



# WEST HAVEN CITY

## GENERAL PLAN

*Adopted 1991*

*Amended:*

*June 2002*

*December 2014*

**Acknowledgements**

**1991**

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## **BACKGROUND**

### **Establishment**

In 1990, a group of citizens from three unincorporated areas of Weber County - Wilson, Kaneshville, and Taylor - circulated a petition for incorporation. Originally, these areas reflected the ecclesiastical boundaries of the local "Wards" of the Church of Jesus Christ of Latter-day Saints. These areas were largely historic in that they represented the early settlement of part of the western Weber County area. As of 1990, these areas had not yet been absorbed into a city and were, therefore, still part of unincorporated Weber County. When the petition proposing the possibility of incorporation for the area was presented to the residents in the area, the major concern of the people was to deter encroachment from Roy City. The people wished to maintain and preserve the non-urban atmosphere they enjoyed in the County. Since, at the time, Weber County had a policy that would encourage incorporation of these areas into Roy City, these residents felt incorporation of a new city was needed. The Weber County Commissioners completed a feasibility study on the issue, and held a public meeting to discuss the benefits and disadvantages of such incorporation. Enough signatures were obtained on the petition to justify holding an election. The election was held and the incorporation passed. Later, the citizens of the Taylor area decided that they wanted to disconnect: they did not want to be part of the new city. The matter was taken before a judge, who ruled in favor of the de-annexation of Taylor from the new city.

### **Physical Location**

West Haven City is located approximately thirty-five miles north of Salt Lake City, just west of the Wasatch Mountains in Northern Utah. The confluence of the Weber and Ogden rivers is located inside the northeastern corner of the city. Ogden City borders West Haven on the east and Marriott-Slaterville borders the City to the northeast. On the south, the city is bounded by Roy City. Hooper City borders the southwest portion of West Haven. The remaining west boundary of the City is the unincorporated area of Weber County. The Great Salt Lake lies approximately 4 miles to the west and the Wasatch Mountains are approximately 5.5 miles to the east.

In 1991, West Haven officially became a city. The city offices were located at 2040 South 2050 West. In 2000 the City purchased property for the construction of future city offices. The new building was constructed at 4150 South and 3900 West and was completed in 2005.

### **City Planning**

At the time of incorporation, in 1991, West Haven contracted with Weber County to provide all professional-planning services. The city adopted the Weber County Zoning Ordinance, modified to fit city needs, and was guided by the Weber County General Plan for the western rural communities until West Haven City requested assistance in the development of a general plan for the city from the Weber State University Planning Class. In March of 1995, the City's first General Plan was finalized and adopted.

The original General Plan was developed beginning with a special meeting of the city council, planning commission and interested citizens. The citizens met with students from the planning class to establish committees to articulate major concerns, innovative ideas and goals for West Haven City. Four citizen's committees were formed to formulate basic elements to be considered in the development of the general plan.

One of the main concerns of the citizens is to keep a variety of zoning densities in order to maintain rural areas and provide commercial area to meet the needs of the citizens in the City. The community

realizes development is inevitable; however they would like to have some mechanism whereby the rural areas of the City can be maintained.

The goals and policies of the first General Plan for the City were written with emphasis placed on site-specific development.

Site-specific means developers should:

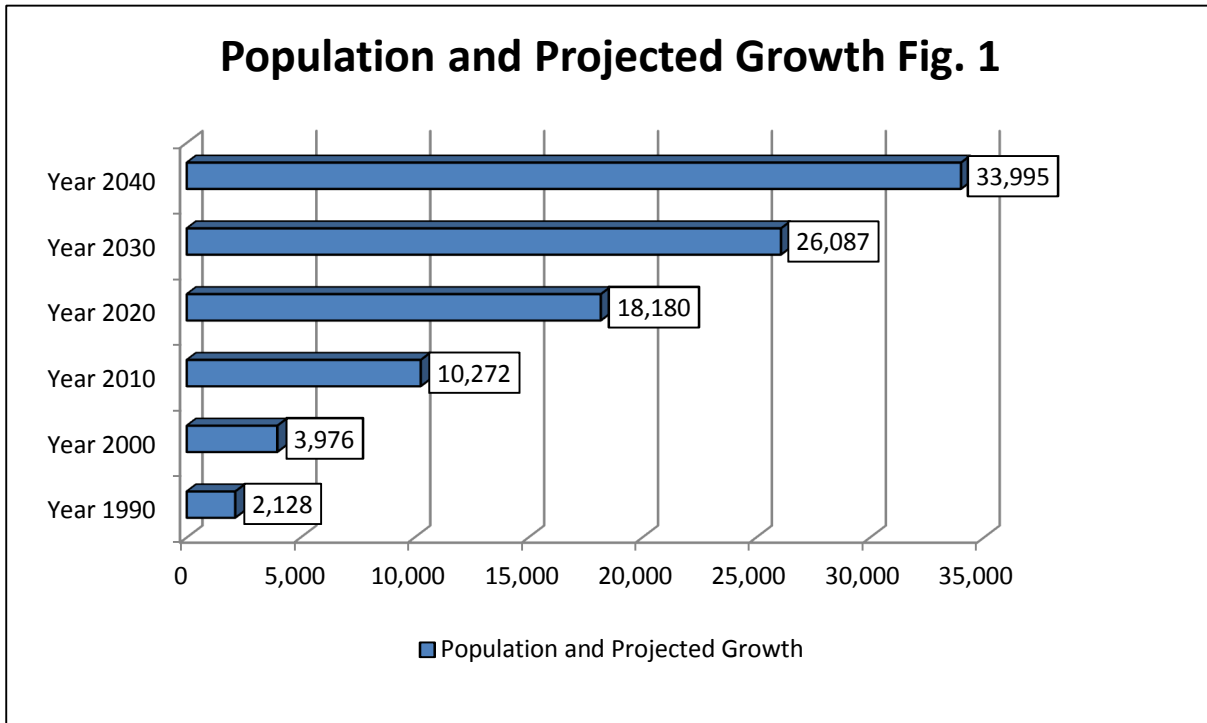
1. Look at the unique characteristics of a piece of land (and the land areas immediately adjoining the piece of land sought to be developed).
2. Decide which characteristics are necessary and beneficial to the maintenance and preservation of a rural atmosphere, and which do not necessarily contribute and, decide which characteristics will remain and which will be altered.
3. Decide on a method of development that will minimize total site disturbance.

This process requires the Planning Commission and the City Council to maintain some flexibility to allow for creative development procedures while still meeting the goals and policies of the General Plan.

**DEMOGRAPHICS**

**Growth of West Haven**

West Haven was incorporated as a city on July 1, 1991. At the time of the 1990 United States Census, the population for the area of West Haven was determined to be 2,128. West Haven's population and projected growth is illustrated in Figure 1, below. By 2000 West Haven's population grew to approximately 3,976. This represented an increase of 87% in ten years. The 2010 Census reported a population of 10,272, which represented a 158% increase from 2000 or 15.8% per year. This makes West Haven one of the fastest growing cities in Utah this past decade. West Haven ranked 6<sup>th</sup> in growing cities with population over 9,000. The Wasatch Front Regional Council has projected West Haven's population to be 33,995 in 2040. This projection is based on a growth of 7.7% compared to the 2010 total. This rate of increase was used to project the population shown in Figure 1. Housing needs in Weber County created a demand for large tracts of land which were, and continue to be, available within West Haven City. This population growth has presented and will continue to present many challenges and opportunities for maintaining a rural atmosphere and improving the quality of life for West Haven residents.



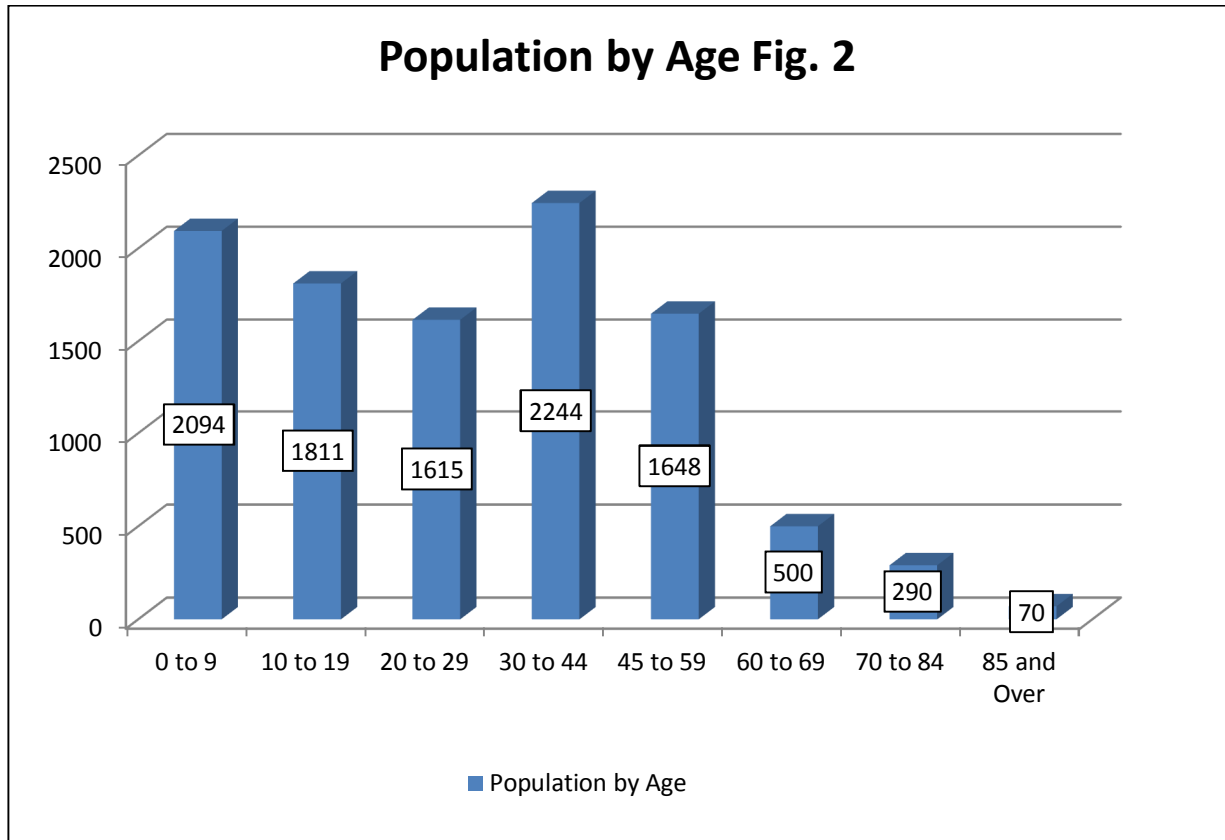
**Population Characteristics**

The 2010 Census provides population characteristics of West Haven. In 2010, there were 3,200 households with an average household size of 3.21 persons. Total households have increased 183% from the 2000 Census amount of 1,131. Of the total households, 2,439 or 76.2% of these were owner occupied.

As indicated in Figure 2, West Haven has a high proportion of children between the ages of 0 to 19 years. In 2000, persons under the age of 20 comprised 41% of the city's population with a median age of 28.3 years. The 2010 Census showed that trend continuing with persons under the age of 20 comprising 38% of the city's population and a median age of 27.8 years. The total population consists of 50.5%

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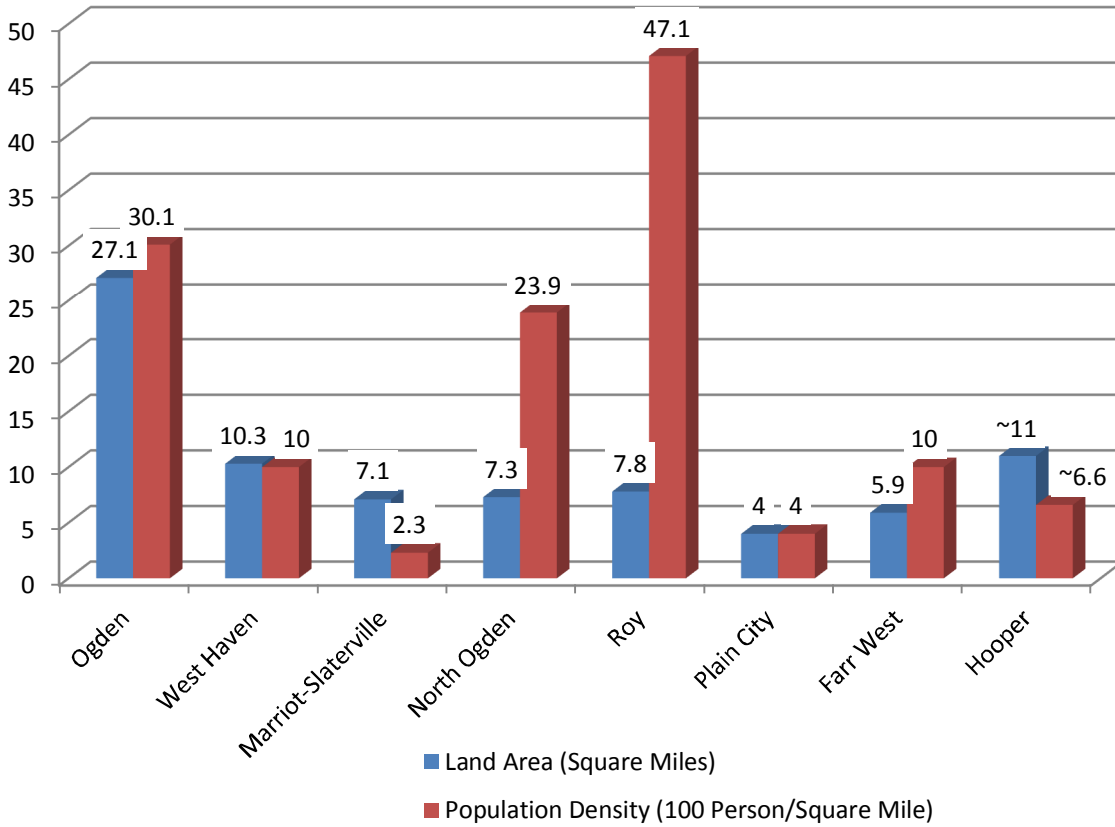
males and 49.5% females. The working age category, ages 20 to 64 comprised 57% of the total population. It is anticipated that West Haven will continue to have a high percentage of working age persons along with a high birthrate. These population characteristics demonstrate a need to plan for services such as street improvements, schools, utilities and other ancillary uses in order to provide a high quality standard of life for the citizens of West Haven. .



**Population and Land Use**

One of the concerns of the initial incorporators of West Haven City was how to maintain a rural atmosphere and manage growth to meet the needs of the citizens. The incorporated area of West Haven is approximately 10.3 square miles. The original 1991 population was 2,128. The population density in 1191 was 206 persons per square mile. Figure 4 shows a current comparison of land area and population density between West Haven and various other cities in Weber County. With the increased population, the density of West Haven has risen to approximately 1000 persons per square mile. To protect the rural atmosphere provisions, designed to protect the natural landscape, encourage characteristics of rural areas, and regulations, that allow for both high and low density development zones, should be considered and incorporated into the West Haven City Ordinances.

**Comparison of Land Area and Population Density**  
**Fig. 4**





## **THE GENERAL PLAN**

A General Plan is a comprehensive, long-range plan for present and future needs of the City. It is an advisory guide for land use decisions. The General Plan is a requirement in the State Code under Section 10-9a. The plan must address the following elements: land use, transportation, and moderate income housing. The land use element of the plan should designate goals and policies and identify location of land for specific uses such as residential, commercial, industrial, open space etc. The transportation element includes location and extent of existing and proposed roads identified as collector, arterials, major arterials, etc. The code lists the following optional elements to be included as part of the General Plan: environmental, public services and facilities, economic and other elements that are considered appropriate.

The purpose of the General Plan is to serve as an advisory guide for decisions on land use, such as new zoning and ordinances, revised zoning and ordinances, zoning changes, and guidance on the location for City owned facilities and utilities.

The General Plan, ultimately, consists of a land use map and a document that supports the land uses. The state code provides guidelines for creating and updating the General Plan. It is important that the plan remain current in order to act as a guiding tool for the City. The document and map should be reviewed by the Planning Commission and City Council periodically to ensure the plan is updated as necessary.

**CURRENT LAND USE**

A Zoning Map is a valuable resource for city officials and developers when considering future developments. Various land use patterns can be detected on a Zoning Map. This pattern can be used to manage growth in an orderly manner. Particular uses of the land should be encouraged where similar uses exist. By identifying how land is used, it is easier to determine zoning needs. The Zoning Map is different than the General Plan Map. The General Plan Map is general while the Zoning Map and ordinance defines land use in more specific terms. Changes in zoning can be made as long as they comply with the General Plan. If changes to the Zoning Map or ordinance are contrary to the General Plan, then the General Plan should be updated accordingly.

The current Zoning Map is included in **Appendix 5 – Zoning Map**. The current acreage for each land use is as follows:

Zone	Current Zoning	General Plan
	Area (acres)	Area (acres)
A-1	2,663.9	1,426
A-2	1,596.6	0.0
Open Space – Non Residential	405.0	252
Open Space – Residential	0	450
R-1	0	166
R-2	20.2	1,446
R-2.5	1.1	318
R-3	59.5	0.0
R-4	0	99
C-1	3.9	76
C-2	313.0	259
C-3	257.1	563
Light Industrial M-1	314.5	75
Heavy Industrial M-2	323.3	123
Mixed Use ZC	320.9	927
RMHP	16.6	16
Mixed Use - (Res and Comm)	309.8	0
Water Treatment Facility	0	186

West Haven contains approximately 6,606 acres of land. As the zoning map indicates, West Haven has no central business district but does have a ribbon corridor of businesses along 1900 West and Wilson Lane. Several other businesses are located throughout the city such as a radio station, a nursery and a gas station.

## **RESIDENTIAL LAND USE**

The General Plan Map in Appendix A shows the location of each zone listed below. The following information is a brief description of each residential zone taken from the West Haven City Zoning Ordinance or other documents found in the appendices.

**A-1 - 1 Units per Acre – 20,000 SQFT MIN:** The purpose of the A-1 Zone is to designate farm areas which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low density residential development in a continuing rural environment. Agriculture is the preferred use within this zone. For more detailed information see the West Haven City Zoning Ordinance. For more detailed information see the Zone A-1 in Appendix J.

**R-1 - 1 Units per Acre – 12,500 SQFT MIN:** Residential development with flexibility to allow the preservation of the open space/rural character of the City of West Haven without increasing the overall density of one residential unit per acre of land. The minimum lot size within this zone shall be 12,500 square feet. For more detailed information see the Zone R-1 in Appendix K.

**R-2 - 2 Units per Acre – 12,500 SQFT MIN:** To provide for areas in appropriate locations where quiet, moderate density, residential neighborhoods may be established and protected. The regulations of this Zone are designed to promote compatible land uses consistent with a suburban environment enjoyed by residents within the Zone. With proper controls that ensure the integrity of the Zone, alternate forms of residential living are provided for by allowing flexibility in housing type, preference and costs. The minimum lot size within this zone shall be 12,500 square feet. Permitted uses within this zone are uses such as agriculture, single family dwellings, animal keeping on lots of 1 ac or more, home occupations (see exceptions), keeping of household pets. For more detailed information see Appendix L.

**R-2.5 – 2.5 Units per Acre – 10,000 SQFT MIN:** To provide for areas in appropriate locations where quiet, moderate density, residential neighborhoods may be established and protected. The regulations of this Zone are designed to promote compatible land uses consistent with a suburban environment enjoyed by residents within the Zone. With proper controls that ensure the integrity of the Zone, alternate forms of residential living are provided for by allowing flexibility in housing type, preference and costs. The minimum lot size within this zone shall be 10,000 square feet. Permitted uses within this zone are uses such as agriculture, single family dwellings, animal keeping on lots of 1 ac or more, home occupations (see exceptions), keeping of household pets. For more detailed information see Appendix L.

**R-4 – 3-4 Units per Acre – 7,000 SQFT MIN:** To provide for areas in appropriate locations where quiet, higher density, residential neighborhoods may be established and protected. The regulations of this Zone are designed to promote compatible land uses consistent with a suburban environment enjoyed by residents within the Zone. With proper controls that ensure the integrity of the Zone, alternate forms of residential living are provided for by allowing flexibility in housing type, preference and costs. The minimum lot size within this zone shall be 7,000 square feet. Permitted uses within this zone are uses such as, single family dwellings, home occupations (see exceptions), and keeping of household pets. For more detailed information see the Zone R-4 in Appendix M.

**MIXED USE ZC – High / Medium / Low Density Residential and Light Commercial:** Provide quality affordable housing units to the residents of West Haven that have a mix of Low to High Density

residential uses along with small neighborhood commercial opportunities. For more detailed information see the Zone R-1 in Appendix N.

**OPEN SPACE (RESIDENTIAL):** Residential development with flexibility to allow the preservation of the open space/rural character of the City of West Haven without increasing the overall density of one residential unit per acre of land. For more detailed information see the Zone Open Space Residential in Appendix R.

## **COMMERCIAL AND INDUSTRIAL DEVELOPMENT**

The General Plan Map in Appendix A shows the location of each zone listed below. The following information is a brief description of each commercial and industrial zone taken from the West Haven City Zoning Ordinance or other documents found in the appendices.

**C-1 – Neighborhood Commercial:** The purpose of the C-1 Neighborhood Commercial Zone is to provide suitable areas for the location of the various types of commercial activity needed to serve the people and commerce of West Haven. There is no minimum lot size in this zone. For more detailed information on required setbacks, permitted uses, etc., see Appendix O.

**C-2 – Community Commercial:** The purpose of the C-2 Community Commercial Zone is to provide suitable areas for the location of the various types of commercial activity needed to serve the people and commerce of West Haven. There is no minimum lot size in this zone. For more detailed information on required setbacks, permitted uses, etc., see Appendix O.

**C-3– Regional Commercial:**

The purpose of the C-3 Regional Commercial Zone is to provide suitable areas for the location of the various types of commercial activity needed to serve the people and commerce of West Haven. There is no minimum lot size in this zone. For more detailed information on required setbacks, permitted uses, etc., see Appendix O.

**M-1 – Light Industrial:** The purpose of the light manufacturing zone is to provide suitable areas that will accommodate the need for light intensity type manufacturing and its associated accessory uses, some of which may have an environmental impact requiring public review and regulation. For more detailed information on required setbacks, permitted uses, etc., see Appendix P.

**M-2 – Light Industrial:** The purpose of the heavy manufacturing zone is to provide suitable areas that will accommodate the need for heavy intensity manufacturing, extractive and associated uses where the environment impact upon community may be substantial and where public regulation may be necessary to preserve the general welfare of the community. For more detailed information on required setbacks, permitted uses, etc., see Appendix P.

## **CITY SERVICES AND FACILITIES**

West Haven City Parks and Recreation current and future facilities are summarized on the Parks and Recreation Facilities Map in Appendix C. The following zones pertain to parks and recreation areas.

### **OPEN SPACE / RECREATION:**

The Open Space Zone is specifically intended to encourage the preservation of a natural environment in an otherwise urban setting allowing the preservation of the rural character of the City of West Haven. For more detailed information see the Zone OPEN SPACE / RECREATION in Appendix Q.

### **GOAL 1:**

Provide the citizens with an acceptable area for city parks. The parks should include playing areas for football, baseball, softball, football, soccer, basketball, track and field, and equestrian activities.

### **POLICIES:**

1. Parks must be developed on land suitable for building, and must provide ample space for parking and rest room facilities.
2. A park impact fee shall be assessed to land developers to participate in the costs of purchasing land for parks
3. Before the development of additional city parks, large developments could be required to provide land for a park within their development (prior to approval of the development).
4. The city should create Equestrian zones for residential, development. Development in these zones would-set aside land for, equestrian trails.

### **GOAL 2:**

Provide the citizens with satisfactory traffic and pedestrian circulation throughout the city especially in areas near schools.

### **POLICIES:**

1. Consider Weber County's plans for expansion and improvement of roads.
2. Walkways should be required on all main roads within walking distance of schools or in conformance with local school district or transportation department standards.
3. The safety of school children should be considered when determining changes in road maintenance such as speed limit and crosswalks.
4. Refer to the Transportation Plan Map to provide for and manage the right of way of roads through new developments, prior to approval of the development.

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5. Developers must provide adequate access for new sub-divisions and maintain inter-connect ability between developments.
  
6. Bike lanes have been incorporated into the reconstruction of 3500 West and are planned for many routes throughout the City.

## ENVIRONMENTAL CONCERNS

### Problem Soils

Potential problem soils include collapsible (hydrocompactable) soils, compressible organic soils, and soils with a high shrink-swell potential. Problems with soils can also occur due to differential compaction when construction occurs on sediments with different characteristics (Lowe and others, 1992). Most soils in the West Haven area have low to moderate shrink-swell potential, but soils of the Kirkham series have a high shrink-swell potential (Erickson and others, 1968) and are found throughout the West Haven area. Compressible organic soils may occur in areas of former swamps or shallow lakes (Lowe and others, 1992) within the West Haven area. A soil classification map of land within West Haven has been prepared and is included in **Appendix D – Soil Classification Maps**.

**Recommendations:** Standard soil and foundation tests should be conducted, to identify potential soil problems and to identify what specific mitigative measures may appropriately be utilized prior to all development.

### Shallow Ground Water

General regional maps indicate that the depth to ground water may be less than 3 meters (10 ft) in, many areas (Hecker and others, 1988). Perched ground water is present at many locations in the West Haven area. The most significant hazards associated with shallow ground water (summarized: Lowe and others, 1992) are the flooding of subsurface facilities (basements), utility lines, and septic-tank soil-absorption fields. Structures extending below the water table may experience water damage to foundations as well as contents. Landfills and waste dumps may become inundated and contaminate aquifers. Underground utilities may also experience water damage. Septic-tank soil-absorption fields can become flooded and cause ground water contamination and system failure. Also, roads may buckle or settle as bearing strength is reduced by saturation. The wetting of collapsible or expansive soils can cause damage to the foundations of structures.

Because shallow ground water lies close to the ground surface, contaminants are easily introduced. Pollutants (Ex; pollutants contributed by feed lots) will flow with the ground water and may enter deeper aquifers or seep into wells (Note: several clay layers exist underground in the West Haven area, which may provide some protection to deeper aquifers or wells). About 85 percent of Utah's wells are located within basin-fill aquifers, and some are becoming increasingly contaminated (Waddell and Maxell, 1987).

There are source wells, located in West Haven that water districts use to supply culinary water. The rules and regulations require that three concentric zones be established around the wells identifying travel duration of ground contaminates. This information, once obtained, is to be used to protect the wells. Also because of past problems, backflow protection is required on all secondary system connections to the culinary water system.

**Recommendations:** Because much of West Haven is on flat land, avoidance of shallow-ground water is not possible. However, construction techniques may reduce the damage caused by shallow-ground water. Waterproofing of subsurface structures is the most common technique used and may include installation of drainage systems around basements. Requirements for waterproofing are in the Uniform Building Code. Slab-on-grade buildings that have no basements are also common mitigation techniques. Pile foundations may also be used for foundation stability. Occasionally it may be necessary to add fill to the construction site to raise the elevation of the building (Lowe and others, 1990). Because shallow-



ground is a problem (especially in heavy precipitation years) in West Haven, a continuing recommendation for West Haven officials has always been to require that geotechnical reports be prepared for developments and recommendations included to address shallow ground water. A regional map of depth to water table has been prepared and included in **Appendix E – Depth to Water Table**.

### **Flooding**

Direct precipitation, melting snow, or a combination of both (Lowe and others, 1992) may cause stream flooding. In the West Haven area, the most serious hazards are along the Weber and Ogden Rivers, and along the Howard and Hooper sloughs. The primary cause of flooding along the Weber and Ogden Rivers is rapidly melting snow from late April to early July (U.S. Army Corps of Engineers, 1969; Federal Emergency Management Agency [FERA], 1982). The potential 100 year flood plain in the West Haven area is available on the National Flood Insurance Program; Flood Insurance Rate Maps for unincorporated Weber County. The 100-year flood plain is divided into a floodway and a floodway fringe. Development should not be allowed on the floodway. Development may be allowed on the floodway fringe if the ground elevation is raised (see FEMA guidelines). The amount of allowed development must be considered because each new development reduces the flood-carrying capacity of the flood plain consequently, increasing the flood height of the stream or river and extending the area at risk due to flooding.

**Recommendations:** Drainage-basin improvements are recommended for reducing flood damage. Flow modification and detention are effective ways of lowering flood hazards. Protective structures and improvements include: dams, ditches, canals, sluices, holding basins, detention reservoirs; channel deepening, widening, bypass or diversion channels, dikes, revetments, floodwalls, levees, and underground drainage facilities; or any combination of these (Kockelman, 1977). The effectiveness of any of these mitigative measures depends upon the continual maintenance of such structures or improvements to ensure maximum flood control.

### **Wetlands**

West Haven City is located in the Lake Bonneville Basin (Great Salt Lake) where several different lake levels (shorelines) occurred during the past 150,000 years. As the lake level decreased, several drainage channels developed to transport excess runoff out to the Great Salt Lake. The Howard and Hooper sloughs are probably a consequence of lowering lake levels or old channels of the Weber River (or both). There are several areas of possible wetlands around the sloughs and along the Weber River. The Army Corps of Engineers has established criteria that defines what wetlands are and requires that these areas be conserved or mitigated in conformance with applicable law. A map of wetlands within the City has been prepared and is included in **Appendix F – Wetlands Map**. This map should be used as a guideline when considering development in these areas.

**Recommendations:** If a proposed development occurs in within these sensitive areas, the developer should be required to furnish proof that no wetlands will be destroyed or that shallow-ground water hazards will be mitigated without prior approval of and from the Army Corps of Engineers. An inventory map of wetlands can be obtained at the Army Corps of Engineers office.

## **TRANSPORTATION**

### **Freeways:**

Interstate 15 travels through the Northeast section of West Haven. I-15 is located about one mile east of the remaining portion of the city. I-15 has an average annual daily traffic (AADT) of 73,980 vehicles (2011 statistics) for the portion that passes through West Haven.

### **Major Arterials:**

Major arterials are roads with a high volume of traffic that have a right of way of 110 feet. The major arterials that travel through West Haven are:

1900 West (S.R. 126). 1900 West extends through West Haven from the Weber River to 2100 S. 1900 W. has an AADT of 16,555 from 1200 S. to 2100 S. and a AADT of 22,755 from 2100 S. to 3300 S.

Midland Drive (S.R. 108). Midland Drive travels diagonally from 3300 S. to 3500 W. Midland Dr. has an AADT of 18,800 from 4000 S. to 3500 W and an AADT of 13,660 from 3300 S to 4000 S.

4700 West (S.R. 134). 4700 West travels as a major arterial from 3300 S. to 4000 S. and has an AADT of 4,235.

4000 South (S.R. 37) with an AADT of 8,200 from Midland to 3500 W and an AADT of 9,265 from 3500 W to 4700 W.

(2011 statistics)

### **Minor Arterials:**

Minor arterials are roads with a high volume of traffic that have a right of way of 84 - 86 feet. The minor arterials that travel through West Haven are:

1800 South with a AADT of 940.

2100 South-Wilson Lane (S..R. 104) with an AADT of 12,905 from I-15 to 1900 W. and 19,800 to the east of I-15.

2550 South with a AADT of 940.

2700 West (no AADT data)

3300 South with an AADT of 1,540.

3500 West with an AADT of 2,815.

3600 South (no AADT data)

(2011 statistics)

### **Collector Roads:**

Collector roads are streets that carry traffic to and from arterials, freeways, and other major roads. Collector roads have a right of way of 66 - 80 feet. The collector roads of West Haven are:

4300 West (no AADT data)

(2011 statistics)

**Proposed Additions, Extensions and Conversions:**

The following additions, extensions, and conversions have been projected to occur in the future:

2100 South. It is proposed that the 2100 South extension, to 2700 West, be considered to improve it as a minor arterial to the western portion of the City

1100 West. It is proposed that 1100 West and Wilson Lane intersection be improved to a roundabout to accommodate truck traffic and improve traffic circulation at the intersection.

4700 West. It is proposed that 4700 West be converted to a major arterial from 4000 S. to 4800 S.

4000 South (SR 37). Currently a project is underway to widen 4000 South from the east city boundary to the west city boundary. This is a UDOT project.

