



Millcreek

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Millcreek, UT 84107

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Millcreek Open House

Public Meeting Agenda

Tuesday, June 6, 2017 3:00 P.M. to 6:00 P.M.

Location

SALT LAKE COUNTY GOVERNMENT CENTER
2001 SOUTH STATE STREET, SOUTH ATRIUM
SOUTH BUILDING, MAIN FLOOR
(385) 468-6700

*UPON REQUEST, WITH 5 WORKING DAYS NOTICE, REASONABLE ACCOMMODATIONS FOR QUALIFIED INDIVIDUALS MAY BE PROVIDED. PLEASE CONTACT WENDY GURR AT 385-468-6707.
TTY USERS SHOULD CALL 711.*

The purpose of the open house is to provide an opportunity for property owners and businesses to review and comment on proposed Commercial zoning modifications that will modify the zoning on your property.

The M-1 and M-2 zoning ordinances are proposed for updating and modifications.

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CHAPTER 19.66 LIGHT MANUFACTURING ZONE

19.66.010 PURPOSE STATEMENTS

19.66.020 PERMITTED AND CONDITIONAL USES

19.66.030 PROHIBITED USES, LIMITATIONS

19.66.031 ACCESSORY USES

19.66.040 BULK AND YARD REGULATIONS

19.66.050 SPECIAL REGULATIONS FOR THE MANUFACTURING ZONE

19.66.060 GENERAL STANDARDS OF APPLICABILITY

19.66.010 Purpose Statements

A. Purpose of M, Manufacturing Zone

The purpose of the Manufacturing Zone is to provide areas for light industrial and commercial uses in an aesthetically attractive setting. Light manufacturing is defined as: the indoor manufacturing, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales and distribution of such products, which does not produce noise, odors, vibration, hazardous waste materials, or particulates that will cause detrimental effects to neighboring properties, subject to 19.66.040.

B. Applications for rezoning

It is the intent of Millcreek City to restrict manufacturing uses to the manufacturing zones existing at the time of adoption of this ordinance.

19.66.020 Permitted and Conditional Uses

A. Due to the greater potential for detrimental effects, permitted uses in the Manufacturing Zone located on sites exceeding one acre in size shall follow the conditional use procedure in Chapter 19.84

B. Table 19.66-1: Manufacturing Zoning Districts Permitted and Conditional Uses

“P” indicates that a use is permitted within that zoning district.

“C” indicates that a use is a conditional use in that zoning district and a conditional use permit shall be obtained as required in chapter 19.84.

No letter (i.e., a blank space), or the absence of the use from the table, indicates that use is not a permitted use nor a conditional use within the zoning district. Such uses may be subject to additional restrictions and limitations found in 19.88.030 Prohibited Uses, Limitations.

Table 19.66-1

USES	M	SPECIFIC USE STANDARDS
Any development that shares a common boundary with a residential use and/o zone.	C	Transitions are required as per Table 19.66-3
Any permitted or conditional use allowed in a C-2 or C-3 zone	P	Subject to any limitations, standards and/or conditions in the Commercial Zone Chapter 19.32
Outdoor Storage accessory to a principle use	P	See section 19.66.050 A (4)
State Store or Package Agency	P	
Recreational vehicle campgrounds	C	
Sexually Oriented Business	C	Subject to Chapter 19.91
Truck Transfer Company	C	Temporary outside storage of trucks and trailers allowed

		to exceed the 25% standard
Vehicle auto body shops	P	See outdoor storage restrictions
Accessory uses and buildings customarily incidental to conditional and permitted uses	P	
Caretaker's residence	P	Only as a secondary use to a principle use

19.66.030 Prohibited Uses, Limitations – notwithstanding the permitted and conditional uses in TABLE 19.66-1 and other ordinances found in this Title, the following specific prohibitions and/or limitations apply:

Table 19.66-2

USES	SPECIFIC USE LIMITATIONS
Detention facility/jail as a principal use	Not allowed
Displays over five feet in horizontal distance from the main building.	Not allowed
All permitted and conditional uses allowed in the C-2 and C-3 zones, except mixed use	All limitations and use restrictions found in Chapter 19.32, Table 19.32-2 that apply to uses in the C-2 and C-3 zones. Mixed use is not allowed.

19.66.031 Accessory Uses

Accessory uses and structures shall be subordinate to the main use and structure.

19.66.040 Bulk and Yard Regulations

Table 19.66-2: Manufacturing Zone: establishes bulk and yard regulations for the manufacturing zoning district.

