

M-1/M-2 Permitted Uses

Zoning Ordinance Amendment



Draft April 11, 2023

SECTION 1. Section amended. Section 15-21-2 of the Ogden Municipal Code is amended to read as follows:

15-21-2: USES ALLOWED IN EACH MANUFACTURING AND INDUSTRIAL ZONE:

Of the following list of possible uses, those designated in any district as a "P" are permitted uses; uses designated as a "C" will be allowed only when authorized by a conditional use permit obtained as provided in chapter 7 of this title; uses designated as "N" are not allowed in that district. Uses which are designated with an asterisk (*) indicate special requirements exist for the design or location of the use, which requirements can be found in chapter 23 of this title. Accessory uses to the permitted or conditional uses are allowed. Uses that are not listed are not allowed.

Uses	MRD	M-1	M-2	DDR	OCIP	BEI	BEH
Entertainment and recreational:							
Cabarets (see main use classification of drinking establishments, or restaurants, under the category of Sales).	N	N	N	N	N	N	N
Indoor entertainment business which provides activities for patrons of all ages by means of film, performance or activities, e.g., theaters, movies, bowling alleys.	N	P ^s	P ^s	N	N	N	P*
Indoor recreation business which provides activities for patrons of all ages by means of indoor sports, human powered or motor vehicle use, e.g., soccer, BMX, motor tracks.	N	C ^s	C ^s	N	N	N	N
Outdoor entertainment or recreation businesses which provide activities for patrons of all ages by means of film, performance or activities, e.g., drive-ins, outdoor sports, go-cart tracks, stadiums.	N	C ^s	C ^s	N	N	N	N
Outdoor gun range*.							

Uses	MRD	M-1	M-2	DDR	OCIP	BEI	BEH
Sexually oriented businesses:							
Adult live entertainment businesses or adult movie theaters.	N	P*5	P*5	N	N	N	N
Outcall services or adult entertainment dance agencies.	N	N	N	N	N	N	N
Institutional:							
Churches or houses of worship.	N	P	N	N	N	N	N
Correctional institution.	N	C	C	N	N	N	N
Educational institutions.	N	N	N	N	N	N	N
Private jail or prison.	N	N	N	N	N	N	N
Public buildings or other public uses.	N	C	C	C	N	N	N
Rehabilitation/treatment facility.	N	P	P	N	N	N	N
Soup kitchens, shelters for the homeless and low income multiple-unit housing provided housing is:	N	C	C	N	N	N	N
A. Part of the campus or in the same building as the homeless shelter.							
B. Includes counseling and other lifestyle services in the facility on site.							
Trade or vocational school or post-high school education.	P	P	P	P	N	N	P
Manufacturing:							
Already processed materials:							
Establishment engaged in the assembly of already processed materials into new products, provided, all activities and storage are inside an enclosed building and outside noise, smell, or smoke is not a significant byproduct of the manufacturing process and no outdoor storage occurs, e.g., toys, book publishing, electronic components, medical, clothing. Accessory sales are allowed of product created on site, provided, the sales area does not exceed 15 percent of the floor area of the	P	P5	P5	P	P	P	P

Uses	MRD	M-1	M-2	DDR	OCIP	BEI	BEH
building. Warehousing of the manufacturer's product line produced or assembled at another location is allowed to be stored in the same building; provided, that a minimum of 74 percent of the required parking of the building is for nonwarehousing uses contained in the building.							
Establishment engaged in the assembly of already processed materials into new products, provided, all activities are inside an enclosed building and outside noise, smell, or smoke is not a significant byproduct of the manufacturing process, e.g., sign shops, sheet metal shops, trailers, truss plants, etc. No accessory outdoor storage shall be allowed, except that outdoor storage of finished product is allowed to the following percentage of total lot area usage:							
No outdoor storage.	P	P ⁵	P ⁵	P	P	P	P
Outdoor storage area is 15 percent or less of lot area.	P*	P ⁵	P ⁵	P*	P	P*	N
Outdoor storage area is between 15.1 percent and 25 percent.	N	P* ⁵	P ⁵	P*	P	P*	N
Outdoor storage area is between 25.1 percent and 50 percent	N	P* ⁵	P ⁵	N	P	N	N
Outdoor storage area is greater than 50 percent.	N	N	C ⁵	N	P	N	N
Food products:							
Manufacturing, packaging, or storage inside an enclosed building of food products, provided, any objectionable fumes or odors which could be emitted are controlled by environmental devices to eliminate such smells, e.g., dog food, sugar processing, slaughtering and meatpacking, smoked meats, etc. Accessory sales of products created on site are allowed, provided, the sales area does not exceed 15 percent of the floor area of the building.	N	N	P ⁵	N	N	N	N
Cannabis production establishment only in an enclosed building.	N	N	N	N	P*	N	N