***Recommendations:*** It is recommended that West Haven adopt a policy of preserving both current and future right of ways. All new development should maintain the right of ways of current and proposed streets. (see the Transportation Capital Facility Plan). The Transportation Plan shall be updated to match the General Plan and the needs of the City.

(Hansen Allen & Luce, 2000)

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**APPENDIX I** – Master Plan of Area East of 1900 W (To be completed)

**APPENDIX J** – Zone A-1

**APPENDIX K** – Zone R-1

**APPENDIX L** – Zone R-2 and R-2.5

**APPENDIX M** – Zone R-4

**APPENDIX N** – Zone Mixed Use ZC

**APPENDIX O** – Zone Commercial

**APPENDIX P** – Zone Manufacturing





















**APPENDIX Q** – Zone Open Space – Non Residential

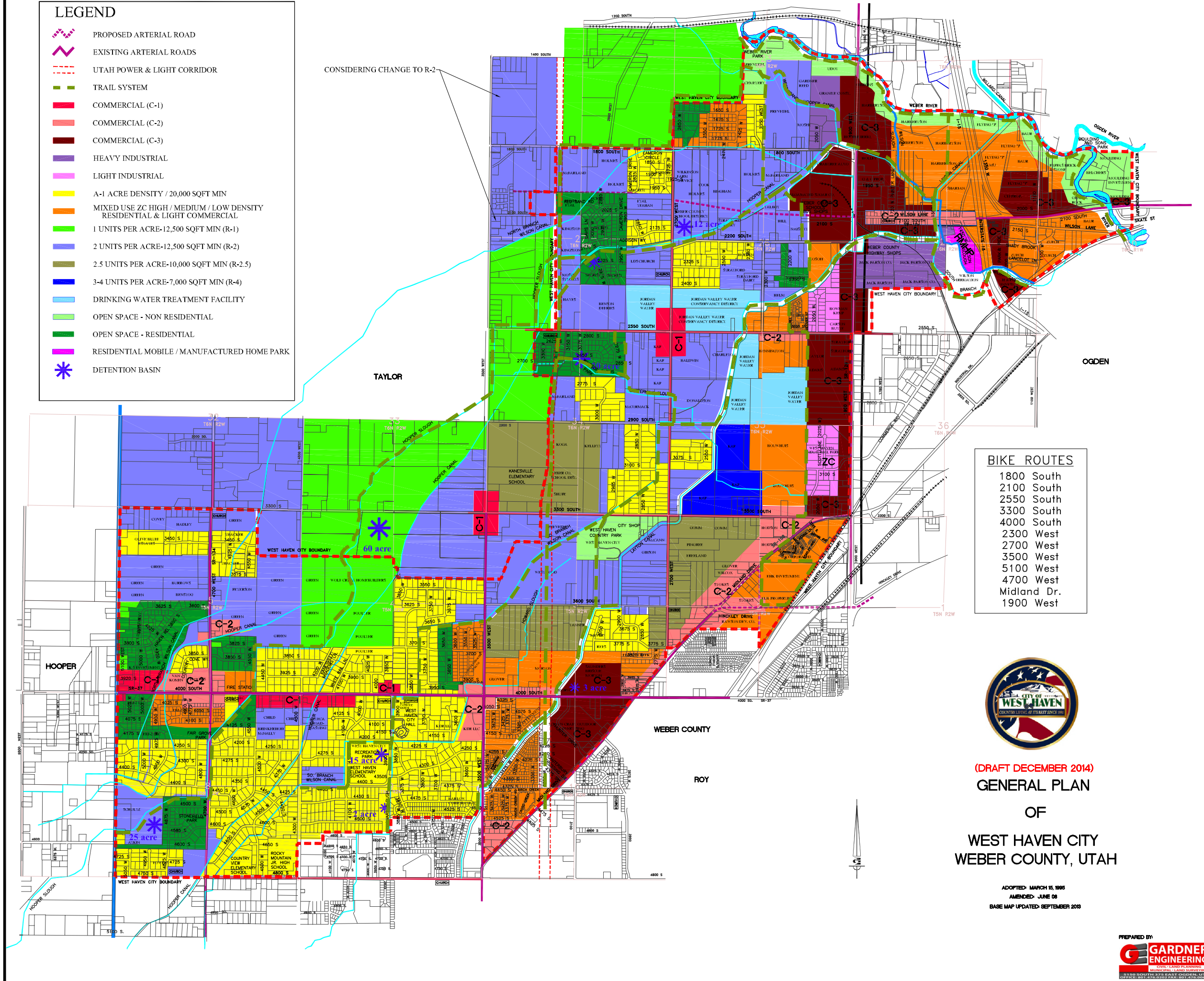
**APPENDIX R** – Zone Open Space – Residential

**APPENDIX A**

**GENERAL PLAN MAP**

**LEGEND**

-  PROPOSED ARTERIAL ROAD
-  EXISTING ARTERIAL ROADS
-  UTAH POWER & LIGHT CORRIDOR
-  TRAIL SYSTEM
-  COMMERCIAL (C-1)
-  COMMERCIAL (C-2)
-  COMMERCIAL (C-3)
-  HEAVY INDUSTRIAL
-  LIGHT INDUSTRIAL
-  A-1 ACRE DENSITY / 20,000 SQFT MIN
-  MIXED USE ZC HIGH / MEDIUM / LOW DENSITY RESIDENTIAL & LIGHT COMMERCIAL
-  1 UNITS PER ACRE-12,500 SQFT MIN (R-1)
-  2 UNITS PER ACRE-12,500 SQFT MIN (R-2)
-  2.5 UNITS PER ACRE-10,000 SQFT MIN (R-2.5)
-  3-4 UNITS PER ACRE-7,000 SQFT MIN (R-4)
-  DRINKING WATER TREATMENT FACILITY
-  OPEN SPACE - NON RESIDENTIAL
-  OPEN SPACE - RESIDENTIAL
-  RESIDENTIAL MOBILE / MANUFACTURED HOME PARK
-  DETENTION BASIN



- BIKE ROUTES**
- 1800 South
  - 2100 South
  - 2550 South
  - 3300 South
  - 4000 South
  - 2300 West
  - 2700 West
  - 3500 West
  - 5100 West
  - 4700 West
  - Midland Dr.
  - 1900 West



(DRAFT DECEMBER 2014)  
**GENERAL PLAN**  
 OF  
**WEST HAVEN CITY**  
 WEBER COUNTY, UTAH

ADOPTED: MARCH 15, 1995  
 AMENDED: JUNE 08  
 BASE MAP UPDATED: SEPTEMBER 2013



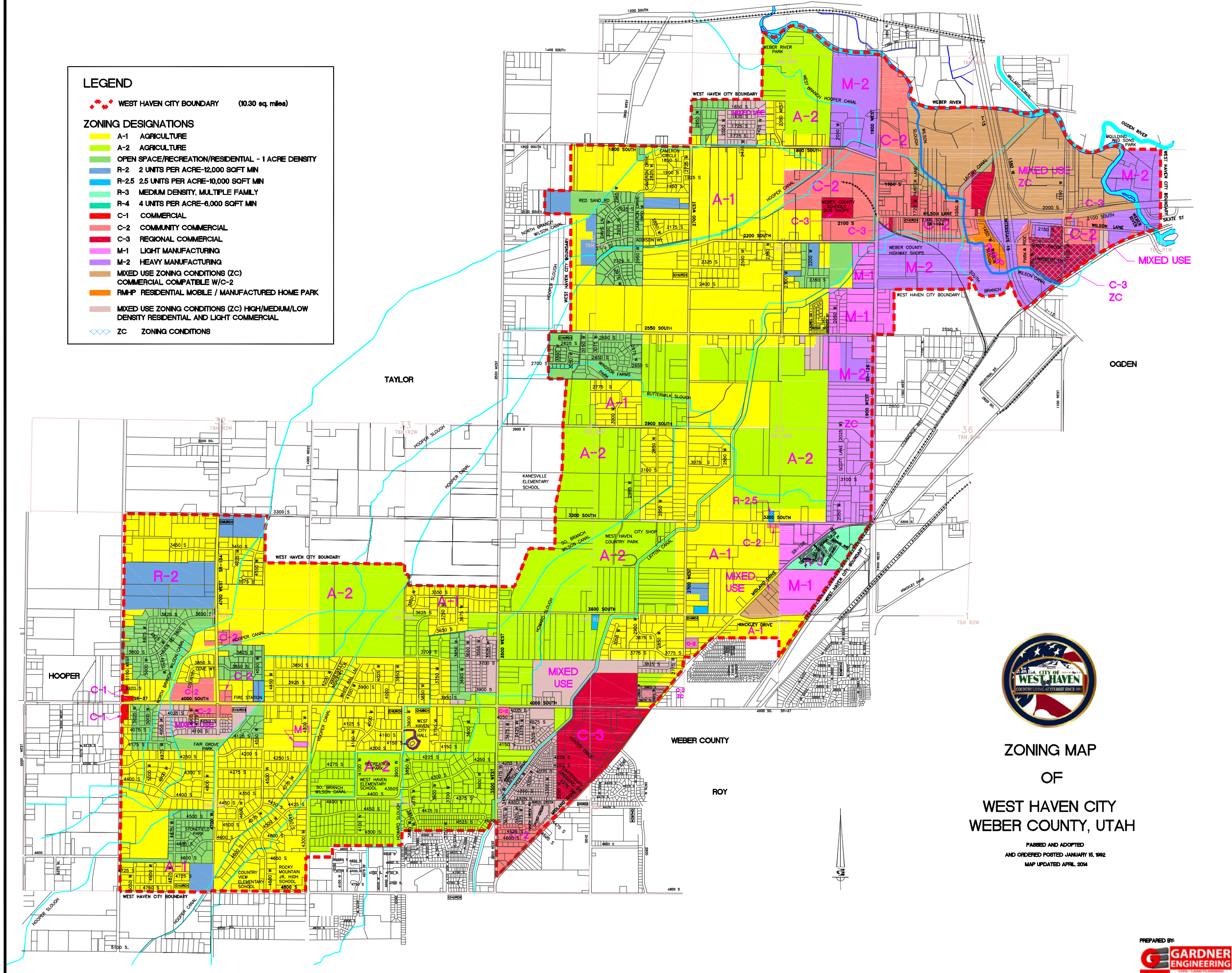
**APPENDIX B**

**ZONING MAP**



**LEGEND**

- WEST HAVEN CITY BOUNDARY (10.30 sq. miles)
- ZONING DESIGNATIONS**
- A-1 AGRICULTURE
- A-2 AGRICULTURE
- OPEN SPACE/RECREATION/RESIDENTIAL - 1 ACRE DENSITY
- R-2 2 UNITS PER ACRE-12,000 SQFT MIN
- R-2.5 2.5 UNITS PER ACRE-10,000 SQFT MIN
- R-3 MEDIUM DENSITY, MULTIPLE FAMILY
- R-4 4 UNITS PER ACRE-6,000 SQFT MIN
- C-1 COMMERCIAL
- C-2 COMMUNITY COMMERCIAL
- C-3 REGIONAL COMMERCIAL
- M-1 LIGHT MANUFACTURING
- M-2 HEAVY MANUFACTURING
- MIXED USE ZONING CONDITIONS (ZC) COMMERCIAL COMPATIBLE W/C-2
- RMHP RESIDENTIAL MOBILE / MANUFACTURED HOME PARK
- MIXED USE ZONING CONDITIONS (ZC) HIGH/MEDIUM/LOW DENSITY RESIDENTIAL AND LIGHT COMMERCIAL
- ZC ZONING CONDITIONS



**ZONING MAP  
OF  
WEST HAVEN CITY  
WEBER COUNTY, UTAH**

PASSED AND ADOPTED  
AND ORDERED POSTED JANUARY 15, 1992  
MAP UPDATED APRIL 2014



## **APPENDIX C**

# **PARKS AND RECREATION FACILITIES MAP**




**APPENDIX D**

**SOIL CLASSIFICATION MAP**



## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Units

### Soil Ratings

 A-1


 A-1-a

 A-1-b

 A-2


 A-2-4

 A-2-5

 A-2-6

 A-2-7

 A-3

 A-4

 A-5

 A-6

 A-7

 A-7-5

 A-7-6


 A-8

 Not rated or not available

### Political Features

 Cities

### Water Features

 Streams and Canals


### Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

## MAP INFORMATION

Map Scale: 1:36,400 if printed on A size (8.5" × 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:15,840.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>  
Coordinate System: UTM Zone 12N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Davis-Weber Area, Utah  
Survey Area Data: Version 6, Mar 3, 2011

Date(s) aerial images were photographed: 8/9/2006

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## AASHTO Group Classification (Surface)

AASHTO Group Classification (Surface)— Summary by Map Unit — Davis-Weber Area, Utah (UT607)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Aa	Abbott clay	A-7	40.0	0.7%
Ac	Airport silt loam, 0 to 2 percent slopes	A-4	166.2	3.1%
AF	Airport-Ford complex, 0 to 1 percent slopes	A-4	33.8	0.6%
Cr	Croy loam, 0 to 2 percent slopes	A-4	445.7	8.3%
CuA	Cudahy silt loam, 0 to 1 percent slopes	A-4	26.1	0.5%
Fa	Ford loam, 0 to 1 percent slopes	A-6	69.0	1.3%
FcB	Francis loamy fine sand, 0 to 3 percent slopes	A-2	147.1	2.7%
FcC	Francis loamy fine sand, 3 to 6 percent slopes	A-2	66.0	1.2%
FcD	Francis loamy fine sand, 6 to 10 percent slopes	A-2	12.9	0.2%
FcE2	Francis loamy fine sand, 10 to 20 percent slopes, eroded	A-2	46.1	0.9%
FcF2	Francis loamy fine sand, 20 to 30 percent slopes, eroded	A-2	24.5	0.5%
GP	Gravel pits		100.9	1.9%
Gs	Gooch silt loam, saline, sodic, 0 to 1 percent slopes	A-4	46.1	0.9%
HaA	Harrisville silt loam, 0 to 1 percent slopes	A-4	103.2	1.9%
HMG2	Hillfield-Marriott complex, 30 to 60 percent slopes, eroded	A-4	0.3	0.0%
IaA	Ironton silt loam, 0 to 1 percent slopes	A-7-5	31.1	0.6%
KaA	Kidman fine sandy loam, 0 to 1 percent slopes	A-4	57.8	1.1%
KaB	Kidman fine sandy loam, 1 to 3 percent slopes	A-4	72.8	1.4%
KaC	Kidman fine sandy loam, 3 to 6 percent slopes	A-4	6.1	0.1%
KbA	Kilburn sandy loam, 0 to 1 percent slopes	A-2	190.6	3.5%
KbB	Kilburn sandy loam, 1 to 3 percent slopes	A-2	4.6	0.1%
KbC	Kilburn sandy loam, 3 to 6 percent slopes	A-2	18.0	0.3%
KmA	Kilburn gravelly sandy loam, deep over clean sands, 0 to 3 percent slopes	A-2	111.1	2.1%

<b>AASHTO Group Classification (Surface)— Summary by Map Unit — Davis-Weber Area, Utah (UT607)</b>				
<b>Map unit symbol</b>	<b>Map unit name</b>	<b>Rating</b>	<b>Acres in AOI</b>	<b>Percent of AOI</b>
KmC	Kilburn gravelly sandy loam, deep over clean sands, 3 to 10 percent slopes	A-2	8.4	0.2%
Lb	Lakeshore fine sandy loam, 0 to 1 percent slopes	A-4	4.2	0.1%
LcB	Layton loamy fine sand, 0 to 3 percent slopes	A-2	988.2	18.3%
LcC	Layton loamy fine sand, 3 to 6 percent slopes	A-2	109.0	2.0%
Le	Leland silt loam, 0 to 1 percent slopes	A-4	33.6	0.6%
LP	Leland-Airport-Croy complex, 0 to 2 percent slopes	A-4	277.2	5.1%
LS	Leland-Saltair complex, 0 to 1 percent slopes	A-4	70.2	1.3%
McE2	Marriott cobbly sandy loam, 10 to 30 percent slopes, eroded	A-1	25.0	0.5%
PNA	Payson-Warm Springs complex, 0 to 3 percent slopes	A-4	61.2	1.1%
PyB	Preston fine sand, duned, 1 to 10 percent slopes	A-2	8.8	0.2%
So	Syracuse loamy fine sand, 0 to 2 percent slopes	A-2	455.2	8.5%
Sy	Syracuse loamy fine sand, moderately saline, sodic, 0 to 2 percent slopes	A-2	217.0	4.0%
TbA	Timpanogos loam, 0 to 1 percent slopes	A-4	26.6	0.5%
TbB	Timpanogos loam, 1 to 3 percent slopes	A-4	51.7	1.0%
UL	Urban land		0.4	0.0%
W	Water		10.2	0.2%
WaA	Warm Springs fine sandy loam, 0 to 1 percent slopes	A-4	320.8	6.0%
WaB	Warm Springs fine sandy loam, 1 to 3 percent slopes	A-4	30.3	0.6%
WgA	Warm Springs fine sandy loam, saline, sodic, 0 to 1 percent slopes	A-4	664.9	12.3%
WhA	Warm Springs fine sandy loam, saline, sodic, 0 to 1 percent slopes, channeled	A-4	202.8	3.8%
<b>Totals for Area of Interest</b>			<b>5,385.8</b>	<b>100.0%</b>



## Description

AASHTO group classification is a system that classifies soils specifically for geotechnical engineering purposes that are related to highway and airfield construction. It is based on particle-size distribution and Atterberg limits, such as liquid limit and plasticity index. This classification system is covered in AASHTO Standard No. M 145-82. The classification is based on that portion of the soil that is smaller than 3 inches in diameter.

The AASHTO classification system has two general classifications: (i) granular materials having 35 percent or less, by weight, particles smaller than 0.074 mm in diameter and (ii) silt-clay materials having more than 35 percent, by weight, particles smaller than 0.074 mm in diameter. These two divisions are further subdivided into seven main group classifications, plus eight subgroups, for a total of fifteen for mineral soils. Another class for organic soils is used.

For each soil horizon in the database one or more AASHTO Group Classifications may be listed. One is marked as the representative or most commonly occurring. The representative classification is shown here for the surface layer of the soil.

## Rating Options

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified


*Tie-break Rule:* Lower

*Layer Options:* Surface Layer



## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Units

### Soil Ratings

 A-1

 A-1-a

 A-1-b

 A-2

 A-2-4

 A-2-5

 A-2-6

 A-2-7

 A-3

 A-4

 A-5

 A-6

 A-7


 A-7-5

 A-7-6


 A-8

 Not rated or not available

### Political Features

 Cities

### Water Features

 Streams and Canals

### Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

## MAP INFORMATION

Map Scale: 1:25,600 if printed on B size (11" × 17") sheet.

The soil surveys that comprise your AOI were mapped at 1:15,840.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>  
Coordinate System: UTM Zone 12N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Davis-Weber Area, Utah  
Survey Area Data: Version 6, Mar 3, 2011

Date(s) aerial images were photographed: 8/9/2006

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## AASHTO Group Classification (Surface)

AASHTO Group Classification (Surface)— Summary by Map Unit — Davis-Weber Area, Utah (UT607)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Aa	Abbott clay	A-7	127.6	1.9%
Ac	Airport silt loam, 0 to 2 percent slopes	A-4	115.5	1.7%
AF	Airport-Ford complex, 0 to 1 percent slopes	A-4	62.9	0.9%
Co	Cobbly alluvial land		37.6	0.6%
Cr	Croy loam, 0 to 2 percent slopes	A-4	80.8	1.2%
CuA	Cudahy silt loam, 0 to 1 percent slopes	A-4	138.4	2.1%
Fa	Ford loam, 0 to 1 percent slopes	A-6	65.7	1.0%
FcD	Francis loamy fine sand, 6 to 10 percent slopes	A-2	10.7	0.2%
GP	Gravel pits		8.3	0.1%
Gs	Gooch silt loam, saline, sodic, 0 to 1 percent slopes	A-4	50.8	0.8%
HaA	Harrisville silt loam, 0 to 1 percent slopes	A-4	31.0	0.5%
HaB	Harrisville silt loam, 1 to 3 percent slopes	A-4	26.3	0.4%
IaA	Ironton silt loam, 0 to 1 percent slopes	A-7-5	18.1	0.3%
KaA	Kidman fine sandy loam, 0 to 1 percent slopes	A-4	84.0	1.3%
KaB	Kidman fine sandy loam, 1 to 3 percent slopes	A-4	57.5	0.9%
KFE2	Kilburn-Francis association, 10 to 20 percent slopes, eroded	A-2	11.0	0.2%
Kr	Kirkham loam, 0 to 2 percent slopes	A-6	17.8	0.3%
Kt	Kirkham silty clay loam, saline, sodic, 0 to 2 percent slopes	A-7	3.4	0.1%
Lb	Lakeshore fine sandy loam, 0 to 1 percent slopes	A-4	9.4	0.1%
LcB	Layton loamy fine sand, 0 to 3 percent slopes	A-2	942.1	14.2%
LcC	Layton loamy fine sand, 3 to 6 percent slopes	A-2	4.0	0.1%
Le	Leland silt loam, 0 to 1 percent slopes	A-4	29.4	0.4%
LP	Leland-Airport-Croy complex, 0 to 2 percent slopes	A-4	67.2	1.0%
LS	Leland-Saltair complex, 0 to 1 percent slopes	A-4	111.0	1.7%
Lt	Logan silty clay loam, 0 to 3 percent slopes	A-7-5	12.5	0.2%
MrA	Martini fine sandy loam, 0 to 1 percent slopes	A-4	128.2	1.9%

<b>AASHTO Group Classification (Surface)— Summary by Map Unit — Davis-Weber Area, Utah (UT607)</b>				
<b>Map unit symbol</b>	<b>Map unit name</b>	<b>Rating</b>	<b>Acres in AOI</b>	<b>Percent of AOI</b>
MtA	Martini fine sandy loam, 0 to 1 percent slopes, channeled	A-4	57.5	0.9%
NOTCOM	No Digital Data Available		280.6	4.2%
PNA	Payson-Warm Springs complex, 0 to 3 percent slopes	A-4	0.0	0.0%
PxB	Preston fine sand, 1 to 10 percent slopes	A-2	108.4	1.6%
PxE	Preston fine sand, 10 to 20 percent slopes	A-2	28.6	0.4%
PyB	Preston fine sand, duned, 1 to 10 percent slopes	A-2	521.5	7.8%
SbA	Steed fine sandy loam, 0 to 1 percent slopes	A-4	131.5	2.0%
ScA	Steed sandy loam, 0 to 1 percent slopes, channeled	A-4	158.3	2.4%
SdA	Steed gravelly fine sandy loam, 0 to 2 percent slopes	A-2	5.5	0.1%
SeA	Steed gravelly fine sandy loam, 0 to 2 percent slopes, channeled	A-2	26.8	0.4%
SkA	Sunset loam, drained, 0 to 1 percent slopes	A-4	784.7	11.8%
SmA	Sunset loam, saline, sodic, 0 to 1 percent slopes	A-4	53.0	0.8%
SnA	Sunset loam, gravelly substratum, 0 to 1 percent slopes	A-4	135.7	2.0%
So	Syracuse loamy fine sand, 0 to 2 percent slopes	A-2	1,357.1	20.4%
Sy	Syracuse loamy fine sand, moderately saline, sodic, 0 to 2 percent slopes	A-2	97.1	1.5%
W	Water		75.4	1.1%
WaA	Warm Springs fine sandy loam, 0 to 1 percent slopes	A-4	308.6	4.6%
WaB	Warm Springs fine sandy loam, 1 to 3 percent slopes	A-4	23.7	0.4%
WgA	Warm Springs fine sandy loam, saline, sodic, 0 to 1 percent slopes	A-4	249.8	3.8%
<b>Totals for Area of Interest</b>			<b>6,655.0</b>	<b>100.0%</b>

## Description

AASHTO group classification is a system that classifies soils specifically for geotechnical engineering purposes that are related to highway and airfield construction. It is based on particle-size distribution and Atterberg limits, such as liquid limit and plasticity index. This classification system is covered in AASHTO Standard No. M 145-82. The classification is based on that portion of the soil that is smaller than 3 inches in diameter.

The AASHTO classification system has two general classifications: (i) granular materials having 35 percent or less, by weight, particles smaller than 0.074 mm in diameter and (ii) silt-clay materials having more than 35 percent, by weight, particles smaller than 0.074 mm in diameter. These two divisions are further subdivided into seven main group classifications, plus eight subgroups, for a total of fifteen for mineral soils. Another class for organic soils is used.

For each soil horizon in the database one or more AASHTO Group Classifications may be listed. One is marked as the representative or most commonly occurring. The representative classification is shown here for the surface layer of the soil.

## Rating Options

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Lower

*Layer Options:* Surface Layer

## **APPENDIX E**


### **DEPTH TO WATER TABLE**





## MAP LEGEND

### Area of Interest (AOI)


 Area of Interest (AOI)


### Soils


 Soil Map Units


### Soil Ratings

 0 - 25

 25 - 50

 50 - 100

 100 - 150


 150 - 200

 > 200

### Political Features

 Cities

### Water Features

 Streams and Canals


### Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

## MAP INFORMATION

Map Scale: 1:36,400 if printed on A size (8.5" × 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:15,840.

Please rely on the bar scale on each map sheet for accurate map measurements.

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Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>  
Coordinate System: UTM Zone 12N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Davis-Weber Area, Utah  
Survey Area Data: Version 6, Mar 3, 2011

Date(s) aerial images were photographed: 8/9/2006

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Depth to Water Table

Depth to Water Table— Summary by Map Unit — Davis-Weber Area, Utah (UT607)				
Map unit symbol	Map unit name	Rating (centimeters)	Acres in AOI	Percent of AOI
Aa	Abbott clay	31	40.0	0.7%
Ac	Airport silt loam, 0 to 2 percent slopes	84	166.2	3.1%
AF	Airport-Ford complex, 0 to 1 percent slopes	84	33.8	0.6%
Cr	Croy loam, 0 to 2 percent slopes	84	445.7	8.3%
CuA	Cudahy silt loam, 0 to 1 percent slopes	31	26.1	0.5%
Fa	Ford loam, 0 to 1 percent slopes	99	69.0	1.3%
FcB	Francis loamy fine sand, 0 to 3 percent slopes	>200	147.1	2.7%
FcC	Francis loamy fine sand, 3 to 6 percent slopes	>200	66.0	1.2%
FcD	Francis loamy fine sand, 6 to 10 percent slopes	>200	12.9	0.2%
FcE2	Francis loamy fine sand, 10 to 20 percent slopes, eroded	>200	46.1	0.9%
FcF2	Francis loamy fine sand, 20 to 30 percent slopes, eroded	>200	24.5	0.5%
GP	Gravel pits	>200	100.9	1.9%
Gs	Gooch silt loam, saline, sodic, 0 to 1 percent slopes	15	46.1	0.9%
HaA	Harrisville silt loam, 0 to 1 percent slopes	99	103.2	1.9%
HMG2	Hillfield-Marriott complex, 30 to 60 percent slopes, eroded	>200	0.3	0.0%
IaA	Ironton silt loam, 0 to 1 percent slopes	76	31.1	0.6%
KaA	Kidman fine sandy loam, 0 to 1 percent slopes	>200	57.8	1.1%
KaB	Kidman fine sandy loam, 1 to 3 percent slopes	>200	72.8	1.4%
KaC	Kidman fine sandy loam, 3 to 6 percent slopes	>200	6.1	0.1%
KbA	Kilburn sandy loam, 0 to 1 percent slopes	>200	190.6	3.5%
KbB	Kilburn sandy loam, 1 to 3 percent slopes	>200	4.6	0.1%
KbC	Kilburn sandy loam, 3 to 6 percent slopes	>200	18.0	0.3%

Depth to Water Table— Summary by Map Unit — Davis-Weber Area, Utah (UT607)				
Map unit symbol	Map unit name	Rating (centimeters)	Acres in AOI	Percent of AOI
KmA	Kilburn gravelly sandy loam, deep over clean sands, 0 to 3 percent slopes	>200	111.1	2.1%
KmC	Kilburn gravelly sandy loam, deep over clean sands, 3 to 10 percent slopes	>200	8.4	0.2%
Lb	Lakeshore fine sandy loam, 0 to 1 percent slopes	25	4.2	0.1%
LcB	Layton loamy fine sand, 0 to 3 percent slopes	>200	988.2	18.3%
LcC	Layton loamy fine sand, 3 to 6 percent slopes	>200	109.0	2.0%
Le	Leland silt loam, 0 to 1 percent slopes	99	33.6	0.6%
LP	Leland-Airport-Croy complex, 0 to 2 percent slopes	99	277.2	5.1%
LS	Leland-Saltair complex, 0 to 1 percent slopes	99	70.2	1.3%
McE2	Marriott cobbly sandy loam, 10 to 30 percent slopes, eroded	>200	25.0	0.5%
PNA	Payson-Warm Springs complex, 0 to 3 percent slopes	99	61.2	1.1%
PyB	Preston fine sand, duned, 1 to 10 percent slopes	>200	8.8	0.2%
So	Syracuse loamy fine sand, 0 to 2 percent slopes	106	455.2	8.5%
Sy	Syracuse loamy fine sand, moderately saline, sodic, 0 to 2 percent slopes	76	217.0	4.0%
TbA	Timpanogos loam, 0 to 1 percent slopes	>200	26.6	0.5%
TbB	Timpanogos loam, 1 to 3 percent slopes	>200	51.7	1.0%
UL	Urban land	>200	0.4	0.0%
W	Water	>200	10.2	0.2%
WaA	Warm Springs fine sandy loam, 0 to 1 percent slopes	>200	320.8	6.0%
WaB	Warm Springs fine sandy loam, 1 to 3 percent slopes	>200	30.3	0.6%
WgA	Warm Springs fine sandy loam, saline, sodic, 0 to 1 percent slopes	84	664.9	12.3%
WhA	Warm Springs fine sandy loam, saline, sodic, 0 to 1 percent slopes, channeled	84	202.8	3.8%
<b>Totals for Area of Interest</b>			<b>5,385.8</b>	<b>100.0%</b>

## Description

"Water table" refers to a saturated zone in the soil. It occurs during specified months. Estimates of the upper limit are based mainly on observations of the water table at selected sites and on evidence of a saturated zone, namely grayish colors (redoximorphic features) in the soil. A saturated zone that lasts for less than a month is not considered a water table.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

## Rating Options

*Units of Measure:* centimeters

*Aggregation Method:* Dominant Component

*Component Percent Cutoff:* None Specified

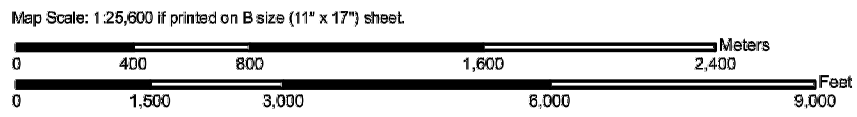
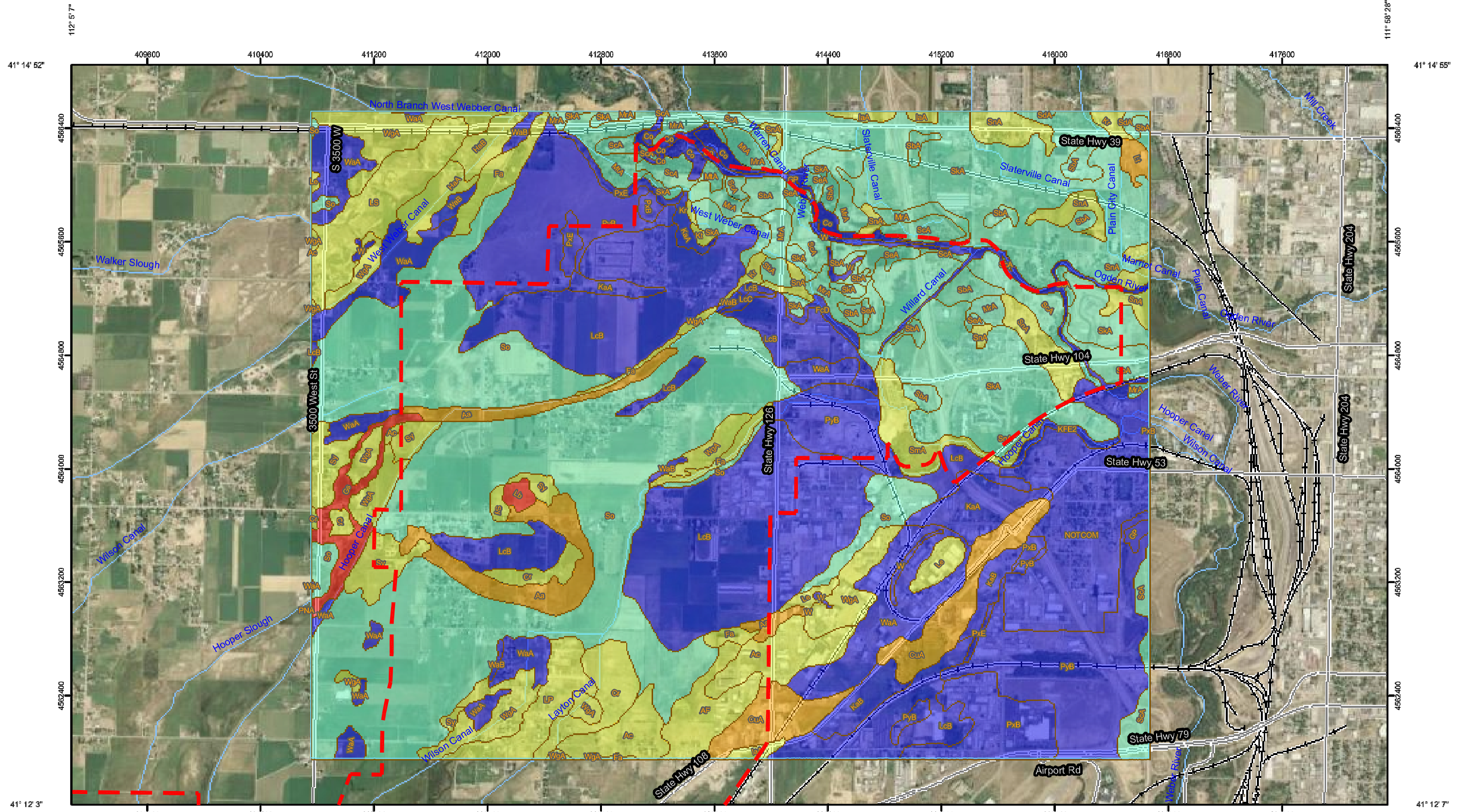
*Tie-break Rule:* Lower

*Interpret Nulls as Zero:* No

*Beginning Month:* January

*Ending Month:* December

Depth to Water Table—Davis-Weber Area, Utah  
(West Haven - North)




--- WEST HAVEN CITY BOUNDARY



Web Soil Survey  
National Cooperative Soil Survey

## MAP LEGEND


### Area of Interest (AOI)


 Area of Interest (AOI)


### Soils


 Soil Map Units


### Soil Ratings

 0 - 25

 25 - 50


 50 - 100

 100 - 150


 150 - 200

 > 200

### Political Features

 Cities

### Water Features


 Streams and Canals

### Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

## MAP INFORMATION

Map Scale: 1:25,600 if printed on B size (11" × 17") sheet.

