

CHAPTER 12-19 LIGHT INDUSTRIAL/BUSINESS PARK ZONE I-1

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12-19-101. Purpose and Objectives.

The light Industrial/Business Park (I-1) is a zoning district provided to allow light manufacturing, warehousing, business and office parks, professional offices, and research and development uses within the City that are compatible with adjacent or nearby residential or other non-industrial uses. Approved uses within this zone should encourage a productive operating environment for light industry and businesses and to protect the various allowed uses within the district from the adverse effects of incompatible uses. The regulations in this Chapter are intended to lessen traffic congestion, and to protect the health, safety and welfare of residents and workers in the area and within the City in general.

This zoning district is established to:

- (1) Allow light manufacturing, business parks, professional offices, and research and development businesses in those areas specified in the General Plan of the City.
- (2) Promote aesthetically pleasing light industrial and business park areas.
- (3) Encourage creation of planned light manufacturing businesses, offices, research and development parks and complexes exhibiting the qualities of good design and efficient function to serve the needs of the public.
- (4) Regulate the development of the light industrial areas and uses to provide for improved appearance, protection of adjacent properties and uses, preservation of street functions including minimizing the impacts of additional traffic on existing streets, provision of off-street parking and efficient use of municipal services,

- (5) Provide areas in the City where light manufacturing firms and other approved businesses can engage in assembling, distribution, office or warehousing activities which are performed entirely within a building designed and constructed in a manner which does not cause or produce a nuisance to adjacent properties and uses.
- (6) Provide adequate and accessible employment opportunities and light industrial, light manufacturing and business services to City residents and other area residents.
- (7) Prohibited Uses. Any use that creates a risk of objectionable influences such as fire, explosion, radiation, and other hazards incidental an industrial use is prohibited.

12-19-102. Accessory Uses.

Accessory uses and buildings customarily incidental to the permitted and conditional uses provided herein may be approved by the City in accordance with the provisions of this Title.

12-19-103. Area and Density Requirements.

Each single lot or parcel of land in an I-1 Zoning District shall contain a minimum of 1 acre.

12-19-104. Lot Frontage.

The initial lot or parcel of land in the I-1 Zone shall have a minimum frontage of 100 feet abutting a public street.

12-19-105. Yard Requirements – Setbacks.

The following minimum yard requirements shall apply to the I-1 Zone:

- (a) Front Yard: Each lot or parcel of land in the I-1 Zone shall have a front yard depth of not less than 30 feet except the Planning Commission may reduce the front yard to 20 feet if it finds the yard reduction provides a more attractive and efficient use of the property and the negative effects thereof may be mitigated by the imposition of reasonable conditions.
- (b) Side Yard: Each lot or parcel of land in the I-1 Zone shall have a side yard of at least 30 feet on land located adjacent to a zoning district where residential uses are allowed. There shall be no minimum side yard requirement in those instances where the side property line abuts another property located within the I-1 Zone or another non-residential zone; provided, however, that when required to mitigate the adverse impacts of the proposed use, the

planning commission may impose a side yard setback sufficient to mitigate adverse impacts.

- (c) Side Yard-Corner Lots: On corner lots, the side yard that is not the front yard and is contiguous to a street shall be not less than 30 feet; provided however that the Planning Commission may reduce the side yard to a distance of not less than 15 feet if it finds the reduction provides a more attractive and efficient use of the property and the negative effects, if any, thereof may be mitigated by the imposition of reasonable conditions.
- (d) Side Yard-Driveways: When used for access to any garage, carport or parking area having less than five parking spaces, the side yard shall be wide enough to accommodate an unobstructed 12-foot paved driveway. When used for access to a garage, carport or parking areas having 6 or more parking spaces, the side yard shall be wide enough to provide an unobstructed 12-foot paved driveway for a one-way traffic, or a 20-foot paved driveway for two-way traffic. All driveways shall meet any conditions or requirements of the South Davis Metro Fire Service Area.
- (e) Rear Yard: Each lot or parcel in the I-1 Zone shall have a rear yard of at least 30 feet where located adjacent to a zoning district where residential uses are allowed. Where adjacent to other uses, the rear yard setback shall be at least 15 feet; provided however that if the rear of a building faces an arterial or collector street, the minimum rear yard setback shall be 30 feet. The Planning Commission may reduce the rear yard, if in its judgment the yard reduction provides a more attractive and more efficient use of the property and conditions may be imposed that will mitigate the adverse and negative effects of reducing the setback.