Uses	MRD	M-1	M-2	DDR	OCIP	BEI	BEH
<p>Manufacturing, packaging, or storing inside an enclosed building of food products for human consumption, provided, no objectionable fumes or odors are emitted. Objectionable odors are such odors as come from sugar beet processing, rendering of fat, sauerkraut, vinegar, animal byproducts other than dairy products and other similar smells. Objectionable odors shall not include odors emitted from bakeries, ice cream manufacturing, egg handling or other manufacturing processes involving dairy products. Accessory sales of products created on site are allowed, provided, the sales area does not exceed 15 percent of the floor area of the building.</p>	N	P ^s	P ^s	P	P	N	P
<p>Manufacturing, processing, packaging and storage inside an enclosed building of food products for nonhuman consumption which do not create objectionable fumes or odors that can be detected outside the building. Outdoor storage of raw, unprocessed or finished products or byproducts is not allowed.</p>	N	N	P ^s	N	P	N	N
Metals:							
<p>Manufacturing process and storage inside an enclosed building which involves refining, casting, cutting or assembling metals and which does not produce noise, fumes or waste products which can be detected outside the building, e.g., light metal part molding. Warehousing of the manufacturer's product line produced or assembled at another location is allowed to be stored in the same building; provided, that a minimum of 75 percent of the required parking of the building is for nonwarehousing uses contained in the building.</p>	C	P ^s	P ^s	P	P	P	P
<p>Manufacturing process inside an enclosed building which involves refining, casting, cutting or assembling metals and which does not produce noise, fumes or waste products which can be detected outside the building but which stores the finished product outside. The allowable outdoor storage less than 50 percent of the lot area, e.g., fuel tank construction, I-beam construction, etc.</p>	N	N	P ^s	P*	P	N	N

Uses		MRD	M-1	M-2	DDR	OCIP	BEI	BEH
	Outdoor storage area between 50 and 80 percent of the lot area.	N	N	N	N	P	N	N
Noise, fumes, and waste:								
	Manufacturing process inside an enclosed building which involves refining, processing or creating a product in which the process creates noise, fumes or waste which are detectable outside the building, e.g., steel or iron foundries, petroleum refining, etc.	N	N	N	N	N	N	N
	Manufacturing process inside an enclosed building which involves refining, processing or creating a product in which the process does not create noise, fumes or waste which are detectable outside the building and which does not have outdoor storage of materials, e.g., semiconductors, crystals, etc.	P	N	P ⁵	P	P	P	P
Raw organic and inorganic materials:								
	Manufacturing processes involving assembly of raw inorganic materials, such as sand and gravel, into a new product, which raw and finished materials may be stored outdoors, e.g., concrete mixing, glass, brick, tile, pipe.	N	N	C ⁵	N	N	N	N
	Manufacturing processes involving assembly of raw organic materials, such as wood or plant material but excluding animals or their parts, into a new product, which raw material or finished material may be stored outdoors, e.g., mulch or fertilizer.	N	N	C ⁵	N	N	N	N
Removal of materials from ground:								
	Removal of materials from the ground for use in their existing state or crushed or treated and intended for use off site, e.g., sand and gravel extraction, mining, etc.	N	N	N	N	N	N	N
Residential:								
	Single-family, duplex or multiple-family units.	N	N	N	N	N	N	N
	Single-family dwelling unit for night watchman and family, provided, accessory to allowed business use on the site and no larger than 1,400 square feet.	N	P	P	N	P	P	P