The soil surveys that comprise your AOI were mapped at 1:15,840.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>  
Coordinate System: UTM Zone 12N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Davis-Weber Area, Utah  
Survey Area Data: Version 6, Mar 3, 2011

Date(s) aerial images were photographed: 8/9/2006

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Depth to Water Table

Depth to Water Table— Summary by Map Unit — Davis-Weber Area, Utah (UT607)				
Map unit symbol	Map unit name	Rating (centimeters)	Acres in AOI	Percent of AOI
Aa	Abbott clay	31	127.6	1.9%
Ac	Airport silt loam, 0 to 2 percent slopes	84	115.5	1.7%
AF	Airport-Ford complex, 0 to 1 percent slopes	84	62.9	0.9%
Co	Cobbly alluvial land	>200	37.6	0.6%
Cr	Croy loam, 0 to 2 percent slopes	84	80.8	1.2%
CuA	Cudahy silt loam, 0 to 1 percent slopes	31	138.4	2.1%
Fa	Ford loam, 0 to 1 percent slopes	99	65.7	1.0%
FcD	Francis loamy fine sand, 6 to 10 percent slopes	>200	10.7	0.2%
GP	Gravel pits	>200	8.3	0.1%
Gs	Gooch silt loam, saline, sodic, 0 to 1 percent slopes	15	50.8	0.8%
HaA	Harrisville silt loam, 0 to 1 percent slopes	99	31.0	0.5%
HaB	Harrisville silt loam, 1 to 3 percent slopes	99	26.3	0.4%
IaA	Ironton silt loam, 0 to 1 percent slopes	76	18.1	0.3%
KaA	Kidman fine sandy loam, 0 to 1 percent slopes	>200	84.0	1.3%
KaB	Kidman fine sandy loam, 1 to 3 percent slopes	>200	57.5	0.9%
KFE2	Kilburn-Francis association, 10 to 20 percent slopes, eroded	>200	11.0	0.2%
Kr	Kirkham loam, 0 to 2 percent slopes	92	17.8	0.3%
Kt	Kirkham silty clay loam, saline, sodic, 0 to 2 percent slopes	61	3.4	0.1%
Lb	Lakeshore fine sandy loam, 0 to 1 percent slopes	25	9.4	0.1%
LcB	Layton loamy fine sand, 0 to 3 percent slopes	>200	942.1	14.2%
LcC	Layton loamy fine sand, 3 to 6 percent slopes	>200	4.0	0.1%
Le	Leland silt loam, 0 to 1 percent slopes	99	29.4	0.4%
LP	Leland-Airport-Croy complex, 0 to 2 percent slopes	99	67.2	1.0%

Depth to Water Table— Summary by Map Unit — Davis-Weber Area, Utah (UT607)				
Map unit symbol	Map unit name	Rating (centimeters)	Acres in AOI	Percent of AOI
LS	Leland-Saltair complex, 0 to 1 percent slopes	99	111.0	1.7%
Lt	Logan silty clay loam, 0 to 3 percent slopes	50	12.5	0.2%
MrA	Martini fine sandy loam, 0 to 1 percent slopes	130	128.2	1.9%
MtA	Martini fine sandy loam, 0 to 1 percent slopes, channeled	130	57.5	0.9%
NOTCOM	No Digital Data Available	>200	280.6	4.2%
PNA	Payson-Warm Springs complex, 0 to 3 percent slopes	99	0.0	0.0%
PxB	Preston fine sand, 1 to 10 percent slopes	>200	108.4	1.6%
PxE	Preston fine sand, 10 to 20 percent slopes	>200	28.6	0.4%
PyB	Preston fine sand, duned, 1 to 10 percent slopes	>200	521.5	7.8%
SbA	Steed fine sandy loam, 0 to 1 percent slopes	122	131.5	2.0%
ScA	Steed sandy loam, 0 to 1 percent slopes, channeled	122	158.3	2.4%
SdA	Steed gravelly fine sandy loam, 0 to 2 percent slopes	122	5.5	0.1%
SeA	Steed gravelly fine sandy loam, 0 to 2 percent slopes, channeled	122	26.8	0.4%
SkA	Sunset loam, drained, 0 to 1 percent slopes	130	784.7	11.8%
SmA	Sunset loam, saline, sodic, 0 to 1 percent slopes	99	53.0	0.8%
SnA	Sunset loam, gravelly substratum, 0 to 1 percent slopes	99	135.7	2.0%
So	Syracuse loamy fine sand, 0 to 2 percent slopes	106	1,357.1	20.4%
Sy	Syracuse loamy fine sand, moderately saline, sodic, 0 to 2 percent slopes	76	97.1	1.5%
W	Water	>200	75.4	1.1%
WaA	Warm Springs fine sandy loam, 0 to 1 percent slopes	>200	308.6	4.6%
WaB	Warm Springs fine sandy loam, 1 to 3 percent slopes	>200	23.7	0.4%
WgA	Warm Springs fine sandy loam, saline, sodic, 0 to 1 percent slopes	84	249.8	3.8%
<b>Totals for Area of Interest</b>			<b>6,655.0</b>	<b>100.0%</b>



## Description

"Water table" refers to a saturated zone in the soil. It occurs during specified months. Estimates of the upper limit are based mainly on observations of the water table at selected sites and on evidence of a saturated zone, namely grayish colors (redoximorphic features) in the soil. A saturated zone that lasts for less than a month is not considered a water table.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

## Rating Options

*Units of Measure:* centimeters

*Aggregation Method:* Dominant Component

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Lower

*Interpret Nulls as Zero:* No

*Beginning Month:* January

*Ending Month:* December

**APPENDIX F**

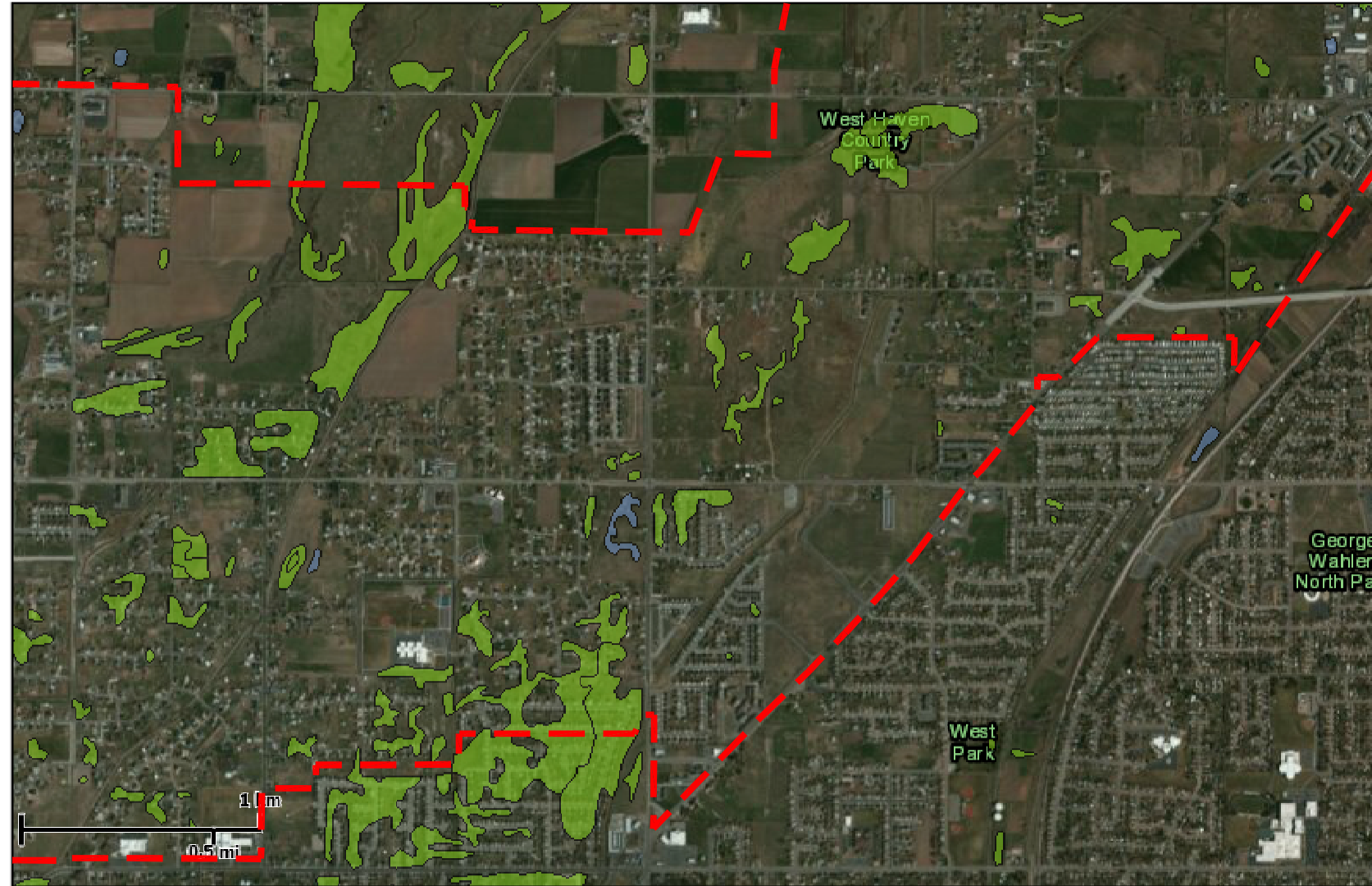
**WETLANDS MAP**



# U.S. Fish and Wildlife Service National Wetlands Inventory

West Haven -  
South

Jan 7, 2013



## Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

**User Remarks:**  
**Wetlands Mapper**

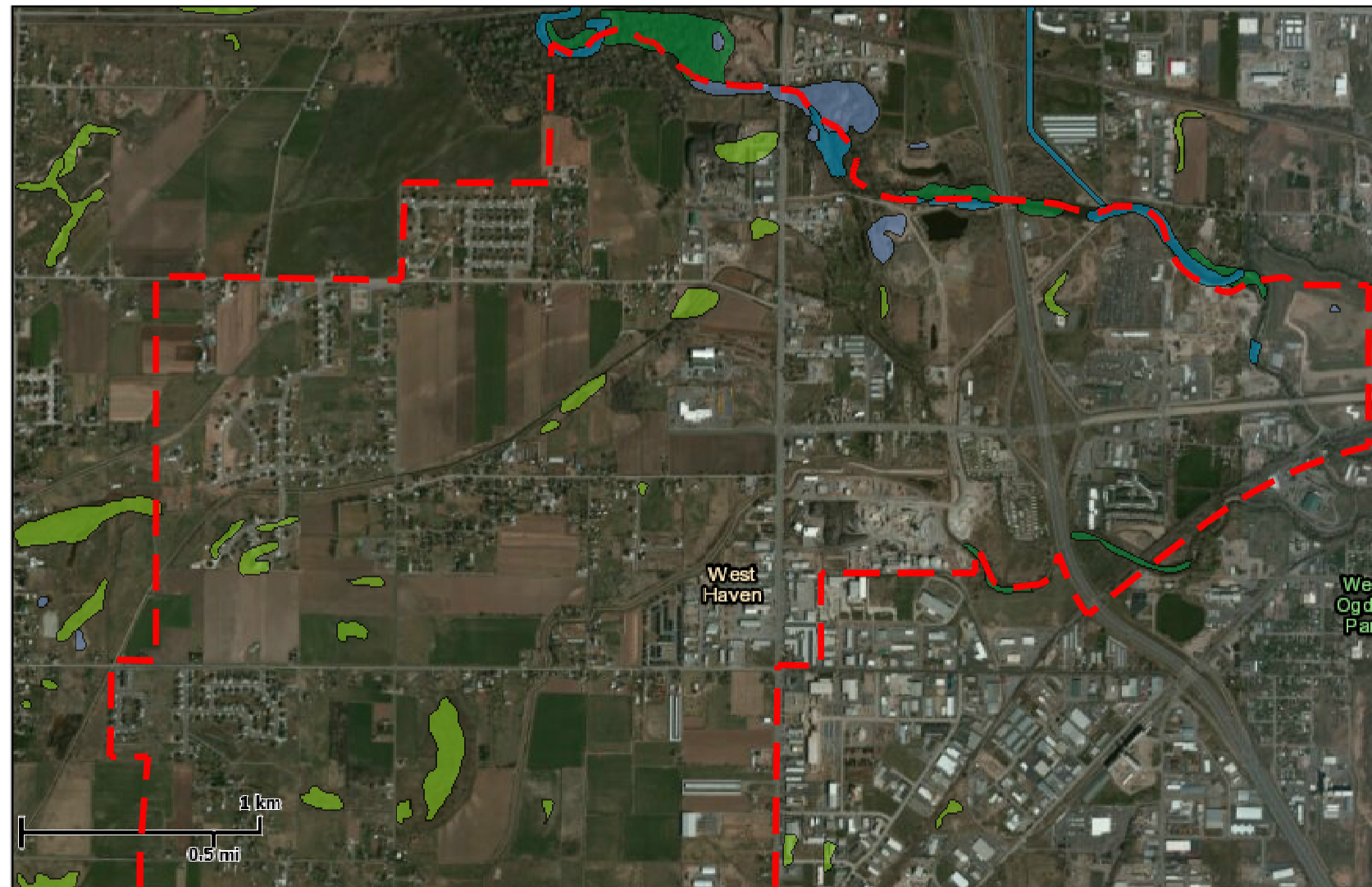
--- WEST HAVEN CITY BOUNDARY



# U.S. Fish and Wildlife Service National Wetlands Inventory

West Haven - North

Jan 7, 2013



## Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

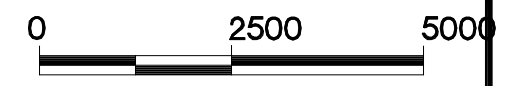
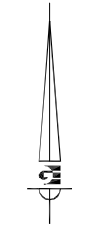
**User Remarks:**  
**Wetlands Mapper**

--- WEST HAVEN CITY BOUNDARY

**APPENDIX G**

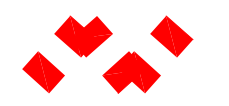
**TRANSPORTATION PLAN MAP**

WEST HAVEN CITY  
AREA AROUND NEW WEBER COUNTY  
ELEMENTARY SCHOOL



Scale in Feet

LEGEND



WEST HAVEN CITY BOUNDARY



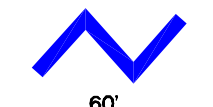
100' - 110'



80' - 84'



66' - 70'



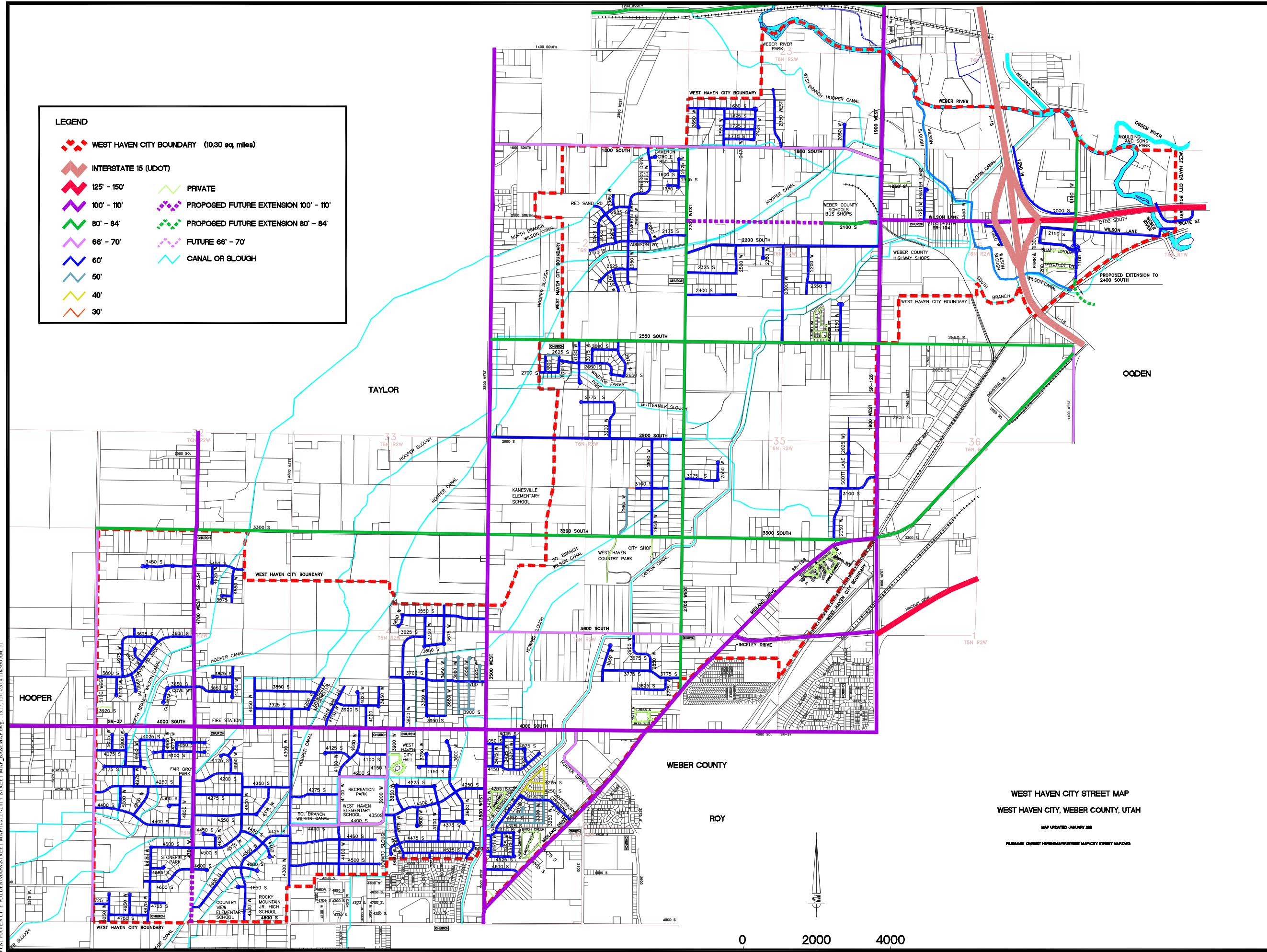
60'



CANAL OR SLOUGH

LEGEND

- WEST HAVEN CITY BOUNDARY (10.30 sq. miles)
- INTERSTATE 15 (UDOT)
- 125' - 150'
- 100' - 110'
- 80' - 84'
- 66' - 70'
- 60'
- 50'
- 40'
- 30'
- PRIVATE
- PROPOSED FUTURE EXTENSION 100' - 110'
- PROPOSED FUTURE EXTENSION 80' - 84'
- FUTURE 66' - 70'
- CANAL OR SLOUGH



WEST HAVEN CITY STREET MAP  
WEST HAVEN CITY, WEBER COUNTY, UTAH

MAP UPDATED JANUARY 2011

FILENAME: Q:\WEST HAVEN\MAPS\STREET MAP\CITY STREET MAP.DWG



Q:\WEST HAVEN CITY\MAPS\STREET MAP\CITY STREET MAP\_BASEMAP.dwg 11/17/2010 11:08:59 AM L1

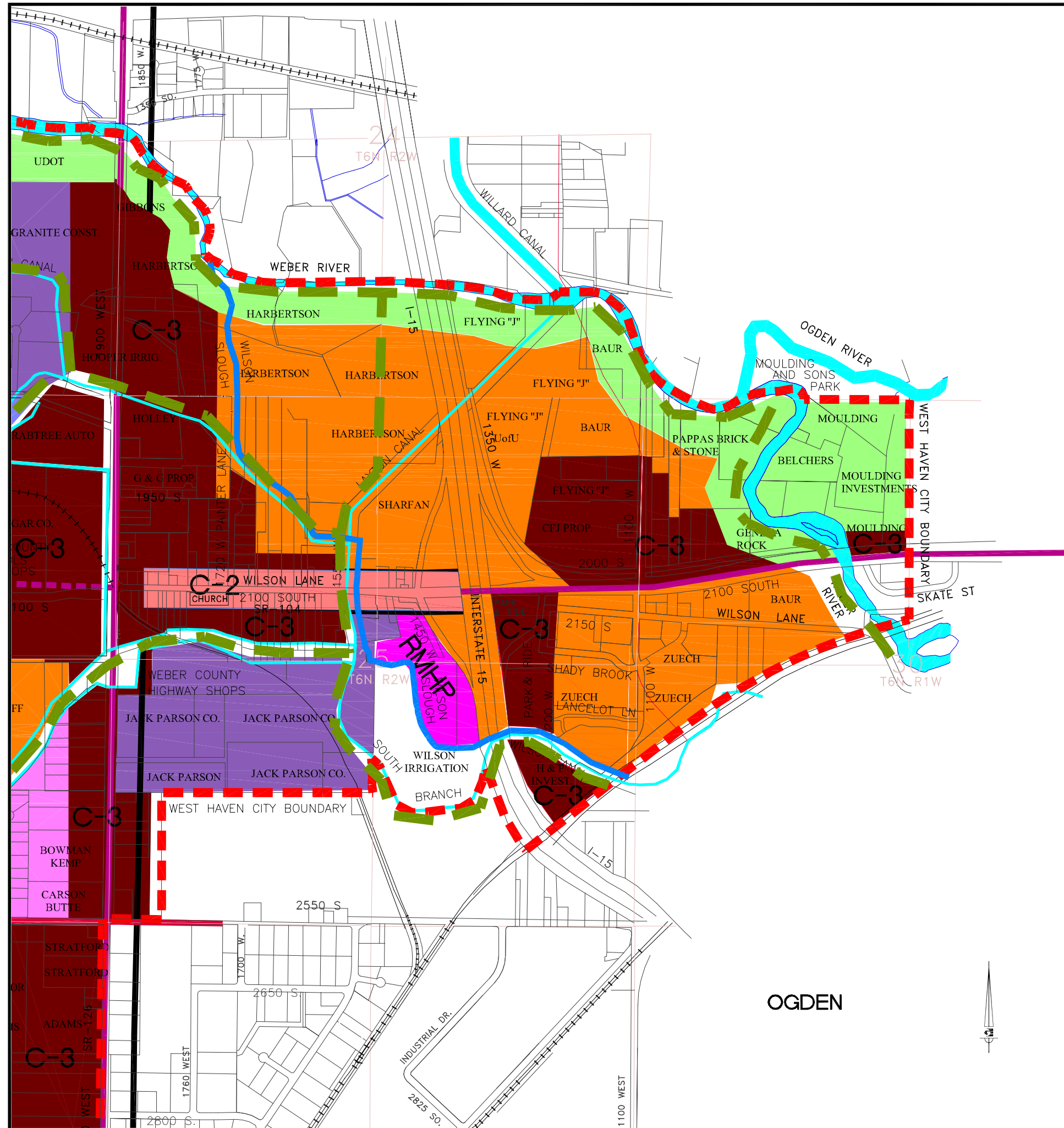
## **APPENDIX H**

# **AFFORDABLE HOUSING PLAN**

**APPENDIX I**

**MASTER PLAN OF AREA EAST OF 1900 WEST**





**LEGEND**

- PROPOSED ARTERIAL ROAD
- EXISTING ARTERIAL ROADS
- UTAH POWER & LIGHT CORRIDOR
- TRAIL SYSTEM
- COMMERCIAL (C-1)
- COMMERCIAL (C-2)
- COMMERCIAL (C-3)
- HEAVY INDUSTRIAL
- LIGHT INDUSTRIAL
- A-1 ACRE DENSITY / 20,000 SQFT MIN
- MIXED USE ZC HIGH / MEDIUM / LOW DENSITY RESIDENTIAL & LIGHT COMMERCIAL
- 1 UNITS PER ACRE-12,500 SQFT MIN (R-1)
- 2 UNITS PER ACRE-12,500 SQFT MIN (R-2)
- 2.5 UNITS PER ACRE-10,000 SQFT MIN (R-2.5)
- 3-4 UNITS PER ACRE-7,000 SQFT MIN (R-4)
- DRINKING WATER TREATMENT FACILITY
- OPEN SPACE - NON RESIDENTIAL
- OPEN SPACE - RESIDENTIAL
- RESIDENTIAL MOBILE / MANUFACTURED HOME PARK
- DETENTION BASIN

OGDEN



(DRAFT JULY 2014)  
**MASTER PLAN  
 OF  
 AREA EAST OF  
 1900 WEST**



**APPENDIX J**

**ZONE A-1**

## **CHAPTER 5**

### **AGRICULTURAL ZONE A-1**

#### **SECTION 1**

##### **SECTION 1.1 PURPOSE AND INTENT**

*The purpose of the A-1 Zone is to designate farm areas which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low density residential development in a continuing rural environment.*

##### **SECTION 1.2 AGRICULTURE PREFERRED USE**

*Agriculture is the preferred use in Agriculture Zone A- 1. All agriculture operations shall be permitted at any time, including the operation of farm machinery and no agricultural use shall be subject to restriction because it interferes with other uses permitted in the zone.*

##### **SECTION 1.3 PERMITTED USES**

- 1. Accessory building or use customarily incidental to any permitted or conditional use.*
- 2. Agriculture, agricultural experiment station; apiary; aviary; aquarium.*
- 3. Animals or fowl kept for family food production as an accessory use.*
- 4. Cemetery; chinchilla raising, child day care, convalescent or rest home.*
- 5. Church, synagogue or similar building used for regular religious worship.*
- 6. Cluster subdivision in accordance with Zoning Ordinances of the City of West Haven.*
- 7. Corral stable or building for keeping animals or fowl, provided, such structure shall be located not less than one hundred (100) feet from a public street and not less than twenty-five (25) feet from any side or rear lot line.*
- 8. Fruit or vegetable stand for produce grown on the premises only.*
- 9. Golf course, except miniature golf course*
- 10. Home occupation*

11. *Greenhouse, and nursery limited to sale of materials produced on premises and with no retail shop operation.*
12. *Household pets.*
13. *Parking lot accessory to uses allowed in this zone.*
14. *Planned Residential Unit Development in accordance with Chapter 12 of this Zoning Ordinance.*
15. *Private park, playground or recreation area but not including privately owned commercial amusement business.*
16. *Private stables; horses for private use only, provided that not more than two (2) horses may be kept for each one-half (1/2) acres within any lot*
17. *Public building; public park, recreation grounds and associated buildings; public school; private educational institution having a curriculum similar to that ordinarily given in public schools.*
18. *Residential Facility for Handicapped Persons meeting the requirements of Chapter 15 of this Ordinance.*
19. *Single family dwelling.*
20. *Sugar beet loading or collection station.*
21. *Temporary buildings or use incidental to construction work. Such building shall be removed upon completion or abandonment of the construction work.*

---

**SECTION 1.4 PERMITTED USES REQUIRING TWO (2) ACRES MINIMUM LOT AREA**

1. *Two family dwelling.*

---

**SECTION 1.5 PERMITTED USES REQUIRING FIVE (5) ACRES MINIMUM LOT AREA**

1. *Dairy farm and milk processing and sale provided at least fifty (50) percent of milk processed and sold is produced on the premises.*
2. *Farms devoted to the hatching, raising (including fattening as an incident to raising) of chickens, turkeys, or other fowl, rabbits, fish, frogs or beaver.*
3. *Fruit and vegetable storage and packing plant for produce grown on premises.*

4. *The keeping and raising of not more than ten (10) hogs, more than sixteen weeks (16) old, provided that no person shall feed any such hog any market refuse, house refuse, garbage or offal other than that produced on the premises.*
5. *The raising and grazing of horses, cattle, sheep or goats as part of a farming operation including the supplementary or full feeding of such animals provided that such raising and grazing when conducted by a farmer in conjunction with any livestock feed yard, livestock sales or slaughter house shall:*
  - a. *not exceed a density of twenty-five(25) head per acre of used land;*
  - b. *be carried on during the period of September 15 through April 15 only.*
  - c. *be not closer than three hundred (300) feet to any dwelling, public or semi-public building on an adjoining parcel or land; and*
  - d. *not include the erection of any permanent fences, corrals, chutes, structures or other buildings normally associated with a feeding operation.*
6. *The use of farm equipment by a farm operator for off-farm contracting work to supplement farm income*

### **SECTION 1.6 CONDITIONAL USES**

---

*The following shall be permitted only when authorized by a Conditional Use Permit obtained as provided in Chapter 11 of this Zoning Ordinance.*

1. *Animal hospital or clinic; dog breeding, dog kennels, or dog training school, on a minimum of two acres and not exceeding 10 dogs of more than 10 weeks old, per acre, at any time; provided any building or enclosure for animals shall be located not less than one hundred (100) feet from a public street and not less than fifty (50) feet from any side or rear property line.*
2. *Circus or transient amusement.*
3. *Greenhouse and Nursery limited to the sale of plants, landscaping materials, fertilizer, pesticide and insecticide products, tools for garden and lawn care and the growing and sale of so*
4. *Private park, playground or recreation grounds and buildings not open to the general public and to which no admission charge is made, but not including private owned commercial amusement business.*
5. *Private Equestrian Training and Stable facilities on a minimum of 5 acres of land and at a density of not more than 10 horses per acre.*

