

CHAPTER 12-21 INDUSTRIAL ZONE I-2

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12-21-101. Purpose and Objectives.

The Industrial (I-2) is a zoning district provided to allow certain permitted uses and heavy manufacturing and petroleum refining and storage as conditional uses. This zoning district is established to:

- (a) Provide area in the City where heavy industries may operate and conduct business consistent with all applicable laws, ordinances, rules and regulations.
- (b) Regulate the development and activities allowed in the heavy industrial area to provide for improved appearance, protection of adjacent properties, preservation of street functions, provision of off-street parking and efficient use of municipal services.
- (c) Provide specific limited areas within the City where heavy manufacturing or petroleum refining industries can engage in processing, assembling, manufacturing, refining and storing at appropriate locations and to discourage uses from locating within this zone which will tend to deteriorate or interfere with the use of land for light industrial/business park purposes.
- (d) Promote aesthetically pleasing industrial areas.
 - (1) To limit the extension or proliferation of heavy manufacturing or petroleum refining and storage uses and activities within the City limits.
 - (2) To provide for improved appearance, protection of adjacent properties, and to assure clean, attractive heavy industrial sites, appropriate buffering, screening and landscaping and to encourage good design and efficient function of existing facilities and related accessory buildings thereto.
- (e) Require standards which will promote the health, safety and welfare of the general public and persons residing or working in areas which are near or adjacent to heavy industries.

12-21-102. Accessory Uses.

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

12-21-103. Area and Density Requirements.

Each single lot or parcel of land in an I-2 Zoning District shall contain a minimum of 1 acre.

12-21-104. Lot Frontage.

Each parcel of land in the I-2 Zone shall have a minimum frontage of 100 feet, except that the frontage of multiple parcels in the same development may use combined frontage.

12-21-105. Yard Requirements – Setbacks.

The following minimum yard requirements shall apply to the I-2 Zone:

- (a) Front Yard: Each lot or parcel of land in the I-2 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 will not be detrimental for any reason.
- (b) Side Yard: Each lot or parcel of land in the I-2 Zone shall have a side yard of at least 30 feet, and the total width of the two required side yards shall be not less than 70 feet on land located adjacent to a Zoning district other than the I-2 district. There shall be no distance requirements in those instances where the side property line abuts another property located within the I-2 Zone; provided, however, that when required to mitigate the adverse impacts of a proposed use, the planning commission may impose additional side yard setbacks sufficient to mitigate adverse impacts.
- (c) Side Yard Corner Lots: On corner lots, the side yard contiguous to the street shall be not less than 30 feet except the Planning Commission may reduce the side yard to 15 feet if it finds the yard reduction provides a more attractive and efficient use of the property and will not be detrimental for any reason.
- (d) Side Yard Driveways: When used for access to any garage, carport, loading area 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, loading area or parking area having 6 or

more parking spaces, the side yard shall be wide enough to provide an unobstructed 12-foot paved driveway for one-way traffic or a 20-foot paved driveway for two-way traffic.

- (e) Rear Yard: There shall be a rear yard of 15 feet for all uses within the I-2 Zone and in cases where a building is located upon a lot or parcel adjacent to any Zone other than an I-2 Zone the rear yard shall be 30 feet. The Planning Commission may reduce the rear yard, if in its judgement the yard reduction provides a more attractive and more efficient use of the property and will not be detrimental for any reason. When required to mitigate the adverse impacts of a proposed use, the planning commission may impose additional rear yard setbacks sufficient to mitigate adverse impacts.

12-21-106. Development Standards.

The following development standards shall apply within the I-2 Zone:

- (a) Site or Property Screening.
 - (1) Buildings, structures or other facilities on the property shall be situated in accordance with a Site Plan approved by the City. All industrial sites or properties shall utilize buffering and screening by means of landscaped berms, fences, walls, landscaping or otherwise as approved in the Site Plan to locate and/or screen equipment, facilities, and structures so as not to be visible from public and private streets or from adjacent properties which are not zoned I-2. Any properties on which processes are used or products are stored that may be hazardous to adjoining properties shall utilize buffering and screening structures that will provide an effective barrier to ensure the health, safety and welfare of adjacent properties and the residents of the City. All buildings and other facilities shall be kept in good repair and painted with colors that will be consistent with the environment.
 - (2) All facilities shall receive design consideration with particular attention given to areas exposed to public view.
 - (3) Mechanical equipment shall be located or screened wherever possible so as not to be visible from public points of view. Buffering and screening materials shall be compatible with City performance standards for industrial properties.
- (b) Landscaping and Irrigation.

The requirements of Chapters 25 and 26 of this Title shall apply to this Zone.
- (c) Grading and Drainage.

All drainage of water from any lot must follow applicable City requirements. Drainage shall not be allowed to flow upon adjacent lots unless an easement for such purpose has been granted by the owner of the lot upon which the water flows.

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.

(d) Utilities.

All future utility distribution lines shall be underground in the designated 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.

(e) Lighting.

Electrical reflectors, spotlights, floodlights and other sources of illumination may be used to illuminate buildings, landscaping, signs, parking and loading areas, provided they are equipped with proper lenses or other devices concentrating the illumination upon the building, landscaping, signs, parking and loading areas, on any property, and preventing any bright, direct illumination upon adjacent property or any public right-of-way. No unshielded lights, reflectors, or spotlights shall be so located that they are shining towards or are directly visible from frequently traveled public right-of-way.

12-21-107. Building Height.

In the I-2 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 Uniform Building Code as adopted by the City of Woods Cross; provided however, that in no circumstances shall any structure be erected to a height greater than six stories or 75 feet. Any height over 50 feet shall be considered as a conditional use and shall be subject to the provisions relating thereto. Notwithstanding anything herein to the contrary all buildings and structures shall conform to the requirements of the airport protective area provisions of this Title in cases where those provisions are more restrictive.

12-21-108. Distance Between Buildings/Structures.

The distance between buildings/structures shall be as dictated by the latest edition of the International Building Code and other standardized codes as adopted by the State of Utah and the City, and as required by the South Davis Metro Fire Service Area.

12-21-109. Permissible Lot Coverage.

Lot coverage by buildings and covered or semi-enclosed out-buildings or accessory buildings or related facilities shall not exceed 70% of the area of the lot. Coverage for both buildings, facilities, 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 above. If such existing developments currently exceed the above coverage limits, expansion shall not be permitted.

12-21-110. Storage.

Trash, garbage, used materials or wrecked, inoperable or abandoned vehicles or equipment shall be stored in a fully enclosed structure. All materials and equipment associated with an allowed use shall be screened from public streets by an opaque fence or wall, or shall be kept in fully enclosed buildings. Structures built to accommodate the storage of trash and garbage in receptacles (dumpsters and similar equipment) shall not require a roof or similar coverage; said structures 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.

12-21-111. Parking, Loading and Access.

The requirements of Chapter 24 of the Title shall apply to the I-2 Zone.

12-21-112. 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.

12-21-113. 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.

12-21-114. Site Plan Review.

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

12-21-115. Signs.

The requirements of the Sign Ordinance (Chapter 27) of the City shall apply to this zone.