Uses	MRD	M-1	M-2	DDR	OCIP	BEI	BEH
Sales:							
A restaurant with cabaret license shall only be allowed as shown herein.	N	C*	C*	N	N	N	P*
Accessory sales of products warehoused or held in association with the main use of the building, but not produced or assembled on site, provided the sales area does not exceed the lesser of 15 percent of the floor area of the building or 10,000 square feet. Such sales area may be a part of, but not in addition to, any sales area otherwise allowed.	P	N	N	P	N	P	P
An establishment engaged in the preparing, serving and selling of food and drink for human consumption on or off premises, e.g., restaurants, drive-ins, etc.	P	P	P	C	P*	N	P*
An establishment engaged in the selling within an enclosed building of goods or merchandise to the general public for personal, household or business use, e.g., grocery stores, furniture, or clothing stores, etc.	N	N	N	N	N	N	N
Medical cannabis pharmacy.	P*	P*5	P*5	P*	P*	P*	P*
An establishment engaged in the selling within an enclosed building of goods or merchandise to the general public for personal, household or business use limited to the following items:							
Manufactured houses displayed on lot.	N	N	P	N	N	N	N
Retail sales of commodities warehoused in the same building or a separate building located in the DDR Zone and said building is part of the same business operation and the sales area is not greater than 50 percent of the associated warehousing floor area; excluding sales of food, personal and household goods, and tobacco products.	N	N	N	P	N	N	N
Retail tobacco specialty business provided it meets the requirements of section 15-13-35 of this title.	N	N	N/P ¹⁵	N	N/P ¹	N	N
Sales of goods and merchandise, excluding grocery stores, new or used cars, and tire stores; provided,	N	N	P ⁵	N	P	N	N

Uses		MRD	M-1	M-2	DDR	OCIP	BEI	BEH
	stores are located and front only along 1900 West or 2550 South.							
	Sales (or rental) establishments classified as sexually oriented businesses* including adult bookstores or adult videos; provided, that in the OCIP Zone such sales are limited to businesses located along 1900 West or 2550 South.	N	P ⁵	P ⁵	N	P	N	N
	Used and rebuildable car lot.	N	N	P*	N	N	N	N
	Used car lot, provided the display area is located out of the front yard setback and does not exceed the lesser of 2,500 square feet or 15 percent of the lot area, and there be 2 or more main uses on site.	N	N	N	N	N/P ¹	N	N
	Wholesale or retail sales of bulk petroleum products, e.g., oils, lubricants, propane.	N	C* ⁵	C* ⁵	N	C*	N	N
	Wood or coal for heating.	N	N	P ⁵	N	N	N	N
	An establishment primarily involved in the retail sale of motor fuels dispensed on site, e.g., convenience stores, service stations, gas stations.	C	P	P	N	P	N	N
	An establishment within an enclosed building engaged in the sale of building materials, equipment or supplies for the construction trade. The use may utilize outdoor storage as an accessory use, e.g., lumberyard, plumbing supplies, cabinet shop, etc.	N	P ⁵	P ⁵	C*	P*	N	N
Drinking establishments:								
	Drinking establishments.	C*	C*	C*	N	N	N	P*
	Drinking establishments: with cabaret.	N	C*	C*	N	N	N	P*
Services:								
	A business engaged in providing health, grooming and kenneling services for animals, provided, all activities other than kenneling are in a completely enclosed building.	N	P ⁵	P ⁵	N	N/P ³	N	N
	A business engaged in repairs of motor vehicles, recreational vehicles, aircraft or boats, provided, all the	N	P* ⁵	P* ⁵	C*	P*	N	N