6. *Public Equestrian Training and Stable Facilities on a tract of land with a minimum of 10 acres in area and at a density of not more than 5 horses per acre.*
7. *Public utility substation or storage facilities developed by a public agency and meeting requirements of Chapter 18 of this Zoning Ordinance.*
8. *Radio or Television station or tower.*
9. *Raising and slaughtering of rabbits limited to a maximum of five hundred (500) rabbits at any one time.*
10. *School Bus-parking, provided the vehicle is parked at least 30 feet from a public street.*
11. *Slaughtering, dressing, and marketing on a commercial scale of chickens, turkeys, or other fowl, rabbits, fish, frogs or beaver in conjunction with the hatching and raising of such animals on farms having a minimum area of five (5) acres.*
12. *The overnight parking of not more than one vehicle other than an automobile, light truck or recreational vehicle, of not more than twenty-four thousand (24,000) lbs net weight, on property of not less than two acres in area and upon which the operator has his permanent residence provided that the vehicle is parked at least fifty feet from a public street.*
13. *The storage and use of light construction equipment such as a backhoe, front end loader or up to a ten wheel truck for off-premise contract work by the owner resident of property of not less than five acres in area.*
14. *Wastewater treatment or disposal facilities meeting the requirements of the Utah State Division of Health Code of Waste Disposal Regulations.*

***(Re: 10 Wheel Truck) Council meeting held 6-18-97. Motion passed approving the storage and use of one 10 Wheel Truck as a conditional use in an A-1 Zone (5 acre limit was removed) Chapter 5 Section 6 of Zoning Ordinance***

**SECTION 1.7 SITE DEVELOPMENT STANDARDS**

	<u>Permitted and Conditional Uses</u>	<u>Permitted Uses Requiring 2&amp;5 Acres Minimum</u>
<i>(Per Ordinance 02-2006 Following)</i>		
1. Minimum lot area	20,000 Sq Ft	2 acres 5 acres
2. Minimum lot width	150 Ft Over 40,000 sq ft 125 Ft - 20-40,000 sq ft	150 ft
RE: Width at Setback: <i>See "Definitions-Width of Lot"</i>		
3. Minimum yard setbacks <i>(Clarified in July 20, 1994 minutes)</i>		
a. Front	Not less than thirty (30) feet back from the edge of the dedicated and/or projected road right-of-way where that right-of-way abuts the affected property.	Not less than thirty (30) feet back from the edge of the dedicated and/or projected road right-of-way where that right-of-way abuts the affected property.
b. Side		
1. Dwelling	10 feet with total width of two side yards not less than 24 feet	
2. Other main bldg	20 ft each side 20 ft each side	
3. Accessory bldg	10 feet except one ft if located at least	
c. Side,facing street corner lot	20 feet	20 feet
d. Rear		
1. Main bldg	30 feet	30 feet
2. Accessory bldg	one foot except 10 feet where accessory bldg. on a corner lot rears on side yard	
4. Building Height		
a. Minimum	one story	one story
b. Maximum	2 1/2 stories or 35 ft	2 1/2 stories or 35 ft

## **SECTION 1.8 SIGN REGULATIONS-SEE CHAPTER 24**

The height, size and location of the following permitted signs shall be **in accordance with the regulations set forth in Chapter 24 of this Zoning Ordinance.**

1. *Business Signs - for legal nonconforming commercial or industrial use including flat, freestanding, projecting, temporary or wall type signs.*
2. *Name Plates - flat or wall type.*
3. *Identification and Information Signs - directional, flat, freestanding, projecting, temporary or wall type signs.*
4. *Property Signs - directional, flat, freestanding, projecting temporary or wall type signs.*
5. *Service Signs - directional, flat, freestanding, or projecting type signs.*

## **SECTION 2**

### **SECTION 2.1 DEFINITIONS**

For the purpose of application of the requirements of this section, A-1 Zone, One Acre is 40,000 Sq ft and ½ Acre is 20,000 Sq ft

#### **ORDINANCE NO. 02-2006**

**ADDING MIXED USE IN A-1 ZONES AND ESTABLISHING THAT A-1 IS THE YELLOW ZONE IN THE MASTER PLAN AN ORDINANCE OF WEST HAVEN CITY, UTAH, AMENDING THE CITY'S ZONING ORDINANCE BY CHANGING CERTAIN DEFINITIONS AND REQUIREMENTS AND PROVIDING FOR MIXED USE IN A-1 ZONES AND TO PROVIDE THAT THE A-1 ZONE TO REFLECT THE PARAMETERS OF THE YELLOW ZONE AS SET OUT IN THE CITY'S MASTER PLAN; AND ESTABLISHING AN EFFECTIVE DATE FOR THOSE CHANGES.**

#### **Section 1. Recitals:**

WHEREAS, West Haven City (herein "City") is a municipal corporation duly organized and existing under the laws of the State of Utah; and,

WHEREAS, the City Council finds that in conformance with the provisions of UCA § 10-3-717, and UCA § 10-3-701, the governing body of the city may exercise all administrative and legislative powers by resolution or ordinance; and,

WHEREAS, the City Council finds that in conformance with the provisions of UCA § 10-3-717, and UCA § 10-3-701, the governing body of the city has previously adopted a Zoning Ordinance which, among other things, provides definitions and requirements related to lot size, set backs and density and how they shall be managed and administered throughout the City; and,

WHEREAS, the City Council finds that the Planning Commission has recommended certain changes thereto; and,

WHEREAS, the City Council finds that the necessary public hearing(s) has been conducted in this matter; and,

WHEREAS, the City Council finds that it is in the public interest to effectively promulgate certain changes to these regulations and that the adoption of this Ordinance will serve those ends; and

WHEREAS, the City Council finds that the requirements herein should be effective upon passage of this Ordinance; and,

WHEREAS, the City Council finds that the public safety, health and welfare is at issue in this matter and requires action by the City as noted above;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF WEST HAVEN CITY, UTAH that the City's Zoning Ordinance shall be amended and readopted as follows:

#### **Revision to Permitted Uses in A-1 Zones:**

**Zoning Plan Amendments : Amendment to chapter 5 Section 7 "Site Development Standards" will be as follows:**

One Acre Density

Permitted Uses



	<u>Permitted Conditional Uses</u>	<u>and Requiring 2 &amp; 5 Acres Minimum</u>
1. Minimum Lot area	20,000 Sq Ft	2 acres 5 acres
2. Minimum Lot Width	150 Ft Over 40,000 sq ft 125 Ft 20-40,000 sq ft	150 ft

The remainder of this section of the zoning ordinance remains unchanged.  
This change does not apply to A-2 Zone.

Chapter 5  
Agriculture Zone A-1

**Section 2. Repealer of Conflicting Enactments:**

All orders, ordinances and resolutions with respect to the changes herein enacted and adopted which have heretofore been adopted by the City, or parts thereof, which are in conflict with any of the provisions of this Ordinance, are, to the extent of such conflict, hereby repealed, except that this repeal shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

**Section 3. Prior Ordinances and Resolutions:**

The body and substance of any and all prior Ordinances and Resolutions, together with their specific provisions, where not otherwise in conflict with this Ordinance, are hereby reaffirmed and readopted.

**Section 4 - Savings Clause:**

If any provision of this Ordinance shall be held or deemed to be or shall, in fact, be invalid, inoperative or unenforceable for any reason, such reason shall not have the effect of rendering any other provision or provisions hereof invalid, inoperative or unenforceable to any extent whatever, this Ordinance and the provisions of this Ordinance being deemed to be the separate independent and severable act of the City Council of West Haven City.

**Section 5. Date of Effect**

BE IT FURTHER ORDAINED that this Ordinance, and the fees listed herein, shall become effective on the 1st day of February, 2006, and after publication or posting as required by law.

## **APPENDIX K**

### **ZONE R-1**

## **R-1 ZONE A RESIDENTIAL LOW DENSITY ZONE (1 UNIT PER ACRE)**

### **1. SECTION:**

---

- 1.1. Purpose
- 1.2. Permitted Uses
- 1.3. Conditional Uses
- 1.4. Building Lot Requirements
- 1.5. Location Of Structures
- 1.6. Maximum Structure Height
- 1.7 Off Street Parking
- 1.8 Permitted Signs

### **1.1 PURPOSE:**

---

To provide for areas in appropriate locations where quiet, low density, residential neighborhoods may be established and protected. The regulations of this Zone are designed to promote compatible land uses consistent with a suburban environment enjoyed by residents within the Zone. Residential development with flexibility to allow the preservation of the open space/rural character of the City of West Haven without increasing the overall density of one residential unit per acre of land.

### **1.2 PERMITTED USES:**

---

1. Accessory uses and buildings.
2. Agriculture.
3. Dwellings, one-family.
4. Animal keeping on lots of one (1) acre or more.
5. Home occupations, except preschools and daycare.
6. Pets, the keeping of household pets.

### **1.3 CONDITIONAL USES:**

---

Conditions for approval shall be determined by the Planning Commission or City Council as otherwise provided in the conditional use ordinance.

1. Church (temporary churches held in open areas, tents or in temporary structures excluded).
2. Daycare centers and preschools within residence only and on minimum one-half (1/2) acre lot
3. Excavations of over two hundred (200) cubic yards, as allowed by the excavation ordinance.
4. Golf courses, public or privately owned, whether or not operated as a business.
5. Group homes.
6. Planned dwelling group.
7. Planned unit developments (PUDs)
8. Public buildings and private and public utility buildings and uses.
9. Public parks and/or playground. Also privately owned playgrounds and recreational grounds or parks not operated as a business in whole or in part to which no admission charge is made.
10. Schools, public or privately owned.

### **1.4 BUILDING LOT REQUIREMENTS:**

---

**A Density:** There shall be no more than 1.0 building lot per acre contained within the boundaries of each phase of every subdivision or planned unit development; except when previously completed phases of the same development have sufficiently low density so that the average is still 1.0 building los per acre or less.

**B Lot Area:** There shall be a minimum of twelve thousand five hundred (12,500) square feet in each lot.

**C Lot Width:**

#### **12,500 SF to 20,000 SF Lots**

1. All lots within any development phase shall be a minimum of ninety feet (90') in width.

#### **Lots over 20,000 SF**

1. All lots within any development phase shall be a minimum of one hundred and twenty five feet (125') in width.

### **1.5 LOCATION OF STRUCTURES:**

---

All buildings and structures shall be located as provided in Chapter 28 Design Review as follows:

- **Structure – Dwellings**
  - Front Setback - 25 feet from all front lines
  - Side Setback - 10 feet minimum on each side, except 20 feet minimum for side fronting on a street. For lots with 90 foot frontage or less, 10 feet minimum on garage side and 8 feet minimum on other side, except 20 feet minimum for side fronting a street.
  - Rear Setback - 30 feet
- **Structure - Other main buildings**
  - Front Setback - 30 feet from all front lot lines
  - Side Setback - 20 feet minimum for each side
  - Rear Setback - 30 feet
- **Structure - Detached accessory buildings and garages**
  - Front Setback - 30 feet from all front lot lines
  - Side and Rear Setback - Same as for dwellings, except when the structure is at least 10 feet behind the main building or 10 feet behind a line extending from the rear corners the main building to the side lot lines parallel to the rear lot line(s); the side and rear setbacks may be reduced to 3 foot; provided that the structure must be at least 20 feet from main buildings on adjacent lots; and on corner lots the minimum setback for a side facing a street is 20 feet and minimum rear setback adjacent to a side lot line is 10 feet

### **1.6 MAXIMUM STRUCTURE HEIGHT:**

---

Main buildings or structures, two and one-half (2 1/2) stories or thirty five feet (35').

### **1.7 OFF-STREET PARKING:**

---

As provided in West Haven's parking ordinance.

### **1.8 PERMITTED SIGNS:-GO TO CHAPTER 24**

---

See West Haven City Sign Ordinance. Chapter 24 of this Ordinance

## **2. SECTION: Definitions**

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For purposes of application the requirements of this section, R-1 Zone, One Acre is 40,000 Sq ft and <sup>1</sup>/<sub>2</sub> Acre is 20,000 sq ft.

## **APPENDIX L**

### **ZONE R-2 and R-2.5**

## **R-2 ZONE A RESIDENTIAL LOW-MODERATE DENSITY ZONE (2 UNITS PER ACRE)**

### **1. SECTION:**

- 1.1. Purpose
- 1.2. Permitted Uses
- 1.3. Conditional Uses
- 1.4. Building Lot Requirements
- 1.5. Location Of Structures
- 1.6. Maximum Structure Height
- 1.7 Off Street Parking
- 1.8 Permitted Signs

### **1.1 PURPOSE:**

To provide for areas in appropriate locations where quiet, moderate density, residential neighborhoods may be established and protected. The regulations of this Zone are designed to promote compatible land uses consistent with a suburban environment enjoyed by residents within the Zone. With proper controls that ensure the integrity of the Zone, alternate forms of residential living are provided for by allowing flexibility in housing type, preference and costs.

### **1.2 PERMITTED USES:**

1. Accessory uses and buildings.
2. Agriculture.
3. Dwellings, one-family.
4. Animal keeping on lots of one (1) acre or more.
5. Home occupations, except preschools and daycare.
6. Pets, the keeping of household pets.

### **1.3 CONDITIONAL USES:**

---

Conditions for approval shall be determined by the Planning Commission or City Council as otherwise provided in the conditional use ordinance.

1. Church (temporary churches held in open areas, tents or in temporary structures excluded).
2. Daycare centers and preschools within residence only and on minimum one-half (1/2) acre lot
3. Excavations of over two hundred (200) cubic yards, as allowed by the excavation ordinance.
4. Golf courses, public or privately owned, whether or not operated as a business.
5. Group homes.
6. Planned dwelling group.
7. Planned unit developments (PUDs)
8. Public buildings and private and public utility buildings and uses.
9. Public parks and/or playground. Also privately owned playgrounds and recreational grounds or parks not operated as a business in whole or in part to which no admission charge is made.
10. Schools, public or privately owned.

<sup>1</sup>With Changes Made By City Council At Their July 2, 2008 Meetin

### **1.4 BUILDING LOT REQUIREMENTS:**

---

**A Density:** There shall be no more than 2.0 building lots per acre contained within the boundaries of each phase of every subdivision or planned unit development; except when previously completed phases of the same development have sufficiently low density so that the average is still 2.0 building lots per acre or less.

**B Lot Area:** There shall be a minimum of twelve thousand five hundred (12,500) square feet in each lot.

**C Lot Width:**

1. A maximum of twenty five percent (25%) of all lots within any development phase may be a minimum of eighty feet (80') in width; and
2. A minimum of twenty five percent (25%) of all lots within any development phase shall be a minimum of one hundred feet (100') in width and
3. The width of all lots within any development phase shall average a minimum of ninety feet (90') in width

<sup>1</sup>With Changes Made By City Council At Their July 2, 2008 Meeting



### **1.5 LOCATION OF STRUCTURES:**

---

All buildings and structures shall be located as provided in Chapter 28 Design Review as follows:

- **Structure – Dwellings**
  - Front Setback - 25 feet from all front lines
  - Side Setback - 10 feet minimum on each side, except 20 feet minimum for side fronting on a street. For lots with 90 foot frontage or less, 10 feet minimum on garage side and 8 feet minimum on other side, except 20 feet minimum for side fronting a street.
  - Rear Setback - 30 feet
- **Structure - Other main buildings**
  - Front Setback - 30 feet from all front lot lines
  - Side Setback - 20 feet minimum for each side
  - Rear Setback - 30 feet
- **Structure - Detached accessory buildings and garages**
  - Front Setback - 30 feet from all front lot lines
  - Side and Rear Setback - Same as for dwellings, except when the structure is at least 10 feet behind the main building or 10 feet behind a line extending from the rear corners the main building to the side lot lines parallel to the rear lot line(s); the side and rear setbacks may be reduced to 3 foot; provided that the structure must be at least 20 feet from main buildings on adjacent lots; and on corner lots the minimum setback for a side facing a street is 20 feet and minimum rear setback adjacent to a side lot line is 10 feet

### **1.6 MAXIMUM STRUCTURE HEIGHT:**

---

Main buildings or structures, two and one-half (2 1/2) stories or thirty five feet (35').

### **1.7 OFF-STREET PARKING:**

---

As provided in West Haven's parking ordinance.

### **1.8 PERMITTED SIGNS:-GO TO CHAPTER 24**

---

See West Haven City Sign Ordinance. Chapter 24 of this Ordinance

## **2. SECTION: Definitions**

---

For purposes of application the requirements of this section, R-2 Zone, One Acre is 40,000 Sq ft and 1/2 Acre is 20,000 sq ft.

*With Changes Made By City Council At Their July 2, 2008 Meeting*

## **R-2.5 ZONE - A RESIDENTIAL MODERATE DENSITY ZONE (2.5 UNITS PER ACRE)**

### **1. SECTION:**

- 1.1. Purpose
- 1.2. Permitted Uses
- 1.3. Conditional Uses
- 1.4. Building Lot Requirements
- 1.5. Location Of Structures
- 1.6. Maximum Structure Height
- 1.7. Off Street Parking
- 1.8. Permitted Signs

### **1.1 PURPOSE:**

To provide for areas in appropriate locations where quiet, moderate density, residential neighborhoods may be established and protected. The regulations of this Zone are designed to promote compatible land uses consistent with a suburban environment enjoyed by residents within the Zone. With proper controls that ensure the integrity of the Zone, alternate forms of residential living are provided for by allowing flexibility in housing type, preference and costs.

### **1.2 PERMITTED USES:**

1. Accessory uses and buildings.
2. Agriculture.
3. Dwellings, one-family.
4. Animal keeping on lots of one (1) acre or more.
5. Home occupations, except preschools and daycare.
6. Pets, the keeping of household pets.

### 1.3 CONDITIONAL USES:

Conditions for approval shall be determined by the Planning Commission or City Council as otherwise provided in the conditional use ordinance.

1. Church (temporary churches held in open areas, tents or in temporary structures excluded).
2. Daycare centers and preschools within residence only and on minimum one-half (1/2) acre lot
3. Golf courses, public or privately owned, whether or not operated as a business.
4. Group homes.
5. Planned dwelling group with a maximum of two (2) dwellings.
6. Planned unit developments (PUDs)
7. Public buildings and private and public utility buildings and uses.
8. Public parks and/or playground. Also privately owned playgrounds and recreational grounds or parks not operated as a business in whole or in part to which no admission charge is made.
9. Schools, public or privately owned.

<sup>1</sup>With Changes Made By City Council At Their July 2, 2008 Meetin

### 1.4 BUILDING LOT REQUIREMENTS:

**A Density:** There shall be no more than 2.50 building lots per acre contained within the boundaries of each phase of every subdivision or planned unit development; except when previously completed phases of the same development have sufficiently low density so that the average is still 2.50 building lots per acre or less.

**B Lot Area:** There shall be a minimum of twelve thousand five hundred (10,000) square feet in each lot.

**C Lot Width:**

1. A maximum of twenty five percent (25%) of all lots within any development phase may be a minimum of eighty feet (80') in width; and
2. A minimum of twenty five percent (25%) of all lots within any development phase shall be a minimum of one hundred feet (100') in width and
3. The width of all lots within any development phase shall average a minimum of ninety feet (90') in width

With Changes Made By City Council At Their July 2, 2008 Meeting

### **1.5 LOCATION OF STRUCTURES:**

---

All buildings and structures shall be located as provided in Chapter 28 Design Review as follows:

- **Structure – Dwellings**
  - Front Setback - 25 feet from all front lines
  - Side Setback - 10 feet minimum on each side, except 20 feet minimum for side fronting on a street. For lots with 90 foot frontage or less, 10 feet minimum on garage side and 8 feet minimum on other side, except 20 feet minimum for side fronting a street.
  - Rear Setback - 30 feet
- **Structure - Other main buildings**
  - Front Setback - 30 feet from all front lot lines
  - Side Setback - 20 feet minimum for each side
  - Rear Setback - 30 feet
- **Structure - Detached accessory buildings and garages**
  - Front Setback - 30 feet from all front lot lines
  - Side and Rear Setback - Same as for dwellings, except when the structure is at least 10 feet behind the main building or 10 feet behind a line extending from the rear corners the main building to the side lot lines parallel to the rear lot line(s); the side and rear setbacks may be reduced to 3 foot; provided that the structure must be at least 20 feet from main buildings on adjacent lots; and on corner lots the minimum setback for a side facing a street is 20 feet and minimum rear setback adjacent to a side lot line is 10 feet

### **1.6 MAXIMUM STRUCTURE HEIGHT:**

---

Main buildings or structures, two and one-half (2 1/2) stories or thirty five feet (35').

### **1.7 OFF-STREET PARKING:**

---

As provided in West Haven's parking ordinance.

### **1.8 PERMITTED SIGNS -Go To Chapter 24**

---

Go to Chapter 24

## **2. SECTION: Definitions**

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For purposes of application the requirements of this section, R-2.5 Zone, one acre is 40,000 Sq ft and one half (1/2) acre is 20,000 sq ft.

**APPENDIX M**

**ZONE R-4**

**R-4 Zone**

**A RESIDENTIAL MODERATE TO HIGHER DENSITY ZONE**

**(3 - 4 units per acre)**

**SECTION 1:**

1 Purpose

2 Permitted Uses

3 Conditional Uses

4 Building Lot Requirements

5 Location Of Structures

6 Maximum Structure Height

7 Off-Street Parking

8 Permitted Signs

**1.1: PURPOSE:**

To provide for areas in appropriate locations where quiet, higher density, residential neighborhoods may be established and protected. The regulations of this Zone are designed to promote compatible land uses consistent with a suburban environment enjoyed by residents within the Zone. With proper controls that ensure the integrity of the Zone, alternate forms of residential living are provided for by allowing flexibility in housing type, preference and costs.

**1.2: PERMITTED USES:**

Accessory uses and buildings. (Only behind homes)

Dwellings, one-family.

Home occupations, except preschools and daycare.

Pets, the keeping of household pets.

**1.3: CONDITIONAL USES:**

Conditions for approval shall be determined by the Planning Commission and City Council or as otherwise provided in the conditional use ordinance.

Church (temporary churches held in the open area or in tents or in temporary structures excluded).

Daycare centers and preschools, whether held within a residence or in a separate facility.

Golf courses, public or privately owned, whether or not operated as a business.

Twin Homes allowed on minimum 13,000 square feet.

Planned dwelling group with a maximum of two (2) dwellings.

Planned unit developments (PUDs).

Public buildings and public utility buildings.

Public parks and/or playgrounds, also privately owned playgrounds and recreational grounds or parks not operated as a business, in whole or in part, and to which no admission charge is made.

Schools, public or privately owned.

**1.4: BUILDING LOT REQUIREMENTS:**

A. Density: There shall be no more than 3 to 4 building lots per acre contained within the boundaries of each phase of every subdivision or planned unit development; except when previously completed phases of the same development have sufficiently low density so that the average is still 3 to 4 building lots per acre or less. The exact density between 3 to 4 units per acre will be agreed upon between the Planning Commission and the Developer.

B. Lot Area: There shall be a minimum of seven thousand (7,000) square feet in each lot.

C. Lot Width:

Minimum lot width. - 74 feet, 95 feet for twin homes. (Variance can be given for lots less than 9,000 square feet)

**1.5: LOCATION OF STRUCTURES:**

All buildings and structures shall be located as provided in Chapter 28 Design Review as follows:

Structure - Dwellings

Front Setback - 25 feet from all front lines

Side Setback - 10 feet minimum on garage side, 8 feet on other side, except 20 feet minimum for side fronting on a street. A setback variance can be given for lots less than 9000 square feet.

Rear Setback - 25 feet

Structure - Detached accessory buildings and garages

All accessory building must be behind the home.

10 feet rear setback from property line

3 feet side setback from property line

**1.6: MAXIMUM STRUCTURE HEIGHT:**

Main buildings or structures, two and one-half (2 1/2) stories or thirty five feet (35').

**1.7: OFF-STREET PARKING:**

As provided in West Haven's parking ordinance.

**1.8: PERMITTED SIGNS:**

See West Haven City Sign Ordinance.

**SECTION 2: DEFINITIONS**

For the purpose of application of the requirements of this section, R 3-4 Zone, One Acre is 43,560 Sq ft and ½ Acre is 21,780 Sq ft

**APPENDIX N**

**ZONE MIXED USE ZC**



MIXED USE ZC ZONE

**MIXED USE ZC HIGH/MEDIUM/LOW DENSITY RESIDENTIAL & LIGHT COMMERCIAL**

**Statement of General Goal**

Provide quality affordable housing units to the residents of West Haven that have a mix of Low to High Density residential uses along with small neighborhood commercial opportunities. Areas of specific density shall be decided by planning commission.

Objectives	Strategies
<p>Meet the Utah State affordable housing minimum standard.</p> <p>Provide a mix of housing and light commercial opportunities for the community to enjoy.</p> <p>Provide for a high density residential buffer next to commercial zones.</p> <p>Maintain a high level of quality throughout the zoning area.</p> <p>Provide walkable opportunities mixed within the development (commercial/ office and other frequently visited uses other than residential close enough to a higher density population that can walk to the uses rather than drive)</p>	<p>Prepare an ordinance that allows for a mixed use ZC high/medium/low density residential &amp; light commercial zone as follows:</p> <p>For the purpose of application of the requirements of this section, One Acre is 43,560 Sq ft and ½ Acre is 21,780 Sq ft</p> <p>Low Density</p> <ol style="list-style-type: none"> <li>1. 2-5 Dwelling units per acre</li> <li>2. Lowest densities next to Low Density areas and high densities near High Density areas.</li> </ol> <p>Medium Density</p> <ol style="list-style-type: none"> <li>1. 5-15 Dwelling units per acre</li> <li>2. Lowest density next to Medium Density areas and highest density next to commercial and other non residential uses.</li> </ol> <p>High Density</p> <ol style="list-style-type: none"> <li>1. 15-20 Dwelling Units per acre</li> <li>2. Lowest density range next to High Density area and high density next to light and heavy industrial and manufacturing areas.</li> </ol> <p>Neighborhood Commercial</p> <p>[The Neighborhood Commercial ("NC") Overlay Zone (or District) is defined and established, for purposes of this section and "zone" as follows: The Neighborhood Commercial ("NC") Overlay District is established to preserve and enhance neighborhoods and their shopping areas, by providing a scale of development and range of uses that are appropriate for neighborhood shopping and services. The NC Overlay Zone or District includes a number of individual overlay zone districts that may be established and mapped from time to time, consistent with the provisions of the General Plan of West Haven City; and, are more specifically intended (a) To encourage a scale of development, a mixture of building uses, and other attributes, such as safe and efficient conditions for pedestrian and vehicular movement, all of which will be as generally required by the General Plan; (b) To encourage retention and establishment of a variety of retail, entertainment, and personal service establishments, predominantly in a continuous pattern at ground level, so as to meet the needs of</p>

MIXED USE ZC ZONE

	<p>the surrounding area's residents, workers, and visitors; and (c) To limit the maximum permitted height of new buildings so as to encourage a general compatibility in scale between new and older buildings in the NC overlay zone. The uses permitted or that apply to any given discrete NC Overlay District shall reflect the character, scale, and needs of the particular residential area as determined by the Planning Commission, in consultation with area residents – via one or more public hearings – and as approved by the City Council. Specific side-yard, set back and other zoning or design criteria will be as established by the City Council via an appropriate amendment to the City's Zoning Ordinance.</p> <ol style="list-style-type: none"><li>1. Commercial uses allowed are uses that can be combined within a residential unit. IE corner store with house attached, main floor home business with residence above, etc.</li><li>2. Location to be approved by Planning Commission and/or City Council.</li></ol> <p>Developer to work with the Planning Commission and City Council to ensure the goals and objectives of this area are met and specific zoning conditions of the project are applied.</p> <p>Develop project to provide walkable opportunities within and adjacent to project area.</p>
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**APPENDIX O**

**ZONE COMMERCIAL**

## CHAPTER 8

### COMMERCIAL ZONES C-1, C-2, C-3

#### SECTION 1 PURPOSE AND INTENT:

The purpose of the C~1 Neighborhood Commercial, C~2 Community Commercial, and C~3 Regional Commercial Zones is to provide suitable areas for the location of the various types of commercial activity needed to serve the people and commerce of West Haven. It is also to separate into four zone uses, based upon type of activity that are compatible and complementary, as well as intensity of land utilization and accessory use needs.

#### PER ORDINANCE 13-2003 EFFECTIVE 9-13-2002- DEFINITION:

**COMMERCIAL AREA, COMMERCIAL ZONE:** Any area of the city with a zoning designation of C-1, C-2, C-3, CBD, PI and PCR under Chapter 8 of this code, and the abutting public streets and public premises.

#### SECTION 2 SITE DEVELOPMENT STANDARDS:

	<u>C-1</u>	<u>C-2</u>	<u>C-3</u>
1. Minimum Lot Area	none	none	none
2. Minimum Lot Width	none	none	none
<u>PER ORDINANCE 16-06 EFFECTIVE 10-4-2006</u>			
3. Minimum Yard Setbacks			
a. Front	15 ft	15ft	15ft
b. Side	None, except 10 feet adjacent to residential zone boundary,		
c. Side facing street on corner lot	15 feet	15 feet	15 feet
d. Rear	None, except 10 feet where building rears on a residential zone,		
4. Building Height			
a. Minimum	-----One Story-----		
b. Maximum	2 ½ stories 35 feet	none	none
5. Maximum Lot Coverage	Not over 60% of lot area by buildings or accessory buildings	same	same

**SECTION 3 SIGN REGULATIONS:**

The height, size, and location of the permitted signs shall be in accordance with the **regulations set forth in Chapter 24 Signs, of this Ordinance**. Permitted signs are listed in Section 18.

**SECTION 4 SPECIAL REGULATIONS:****1. Hereinafter specified permitted and Conditional uses shall be permitted only when the following conditions are complied with:**

- a. All manufacturing shall be done within a completely enclosed building.
- b. All uses shall be free from objection because of odor, dust, smoke, or noise
- c. In the C-1 neighborhood Commercial Zone no entertainment, except recorded music shall be permitted in cafes, cafeterias, ice cream parlors, or restaurants.

**2. A car wash shall be permitted subject to the following restrictions;**

- a. Operation or use is forbidden between the hours of 10:00 pm and 6:00 am on the following morning in C-1 Zones only.
- b. There shall not be more than four washing bays for a manual spray car wash in C-1 Zones only.
- c. Off-street vehicle storage required as follows:
  - 1) One bay car wash, four spaces in the approach lane
  - 2) Two bay car wash, three spaces in the approach lane for each wash bay
  - 3) Three or more bay car wash, two spaces in the approach lane for each wash bay

**3. Residential component can be included for a business as a conditional use (ie: security purposes).****SECTION 5 USES:**

In the following list of possible uses those designated in any zone as:

"P" - will be a **Permitted Use**.

"C" - will be allowed only when authorized by a **Conditional Use Permit** obtained as provided in Chapter 11 of this Zoning Ordinance.

"N" -will **Not Be** allowed in that zone.