12-19-106. Development Standards – Architectural Design.

The following design standards shall be implemented throughout the I-1 Zone in order to create a cohesive, attractive appearance that is inviting and unified, provide an attractive appearance to the industrial and business areas of the City.

- (a) Building Design.
 - (1) All buildings within this zone shall be designed by a licensed, professional architect and all drawings submitted for approvals and/or permits shall bear the architect's stamp for the State of Utah.

- (2) Building exterior materials visible from the public road shall be eighty-five percent (85%) brick, stone, stucco, glass, colored decorative block, or stone aggregate, or other material designed and produced in a manner that maintains these appearances. Subject to the other provisions in this section, building exterior materials not visible from the public street shall, at minimum, be painted or covered with a brick veneer or stone aggregate. Metal buildings may be permitted if the exterior building materials and appearance standards and other requirements set forth herein are complied with and the building materials are approved by the Planning Commission. In determining whether or not a particular metal building is acceptable, the Planning Commission shall consider the following factors:
- (A) the visibility of the site from neighboring residential uses and adjacent streets;
 - (B) the degree to which the proposed finished materials are compatible with the appearance of neighboring industrial structures and uses;
 - (C) the location of the proposed finishing materials on the building;
 - (D) the degree to which a particular metal material may be shielded by landscaping or some other feature; and
 - (E) the purpose of the zone in promoting well designed aesthetically pleasing industrial businesses and uses which reduce the impact of light industries and business parks on surrounding non-industrial land uses.
- (3) Buildings shall provide a clear visual distinction showing the division between all floors. The top floor of any building shall contain a distinctive finish, consisting of a roof, cornice or other architectural termination.
- (4) All buildings within a development shall possess a similar architectural theme. Building styles and colors shall be compatible with existing buildings in the area.
- (5) Design of building facade facing any public street must be at least equal to the quality of the front or main entrance to the building.
- (6) Buildings shall be designed to relate to grade conditions with a minimum of grading and exposed foundation walls.
- (7) Mechanical equipment shall be located or screened so as not to be visible from public and private rights of way. Screens shall be aesthetically incorporated into the design of the building whether located on the ground or on the roof. Roof tops of buildings shall be free of any mechanical equipment unless completely screened from all points of view along all public rights of way by an architectural parapet. Screening materials shall be compatible with those of the building.

- (b) Building Entry.
 - (1) Main building entrances shall be easily identifiable and form a transition between inside and outside areas. Building entries shall be provided with adequate lighting for security.
 - (2) Buildings that are open to the public and are within thirty feet (30') of the street shall have an entrance for pedestrians from the street to the building interior. This entrance shall be designed to be attractive, functional and be a distinctive and prominent element of the architectural design.
 - (3) Wherever practical, buildings shall incorporate arcades, roofs, alcoves, porticoes and awnings that protect pedestrians from the rain and sun. In plazas and courtyards lighting shall incorporate fixtures and standards designed for pedestrian areas.
- (c) Exterior Materials.
 - (1) Exterior materials shall be durable, require low maintenance, and be of the equivalent or higher quality as surrounding developments.
 - (2) The color of exterior building materials shall be consistent with the environment.
 - (3) Details of proposed colors and materials, including color chips, samples and colored building elevations, shall be shown on building plans when a development project application is submitted.
 - (4) Reflective surfaces shall not be used in locations which may produce excessive reflections or glare that may create a potential safety problem or create any other adverse effect on nearby properties.
 - (5) Tile, architectural grade asphalt shingles, standing seam metal or similar quality roofing materials shall be used on all visible pitched roofs.
 - (6) All buildings on pads in a commercial development, including service stations, convenience stores, restaurants, auto maintenance facilities and similar uses, shall be designed in a compatible architectural style, and should incorporate the same materials, colors and landscaping as the primary development.
- (d) Landscaping and Irrigation. The requirements of Chapters 25 and 26 of this Title shall apply to this Zone.
- (e) Grading and Drainage. All drainage of water from any lot must comply with applicable City requirements. Drainage shall not be allowed to flow upon adjacent lots unless a recordable easement for such purpose has been granted by the owner of the lot upon which the water flows.

(f) A site plan with grading and drainage plans and showing the relationship of all proposed improvements on the site must be approved by the Planning Commission before such activities may begin. Lot grading shall be kept to a minimum. Roads and development shall be designed for preservation of natural grade.