Table 19.66-3

BULK REGULATIONS	M
MINIMUM LOT AREA	20,000 square feet
MINIMUM LOT WIDTH	100'
MAXIMUM BUILDING HEIGHT	75 feet 40 feet if within 150 feet of a residential development or zone
MAXIMUM LOT COVERAGE	80 Percent
MINIMUM BUILDING HEIGHT	1 story
MINIMUM FRONT YARD	20 feet
MINIMUM REAR AND/OR SIDE YARD	If located adjacent to residential zoning, 25 feet, otherwise 10' required
MINIMUM INTERIOR SIDE YARD	10 feet
MINIMUM CORNER SIDE YARD	20 Feet
ACCESSORY STRUCTURES: REAR AND INTERIOR SIDE	2 Foot

BULK REGULATIONS	M
YARD	
ACCESSORY STRUCTURES: REAR AND INTERIOR SIDE YARD WHEN ABUTTING RESIDENTIAL USE	10 Feet
PARKING LOT LIGHTING	Not located within 25' of any public street, down lighting only subject to any other city lighting standards
SIGNS	Limited to low profile and signs on the building

1. For buildings adjacent to residential uses, the side and rear yards abutting residential uses shall be increased by one foot for every two feet that the structure exceeds twenty-five feet in height.

2. For “automobile service station” uses, gasoline pumps shall be set back not less than twenty-four feet from any street property line, and not less than thirty feet from any residential zone boundary line. If the pump island is set at an angle on the property, it shall be so located that automobiles stopped for service will not extend over the property line. In addition, canopies constructed to provide a weather shield over gasoline pump islands shall not encroach on the front or side yard setback and not be located less than ten feet from any residential zone boundary.

3. Notwithstanding contrary definitions found in Title 19 Zoning, building height is measured from the natural grade to the highest point of the roof.

19.66.050 Special Regulations for the Manufacturing Zone

A. General Conditions in the M Zone

All uses in the M zone shall be permitted only under all of the following conditions:

1. Business operations shall be conducted wholly within an enclosed building, except for the parking and servicing of automobiles, and service to people in automobiles, and except that any type of restaurant may have outdoor dining.
2. All uses shall be free from unsafe, unhealthy, objectionable and unreasonable waste, odor, dust, smoke, other emissions, noise, vibration, or similar problems, nor be in violation of any federal, state or local law.
3. All assembly, manufacturing, testing, cleaning, testing and associated services or processes shall be done wholly within completely enclosed buildings.
4. Outside storage of product, materials, or equipment is allowed in the rear or side yard and may cover up to 50% of the lot, subject to a solid barrier perimeter fence of 6' to 8', depending and relating to the height of the products, materials, or equipment stored outside. The maximum height of outside product, materials, or equipment shall not exceed 12 feet and any items exceeding 8' shall not be stored within 20' of the fence. The surface area of the outside storage area shall be paved with cement or asphalt hard surface paving or a contained durable permeable surfacing such as, gravel.
5. Roof mounted mechanical equipment and vents, including swamp coolers shall be screened entirely from view from adjacent public rights-of-way and properties.

B. Design Standards for all uses in the M zone

1. Entrances to the first floor of manufacturing and commercial buildings shall front on the street. Windows shall make up at least 40% of first floor street-facing facades. Top floors shall have architectural differentiation from the other floors in the building.
2. No more than one row of parking is allowed between the building(s) and the street within 300' of any major intersection (defined in the Commercial Zone Chapter 19.32). Each distance is measured as a radius from the applicant's nearest property line to the intersection ROW line. Any overlap of the radius onto the applicant's property excludes the entire property.
3. Corner lots are deemed to have two front yards, but only one front yard is required to have a public entrance.

4. Landscaping along any public street shall comply with this chapter and Chapter 19.77.

5. Garbage and Recycling. The development shall be designed to accommodate and efficiently manage the collection, storage, and removal of garbage to minimize the detrimental effects of the collection, storage, and removal such as noise and odor. Dumpster enclosures are required. No refuse dumpster or dumpster enclosure structure shall be located closer than 20 feet to any perimeter property line. Enclosure structures must have a minimum of three sides that reflect or emulate the materials, design, and quality of the overall development. All developments shall provide recycling services.

6. Building Materials. Exterior materials of a durable or resilient nature such as brick, stone, stucco, prefinished panel, composite materials, painted block, or other materials of similar quality, hardness, and low maintenance characteristics shall be used. No single material is allowed to exceed 50 percent on street-facing facades. Other materials may be considered for soffits, or as an accent or architectural feature. Twenty-five year guarantee, architectural shingles and/or other longer lasting roof materials are required.

7. Building relief. All buildings shall include façade differentiation through the use of varied materials and relief every 100 feet or less.