<b>A</b>				
Accessory buildings and uses customarily incidental to a permitted use	C	C	P	
Air conditioning, sales and service	N	C	P	
Altering, pressing and repairing of wearing apparel	P	P	P	
Amusement enterprises	N	C	C	
Antique, import or souvenir shop	C	P	P	
Apartment, multi-family	N	N	N	
Arcade	N	C	C	
Archery shop and range, provided it is conducted within a completely enclosed bldg	N	C	P	
Art and artists supply store		C	P	P
Assisted Living Center	N	C	C	

	<u>C-1</u>	<u>C-2</u>	<u>C-3</u>
<i>Athletic and sporting goods store</i>	C	P	P
<i>Athletic Club</i>	C	P	P
<i>Auction establishment</i>	N	C	C
<i>Automobile repair <b>including</b> paint, body and fender, brake muffler, upholstery or trans- mission work, provided it is conducted within a completely enclosed bldg</i>	N	C	C
<i>Automobile, new or used, sales and service</i>	N	C	C
<i>Awning sales and service</i>	N	C	P
<i>Automobile <b>New</b> parts sales &amp; service</i>	C	P	P
<i>Automobile Maintenance</i>	N	C	C
<b>B</b>			
<i>Bakery manufacture limited to goods retailed on premises</i>	P	P	P
<i>Bank or financial institutions</i>	P	P	P
<i>Barber and Beauty shop</i>	C	P	P
<i>Beauty culture school</i>	N	C	P
<i>Bed and Breakfast Inn</i>	C	C	P
<i>Bed and Breakfast Hotel</i>	N	C	P
<i>Bicycle sales and service</i>	C	P	P
<i>Boat sales and service</i>	N	C	P
<i>Bookbinding</i>	N	N	P
<i>Book store, retail</i>	C	P	P
<i>Bottling &amp; distribution plant</i>	N	N	C
<i>Bowling alley</i>	N	C	C
<i>Boxing arena</i>	N	N	C
<i>Building materials retail sales yard</i>	N	C	C
<i>Bus Terminal</i>	N	N	C

<b>C</b>	<b><u>C-1</u></b>	<b><u>C-2</u></b>	<b><u>C-3</u></b>
<i>Cafe or cafeteria</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Camera store</i>	<i>P</i>	<i>P</i>	<i>P</i>
<i>Candy store, confectionery</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Carpenter and cabinet shop</i>	<i>N</i>	<i>N</i>	<i>C</i>
<i>Carpet and rug cleaning</i>	<i>N</i>	<i>N</i>	<i>C</i>
<i>Carpet, rug and linoleum service</i>	<i>N</i>	<i>N</i>	<i>C</i>
<i>Car wash, Automatic</i>	<i>C</i>	<i>C</i>	<i>P</i>
<i>Car wash, manual spray</i>	<i>C</i>	<i>C</i>	<i>P</i>
<i>Cash register sales/service</i>	<i>N</i>	<i>N</i>	<i>C</i>
<i>Catering establishment</i>	<i>N</i>	<i>C</i>	<i>P</i>
<i>China, crystal/silver shop</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Christmas tree sales</i>	<i>C</i>	<i>C</i>	<i>P</i>
<i>Church</i>	<i>N</i>	<i>N</i>	<i>N</i>
<i>Church, temporary revival</i>	<i>N</i>	<i>N</i>	<i>N</i>
<i>Circus, carnival or other transient amusement</i>	<i>N</i>	<i>N</i>	<i>C</i>
<i>Clinics, medical or dental</i>	<i>P</i>	<i>P</i>	<i>P</i>
<i>Clothing and accessory store</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Coffee Shop</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Communication equipment building</i>	<i>N</i>	<i>N</i>	<i>P</i>
<i>Contractor shop, provided work conducted within a completely enclosed bldg</i>	<i>N</i>	<i>N</i>	<i>C</i>
<i>Costume rental</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Convenience Store</i>	<i>C</i>	<i>P</i>	<i>P</i>
<b>D</b>			
<i>Dairy products store</i>	<i>P</i>	<i>P</i>	<i>P</i>
<i>Dance hall/minors/non-alcoholic</i>	<i>N</i>	<i>C</i>	<i>C</i>
<i>Delicatessen</i>	<i>P</i>	<i>P</i>	<i>P</i>
<i>Department Store</i>	<i>N</i>	<i>C</i>	<i>P</i>
<i>Detective agency</i>	<i>C</i>	<i>C</i>	<i>P</i>
<i>Diaper service, Including cleaning</i>	<i>N</i>	<i>P</i>	<i>P</i>
<i>Drapery and curtain store (blinds, retail)</i>	<i>C</i>	<i>C</i>	<i>P</i>
<i>Drug store</i>	<i>C</i>	<i>C</i>	<i>P</i>
<i>Dry cleaning establishment</i>	<i>N</i>	<i>C</i>	<i>P</i>
<i>Dry cleaning pickup station</i>	<i>C</i>	<i>C</i>	<i>P</i>
<i>Dental Office</i>	<i>C</i>	<i>P</i>	<i>P</i>

	<u>C-1</u>	<u>C-2</u>	<u>C-3</u>
<b>E</b>			
<i>Educational institution</i>	<i>C</i>	<i>C</i>	<i>P</i>
<i>Electrical and heating appliances and fixtures safes and service</i>	<i>N</i>	<i>C</i>	<i>P</i>
<i>Electronic equipment sales &amp; service</i>	<i>C</i>	<i>C</i>	<i>P</i>
<i>Employment agency</i>	<i>N</i>	<i>C</i>	<i>P</i>
<i>Express &amp; transfer service</i>	<i>N</i>	<i>C</i>	<i>C</i>
<b>F</b>			
<i>Fabric and textile store</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Farm implement sales</i>	<i>N</i>	<i>C</i>	<i>P</i>
<i>Florist shop</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Fueling Station – Vehicles under 40,000 GVW</i>	<i>N</i>	<i>C</i>	<i>C</i>
<i>Fueling Station – Liquid Natural Gas LNG</i>	<i>N</i>	<i>N</i>	<i>C</i>
<i>Fruit store or stand</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Furniture sales and repair</i>	<i>C</i>	<i>C</i>	<i>P</i>
<i>Fur apparel sales, storage or repair</i>	<i>C</i>	<i>C</i>	<i>P</i>
<b>G</b>			
<i>Garden supplies and plant materials sales</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Gift store</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Glass sales and service</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Government buildings or uses, non industrial</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Greenhouse and nursery; soil &amp; lawn service</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Grocery store</i>	<i>C</i>	<i>C</i>	<i>P</i>
<i>Gunsmith</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Gymnasium</i>	<i>C</i>	<i>P</i>	<i>P</i>
<b>H</b>			
<i>Hardware stores</i>	<i>C</i>	<i>C</i>	<i>P</i>
<i>Health club</i>	<i>C</i>	<i>C</i>	<i>C</i>
<i>Health food store</i>	<i>P</i>	<i>P</i>	<i>P</i>
<i>Heliport</i>	<i>N</i>	<i>N</i>	<i>C</i>
<i>Hobby &amp; crafts store</i>	<i>P</i>	<i>P</i>	<i>P</i>
<i>Hospital supplies</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Hotel</i>	<i>N</i>	<i>C</i>	<i>P</i>
<i>House cleaning and repair</i>	<i>N</i>	<i>N</i>	<i>C</i>
<i>Household appliance sales and incidental service</i>	<i>N</i>	<i>C</i>	<i>P</i>
<i>Hospital</i>	<i>N</i>	<i>C</i>	<i>C</i>
<i>Home Improvement Large Box</i>	<b><i>N</i></b>	<b><i>N</i></b>	<b><i>C</i></b>



	<u>C-1</u>	<u>C-2</u>	<u>C-3</u>
<b>I</b>			
<i>Ice cream manufacture</i>	<i>N</i>	<i>N</i>	<i>C</i>
<i>Ice cream parlor</i>	<i>P</i>	<i>P</i>	<i>P</i>
<i>Insulation sales</i>	<i>N</i>	<i>N</i>	<i>C</i>
<i>Insurance agency</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Interior decorator and designing establishment</i>	<i>C</i>	<i>P</i>	<i>P</i>
<b>J</b>			
<i>Janitor sales service and supply</i>	<i>N</i>	<i>C</i>	<i>P</i>
<i>Jewelry store sales and service</i>	<i>P</i>	<i>P</i>	<i>P</i>
<b>K</b>			
<i>Reserved for the future</i>			
<b>L</b>			
<i>Laboratory, dental or medical</i>	<i>N</i>	<i>C</i>	<i>C</i>
<i>Launderette or Laundromat</i>	<i>C</i>	<i>p</i>	<i>p</i>
<i>Lawn mower sales and service</i>	<i>N</i>	<i>C</i>	<i>P</i>
<i>Leather goods, sales &amp; service</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Legal office</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Library public</i>	<i>P</i>	<i>P</i>	<i>P</i>
<i>Linen store/retail</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Linen supply service</i>	<i>N</i>	<i>N</i>	<i>C</i>
<i>Liquor store</i>	<i>N</i>	<i>N</i>	<i>C</i>
<i>Locksmith</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Lodge or social hall</i>	<i>N</i>	<i>N</i>	<i>C</i>
<i>Luggage store</i>	<i>N</i>	<i>C</i>	<i>C</i>
<i>Lumber yard</i>	<i>N</i>	<i>N</i>	<i>C</i>
<b>M</b>			
<i>Machine shop operations incidental to any use permitted in C-3 district</i>	<i>N</i>	<i>N</i>	<i>C</i>
<i>Manufacturer of goods retailed on premises</i>	<i>N</i>	<i>N</i>	<i>C</i>
<i>Meat Custom cutting &amp; wrapping excluding slaughtering</i>	<i>N</i>	<i>C</i>	<i>C</i>
<i>Meat, fish &amp; seafood store retail</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Medical Office</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Miniature golf</i>	<i>C</i>	<i>C</i>	<i>C</i>

	<u>C-1</u>	<u>C-2</u>	<u>C-3</u>
<i>Mobile Home Sales</i>	<i>N</i>	<i>N</i>	<i>C</i>
<i>Monument works and sales</i>	<i>N</i>	<i>C</i>	<i>P</i>
<i>Mortuary</i>	<i>N</i>	<i>C</i>	<i>P</i>
<i>Motel</i>	<i>N</i>	<i>C</i>	<i>P</i>
<i>Motorcycle, ATV's &amp; motor scooters sales &amp; service</i>	<i>N</i>	<i>C</i>	<i>C</i>
<i>Museum</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Music Store</i>	<i>C</i>	<i>P</i>	<i>P</i>
<b>N</b>			
<i>Needlework, embroidery or knitting store</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Nightclub or social club (ONLY NORTH OF 3300 S)</i>	<i>N</i>	<i>N</i>	<i>C</i>
<i>Novelty store</i>	<i>C</i>	<i>C</i>	<i>C</i>
<i>Nursery school</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Nursing Care Facility</i>	<i>N</i>	<i>C</i>	<i>C</i>
<b>O</b>			
<i>Office in which goods or merchandise are not commercially created, exchanged or sold</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Office supply</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Office machines sales and service</i>	<i>N</i>	<i>C</i>	<i>C</i>
<i>Optometrist, optician or oculist</i>	<i>P</i>	<i>P</i>	<i>P</i>
<i>Ornamental iron sales or repair</i>	<i>N</i>	<i>C</i>	<i>C</i>
<b>P</b>			
<i>Paint or wallpaper store</i>	<i>N</i>	<i>C</i>	<i>P</i>
<i>Park and Playground</i>	<i>P</i>	<i>P</i>	<i>P</i>
<i>Parking lot or garage for passenger autos</i>	<i>N</i>	<i>C</i>	<i>C</i>
<i>Pawnshop</i>	<i>N</i>	<i>N</i>	<i>P</i>
<i>Pest Control &amp; extermination</i>	<i>N</i>	<i>C</i>	<i>P</i>
<i>Pet &amp; pet supply store</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Pet Grooming</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Pharmacy</i>	<i>P</i>	<i>P</i>	<i>P</i>
<i>Photographic supplies</i>	<i>P</i>	<i>P</i>	<i>P</i>
<i>Photo studio</i>	<i>P</i>	<i>P</i>	<i>P</i>
<i>Physician or surgeon</i>	<i>P</i>	<i>P</i>	<i>P</i>
<i>Plumbing shop retail store</i>	<i>N</i>	<i>C</i>	<i>P</i>
<i>Popcorn or nut shop</i>	<i>P</i>	<i>P</i>	<i>P</i>

	<b><u>C-1</u></b>	<b><u>C-2</u></b>	<b><u>C-3</u></b>
<i>Post office</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Printing, copying, lithographing, publishing or reproductions sales and services</i>	<i>N</i>	<i>C</i>	<i>P</i>
<i>Private liquor club (ONLY NORTH OF 3300 S)</i>	<i>N</i>	<i>N</i>	<i>C</i>
<i>Professional office</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Public utilities substation</i>	<i>C</i>	<i>C</i>	<i>C</i>
<i>Public Building</i>	<i>C</i>	<i>C</i>	<i>C</i>
<i>Packaging &amp; Mailing Sales/Service</i>	<i>P</i>	<i>P</i>	<i>P</i>
<b>Q</b>			
<i>Reserved for future use</i>			
<b>R</b>			
<i>Radio and television sales and service and service</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Radio, television of FM broadcasting station</i>	<i>N</i>	<i>C</i>	<i>P</i>
<i>Real estate agency</i>	<i>C</i>	<i>C</i>	<i>P</i>
<i>Reception center or wedding chapel</i>	<i>N</i>	<i>C</i>	<i>C</i>
<i>Recreation Center</i>	<i>C</i>	<i>C</i>	<i>C</i>
<i>Rental agency for home and garden equip.</i>	<i>N</i>	<i>C</i>	<i>P</i>
<i>Residential Treatment Facility</i>	<i>N</i>	<i>C</i>	<i>C</i>
<i>Restaurant</i>	<i>C</i>	<i>C</i>	<i>C</i>
<i>Restaurant, drive-in</i>	<i>C</i>	<i>C</i>	<i>P</i>
<i>Roller skating rink</i>	<i>N</i>	<i>C</i>	<i>C</i>
<i>Roofing sales</i>	<i>N</i>	<i>C</i>	<i>C</i>
<b>S</b>			
<i>Second-hand store</i>	<i>N</i>	<i>C</i>	<i>C</i>
<i>Seed &amp; feed store, retail</i>	<i>N</i>	<i>C</i>	<i>C</i>
<i>Sewing machine sale &amp; service</i>	<i>C</i>	<i>C</i>	<i>P</i>
<i>Sexually Oriented Business (See S.O.B. Ordinance)</i>	-	-	-
<i>Sheet metal shop and retinning providing conducted within completely enclosed bldg.</i>	<i>N</i>	<i>N</i>	<i>C</i>
<i>Shoe repair or shoe shine shop</i>	<i>C</i>	<i>C</i>	<i>P</i>
<i>Shoe store</i>	<i>C</i>	<i>C</i>	<i>P</i>

	<u>C-1</u>	<u>C-2</u>	<u>C-3</u>
<i>Shooting range indoor (with retail sales)</i>	N	C	C
<i>Sign manufacture or sign painting</i>	N	N	C
<b>**See CHAPTER 24 for Sign Regulations</b>			
<i>Spa, including massage therapy</i>	C	C	P
<i>Supermarket</i>	C	C	P
 <b>T</b>			
<i>Tailor shop</i>	C	C	P
<i>Tavern/Bar (ONLY NORTH OF 3300 S)</i>	N	N	C
<i>Taxidermist</i>	C	C	C
<i>Temporary building for uses incidental to construction work. Such buildings shall be removed upon completion of construction work</i>	C	C	C
<i>Theatre, Movie indoor</i>	N	C	C
<i>Theatre, Live</i>	N	C	C
<i>Tire recapping or retreading sales &amp; service</i>	N	N	C
<i>Tobacco shop</i>	N	N	C
<i>Toy store, retail</i>	C	P	,p
<i>Trade or industrial school</i>	N	C	P
<i>Trailer sales &amp; service</i>	N	N	P
<i>Travel agency</i>	C	C	P
<i>Truck Fueling Station – Convenience Store</i>	N	N	C
<b>U</b>			
<i>Upholstery shop</i>	C	C	P
<i>Used car lot</i>	N	C	C
<b>V</b>			
<i>Vegetable store or stand</i>	C	P	P
<i>Ventilating equipment sales &amp; service</i>	N	C	C
<i>Veterinary (small and large animal w/kennel services)</i>	N	C	C
<b>W</b>			
<i>Welding shop</i>	N	N	C
<i>Wholesale business</i>	N	N	C
<i>Window washing establishment</i>	C	C	P

**APPENDIX P**

**ZONE MANUFACTURING**

## CHAPTER 9

### MANUFACTURING ZONE M-1

#### SECTION 1 PURPOSE AND INTENT

The purpose of the light manufacturing zone is to provide suitable areas that will accommodate the need for light intensity type manufacturing and its associated accessory uses, some of which may have an environmental impact requiring public review and regulation.

#### SECTION 2 PERMITTED USES

1. Accessory uses and buildings customarily incidental to a permitted use
2. Any permitted use in a C-3 Zone except dwelling units
3. Agriculture
4. Animal hospitals
5. Animals and fowl for family food production
6. Boat building
7. Bookbinding
8. Body and fender work, if conducted within an enclosed building
9. Bottling works, soft drinks
10. Carpenter shop, cabinet shop
11. Carpet and rug cleaning and dyeing
12. Coal, fuel and wood yards, enclosed within a building or by a solid fence of not less than six (6) feet in height
13. Construction of buildings to be sold and moved off the premises
14. Dairy
15. Dry cleaning plant
16. Dwelling unit for night watchman or guard and family
17. Egg handling, processing and sales
18. Electric appliances and/or electronic instruments assembling
19. Express office
20. Garage, public (**Conditional Use per Ordinance 03-1999**)
21. Honey extraction
22. Ice manufacturing and storage
23. Kennel
24. Knitting mill
25. Laboratory
26. Laundry
27. Lithographing, including engraving and photo engraving
28. Machine shop
29. Manufacturing, compounding, processing, packing and treatment of the following products:
  - a. Bakery goods
  - b. Candy
  - c. Dairy products
  - d. Pharmaceuticals

30. *Manufacturing, compounding, assembling and treatment of articles of merchandise from the following previously prepared materials:*
  - a. *Cellophane*
  - b. *Canvas*
  - c. *Cloth*
  - d. *Cork*
  - e. *Felt*
  - f. *Shell*
  - g. *Straw*
  - h. *Textile*
  - i. *Wood*
  - j. *Yarn*
31. *Manufacturing and maintenance of the following:*
  - a. *Business machines*
  - b. *Cameras and photographic equipment*
  - c. *Electric and neon sign, billboards and/or commercial advertising structures*
  - d. *Light sheet metal products, including heating and ventilating ducts and equipment*
  - e. *Musical instruments*
  - f. *Novelties*
  - g. *Rubber and metal stamps*
  - h. *Toys*
32. *Monument works*
33. *Motion picture studio*
34. *Motor vehicles, trailers, bicycles and machinery repairing, rentals, sales and reconditioning*
35. *Parking lot*
36. *Planning mill*
37. *Printing, including engraving and photo engraving, blueprinting, photo stating and duplication*
38. *Public transit yards*
39. *Public and quasi-public uses*
40. *Radio and television transmitting towers*
41. *Retail sale of products produced by or developed in conjunction with or normally required and used in the performance of a commercial or manufacturing operation permitted in this zone; and provided the retail sale is clearly an accessory use to the main permitted use and is conducted within the same building or if the main use is not a building then on the same property provided however, no retail sale of products may be made in conjunction with a warehousing or wholesale business*
42. *Rubber welding*
43. *Sand blasting*
44. *Service Station*
45. *Sign painting shop*
46. *Single family dwelling*
47. *Temporary building 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.*

48. *Tire retreading and/or vulcanizing*
49. *Transfer company*
50. *Truck service station*
51. *Trucking terminal*
52. *Upholstering, including mattress manufacturing, rebuilding and renovating*
53. *Used car lot*
54. *Veterinary, and hotel and beauty parlor for cats and dogs*
55. *Warehouse*
56. *Weaving*
57. *Welding shop*
58. *Wholesale business*

### **SECTION 3 CONDITIONAL USES**

*The following uses shall be permitted only when authorized by a Conditional Use Permit as provided in Chapter 11 of this Zoning Ordinance*

1. *Airport*
2. *Any conditional use allowed in a C-3 zone, except dwelling units*
3. *Battery manufacture*
4. *Blacksmith shop*
5. *Building materials sale yard, including the 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 the preparation and manufacture of any of the products specified in this Section*
6. *Carnival or other amusement, enterprise, transient in nature*
7. *Concrete mini-mix plant with a one yard capacity*
8. *Contractor's equipment storage yard or rental of equipment used by contractors*
9. *Draying, freighting, or trucking yard or terminal*
10. *Fertilizer and soil conditioner manufacture, processing and/or sales, providing only non-animal products and by-products are used.*
11. *Foundry, casting light-weight, non-ferrous metal without causing noxious odors or fumes*
12. *Glass manufacturing*
13. *Manufacture of brick and all clay, ceramic, cinder, concrete, synthetic, cast stone, plastic and pumice stone products, including the manufacture of fabrication of building blocks, tile or pipe from raw material for use in building instruction or for sewer or drainage purposes, and including rock or gravel crushings or raw materials which is incidental to the manufacture or fabrication of the above-described products, and provided that such crushing facilities shall be located not closer than two hundred (200) feet to any property line*
14. *Manufacturing, compounding, processing, packing and treatment of the products:*
  - a. *Cosmetics*
  - b. *Food products, excluding the following: fish, sauerkraut, pickles, vinegar yeast, the rendering for fat*
  - c. *Toiletries*



15. *Manufacturing, compounding and treatment of articles or merchandise from the following previously prepared material:*
  - a. *Bone*
  - b. *Feathers*
  - c. *Fiber*
  - d. *Fish*
  - e. *Glass*
  - f. *Hair*
  - g. *Horn*
  - h. *Leather*
  - i. *Paint*
  - j. *Paper*
  - k. *Plastic*
  - l. *Rubber*
  - m. *Tobacco*
16. *The manufacture, fabrication, assembly, compounding, process, treatment and storage of products made from the family of metals and carbons including but not limited to the following:*
  - a. *Brass*
  - b. *Iron*
  - c. *Copper*
  - d. *Steel*
  - e. *Graphite and their substitutes*
17. *Meat products smoking, curing and packing, provided that no objectionable fumes are emitted.*
18. *The raising and grazing of horses, cattle, sheep or goats as part of a farming operation including the supplementary or full feeding of such animals*
19. *Manufactured Housing, to serve as quarters for guard or night watchman and family so long as it is permanently affixed on approved concrete or concrete block foundation*
20. *Motorcycle and off road vehicle trails and track including accessory concession stand picnic, park and playground facilities.*

## SECTION 4 SITE DEVELOPMENT STANDARDS

1. Minimum lot area 20,000 sq ft except for single family dwellings which require five (5) acres  
*(See Ordinance 5-99 at end of chapter)*
2. Minimum lot width 100 feet
3. Minimum yard setbacks:
  - a. Front 30 ft on streets of less than 80 ft in width; 50 ft on streets and highways of 80 ft or more in width
  - b. Side none except 20 ft where adjacent to a residential zone boundary and a side yard facing a street on a corner lot and for single family dwelling
  - c. Rear none except 20 ft where building rears on a residential zone and 30 ft for single family dwellings
4. Building Height
  - a. Minimum one story
  - b. Maximum none
  - c. Maximum none
5. Lot coverage not over 80% of lot area by buildings

## SECTION 5 SIGN REGULATIONS

The height, size and location of the following permitted signs shall be in accordance with Chapter 15 as follows: **See Chapter 24-Sign Regulations for possible changes in the list below.**

1. Advertising signs and billboard, provided the following conditions are met:
  - a. Size - the maximum size of a billboard at any one location shall not be larger than one thousand (1000) sq ft
  - b. Spacing - the minimum distance between any two billboards adjacent to and facing a freeway or highway shall be five hundred (500) feet
  - c. Freeway Access - the minimum distance between any advertising sign or billboard and the beginning of the pavement widening for an entrance or exit ramp on a freeway shall be not less than five hundred (500) feet. In addition, billboards adjacent to freeways shall comply with State of Utah Outdoor Advertising Regulations
2. Animated sign
3. Business signs, not exceeding in area five (5) square feet for each foot of street frontage with a maximum of six hundred fifty (650) square feet for each sign, provided that Business Signs adjacent to and within six hundred and sixty (660) feet of an Interstate Freeway or Federal Aid Primary Highway, may have a maximum size of one thousand (1,000) square feet for each sign
4. Flat sign
5. Ground sign
6. Identification sign, illuminated sign
7. Name plate
8. Property sign, projecting sign; public necessity sign
9. Roof sign
10. Service sign
11. Temporary sign

## **CHAPTER 10**

### **MANUFACTURING ZONE M-2**

#### **SECTION 1 PURPOSE AND INTENT**

*The purpose of the heavy manufacturing zone is to provide suitable areas that will accommodate the need for heavy intensity manufacturing, extractive and associated uses where the environment impact upon community may be substantial and where public regulation may be necessary to preserve the general welfare of the community.*

#### **SECTION 2 PERMITTED USES**

1. Any permitted use in an M-1 Zone
2. Building material sale yard, Blacksmith shop
3. Contractors equipment storage yard
4. Feed, cereal or flour mill
5. Freighting or trucking yard or terminal
6. Manufacturing, processing, compounding, packing treatment and/or storage of Acetylene gas
7. Manufacture, fabrication, assembly, canning, compounding, packaging process, treatment, storage and/or maintenance of the following:
  - a. Airplane and parts; automobile and parts
  - b. Cans
  - c. Emery cloth excelsior
  - d. Hardware
  - e. Machinery, matches
  - f. Oxygen
  - g. Salt

#### **SECTION 3 CONDITIONAL USES**

*The following uses shall be permitted only when authorized by a Conditional Use Permit as provided in Chapter 11 of this Zoning Ordinance.*

1. Any Conditional Use allowed in an M-1 Zone
2. Automobile recycling (parts dismantling) when conducted within a completely enclosed building. The recycling facility shall have no more than 40 automobiles at the site at any one time. Any automobile recycling vehicle storage area must be enclosed by a solid wall or fence of not less than seven (7) feet in height
3. Go-cart racing or drag strip racing
4. Incinerator, non-accessory, provided that no objectionable fumes and odors are emitted
5. Manufacturing, fabrication, assembly, canning, compounding, packaging process treatment, storage and/or maintenance of the following:
  - a. Alcohol
  - b. Brass, brick
  - c. Candles, cast stone products, cement and cinder products, copper, ceramic products, clay products

- d. Dyestuff
  - e. Feathers, fiber, fish food products
  - f. Glass, glucose, gypsum
  - g. Hair
  - h. Ink, iron
  - i. Lampblack, linoleum, lime
  - j. Malts, meats
  - k. Oilcloth, oiled rubber goods
  - l. Paper, paint, pulp, pickles, plaster, plaster of paris, plastic
  - m. Sauerkraut, sheet metal, shellac, shoddy, shoe polish, soap, and detergent, starch, steel
  - n. Terracotta, tile, turpentine
  - o. Varnish, vinegar
  - p. Yeast
- 6. Metals and metal products treatment and processing
  - 7. Oil or lubricating grease compounding
  - 8. Petroleum refining and storage
  - 9. Railroad yards, shop and/or roundhouse
  - 10. Rock crusher
  - 11. Sewage disposal or treatment plant
  - 12. Wrecked Car Sales
  - 13. Uses which follow, provided they are located at least 600 feet from any zone boundary:
    - a. Animal by products plants, garbage, offal or dead animal reduction or dumping; automobile wrecking yard, provided the use is enclosed with seven foot high solid fence or wall
    - b. Blast furnace
    - c. Cement, mortar, plaster or paving material, central mixing plant
    - d. Fat rendering
    - e. Gravel pits, quarries
    - f. Junk or salvage yard, provided the use is enclosed with a seven foot high solid fence or wall
    - g. Manufacturing, processing, refining, treatment, distillation, storage or compounding of the following:
      - Acid
      - Ammonia
      - Asphalt
      - Bleaching powder and chlorine
      - Bone
      - Chemicals of an objectionable or dangerous nature
      - Coal or wood
      - Creosote
      - Disinfectants or insecticides
      - Fat
      - Fireworks or explosives
      - Fur
      - Gas
      - Gelatin or size
      - Glue
      - Hide
      - Ore

- Plastic
- Potash
- Pyroxylin
- Roofing or water proofing materials
- Rubber or guttapercha
- Tallow grease or lard
- Tar
- Wood
- h. Metals crushing for salvage
- i. Ore bonification
- j. Smelting or refining of materials
- k. Steel or iron mill mines
- l. Stockyards, slaughter house

14. Manufactured Housing, to serve as quarters for guard or night watchman and family so long as it is permanently affixed on approved concrete or concrete block foundation

#### **SECTION 4 SITE DEVELOPMENT STANDARDS**

---

- |  |   |
|--|---|
| 1. Minimum lot area                              | 20,000 sq ft except for single family dwellings which require five (5) acres  |
| <b><u>Amended by Ordinance 5-99 to read:</u></b> |   |
| Minimum Lot Area                                 | <u>qNo minimum lot area is required</u> except for single family dwellings which require five (5) acres.                                |
| 2. Minimum lot width                             | 100 feet  |
| 3. Minimum yard setbacks:                        |   |
| a. Front   | 30 ft on streets of less than 80 ft in width; 50 ft on streets and highways of 80 ft or more in width                                   |
| b. Side  | none except 20 ft where adjacent to a residential zone boundary and a side yard facing a street on a corner lot and for family dwelling |
| c. Rear  | none except 20 ft where building rears on a residential zone and 30 ft for single family dwellings                                      |
| 4. Building Height                               |   |
| a. Minimum                                       | one story   |
| b. Maximum                                       | none  |
| 5. Lot coverage                                  | not over 80% of lot area by buildings   |

## **SECTION 5 SIGN REGULATIONS-SEE CHAPTER 24**

---

*The height, size and location of the following permitted signs shall be in accordance with the regulations set forth in Chapter 24 of this Zoning Ordinance.*

1. *Advertising signs and billboard, provided the following conditions are met:*
  - a. *Size - the maximum size of a billboard at any one location shall not be larger than one thousand (1000) sq ft*
  - b. *Spacing - the minimum distance between any two billboards adjacent to and facing a freeway or highway shall be five hundred (500) feet*
  - c. *Freeway Access - the minimum distance between any advertising sign or billboard and the beginning of the pavement widening for an entrance or exit ramp on a freeway shall be not less than five hundred (500) feet. In addition, billboards adjacent to freeways shall comply with State of Utah Outdoor Advertising Regulations*
2. *Animated sign*
3. *Business signs, not exceeding in area five (5) square feet for each foot of street frontage with a maximum of six hundred fifty (650) square feet for each sign, provided that Business Signs adjacent to and within six hundred and sixty (660) feet of an Interstate Freeway or Federal Aid Primary Highway, may have a maximum size of one thousand (1,000) square feet for each sign*
4. *Flat sign*
5. *Ground sign*
6. *Identification sign, illuminated sign*
7. *Name plate*
8. *Property sign, projecting sign; public necessity sign*
9. *Roof sign*
10. *Service sign*
11. *Temporary sign*

**APPENDIX Q**

**ZONE OPEN SPACE  
(NON RESIDENTIAL)**

## **CHAPTER 13**

### **OPEN SPACE ZONE 0-1**

#### **SECTION 1 PURPOSE AND INTENT**

*The Open Space Zone is specifically intended to encourage the preservation of a natural environment in an otherwise urban setting; to hold for future generations open space in which plants and animals can be protected and studied; to inhibit erection of unnecessary buildings on a flood plain, on areas of severe slope, areas of fault line and rock slides; to provide suitable areas for recreation and relaxation, and to alleviate stream pollution.*

#### **SECTION 2 PERMITTED USES**

1. Agriculture
2. Botanical or zoological garden
3. Cemetery
4. Conservation areas: botanical or zoological
5. Fishing ponds; private or public
6. Golf course, except miniature golf courses
7. Horse raising, provided conducted in a pasture of at least five (5) acre size and with a maximum density of two (2) horses per acre
8. Private park, playground or recreation area
9. Public park, public recreation grounds and associate buildings, but not including privately owned commercial amusement business. Public Service Buildings
10. Wildlife sanctuaries

#### **SECTION 3 CONDITIONAL USES**

*The following uses shall be permitted only when authorized by a Conditional Use Permit as provided in Chapter 11 of this Zoning Ordinance.*

1. Golf Driving Range in conjunction with a golf course
2. Main and accessory buildings and uses customarily incidental to any permitted use



## SECTION 4 SITE DEVELOPMENT STANDARDS

---

1. Minimum lot area	Five acres
2. Minimum lot width	300 ft
3. Minimum yard setbacks for structures	
a. Front	30 feet
b. Side	20 feet each side
c. Rear	30 feet
4. Building Height	
a. Minimum	One story
b. Maximum	Two and one-half stories or 35 feet

## SECTION 5 SIGN REGULATIONS-SEE CHAPTER 24

---

The height, size, and location of the following permitted signs shall be in accordance with the regulations set forth in Chapter 24 of this Zoning Ordinance.