(g) Ditches and Canals.

Open ditches and canals such as the A1 and A2 drains shall not be allowed to remain open. The developer shall comply with the requirements of the City, the Weber Basin Water Conservancy District and other canal/irrigation companies or agencies to:

- (1) Create a linear parkway with trails located within the A1, A2 drains and any future canal corridors;
- (2) Design and construct landscaping in the corridor in park-like fashion acceptable to the City;
- (3) Provide safe and effective methods of covering, realigning, or eliminating ditches or canals within or adjoining the development;
- (4) Construct pipe and culverts as required;
- (5) Provide for periodic inspection, cleaning and maintenance of such ditches, pipes and culverts; and
- (6) If required, dedicate such facilities to the City.

(h) Utilities.

All utility distribution lines shall be built underground in designated and dedicated easements. No pipe, conduit, cable, line for water, gas, sewer, drainage, steam, electricity or any other energy or service shall be installed or maintained upon any lot (outside of any building) above the surface of the ground except hoses, movable pipes used for irrigation or other purpose during construction. Transformers shall be grouped with other utility meters where possible and screened with vegetation and other appropriate methods.

(i) Lighting.

All development shall provide decorative light poles/fixtures.

- (1) Light output shall not exceed zero (0) foot candles at residential property lines. Pedestrian light fixtures shall be less than fourteen (14) feet tall.
- (2) All parking lot lighting shall be twenty (20) feet or less in height.
- (3) All light fixtures shall be shielded in a manner that is dark-sky friendly, full cutoff.

- (4) Lighting shall be directed to avoid intrusion on adjacent residential properties and away from adjacent thoroughfares.
- (5) A Photometrics plan shall be provided documenting that this requirement is met.
- (6) Street and Parking Lot Lighting - Parking lots with less than three aisles of parking may alternatively light the parking lot with lighting attached to the building. Lighting shall be directed to avoid intrusion on adjacent residential properties and away from adjacent thoroughfares dark-sky friendly, with fixtures that are full cutoff fixtures.

