposes accessory to a permitted or conditional use	P
4. Temporary buildings 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	P
5. Agriculture and Forestry	
a. Agriculture, except grazing and pasturing of animals	C
b. Agriculture, including grazing and pasturing of animals	C
c. Agriculture, business or industry	C
d. Animals and fowl for recreation or for family food production for the primary use of persons residing on the premises	C
e. Nursery or green house, wholesale or retail	P
f. The tilling of the soil, the raising of crops, horticulture, and gardening	C
g. Farms devoted to raising and marketing chickens, turkeys or other fowl or poultry, fish or frogs, including wholesale and retail sales	C
h. Forest industry, such as a saw mill, wood products, plant, or others	C
6. Automobile Services:	
Automobile service	P
Recreation vehicle sales, service, lease, rental, and repair, new or used	P
Parking lot incidental to a use conducted on the premises	P
Automatic car wash	P
Body and fender shop; motor Vehicle, bicycle, and recreation vehicle assembling, painting, upholstering and rebuilding	P
7. Processing and Manufacturing:	
Baking, Ice Cream Making, and/or Candy Making	P
Bookbinding	P
Bottling Works	P
Cement Mortar, Plaster, or Paving Materials Central Mixing Plant, Related to Construction Industry	C
Construction of Building to be Sold and Moved Off the Premises	C
Fertilizer and Soil Conditioner Manufacture, Processing and/or Sales, Providing only Non-Animal Products and By-products are Used	C
Foundry, Casting Lightweight Non-Ferrous Metal	C

Honey Extraction	P
Knitting Mill	P
Laboratories	P
Machine Shops	P
Monument Works	P
Motion Picture Studio	P
Printing - Convenience for drop-in customers	P
Publishing and contract printing	P
Upholstering, Including Mattress Manufacture, Rebuilding or Renovating	P
Weaving	P
Welding Shop .	P
Manufacture, Curing, Compounding, Processing, Packaging and Treatment of the Following: Bakery Goods, , candy, cereal, cosmetics, dairy products, food products, (excluding fish, sauerkraut, pickles, vinegar, yeast and rendering of fat), pharmaceuticals, toiletries	P
Manufacture, Curing, Compounding, Processing, Packaging and Treatment of Fish, Sauerkraut, Pickles, Vinegar, Yeast, and the Rendering of Fat:	C
Manufacturing, Compounding, Assembling and Woodworking of articles in small totally enclosed woodworking shops of not more than five employees	P
Manufacture/Maintenance of the Following Boats, Business Machines Cameras, Photo Equipment Electric or Neon Signs, Billboards, and/or Commercial Advertising Structures Light Sheet metal Products Including Heating and Ventilation Ducts and Equipment, Cornices and Eaves, Venetian Blinds, Window Shades awnings Musical Instruments, Novelties, Rubber and Metal Stamps Toys	P
8. Public and Quasi Public:	
Cemetery	P
Educational Institution	P
Parks, Golf Courses, Swimming Pools and Other Recreation Areas	P
Public Buildings	P
Public Transportation Facilities	P
Public Utility Installations	P
Radio/Television Transmitting Towers	C
Sheltered Workshop	P

Trade or Vocational School	P
9. Recreation:	
Archery Shop/Range, if Conducted in Enclosed Building	P
Athletic Club; Health Club; Athletic Goods Store	P
Swimming Pool, Commercial; Skating Rink, Commercial .	P
Bowling Alley, Boxing Arena	P
Bicycle Shop	P
Campground	C
Dance Hall, Dancing	P
Go-Cart Racing	C
Gymnasium	P
Miniature Golf Course, Commercial	C
Recreation Center; Commercial	C
Recreation Vehicles Rental-Lease, Sales and Service	P
10. Sales and Related Services	
Air Conditioning, Ventilating Equipment, Sales/Repair	P
Awning Sales/Repair	P
Beer Outlet, Class A, Class B	C
Building Material Sales Enclosed	P
Building material sales yard with 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 preparation and manufacture of any products specified in this section, roofing sales	C
Carbonated Water Sales	P
Electrical, Heating Appliances and Fixtures, Sales/Repair/Service	P
Floor Coverings Sales & Storage	P
Fountain Equipment Supply	P
Fur Sales, Storage, Repair	P
Furniture Sales, and/or Repair	P
Greenhouse; Nursery; Plant Materials; Soil-lawn Service	P
Gunsmith	P
Hospital Supplies	P
Ice sales	P
Ice Manufacture, Storage and Retail/Wholesale Sales	P
Ice Vendor Units and/or Reach-in Ice Merchandise Units, Electric Ice-maker; Ice Storage, not more than five (5) tons capacity	P
Insulation Sales	P