1. Development
2. Directional
3. Flat
4. Free Standing
5. Identification and information
6. Temporary
7. Wall

**APPENDIX R**

**ZONE OPEN SPACE  
(RESIDENTIAL)**

**OPEN SPACE RESIDENTIAL - 1 ACRE DENSITY**

**Statement of General Goal**

Residential development with flexibility to allow the preservation of the open space/rural character of the City of West Haven without increasing the overall density of one residential unit per acre of land.

Objectives	Strategies
<p>Preserve the remaining open space/rural character that still exists in and around the City of West Haven.</p> <p>Preserve existing drainageways as open space/pedestrian corridors.</p> <p>Preserve agriculture areas from development.</p> <p>Provide parks and trail systems for the residents in West Haven.</p> <p>a. Set aside land as development occurs to allow for trails that connect to or are a part of the trails master plan.</p>	<p>Prepare an ordinance that includes the following:</p> <p>One residential unit per acre density.</p> <p>Not Less Than 20% open space preservation as determined and recommended by the Planning Commission and as approved by the City Council.</p> <ol style="list-style-type: none"> <li>1. Must include natural quality open space IE, drainage corridors, woodlands, wildlife habitat, wetland areas, etc. left in its natural state.</li> <li>2. Areas not in natural OS category must be prime areas for recreational parks and trails.</li> <li>3. Allows trail connections to trails on the City’s trail master plan.</li> </ol> <p>14,500 SF Minimum lot size.</p> <p>100' Minimum frontage on 14,500 SF to 20,000 SF lots (this frontage requirement may be varied upon a showing of “mitigation” of sensitive areas within or as affected by proposed development, upon recommended by the Planning Commission and as approved by the City Council.)</p> <p>125' Minimum frontage on 20,000 SF and larger.</p>

**ORDINANCE NO. 37-2019**

**AN ORDINANCE OF WEST HAVEN CITY, UTAH, ADOPTING THE CITY'S AMENDED GENERAL PLAN BY MAKING CERTAIN CHANGES TO THE GENERAL PLAN APPENDIX "A" AND ZONING ORDINANCE AS RECOMMENDED BY THE PLANNING COMMISSION; AND ESTABLISHING AN EFFECTIVE DATE.**

**BE IT ORDAINED BY THE CITY COUNCIL OF WEST HAVEN CITY, UTAH AS FOLLOWS:**

**Section I. Recitals**

**WHEREAS**, the City Council of West Haven City ("City") is a municipal corporation duly organized and existing under the laws of the State of Utah; and,

**WHEREAS**, the City Council finds that in conformance with Utah Code ("UC") §10-3-704, and §10-3-717, the governing body of the City may exercise all administrative powers by resolution or ordinance; and,

**WHEREAS**, the City Council finds that in conformance with UC §10-3-702, the governing body of the city may pass any ordinance to regulate, require, prohibit, govern, control or supervise any activity, business, conduct or condition authorized by State law or any other provision of law; and,

**WHEREAS**, the City Council finds that under UC §10-9a-401 the City has adopted a General Plan; and,

**WHEREAS**, the City Council finds that certain changes should be made to the General Plan to better the safety and welfare of the residents of the City; and,

**WHEREAS**, the City Council finds that the proposed changes to the General Plan Appendix "A" for application and implementation within the City have been recommended by the City Planning Commission; and,

**WHEREAS**, the City Council finds that the recommended changes to the General Plan Appendix "A" have been subject to public hearing and comment; and,

**WHEREAS**, the City Council finds that the public convenience and necessity, public safety, health and welfare is at issue and requires such action to be taken by the City; now,

**THEREFORE, BE IT ORDAINED** by the City Council of West Haven:

**Section II. Amendment and Adoption of the City's General Plan:**

1. The City's General Plan is amended, and adopted as set out in

Attachment "A"  
"General Plan Appendix "A" of West Haven City, Weber County, Utah -  
Amended 6 November 2019."

The foregoing Recitals are fully incorporated herein.

**Section III. Repealer of Conflicting Enactments:**

All orders, ordinances and resolutions regarding the changes enacted and adopted which have heretofore been adopted by the City, or parts thereof, which conflict with this Ordinance, are, for such conflict, repealed, except this repeal shall not be construed to revive any act, order, resolution, ordinance or part thereof, heretofore repealed.

**Section IV. Savings Clause:**

If any provision of this Ordinance shall be held or deemed to be or shall be invalid, inoperative or unenforceable for any reason, such reason shall render no other provision or provisions invalid, inoperative or unenforceable to any extent whatever, this Ordinance being deemed to be the separate independent and severable act of the City Council of West Haven City.

**Section V. Prior Ordinances and Resolutions:**

The body and substance of all prior Ordinances and Resolutions, with their provisions, where not otherwise in conflict with this Ordinance, are reaffirmed and readopted.

BE IT FURTHER ORDAINED this Ordinance shall become effective on the 6<sup>th</sup> day of November, 2019 and after publication or posting as required by law.

DATED this 6<sup>th</sup> day of November, 2019

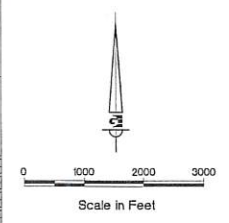
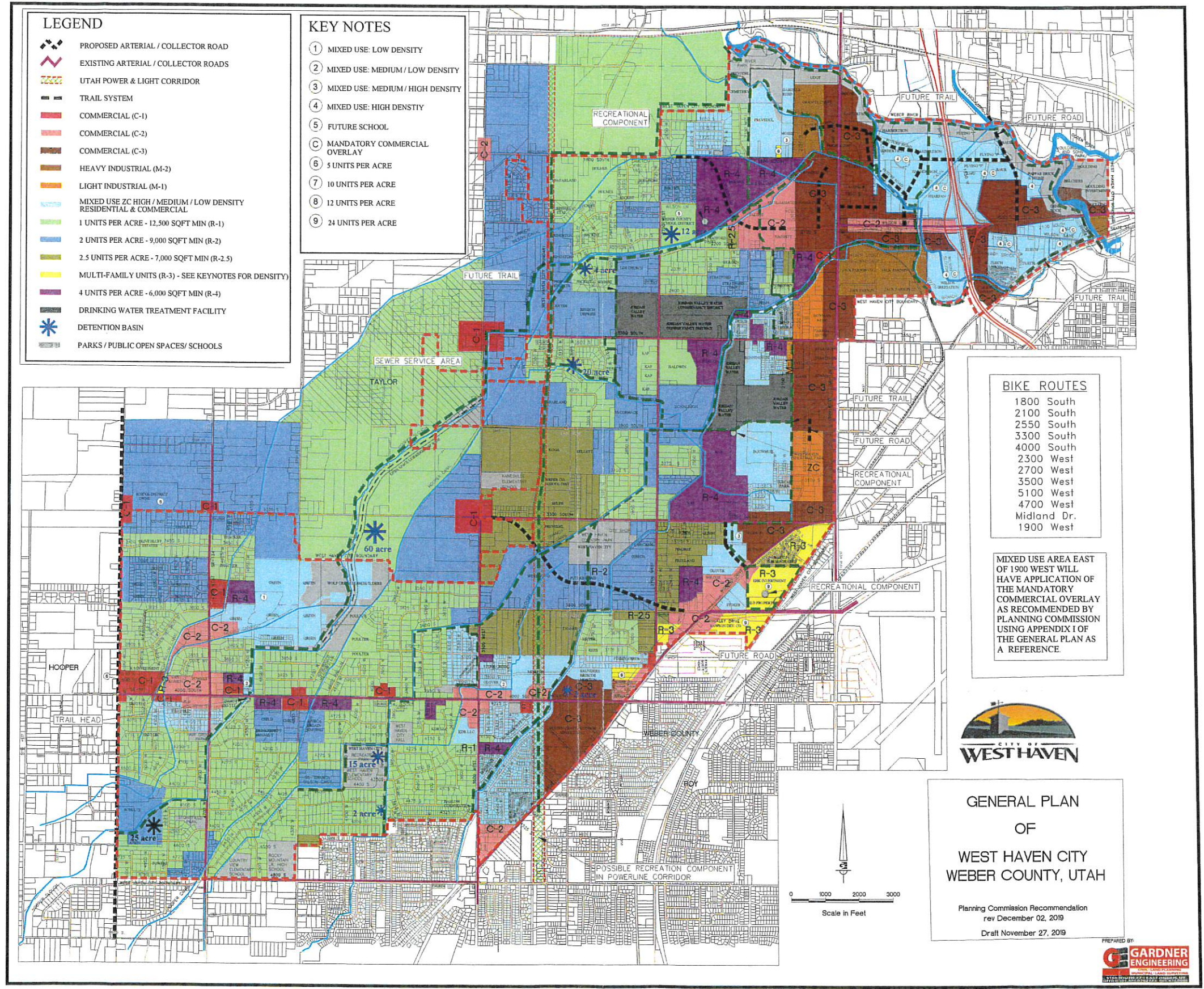
WEST HAVEN, a municipal corporation

by: \_\_\_\_\_

Mayor Sharon Bolos

Attested and recorded

Andy Cummings  
City Recorder



**ORDINANCE NO. 04-2019**

**AN ORDINANCE OF WEST HAVEN CITY, UTAH, ADOPTING THE CITY'S AMENDED GENERAL PLAN BY MAKING CERTAIN CHANGES TO THE GENERAL PLAN - 21<sup>ST</sup> STREET AREA, AND ZONING ORDINANCE AS RECOMMENDED BY THE PLANNING COMMISSION; AND ESTABLISHING AN EFFECTIVE DATE.**

**BE IT ORDAINED BY THE CITY COUNCIL OF WEST HAVEN CITY, UTAH AS FOLLOWS:**

**Section I. Recitals**

**WHEREAS**, the City Council of West Haven City ("City") is a municipal corporation duly organized and existing under the laws of the State of Utah; and,

**WHEREAS**, the City Council finds that in conformance with Utah Code ("UC") §10-3-704, and §10-3-717, the governing body of the City may exercise all administrative powers by resolution or ordinance; and,

**WHEREAS**, the City Council finds that in conformance with UC §10-3-702, the governing body of the city may pass any ordinance to regulate, require, prohibit, govern, control or supervise any activity, business, conduct or condition authorized by State law or any other provision of law; and,

**WHEREAS**, the City Council finds that under UC §10-9a-401 the City has adopted a General Plan; and,

**WHEREAS**, the City Council finds that certain changes should be made to the General Plan, specifically in the 21<sup>st</sup> Street Corridor area to better the safety and welfare of the residents of the City; and,

**WHEREAS**, the City Council finds that the proposed changes to the General Plan in the 21<sup>st</sup> Street Corridor area for application and implementation within the City have been recommended by the City Planning Commission and are as set out in the "*West Haven 2100 South Corridor Study - Dec 12<sup>th</sup>, 2018*", and is recommended for adoption to "*add all aspects of the PSOMAS 21<sup>st</sup> street overlay development plan into the appendix of the General Plan for reference purposes only and if there is conflict between the overlay and the General Plan, then the General Plan take precedence.*" (the "PSOMAS Study"); and,

**WHEREAS**, the City Council finds that the recommended changes to the general plan as set out in the PSOMAS Study, have been subject to public hearing and comment; and,

**WHEREAS**, the City Council finds that the public convenience and necessity, public safety, health and welfare is at issue and requires such action to be taken by the City; now,

**THEREFORE, BE IT ORDAINED** by the City Council of West Haven:

**Section II. Amendment and Adoption of the City's General Plan:**

The City's General Plan is amended, and readopted as set out in Attachment "A", "the *West Haven 2100 South Corridor Study - Dec 12<sup>th</sup>, 2018*, and that such adoption shall have the effect of adding all aspects of the PSOMAS 21<sup>st</sup> street overlay development plan into the appendix of the General Plan for reference purposes only and if there is conflict between the overlay and the General Plan, then the General Plan take precedence.

The foregoing Recitals are fully incorporated herein.

**Section III. Repealer of Conflicting Enactments:**

All orders, ordinances and resolutions regarding the changes enacted and adopted which have heretofore been adopted by the City, or parts thereof, which conflict with this Ordinance, are, for such conflict, repealed, except this repeal shall not be construed to revive any act, order, resolution, ordinance or part thereof, heretofore repealed.

**Section IV. Savings Clause:**

If any provision of this Ordinance shall be held or deemed to be or shall be invalid, inoperative or unenforceable for any reason, such reason shall render no other provision or provisions invalid, inoperative or unenforceable to any extent whatever, this Ordinance being deemed to be the separate independent and severable act of the City Council of West Haven City.

**Section V. Prior Ordinances and Resolutions:**

The body and substance of all prior Ordinances and Resolutions, with their provisions, where not otherwise in conflict with this Ordinance, are reaffirmed and readopted.

BE IT FURTHER ORDAINED this Ordinance shall become effective on the 6<sup>th</sup> day of February, 2019 and after publication or posting as required by law.

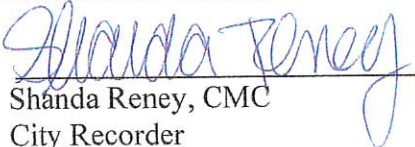
DATED this 6<sup>th</sup> day of February, 2019

WEST HAVEN, a municipal corporation

by: 

\_\_\_\_\_  
Mayor Sharon Bolos

Attested and recorded

  
\_\_\_\_\_  
Shanda Reney, CMC  
City Recorder



# **ATTACHMENT "A"**

## **ORDINANCE NO. 04-2019**

An Ordinance Of West Haven City, Utah, Adopting The City's Amended General Plan By Making Certain Changes To The General Plan - 21<sup>st</sup> Street Area, And Zoning Ordinance As Recommended By The Planning Commission; And Establishing An Effective Date.