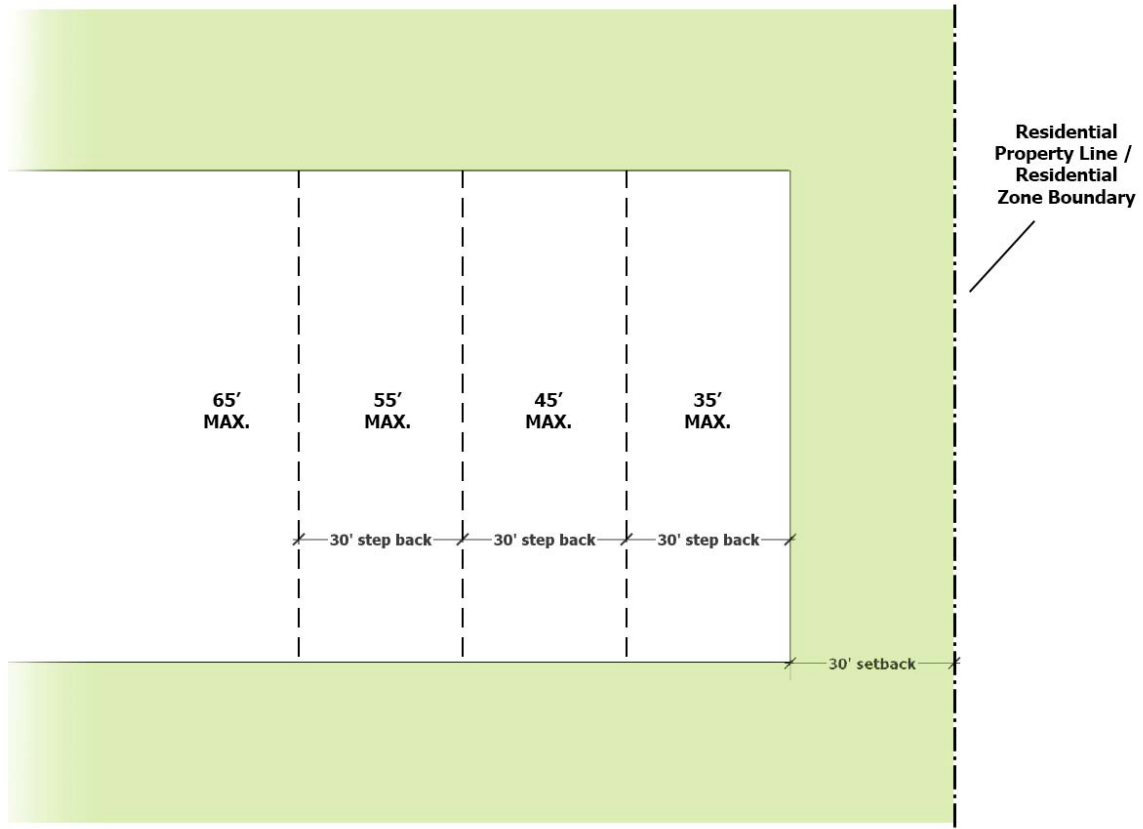


Examples of high-quality shielded lighting and downlighting techniques

12-19-107. Building Height.

In the I-1 Zone the height of every building or structure hereinafter designed, erected or structurally altered or enlarged shall conform to the requirements of the most recent edition of the International Building Code as adopted by the City and to the requirements of the Airport Protective area provisions of Chapter 31 of this Title. The maximum height of any structure within the Zone shall be the lesser of six (6) stories or 65 feet. Provided however, where a structure is located adjacent to a zone where a residential use is allowed, the height of said structure shall not exceed the limit imposed by the adjacent zone. The height of such structures may be increased by ten (10) feet for each additional thirty (30) feet of distance from the zone boundary. (See Figure 1)

Figure 1
 Building Height Stepbacks in Proximity to Residential uses



12-19-108. Uses Within Buildings.

Except as otherwise expressly provided in this Chapter, all uses established in the I-1 Zone shall be conducted entirely within a fully enclosed building.

12-19-109. Distance Between Buildings.

The distance between buildings shall be as dictated by the latest edition of the International Building Code as adopted by the City of Woods Cross and other standard building codes as adopted by the State of Utah and the City; distance between buildings shall also be subject to the requirements of the South Davis Metro Fire Service Agency.

12-19-110. Business Activities Within Enclosed Buildings – Outside Storage Requirements.

- (a) Except as otherwise provided in this Chapter for authorized outdoor storage, and with the exception of vehicular traffic upon the premises incident to an authorized use, all business activities within the I-1 Zone shall be conducted entirely within an approved fully enclosed building.
- (b) Subject to the requirements of this section, outside storage is allowed within the I-1 Zone only when the type and quantity of stored items are incidental to an

authorized use on the premises, and incidental to the specific business activity(ies) described by an applicant and approved by the City in the site plan and planning commission review processes.

- (1) The purposes and objectives of these regulations governing outside storage are to minimize and mitigate visual and other impacts of outside storage within the I-1 Zone upon adjacent properties, public rights-of-way, residential uses, and publicly accessible spaces of any public or quasi-public use, and to otherwise promote the health, safety and welfare of residents of the City.
 - (2) These regulations are not intended to govern outdoor retail displays or outdoor storage of retail products.
 - (3) As used herein, the term “outside storage” shall mean the keeping or storage of any inventory, goods, material, equipment or merchandise, including raw, semi-finished, and finished materials for any period of time, and incidental to the primary approved use of the premises.
 - (4) Planning Commission review and site plan approval shall be required of any outside storage area. The site plan shall demonstrate that every purpose and requirement of this Section will be met.
- (c) Outside storage of authorized material and equipment shall comply with and be conditioned upon the following:
- (1) Outside storage shall be prohibited on any lot or parcel that abuts a current or planned residential use as shown on the City’s zoning map and general plan, as revised.
 - (2) The area in which outside storage may be conducted shall be behind the rear line of the primary structure on the premises. Outside storage shall be prohibited in front or side yard areas.
 - (3) In order to ensure that the objectives and requirements of this section are met, the view of material or equipment located in the outside storage area shall effectively be screened as follows:
 - (A) The entire perimeter of the outside storage area shall be screened by a solid wall, built of aesthetically pleasing durable materials that are architecturally consistent and compatible with the exterior surface of the primary structure on the premises, such as decorative concrete, split-face block or masonry surfaces and similar materials; provided, however, that where the parcel is encumbered by pipeline or other easements that prohibit the use of materials that require a concrete footing, the fence may be constructed of 100% opaque sight obscuring lighter-weight materials that will meet the purposes and intent of this Chapter. Where lighter-weight fencing materials are proposed, the applicant shall demonstrate the need for such materials by written confirmation from, and approval of proposed materials by, the

holder of the easement; the use of the same shall be subject to the review and approval processes of the planning commission.