Lumber Yard	P
Military Store (surplus)	C
Milk Distributing Station; Sale of Dairy Products, excluding Processing/Bottling .	P
Monument Sales, Retail	P
Ornamental Iron, Sales Only	P
Package Agency	P
Painter/Paint Store	P
Plumbing Shop	P
Radio and Television Sales and Repair	P
Radio and Television Station	C
Second-hand Shop, Antiques, Conducted Within a Building or Enclosure	P
Seed/Feed Store	P
Sexually Oriented Business (subject to Chapter 24)	C
Tire Shop, Sales Only	P
Wallpaper Store	P
Wholesale Business	P
11. Service Activities:	
Animal Hospital	P
Baby Formula Service; Baby Diaper Service;	P
Blueprinting, Photostating, Duplicating	P
Carpet and/or Rug Cleaning	P
Clothes Cleaning, Dyeing, Pressing	P
Dressmaking	P
Electric Appliances and/or Electronic Instruments Service	P
Employment Agency or Employment Office	P
Fix-it Shop; Repair Shop, Household Items	P
Frozen Food Lockers	P
Janitorial Service	P
Kennel, Conducted Entirely Within a Soundproof and Air-conditioned Building	P
Kennel	C
Key and Lock Service	P
Lithographing, including Engraving, Photo Engraving, Printing	P
Medical/Dental Clinic, Laboratories	P
Office, Business or Professional	P
Office Supply; Office Machines Sales, Repair	P

Pest Extermination Business	C
Sign Painting Shop	P
Tattoo Establishment	P
Taxidermist	P
Towel and Linen Supply Service	P
Upholstery Shop	P
Veterinary	P
12. Storage and Warehousing:	
Coal, Fuel, and Wood Yards and Offices	C
Rental of equipment	P
R.V. and Boat Storage	P
Junk Yard/Salvage Yard	N
Storage Units	P
Warehouse	P
13. Transportation:	
Airport	C
Bus Terminal	P
Freighting, Trucking Yard or Terminal	C
Drive-it Yourself Agency / "U-Haul"	P
Express Office	P
Terminal, Parking and Maintenance Facilities	P
Transfer Company	P

10-17-030: USES NOT LISTED

The Land Use Authority shall have the authority to identify and categorize unlisted uses within the listed permitted or conditional uses of this Chapter, based on a finding of substantial similarity of character, origin, and impact, etc., to a listed use, and when so categorized such use shall thereafter be recognized and treated the same as a listed use.

In the case a use cannot reasonably be identified as similar in character, origin and impact with a use listed above, the use in question shall be treated as a conditional use, which may or may not be approved.

10-17-040: LOTS OF RECORD

Lots or parcels of land, which legally existed or were created by a preliminary or final plat approval prior to the adoption of this Code, shall not be denied a building permit

solely for a reason of non-conformance with the parcel or density requirements of this chapter and are declared a legal nonconforming use under this Code.

10-17-050: AREA, FRONTAGE, WIDTH AND HEIGHT REQUIREMENTS

Area: Except as may be allowed through planned unit development approval buildings and structures may cover no more than fifty (50) percent of the lot.

Frontage: Each lot or parcel of land shall have frontage on a public street for a minimum distance of fifty (50) feet.

Width: there are no width requirements, provided all parking and circulation requirements can be satisfied.