06 Feb 19

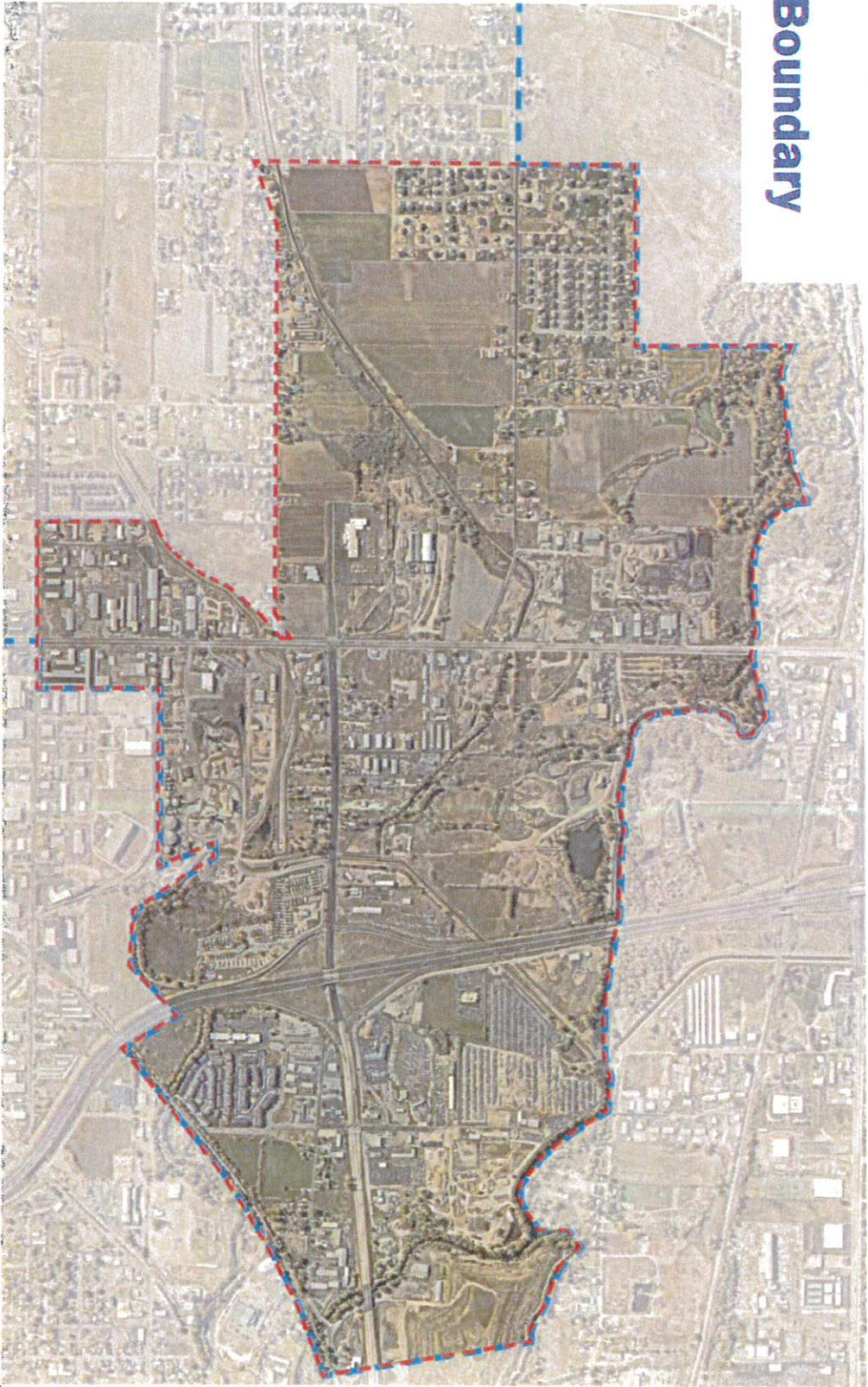
# WEST HAVEN

## 2100 South Corridor Study

Dec 12<sup>th</sup>, 2018

PSOMAS

# Study Area Boundary

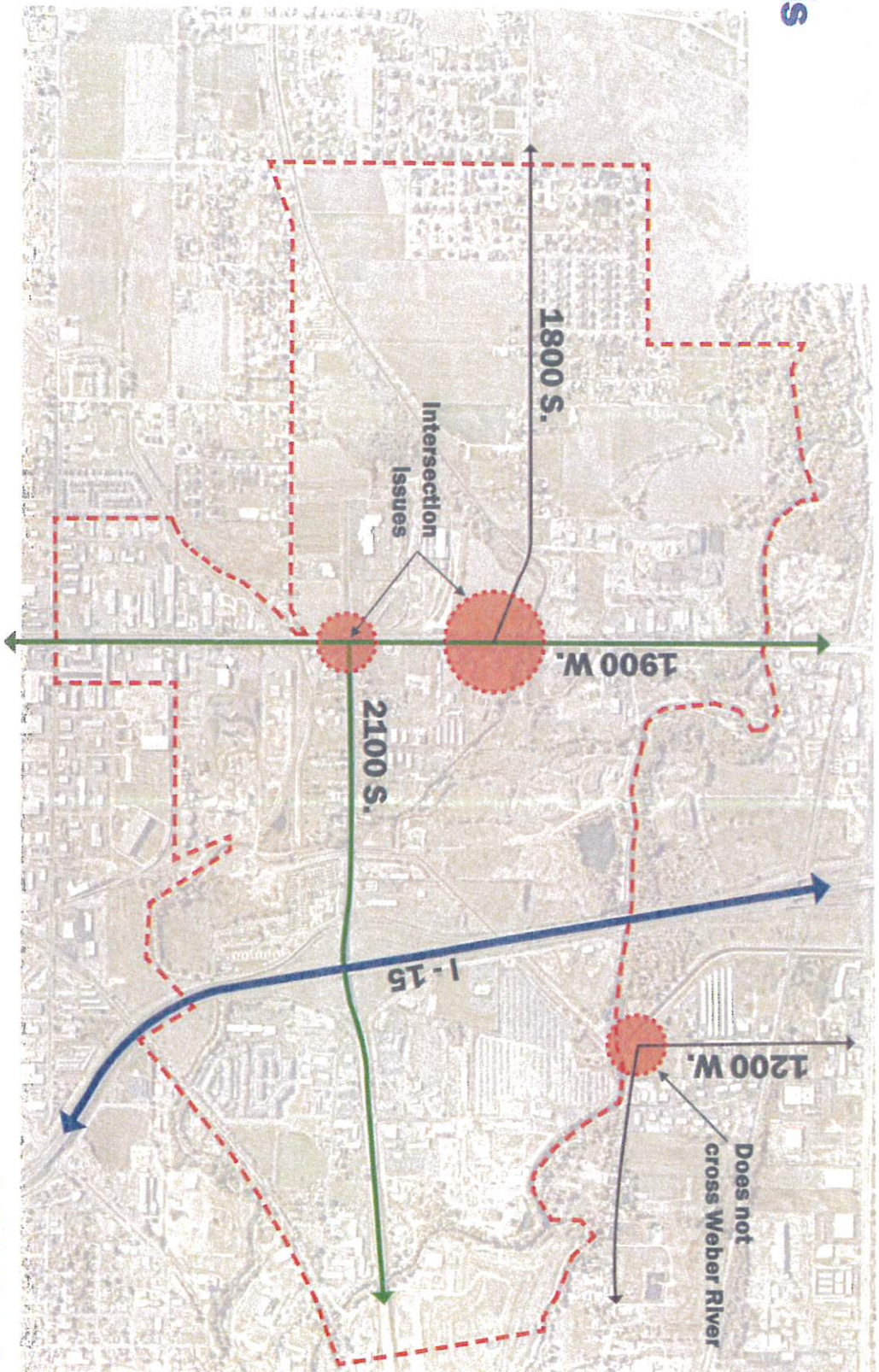


## LEGEND

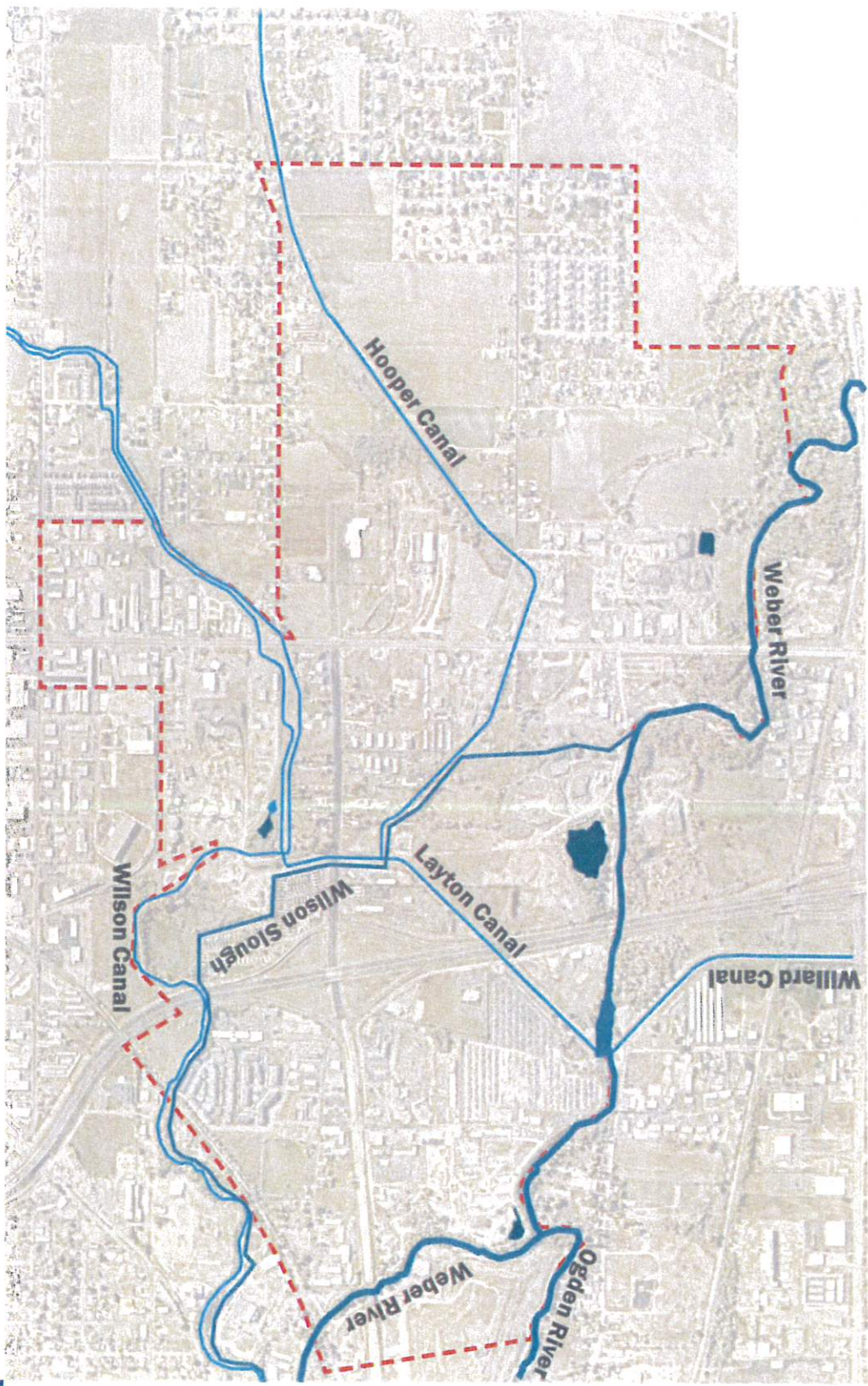
- WEST HAVEN BOUNDARY
- PROJECT BOUNDARY



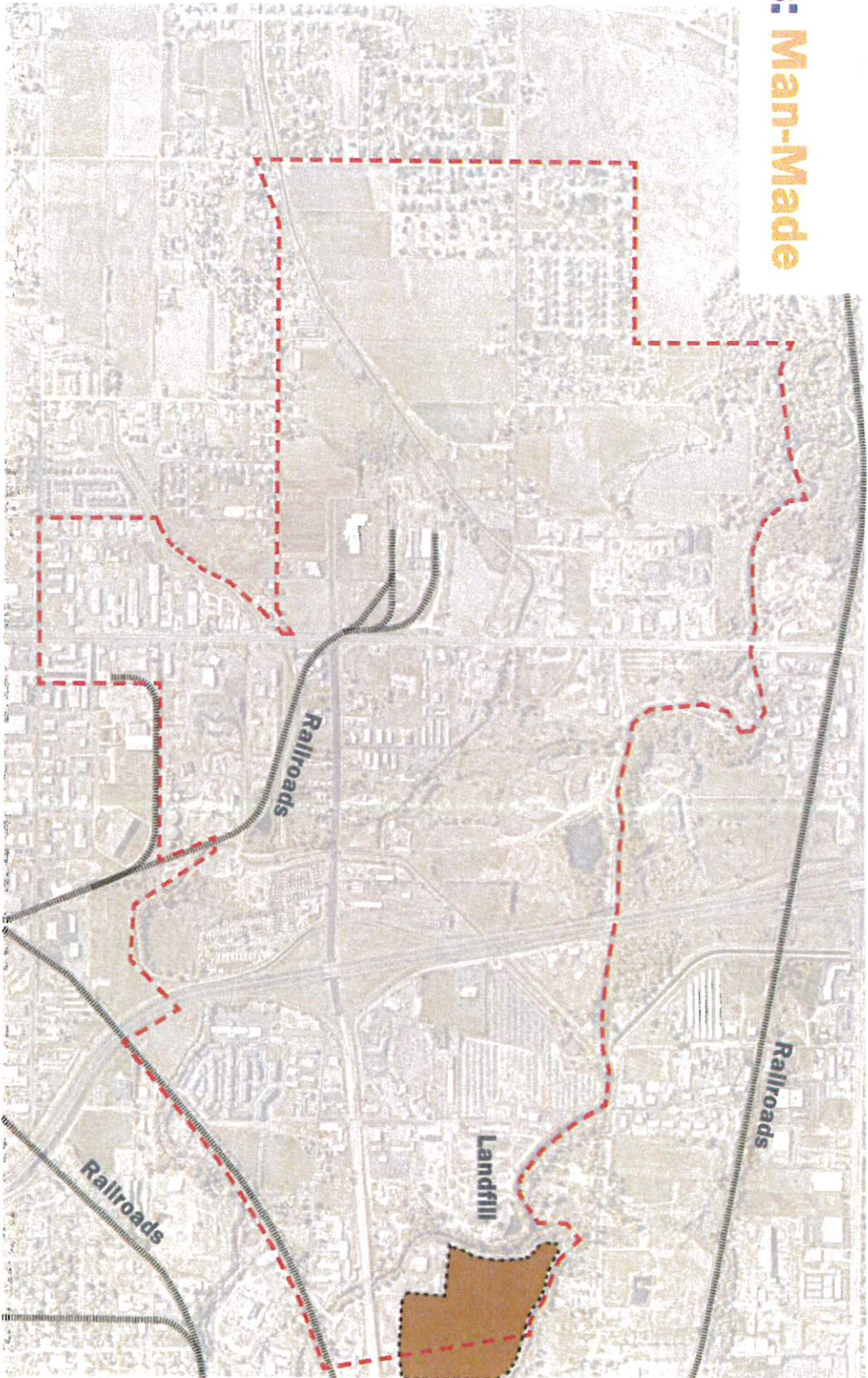
# Major Roads



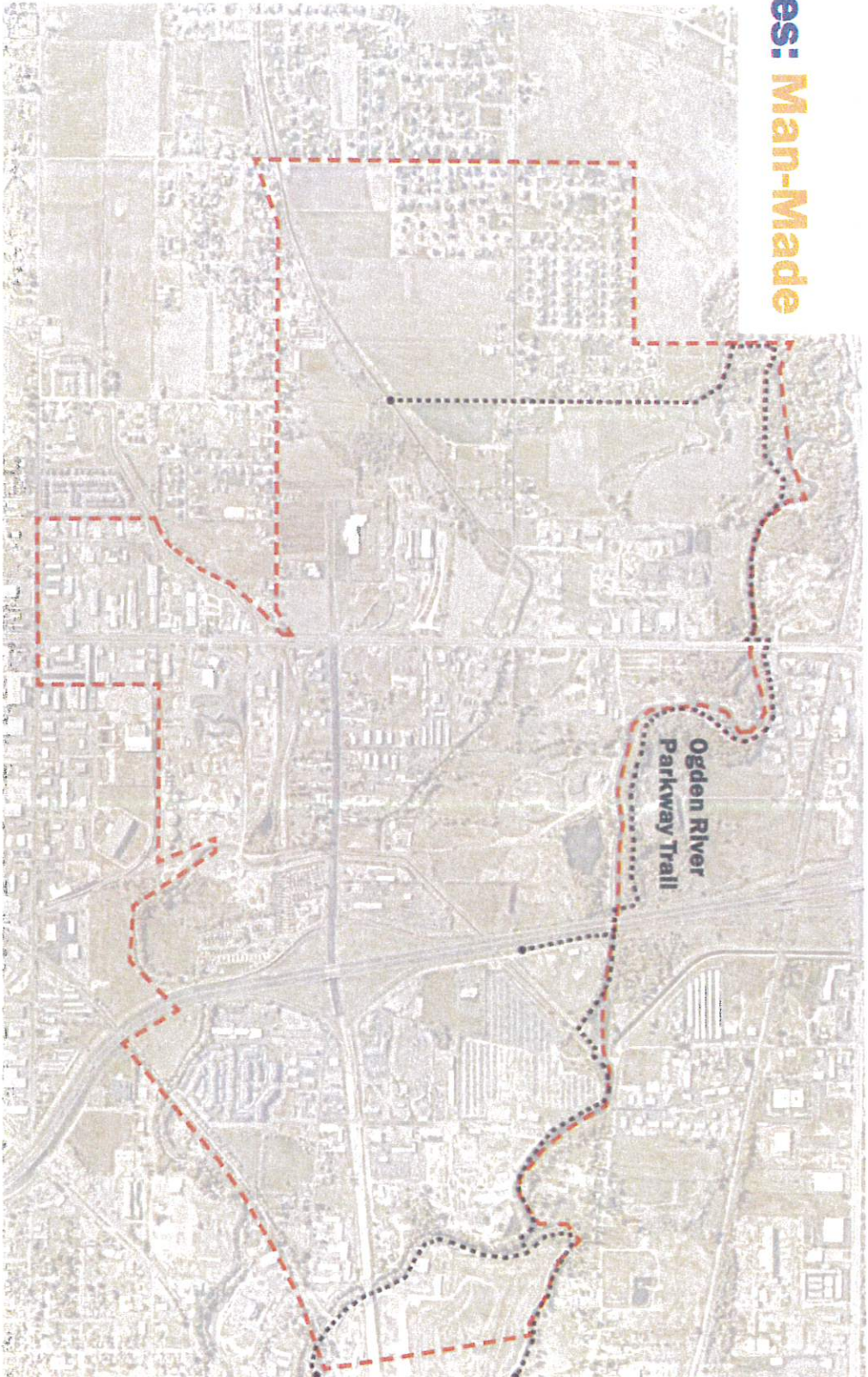
# Water



# Constraints: Man-Made

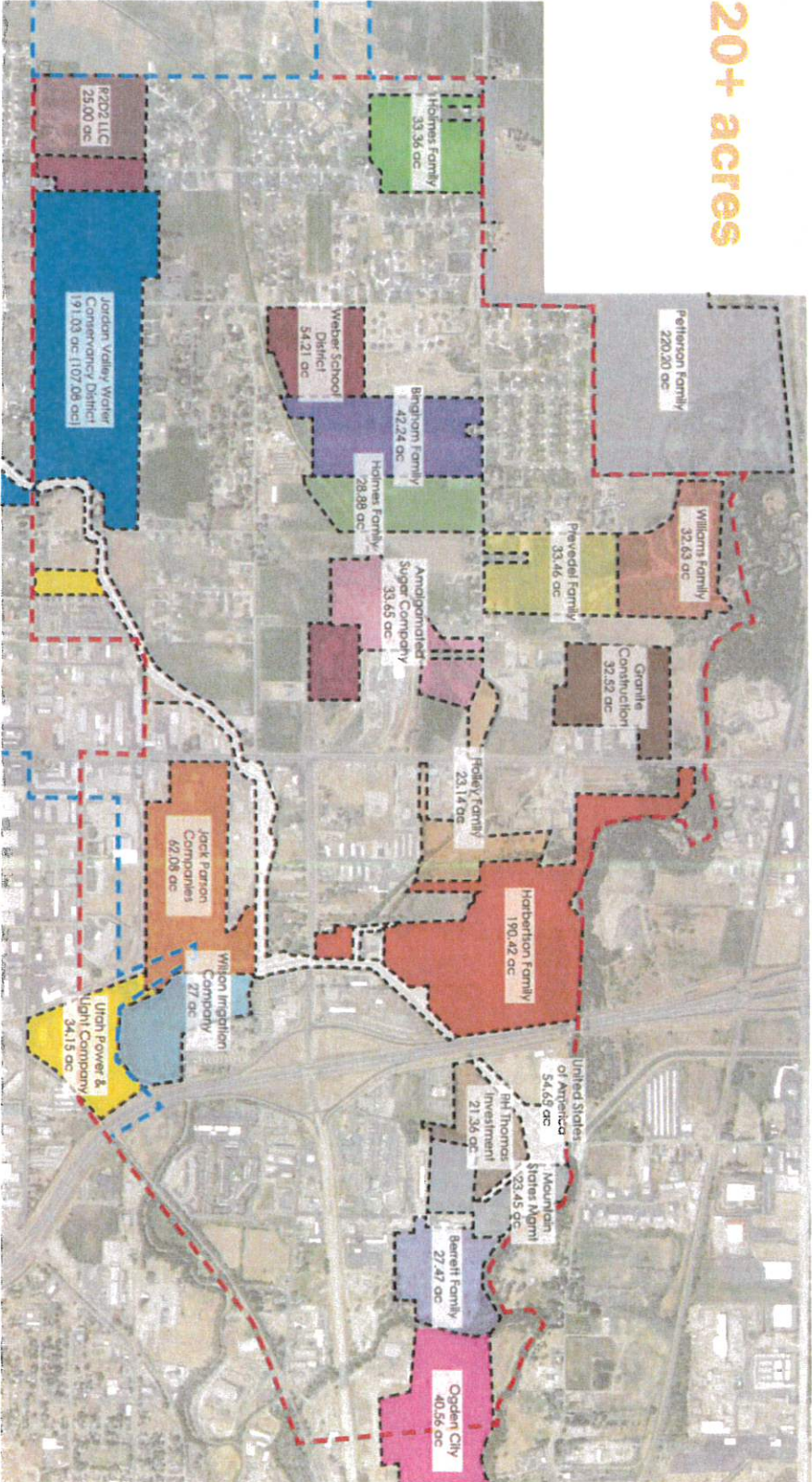


# Opportunities: Man-Made



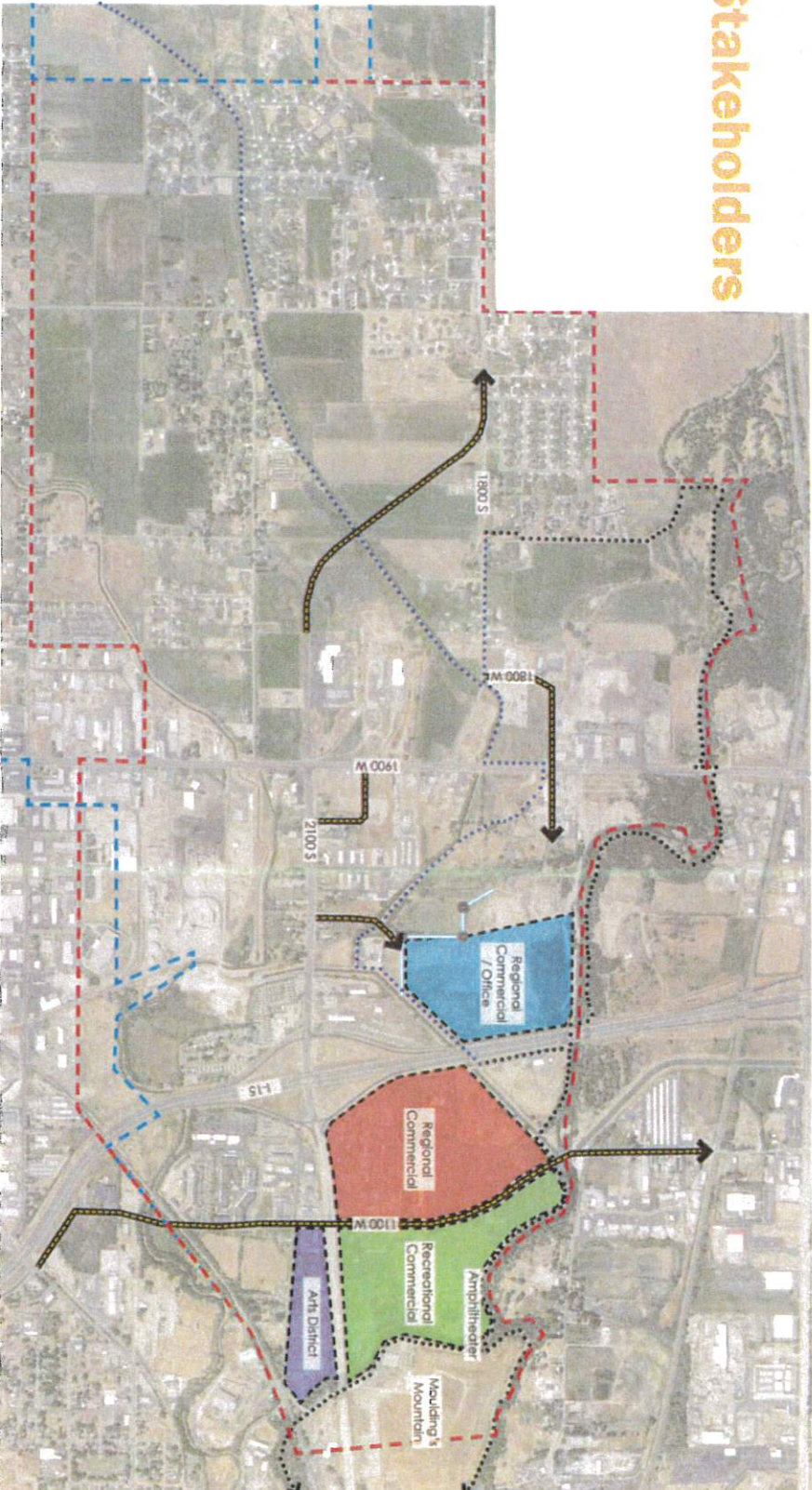
# Ownership: 20+ acres

- LEGEND**
- WEST HAVEN BOUNDARY
  - PROJECT BOUNDARY





# Meetings: Stakeholders



## LEGEND

- WEST HAVEN JURISDICTION
- REGIONAL JURISDICTION
- POTENTIAL ROAD CORRIDOR
- EXISTING STREET LINE
- EXISTING IRRI
- POTENTIAL IRRI

# Meetings: Stakeholders

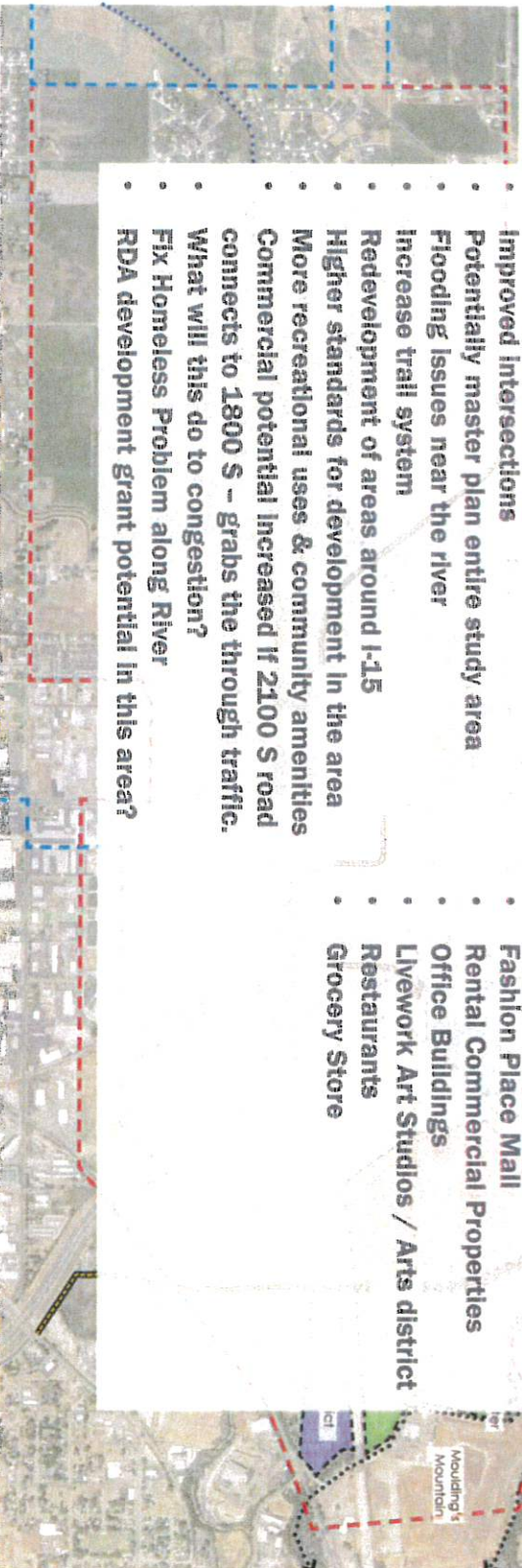


## General Hopes:

- What is most beneficial to the community?
- Better access to all properties
- Improved intersections
- Potentially master plan entire study area
- Flooding issues near the river
- Increase trail system
- Redevelopment of areas around I-15
- Higher standards for development in the area
- More recreational uses & community amenities
- Commercial potential increased if 2100 S road connects to 1800 S - grabs the through traffic.
- What will this do to congestion?
- Fix Homeless Problem along River
- RDA development grant potential in this area?

## Commercial Hopes:

- Miller Car Dealership
- Bass Pro Shop
- Fashion Place Mall
- Rental Commercial Properties
- Office Buildings
- Livework Art Studios / Arts district
- Restaurants
- Grocery Store



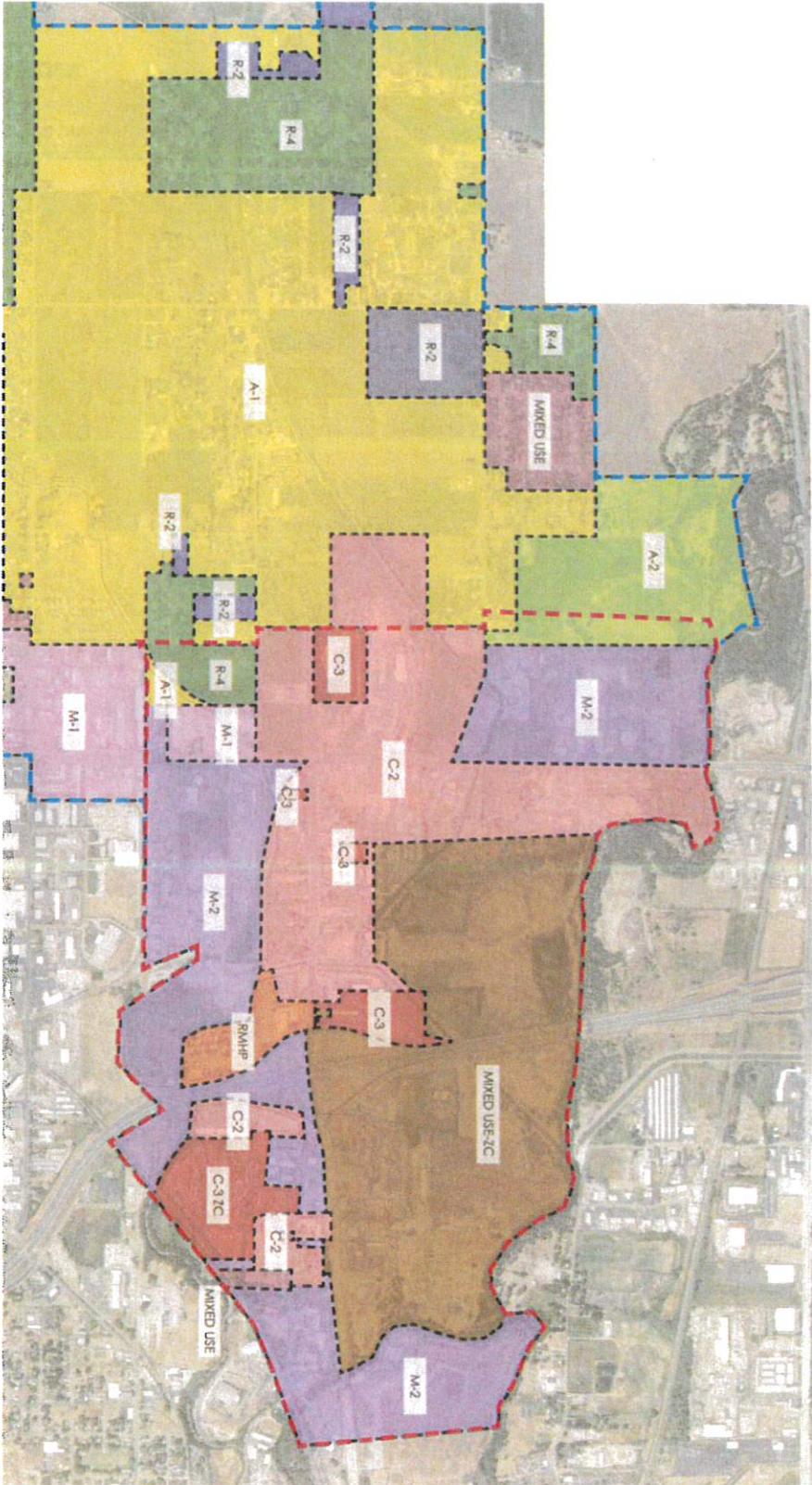
## LEGEND

- WEST HAVEN BOUNDARY
- PROJECT BOUNDARY
- POTENTIAL ROAD CONNECTION
- EXISTING STEWER INN
- EXISTING TRAIL
- POTENTIAL TRAIL

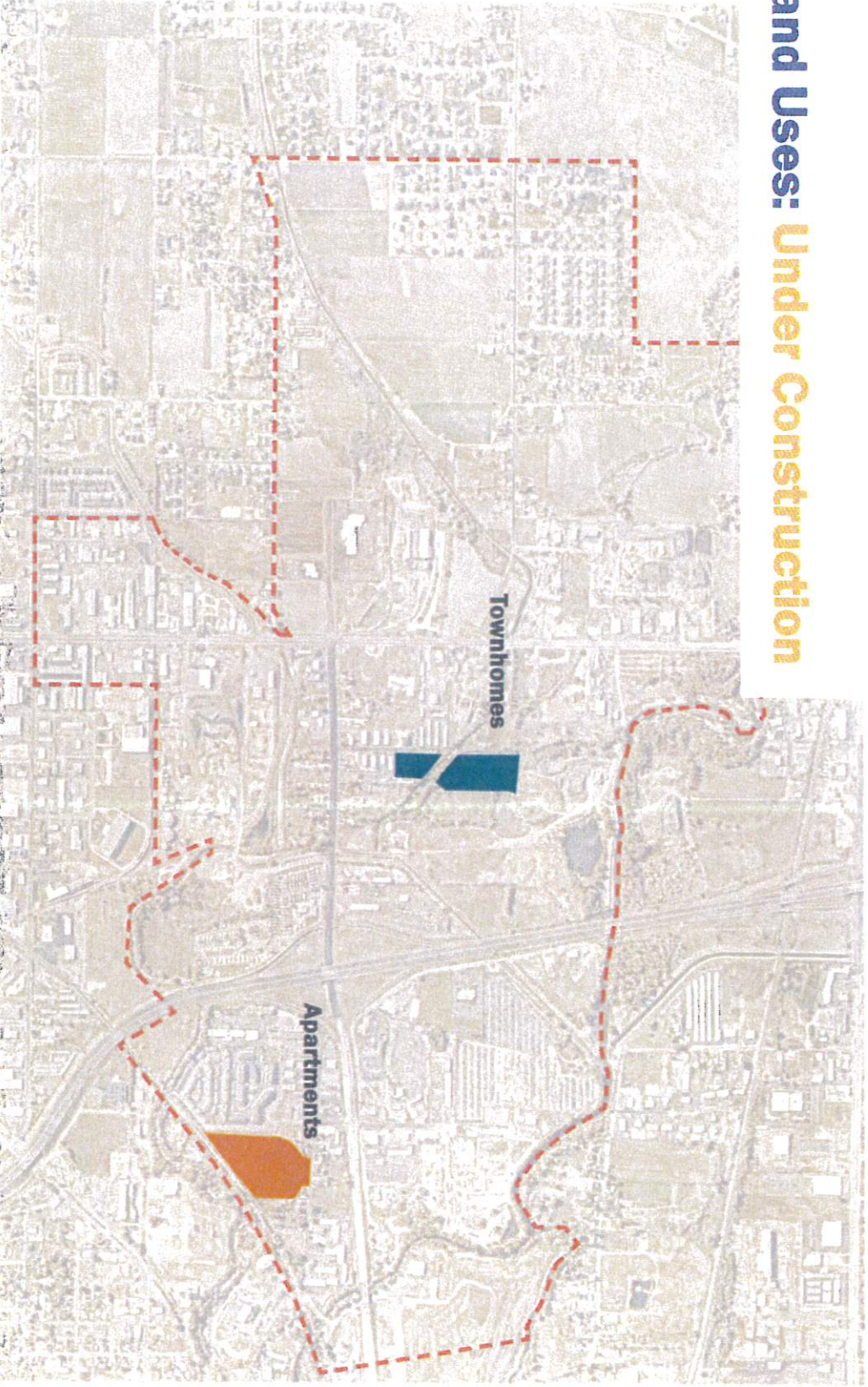


# Land Uses

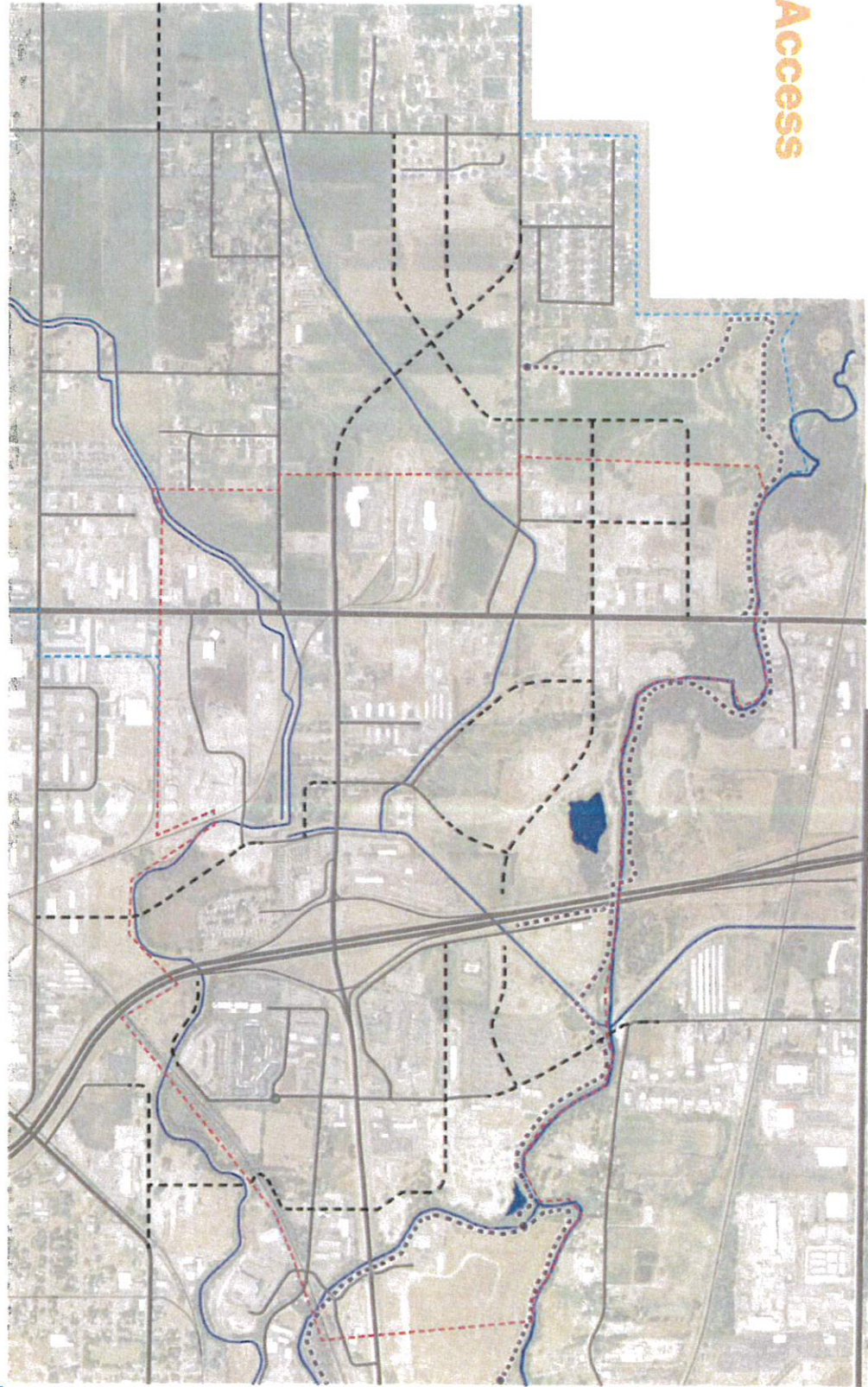
- LEGEND**
- WEST HAVEN BOUNDARY
  - PROJECT BOUNDARY



# Proposed Land Uses: Under Construction



# Concept A: Access



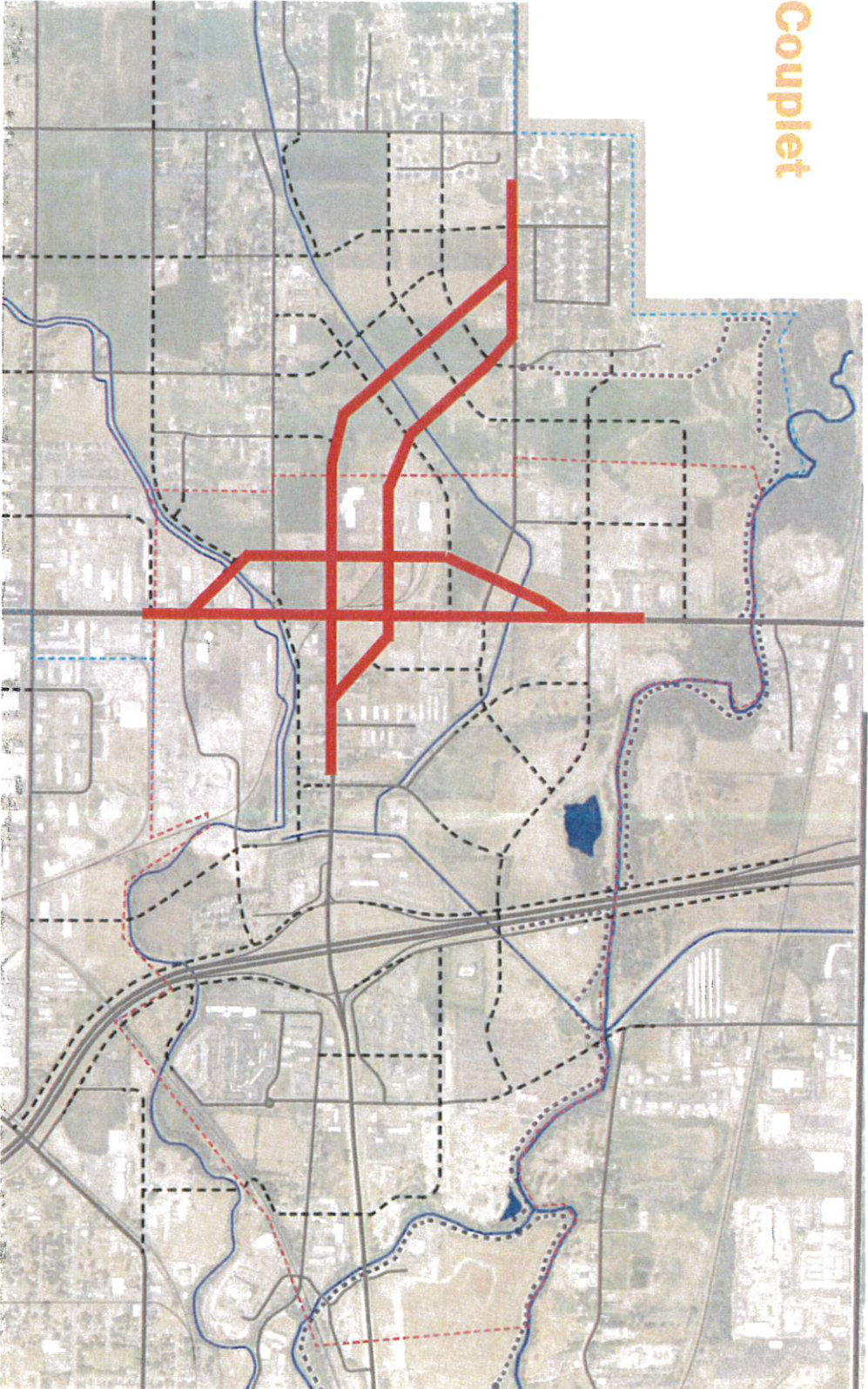
## LEGEND

- West Haven Boundary
- Project Boundary
- Water Bodies
- Existing Roads
- Proposed Roads
- Existing Ticks
- Existing River Lines



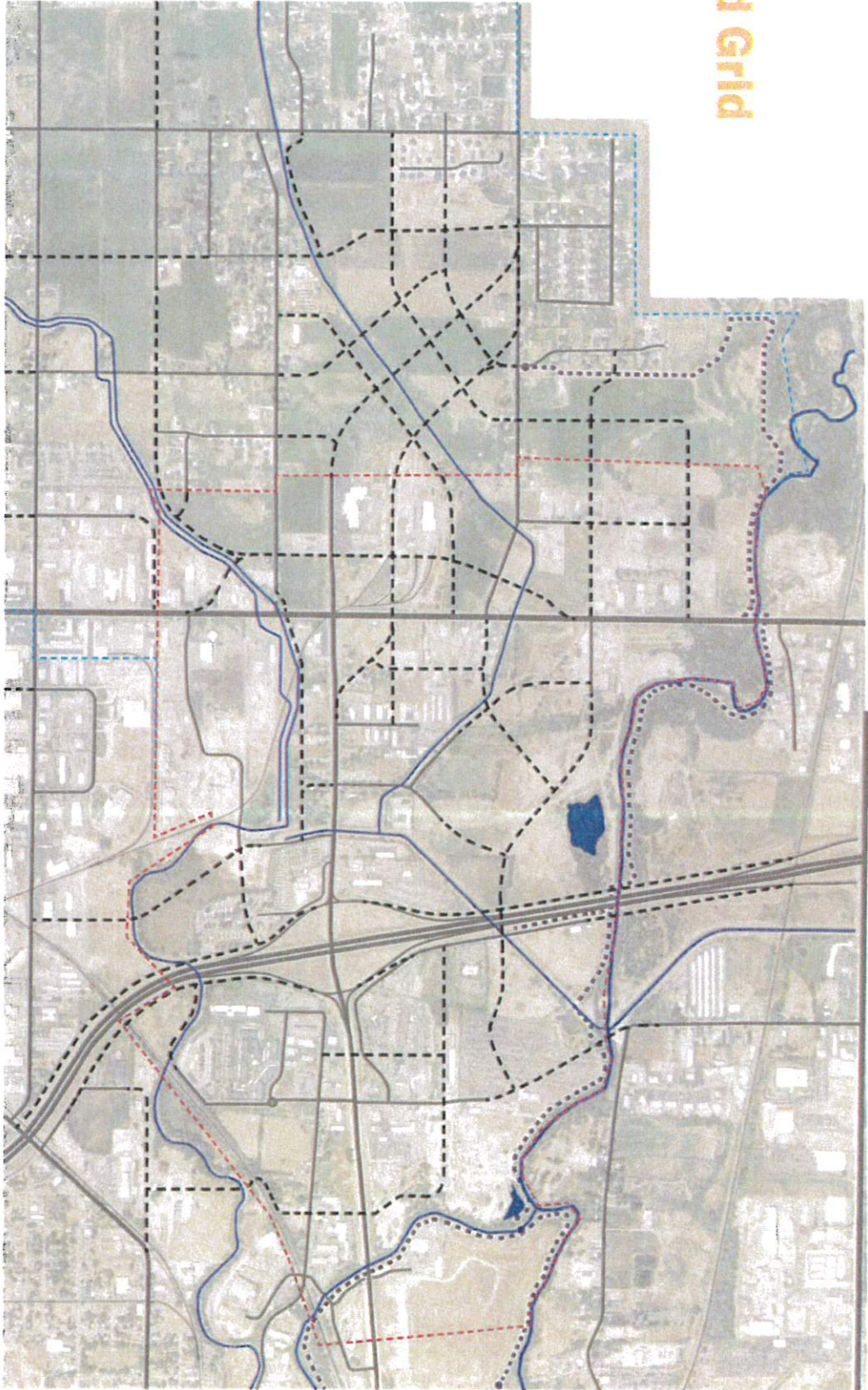
# Concept B: Couplet

- LEGEND**
- West Hydron Boundary
  - Project Boundary
  - Water Rights
  - Future Reach
  - Restored Reach
  - Existing Ties
  - Existing Soil Lines



# Concept C: Resurrected Grid

- LEGEND**
- City of Town Boundary
  - Municipal Boundary
  - Water Rights
  - Existing Rights
  - Proposed Rights
  - Existing Ticks
  - Existing Box Lines



# Final Concept

## Statistical Summary

Total Acres	1,455.13 ac
Open Space	160.80 ac
Roads & Canals	236.92 ac
Intersection	14.62 ac