8. Landscaping on Public Right-of-Way. Where a development is adjacent to a public right-of-way, a permanent landscaped open space shall be required along any front, side, or rear yard adjacent to said right-of-way. This area shall be kept free of buildings and structures (except fences, as per chapter 19.77.050, and approved by the Planning Commission), and permanently maintained with street trees and other landscaping, screened or protected by natural features, as per chapter 19.77. If such areas are the result of double frontage lot designs with inadequate access to the street, such areas shall be landscaped as per chapter 19.77 with a minimum of a five foot landscaped area next to the public ROW. Fences shall not be located within this five foot landscaped area. Aesthetic entrance features are encouraged. Additional landscape treatments or buffers may also be required with width and landscaping specifications as per chapter 19.77.

9. Perimeter Fencing. Fencing is required adjacent to residential uses and to screen outside storage. Acceptable fencing materials include architecturally designed brick, stone, or block, or pre-cast concrete. Fencing with materials using composite products, wrought iron, wood, or vinyl may be allowed with a minimum two foot wide, six to eight foot tall brick or stone pillars spaced every ten feet on center. Unless otherwise allowed by the Planning Commission or staff, exterior fencing along a public right of way shall be limited to brick, stone, or block, or pre-cast concrete and be setback a minimum of 5 feet from the property line to allow for a landscaping buffer designed in accordance with chapter 19.77

to soften long expanses of walls. Interior fencing shall comply with section 19.78.030(11) (f).

10. Interior Street Lights. Street and pedestrian lighting for streets on the interior of the development is required. All lighting fixtures shall be directed downward with mechanisms to prevent dark sky illumination. The applicant shall submit a plan which indicates the type and location of lights in relation to the development and designed for pedestrian safety. Minimum Average Foot-Candles for interior streets shall be shall be 0.3 and the fixture height shall not exceed 25 feet.

11. Access between commercial uses. Vehicular and pedestrian access between uses that does not force vehicles out to the adjacent street is required.

12. Development sharing a common boundary with existing or proposed residential uses shall maintain a minimum 20-foot landscaped setback from such residential areas for all structures and storage areas. Such setback areas shall contain a minimum six-foot high masonry wall located on the property line, and one five-foot high coniferous tree per 300 square feet as a minimum standard.

13. Development sharing a common boundary with existing or proposed residential uses:

- a. The required minimum six-foot high concrete or masonry wall shall be constructed concurrently with the foundation of the proposed building.
- b. No proposed manufacturing use shall be constructed which will allow a direct view into the rear yard of a residential use.
- c. Loading docks shall be located a minimum of 100 feet from an existing or proposed residential use. Such loading docks shall incorporate screening whether in the form of landscaping or wing walls.

14. Curb cuts shall not be located closer than 50 feet to any corner. Loading docks shall not be visible from the adjacent street.

15. Curb cuts shall not be located closer than 20 feet to a side or rear lot line, and the distance between separate curb cuts serving adjacent land uses shall not be less than 40 feet, unless one or more of the following circumstances apply:

- a. A common curb cut serves adjacent land uses;
- b. Curb cuts cannot meet separation standards due to narrow lot frontage;
- c. Curb cuts cannot meet separation standards due to location of existing cuts on adjacent lots; or
- d. A professional traffic engineer, after preparing a traffic study, recommends that curb cuts be located closer to interior lot lines in order to maintain a safe distance from street intersections.

16. In order to meet the purposes of this chapter the Planning Commission or staff shall consider the following prior to approval of any plan:

- a. Lots may be accumulated to provide the minimum lot area. Individual lots with an area smaller than the minimum lot area are not suitable for a manufacturing development.
- b. The development shall provide appropriate buffering to adjacent properties and uses.
- c. Safe access shall be provided within the site and to public streets.
- d. Uses adjacent to defined creeks shall include a usable open space buffer area next to that creek.

17. In the event standards in this chapter conflict with other standards found elsewhere in Chapter 19, the more restrictive standards apply.

19.66.050 Non-Conforming Use of Structures and Land

The following standards apply to all non-conforming uses and non-conforming structures within the M Zone:

1. No nonconforming use shall be expanded or increased. No nonconforming structure shall be expanded or increased unless the expansion brings the structure into compliance with the building standards of the M zone.
2. A nonconforming use shall not be changed to a different use unless the proposed new use is a conforming use.
3. Exterior façade changes to nonconforming structures shall only be allowed if they help to bring the structure into compliance, or at least partial compliance, with the architectural standards of this Chapter.
4. All uses that become non-conforming as of the adoption date of this ordinance (insert date), are legal non-conforming uses.

19.66.060 General Standards of Applicability

The use and development of property within the Manufacturing Zone is also subject to other applicable chapters in the zoning ordinance.