- (B) The height of the solid wall shall be not less than eight (8) feet, and shall not exceed ten (10) feet; and
 - (C) The authorized material and equipment kept within the perimeter of the outside storage area shall be maintained at a height that is below the height of the solid wall.
- (4) A landscaping area shall be constructed and maintained on the exterior of any solid wall that faces a street or public right of way, or that faces any publicly accessible space of a public or quasi-public use. The landscape area shall be designed and maintained in a manner that will soften the view of the solid wall. The landscape area shall be at least five (5) feet in depth and extend the entire length of the wall that faces a street.
 - (5) All outside storage areas shall be designed, constructed and maintained in a manner that will at all times ensure that dust and debris is not blown from the premises, that appropriate noise mitigation measures are taken, and to otherwise ensure that the outside storage does not have a negative impact upon nearby property. The methods for controlling dust and debris and mitigating other impacts on nearby property shall require hard surfaces such as concrete or asphalt, shall require surface drainage systems, and shall otherwise be consistent with requirements imposed as part of the site plan approval process, which may be based on relevant factors such as operating hours, soils or other conditions.
 - (6) Any lighting used to illuminate an outside storage area shall be designed, directed and shielded to ensure that adjacent residential areas are not illuminated, and shall meet all other lighting requirements of this Chapter.
 - (7) The outside storage area shall otherwise meet the Development Standards of this Chapter.
 - (8) An outside storage area shall not be used in a manner that violates Section 114 of this Chapter, entitled "Storage – Trash, Garbage, etc."
 - (9) Outside storage areas shall be configured and maintained in a way that does not obstruct ingress or egress of any building or parking lot, and does not obstruct any fire or emergency lane, vehicular or pedestrian access, or sight distance required under this Title.
- (d) An occupant's violation of the requirements hereof shall be a Class B misdemeanor. An occupant's violation of the requirements hereof two (2) or more times within any 12-month period, shall be cause for revocation of the occupant's business license.
 - (e) If any provision of this Section conflicts with any other provision of this Title, this Section shall be construed and enforced in the manner that best meets the purposes of this Section as set forth herein.

12-19-111. Permissible Lot Coverage.

Lot coverage by buildings, out-buildings or accessory buildings shall not exceed 70%. Coverage for both buildings and paved areas (parking, loading and circulation) shall not exceed 90%, thereby reserving a minimum of 10% for landscaped areas after completion of any future expansion. Existing developments may expand only to the extent of the coverage limits described in this section. If such existing developments currently exceed the above coverage limits, expansion shall not be permitted.

12-19-112. Storage – Trash, Garbage, Etc.

No trash, garbage, used materials or wrecked, inoperable or abandoned vehicles or equipment shall be stored in an open area. All such materials shall be kept in fully enclosed buildings constructed using a design compatible with the primary structure and meeting all of the architectural design standards outlined in Section 12-19-108. All structures built solely to accommodate dumpsters and receptacles for the storage of trash and garbage shall require frequent commercial trash removal, shall not require a roof, shall be fully enclosed with a locking gate, and shall be constructed using a design compatible with the primary structure and meeting all of the architectural design standards outlined in Section 12-19-108. The frequency of trash removal shall be at least weekly unless the developer demonstrates to the satisfaction of the planning commission that based on the nature and volume of materials in trash receptacles requires less frequent removal; in any event trash removal shall never be less frequent than monthly.

12-19-113. Parking, Loading and Access.

Each lot or parcel in the I-1 Zone shall comply with the off-street parking and loading requirements of Chapter 24 of this Title.

12-19-114. Clear Vision and Intersections.

No landscape, wall, fence, sign or other structure that would obstruct the clear vision of intersecting streets shall be placed on any corner lot within a triangular area formed by the street property lines and a line connecting them at points 30 feet from the intersection of the street lines.

12-19-115. Bonds.

Completion assurances and bonds shall be provided as required in other provisions of the Woods Cross City Code, including without limitation Title 11, Subdivisions.

12-19-116. Signs.

The requirements of the Sign Ordinance of the City shall apply to this zone.

12-19-117. Site Plan Review.

The requirements of Chapter 23 of this Title shall be enforced for any proposed uses requiring site plan review.

12-19-118. Development Requirements – Industrial and Business Subdivisions.