Height: Any building design over thirty (35) feet in height shall be a Conditional Use. No building in the LI Zone shall exceed fifty (50) feet in height from natural grade to the tallest portion of the building

10-17-060: SETBACK REQUIREMENTS

- A. Front-Yard Setback:** Each primary structure in the LI Zones shall be located at least twenty (20) feet from the edge of any public street, provided however, that no off-street parking shall be located closer than ten (10) feet from any public street.
- B. Side-Yard Setback:** Each primary structure in the LI Zones shall be located at least twelve (12) feet from the nearest building or property line.
- C. Rear-Yard Setback:** Each primary structure in the LI Zones shall be located at least twelve (12) feet from the rear property line in order to provide for adequate alleyways for loading and deliveries.
- D. Easements:** No Primary Structure shall be located within a platted easement area of any kind.

Setback Requirements – Accessory Structures

- A. Front Setback:** No accessory buildings are allowed the front setback of the Primary Building
- B. Side Setback:** no closer than three (3) feet from the side or rear property line. No accessory buildings are allowed in the required side yard setback of a corner lot on the side facing the street.

- C. Rear Setback:** No closer than three (3) feet from the rear property line.
- D. Height Restriction:** Any accessory building greater than thirty-five (35) feet in height shall maintain the setbacks required for a primary building.
- E. Easements:** No permanent accessory building shall be located within a platted easement area of any kind.

10-17-070: PARKING, LOADING, AND ACCESS

All buildings must follow the provisions provided in Chapter 6 herein, as well as the following provisions. In the case where two provisions conflict, the more restrictive provision shall take precedent.

- A.** All parking spaces shall be paved with asphaltic cement or concrete, and shall be provided with adequate drainage which shall not run across a public sidewalk. Parking spaces shall be located no closer than ten (10) feet from any public street within a required front or side setback.

10-17-080: TRASH, WASTE STORAGE AND ABANDONED VEHICLES

No trash, used materials, wrecked or non-operational or abandoned vehicles or equipment shall be placed or stored within a public right-of-way, on any public sidewalk or in any required yard setback area. All such materials must be screened from public streets and adjacent property located within the LI Zone with an opaque fence or wall, or must be stored within an enclosed building.

All storage within side yard and rear yard areas shall be screened and hidden from the public or adjoining residential area view by appropriate fencing or landscaping methods and placed in a rear area of the main building if possible.

No hazardous materials, chemicals or oils/solvents shall be stored in areas that do not meet Health Department regulations or are accessible to the public.

10-17-090: SIGNS

All signs erected in the LI Zone shall be in conformance with the sign provisions of Title 9 of this Code.

10-17-100: SPECIAL PROVISIONS

A. Landscaping. All lots, parcels, or sites shall have a minimum ten (10) percent of the total area landscaped, including all required front yards, and permanently maintained in good condition.

B. Industrial Performance Standards. The following performance standards shall ensure that all industries will provide necessary modern control methods to protect the City from hazards and nuisances; set objective, quantitative standards for the maximum tolerated levels of frequently hazardous or annoying emissions; and protect any industry from arbitrary exclusion or persecution based solely on the characteristics of that type of industry's past uncontrolled operation.

1. General

- a. No one shall use or occupy any land or building devoted to uses authorized by this Chapter in any manner so as to create a dangerous, injurious, noxious, or otherwise objectionable fire, explosive, or other hazard; noise or vibration; smoke, dust, odor, or other form of air pollution; heat, cold, dampness, glare, electrical, or other disturbance; liquid or solid refuse or waste; or other substance, condition, or element in such a manner or in such an amount as to affect adversely the surrounding area or adjoining premises. The foregoing are hereinafter referred to as "dangerous or objectionable elements."
- b. In addition to meeting other application requirements for site plan approval or a conditional use permit, parties seeking approval for an industrial use shall include in the application a description of the proposed machinery, products, and processes to be located at the development. The application shall include an investigation and report from a qualified consultant outlining all possible environmental impacts the industrial use may have. The cost of such expert report shall be borne by the applicant.
- c. Within twenty (20) days after the Land Use Authority receives the aforesaid application and report, the Commission shall determine whether the plans would employ reasonable measures to assure compliance with the applicable performance standards. On such basis, the Land Use Authority may approve or refuse to approve the use or may require a modification of the proposed plans.