Uses	MRD	M-1	M-2	DDR	OCIP	BEI	BEH
work occurs in a completely enclosed building. Retail sales or related items to these vehicles are permitted, provided, not more than 10 percent of the floor area is utilized for such sales, e.g., brake, body shop, repair, machine shop, changing oil, etc.							
A business engaged in the construction trade and located in a permanent enclosed building which may include outside storage of construction materials or equipment of the business, e.g., general contractor, planing mill, roofing, plumbing, rental agencies, or other specific contractors.	N	P* ⁵	P* ⁵	C*	P*	N	N
A business located in an enclosed building engaged in providing data processing, telemarketing, product user support services, or other business support services. Such businesses do not have contact with the general public except by means of mail or telecommunications.	P	N	N	P	P	N	P
A business located in an enclosed building engaged in providing services directly to individuals, businesses or agencies such as personal, professional, financial, and business services, e.g., barbershop, laundry, daycare, architects, doctors, funeral homes, banking, copy centers, real estate, hotels, etc.	P	N	N	P	N/P ²	N	P
A business located in an enclosed building which does research and development of products or processes but does not include materials in amounts which would be considered hazardous to general health and welfare.	P	P ⁵	P ⁵	P	P	P	P
A business located in an enclosed building which provides storage for businesses excluding personal storage units, e.g., warehousing, distribution centers, etc.:							
Buildings 50,000 square feet or less.	P	P ⁵	P ⁵	P	P	P	N
Buildings over 50,000 square feet.	P*/C*	N	P ⁵	P	P	N/P ^{4*}	N
Including outdoor storage not exceeding 30 percent of lot area.	N	P* ⁵	P* ⁵	N	P	N	N
Petroleum products, flammable or hazardous materials as main storage.	N	N	C ⁵	N	C	N	N

Uses	MRD	M-1	M-2	DDR	OCIP	BEI	BEH
A business located on a lot without a main building which offers outdoor storage of recreational vehicles or storage of finished manufactured products assembled in Ogden City limits.	N	P	P	N	N	N	N
A medical clinic located in an enclosed building engaged in providing medical services for workplace injuries or other work related conditions.	P	N	N	P	P	N	P
A use of land or business that provides outdoor storage, collection, or recycling of used materials:							
Junk or salvage yards.	N	N	G* N	N	N	N	N
Landfill.	N	N	N	N	N	N	N
Recycling collection center.	N	P* N	P* N	N	N	N	N
Towing or impound lots.	N	P* N	P* N	N	N	N	N
Waste transfer station.	N	N	N	N	N	N	N
Construction trade contractor storage within the area from 3300 South to Hinckley Drive, and from 1600 West to Pennsylvania Avenue if the company has its main office in Ogden City.	N	P* ⁵	P* ⁵	N	N	N	N
Indoor/outdoor recreation business which provides activities for patrons of all ages by means of education, training, meditation and physical and spiritual wellness, e.g., martial arts and related training businesses.	N	P ⁵	P ⁵	N	N	N	N
Personal storage units	N	P ⁵	P ⁵	N	N	N	N
Transportation, utilities, communication uses:							
Business and land use which has an enclosed building and is engaged in trucking uses such as a truck terminal or transfer business.	N	N	P ⁵	P	P	N	N
Businesses or land uses which are primarily engaged in uses of public transportation, e.g., parking lots, bus stations, handitrans, airports, etc.	P*	P	P	P	N	N	N

Uses	MRD	M-1	M-2	DDR	OCIP	BEI	BEH
Communication business engaged in the delivery of communication services, e.g., business office, studios, broadcast, multimedia.	P	P ⁵	P ⁵	P	P	N	P
Freestanding utility or communication facilities, e.g., substations, relay towers, commercial transmitting towers.	C	C	C	C	C	N	N
Railroads and related uses:							
Main lines.	N	N	P	P	N	N	N
Spurs which deliver service only to businesses.	P	P	P	P	P	N	N
Switching yards and repair facilities.	N	N	P	P	N	N	N
Notes: <ol style="list-style-type: none"> 1. On 1900 West and 2550 South only. 2. On 1900 West only. 3. On 1900 West and 2550 South only with no outdoor kenneling. 4. On 626 W. Stockman Way only. 5. <u>Limited to buildings existing or with valid site plan approval as of April 11, 2023.</u> 							