The following requirements shall apply to Industrial Park or Business Park Subdivisions within the I-1 Zone:

- (a) Subdivision – Minimum Land Area. Any business or industrial park that proposes more than one lot shall meet the subdivision requirements of the City. The minimum land area required for development of an industrial park or business park subdivision is 2 acres; with minimum individual lot size as required by this Chapter.
- (b) Single ownership. Industrial and business park site shall be owned by one person or entity at the time of application or the subject of an application filed jointly by all owners of the property; where there are multiple owners of properties, appropriate cross access easements, development agreements, etc. shall be required to ensure sufficient parking space and to ensure the safe flow of vehicular and pedestrian traffic within the development.
- (c) Lots. Main buildings may be located on individual lots, the design of which shall be subject to review by the Planning Commission during site plan review. Lots shall be of sufficient size to allow for required off-street parking, loading, adequate side yards and landscaping. The vehicular access to any lot within an industrial/business park subdivision shall be upon streets within the subdivision and shall not provide access directly onto a public street or highway that abuts the industrial park or business park site along an exterior boundary of the subdivision.
- (d) Off-street Parking and Loading. All off-street parking and loading shall comply with the requirements of Chapter 24 of this Title.
- (e) Improvements. Improvements including, but not limited to curb, gutter, storm drainage, water lines, sewers, sidewalks, landscapes, etc. shall be installed in accordance with this Title and the other development standards of the City.

12-19-120. Restrictive Covenants – Ownership Association.

Where required as part of the site plan approval or conditional use process, the developer of a subdivision within this Zone shall develop, impose and record restrictive covenants running with the land to carry out the conditions of the proposed development or the proposed use. Where required as part of a site plan approval or conditional use permit, the developer of a subdivision within this Zone shall create a property owner's association for the purpose of assuring that common area improvements are provided and maintained or that the requirements of the conditional use permit or site plan approval are met.

12-19-121. Outside Retail Displays and Outdoor Storage of Retail Products.

The display, sale and storage of merchandise, goods, materials, vehicles or equipment for sale at retail as a conditional use under this Chapter may be conducted outside of enclosed buildings when approved by the Planning Commission with the following conditions and considerations:

- (a) The merchandise, goods, material, vehicles offered for sale in an outdoor area shall be incidental to the specific use approved by the City.
- (b) All outdoor display, sales and storage areas and pads shall be designated on site plans submitted to and approved by the City.

- (c) Outdoor displays in front of buildings and within parking lots, e.g., lawn mowers, trailers, tires, garden supplies, plants, sheds, fencing, building materials, and general merchandise, shall only be displayed in front of buildings and within parking lots as shown on the approved site plan for the development, and shall be placed only upon concrete or asphalt surfaces.
- (d) Outdoor displays shall not obstruct ingress or egress of any building or parking lot, nor shall they obstruct any fire lane, nor otherwise impede vehicular or pedestrian circulation or sight distances. Said displays shall maintain all required parking, access, and circulation requirements as established in this title and maintain a minimum setback of thirty feet (30) from driveways.
- (e) Display areas to be located within the required front landscape setbacks, shall be constructed using concrete or asphalt pads and shall meet the following minimum requirements:
 - (1) No more than two (2) display pads are allowed within the required front landscape area; and each pad shall be separated by a distance not less than fifty (50) feet measured from the closest edge of each pad;
 - (2) Display pads shall not be allowed within any side landscape areas; and
 - (3) Display pads may cover no more than twenty five percent (25%) of the required front landscape area; and the height of the pad shall not be more than two feet (2') above the sidewalk grade;
- (f) Retail or storage areas to be located within a non-covered structure subject to the following minimum requirements:
 - (1) All outside retail and storage areas shall be paved with concrete or asphalt surfaces.
 - (2) Outside retail-storage areas shall be fully enclosed with a sight-obscuring fence or wall that is 100% opaque.
 - (3) The enclosure shall be constructed using a design compatible with the primary structure and meeting all of the architectural design standards outlined in Section 12-14-108; or shall be constructed of ornamental metal fencing materials. Chain link, wood, vinyl or similar fencing materials are prohibited.
 - (4) All screen fencing shall have a minimum height of 8 feet and a maximum of 12 feet.
 - (5) No material, equipment or other items stored within an outside screened area shall be stacked or piled to exceed the height of the screening fence.
 - (6) All screening walls, fences and landscaping shall be maintained by owner at all times.