2. Dangerous and Objectionable Elements

a. Noise. No use shall emit or cause the emission of sound from a stationary source such that the one hour equivalent sound level Leq of resultant sound measurement, at the lot line of the establishment or use, exceeds, by 6dba or more, the one hour equivalent sound level (Leq) caused by ground transportation as estimated for that point of measurement and that time of day, pursuant to FHWA-RD-77-108 Highway Traffic Noise Prediction Model, or by other techniques at least as accurate. The sound level measuring instrumentation shall conform with ANSI S1.4-1971 Type 1 and compatible measurement procedures, according to ANSI S1.13-1971, with the following adjustments:

- i. Adjustment for Temporal and Tonal Characteristics of Sound. If the sound has a pronounced audible tonal quality, such as a whine, screech, buzz, or hum, or an audible cyclic variation in sound level, such as beating or other amplitude modulation, the measured sound level shall increase by 5 db to allow for more subjective response to the sound.
- ii. Quasi-Steady Impulsive Sound. Where the sound is of a repetitive impulse nature, providing a steady reading using the "slow response" setting on the sound level meter, the measured value shall increase by 10 db to allow for more subjective response to the sound. Only one of the paragraphs (i) or (ii) may apply to qualify for an adjustment. In a case where both paragraphs apply, paragraph (ii) takes precedence.

No use shall emit, cause, or permit the emission of sound of an impulsive nature from a stationary source such that it results in an impulsive sound level at a point of measurement in excess of 80 db or, in a one hour equivalent level (Leq), exceeding that one hour equivalent level (Leq) caused by ground transportation as estimated for that point of measurement and that time of day, pursuant to FHWA-RD-77-108 or equivalent method.

b. Vibration. No use shall create or permit a vibration (other than from transportation facilities or temporary construction work) that is discernible without instruments at the points of measurement specified in Subsection 10-17-100(B)2(a).

- c. Odors. Other than municipal sewer facilities, no use shall emit odorous gases or other odorous matter in such quantities as to be readily detectable when diluted in the ratio of one (1) volume of odorous air to four (4) volumes of clean air at the points of measurement (at the lot line of the establishment or use) or at the point of greatest concentration. Any process that may involve the creation or emission of any odors shall provide a secondary safeguard system in order to maintain control should the primary safeguard system fail.
 - d. Glare. No use shall permit direct or sky-reflected glare that penetrates beyond the property upon which the light source is located, whether from flood lights or from high temperature processes such as combustion or welding or otherwise, in a manner constituting a nuisance or hazard.
 - e. Fire and Explosion Hazards. All activities and all storage of flammable and explosive materials shall include adequate safety, fire-fighting, and fire-suppression equipment and devices standard in the industry to protect against the hazard of fire and explosion. No use shall permit the burning of waste materials in open fires at any point.
 - f. Air Pollution. No use shall emit particulate or gaseous pollutants into the air in violation of the Utah State Air Conservation Act, its amendments, or resulting regulations.
 - g. Liquid or Solid Wastes. No use shall discharge, at any point, into a public sewer, public waste-disposal system, private sewage system, or stream, or into the ground contrary to the Utah State Water Pollution Control Act, its amendments, the subsequent Wastewater Disposal Regulations, or the Utah Code of Solid Waste Disposal Regulations.
- C. Enforcement.** The Land Use Administrator shall investigate any purported violation of performance standards; and, if necessary for such investigation, may request the Land Use Authority to employ qualified experts. If, after public hearing and due notice, the Land Use Authority finds that a violation existed or does exist, it shall order the Land Use Administrator to serve notice that compliance with the performance standards must be achieved within a specified period of time or the plant will be closed. Should the violation of performance standards threaten the public health, convenience, or welfare, the Land Use Authority may order the offending plant to cease operation until proper steps are

taken to correct the conditions which cause the violation. The violator shall pay for services of any qualified experts, employed by the Land Use Authority to advise in establishing a violation, upon establishment of said violation or the City shall pay otherwise. The determination of the existence of dangerous and objectionable elements shall be made at any point provided, however, the measurements of the noise, vibration, odors, or glare, are taken at the lot line of the establishment or use.