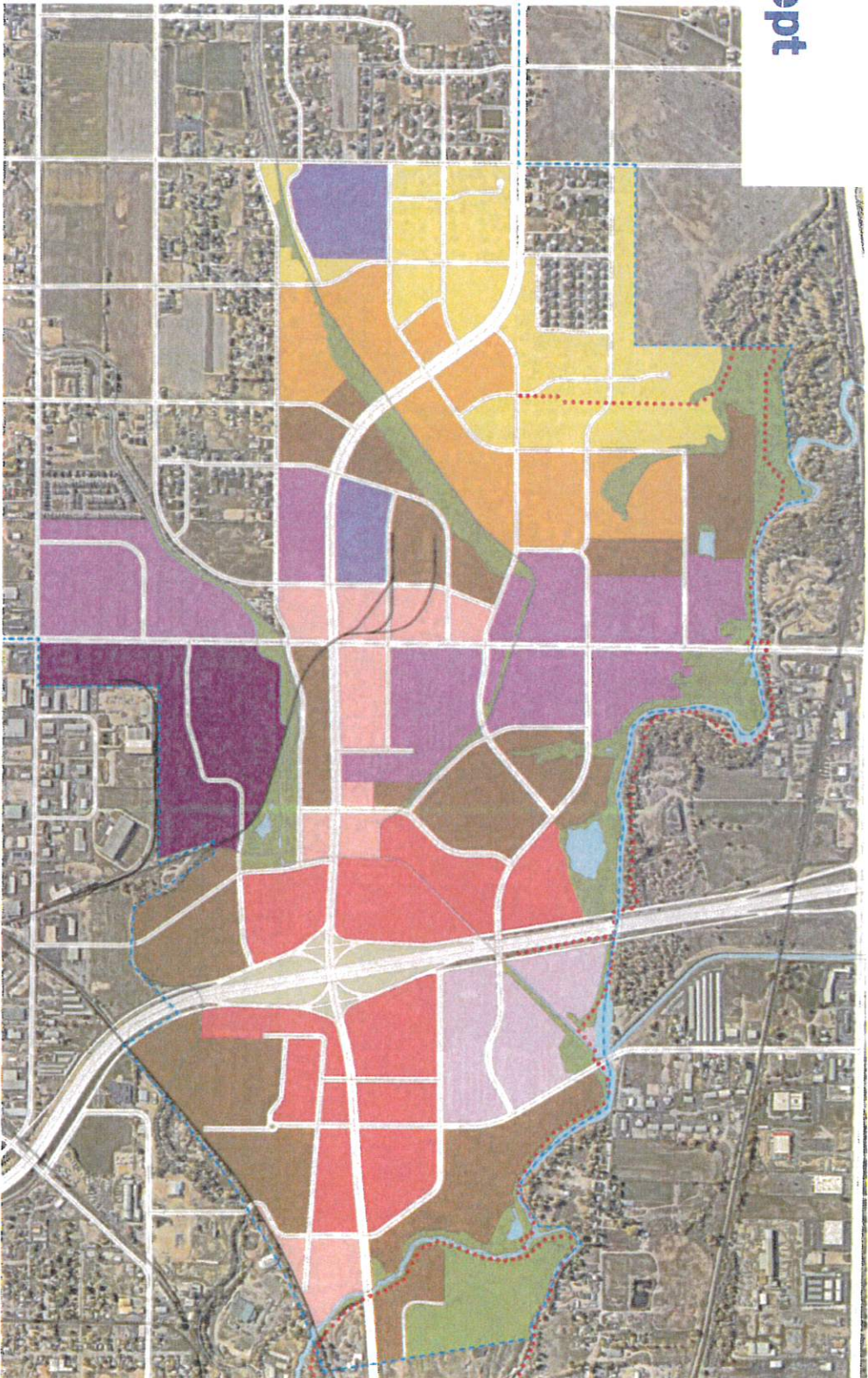
## Land Use Type

High Density (1.5+)	248.86 ac
Medium Density (1.5-1.9)	104.93 ac
Low Density (2-5)	123.85 ac
Residential Total	478.64 ac

Institutional	37.37 ac
Office	51.22 ac
Flex	186.99 ac
Industrial	73.14 ac
Neighborhood Commercial	60.71 ac
Regional Commercial	152.72 ac
Non-Residential Total	564.13 ac

## LEGEND

- Wet Season Boundary
- Existing Infill
- Water Bodies
- Roads
- Existing Road Lines





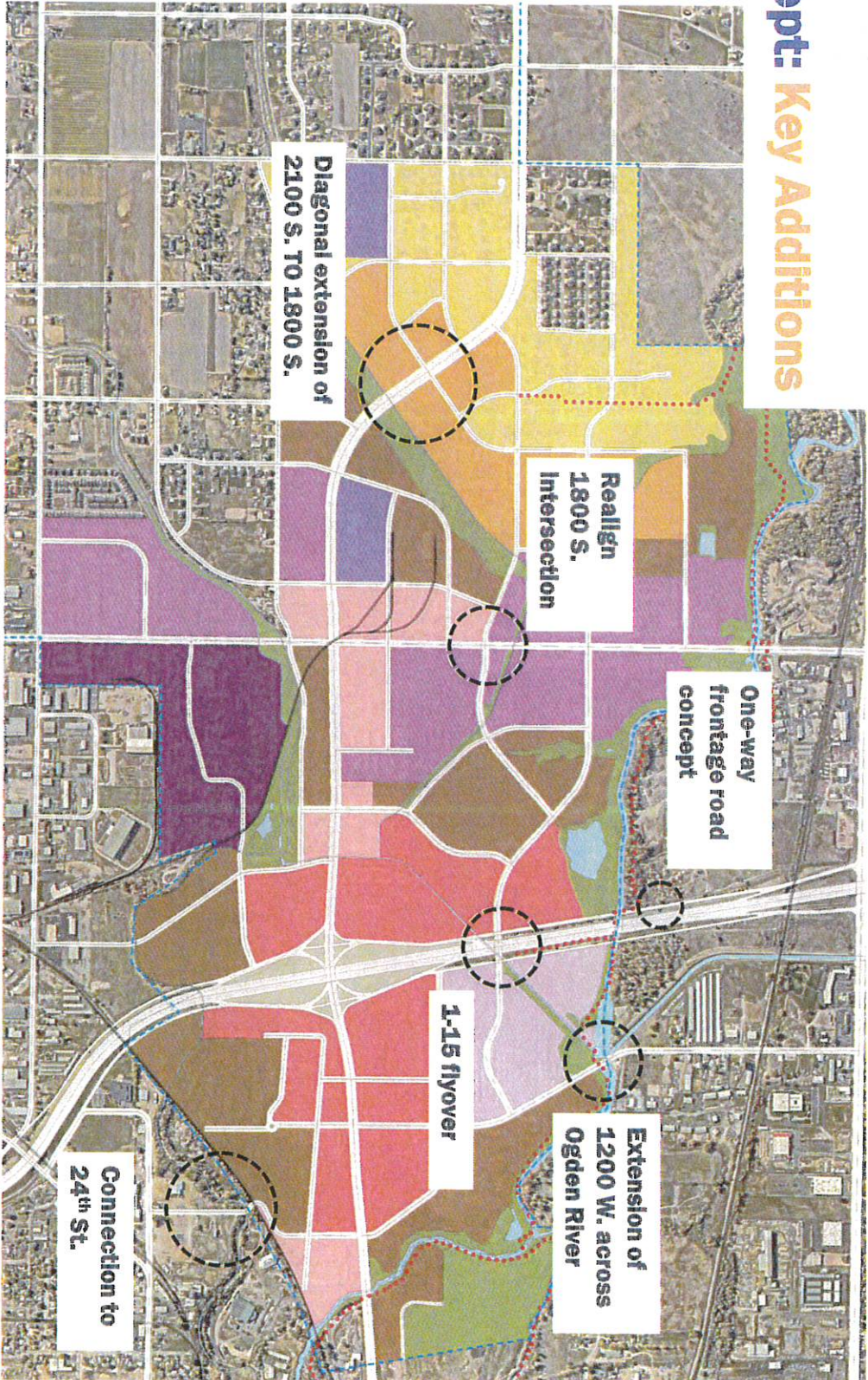
# Final Concept: Key Additions

## Statistical Summary

Total Acres	1,455,13 ac
Open Space	160,80 ac
Roads / Canals	236,92 ac
Interconnection	14.62 ac
<b>Land Use Type</b>	<b>Acres</b>
High Density (1.5+)	248.86 ac
Medium Density (1.5-1.5)	104.83 ac
Low Density (2-5)	123.83 ac
<b>Residential Total</b>	<b>478.54 ac</b>
Institutional	37.37 ac
Office	51.22 ac
Flex	186.19 ac
Industrial	73.14 ac
Neighborhood Commercial	60.71 ac
Regional Commercial	152.72 ac
<b>Non-Residential Total</b>	<b>564.15 ac</b>

## LEGEND

- West Noggin Boundary
- Existing Road
- Water Right
- Road
- Super-Q Right-of-Way



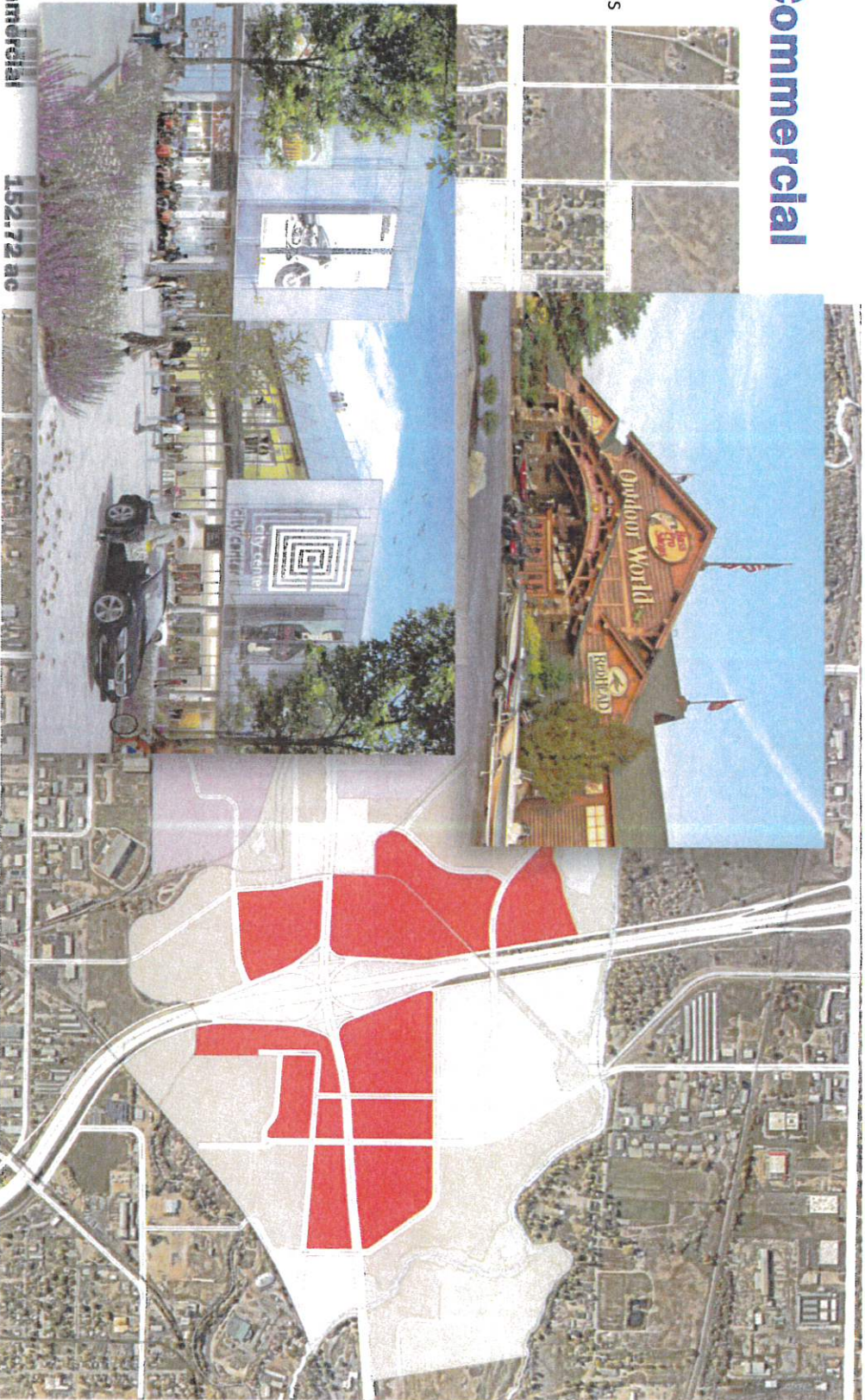
PSOMAS



# Regional Commercial

1 to 1.5M s.f.

- Big Box Retail
- Department Stores
- Hotels
- Theaters
- Entertainment
- Dealerships
- Restaurants
- Vertically Integrated Residential



Regional Commercial

152.72 ac

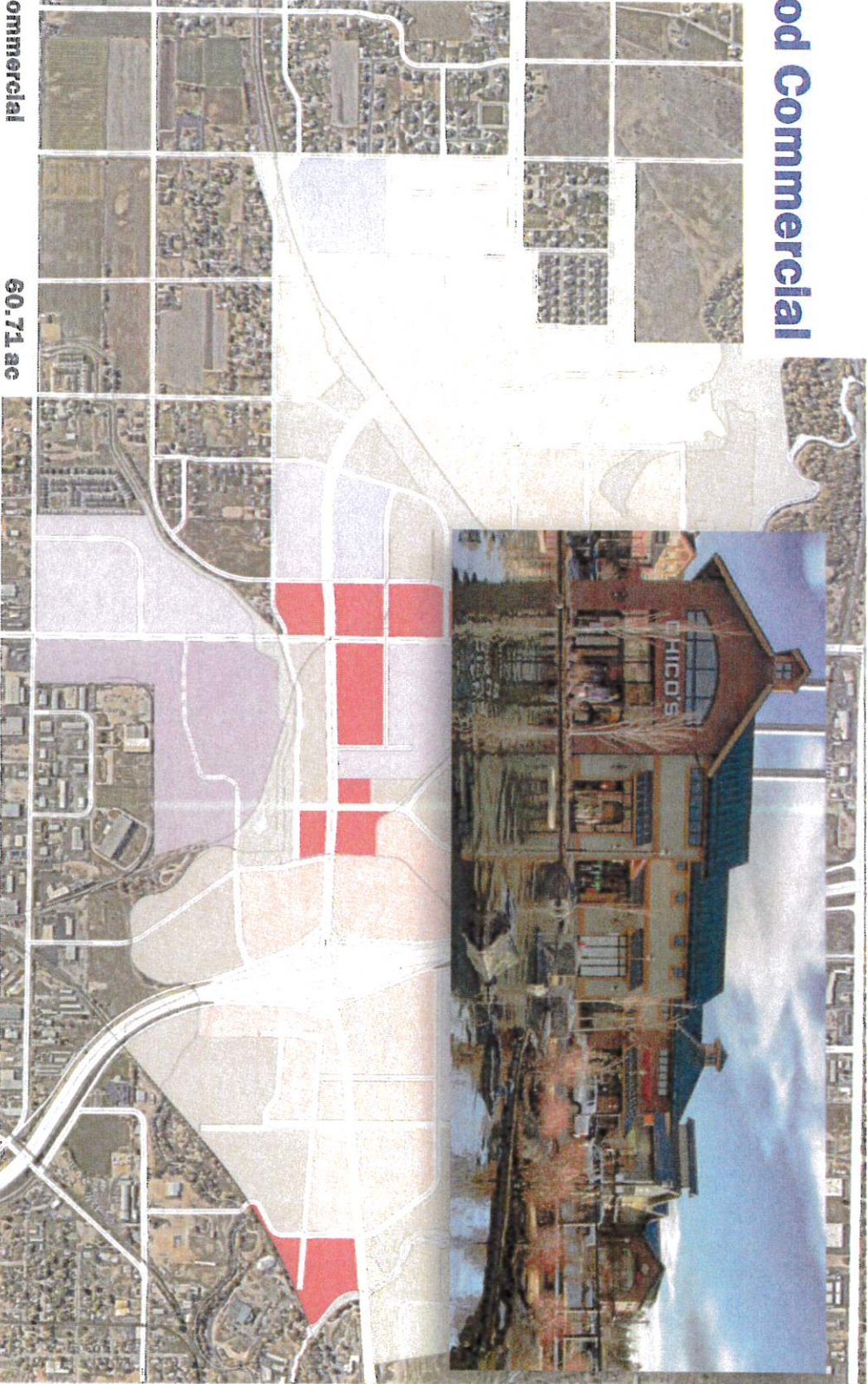
PSOMAS



# Neighborhood Commercial

500K to 750K s.f.

- Grocery Stores
- Household Services
- Convenience Retail
- Professional Offices
- Gas Stations
- Restaurants
- Vertically Integrated Residential



Neighborhood Commercial

60.71 ac

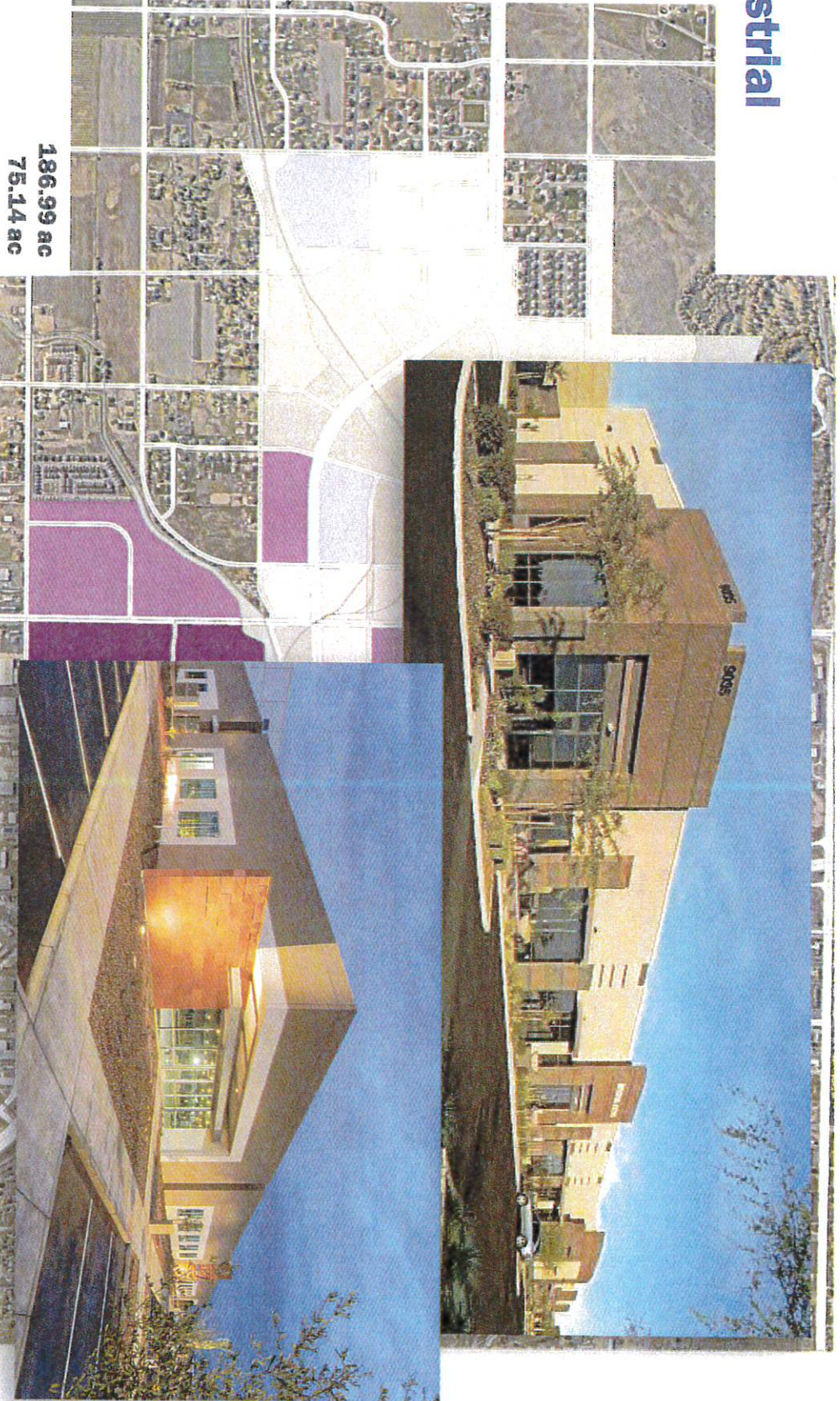
PSOMAS



# Flex & Industrial

5 to 8M s.f.

- Light Industrial
- Research and Development
- Incubator Space
- Manufacturing
- Wholesale and Warehousing
- Home Storage
- Auto Services
- Medical Research and Services
- Retail – General
- Data Centers
- Limited Residential



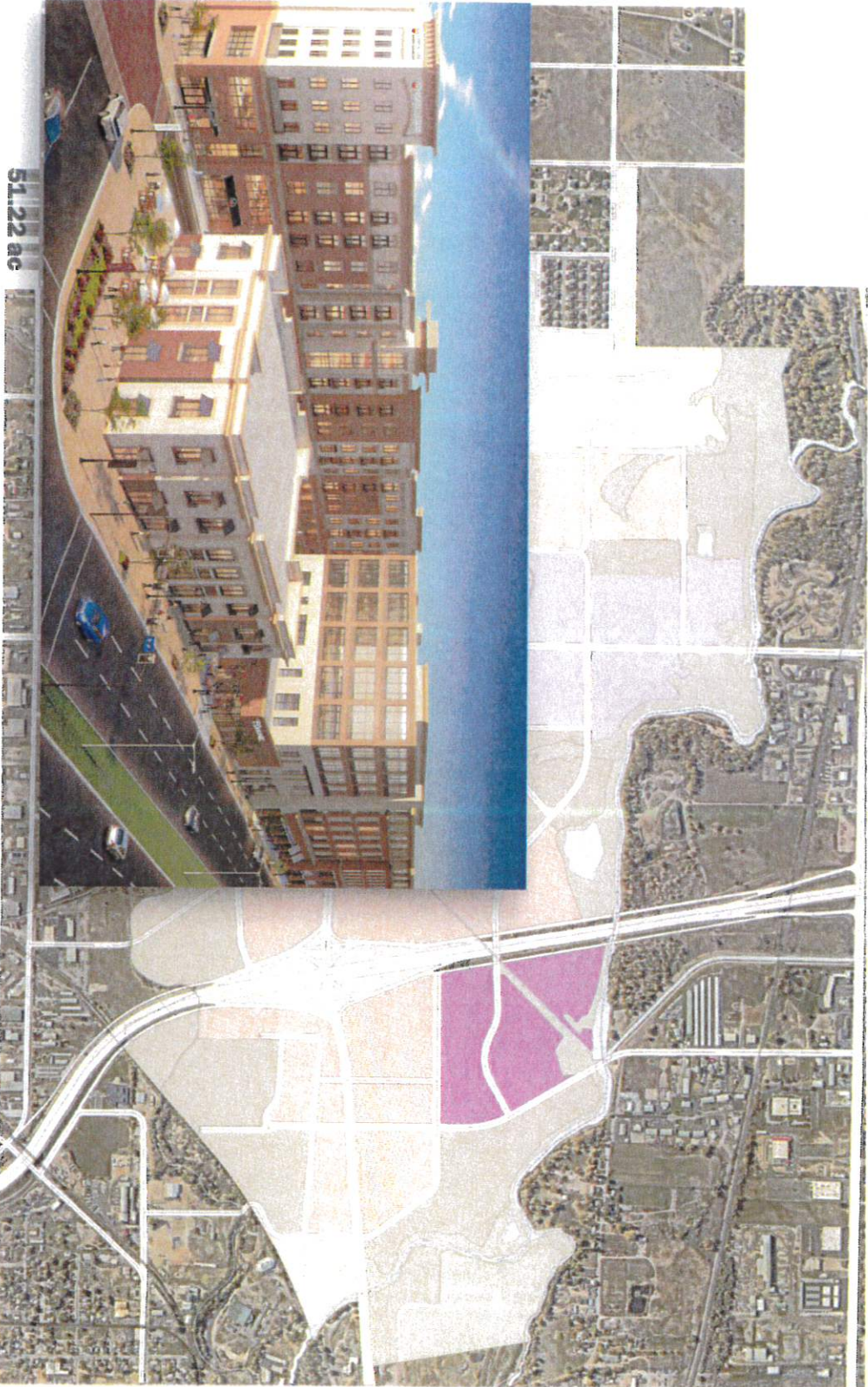
**186.99 ac**  
**75.14 ac**

**Flex**  
**Industrial**

# Office

700K to 1.5M s.f.

- Professional Office
- Support Services
- Hotels
- Restaurants
- Vertically Integrated Residential/Retail



Office

PSOMAS



# High Density Residential

15+ units/acre

- Apartments
- Condominiums
- Townhomes
- Row Houses



High Density

249.86 ac

PSOMAS



# Medium Density Residential

5 - 15 units/acre

- Townhomes
- Row Houses
- Greenway Homes
- Twin Homes
- Small Lots



Medium Density

104.93 ac

PSOMAS



# Low Density Residential

2 - 5 units/acre

- Townhomes
- Greenway Homes
- Twin Homes
- Small Lots
- Large Lots



123.85 ac

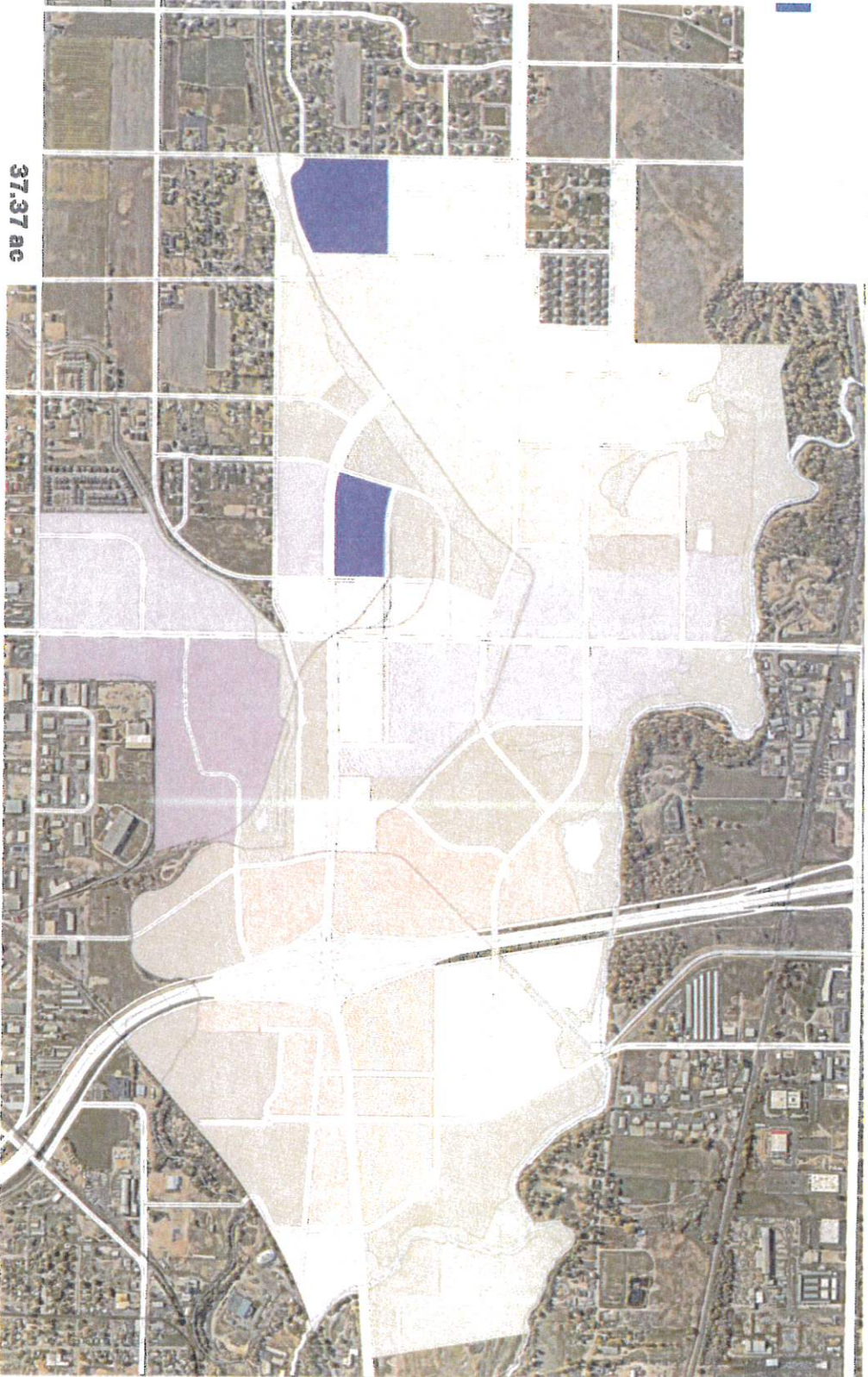
Low Density

P S O M A S





# Institutional



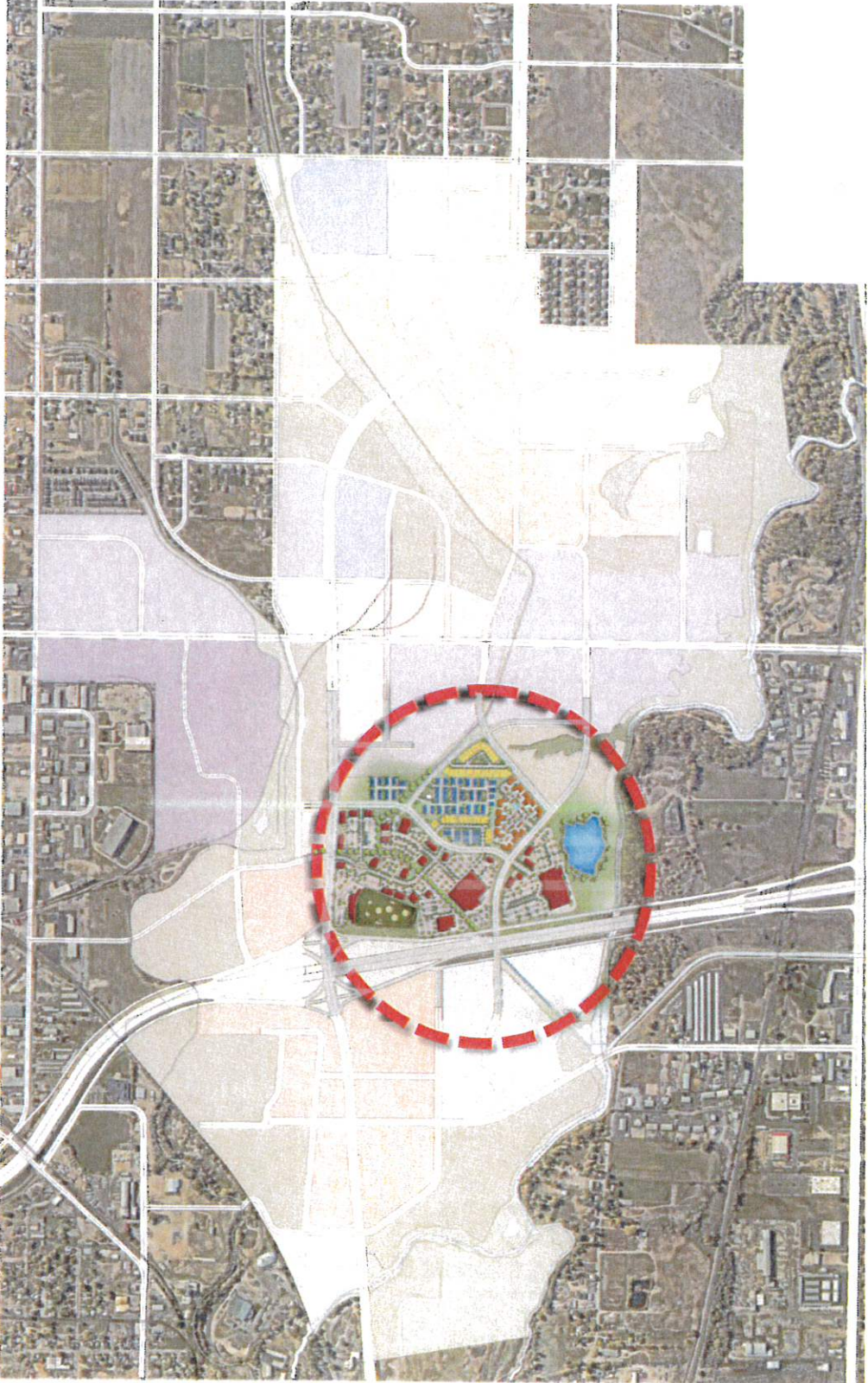
Institutional

37.37 ac

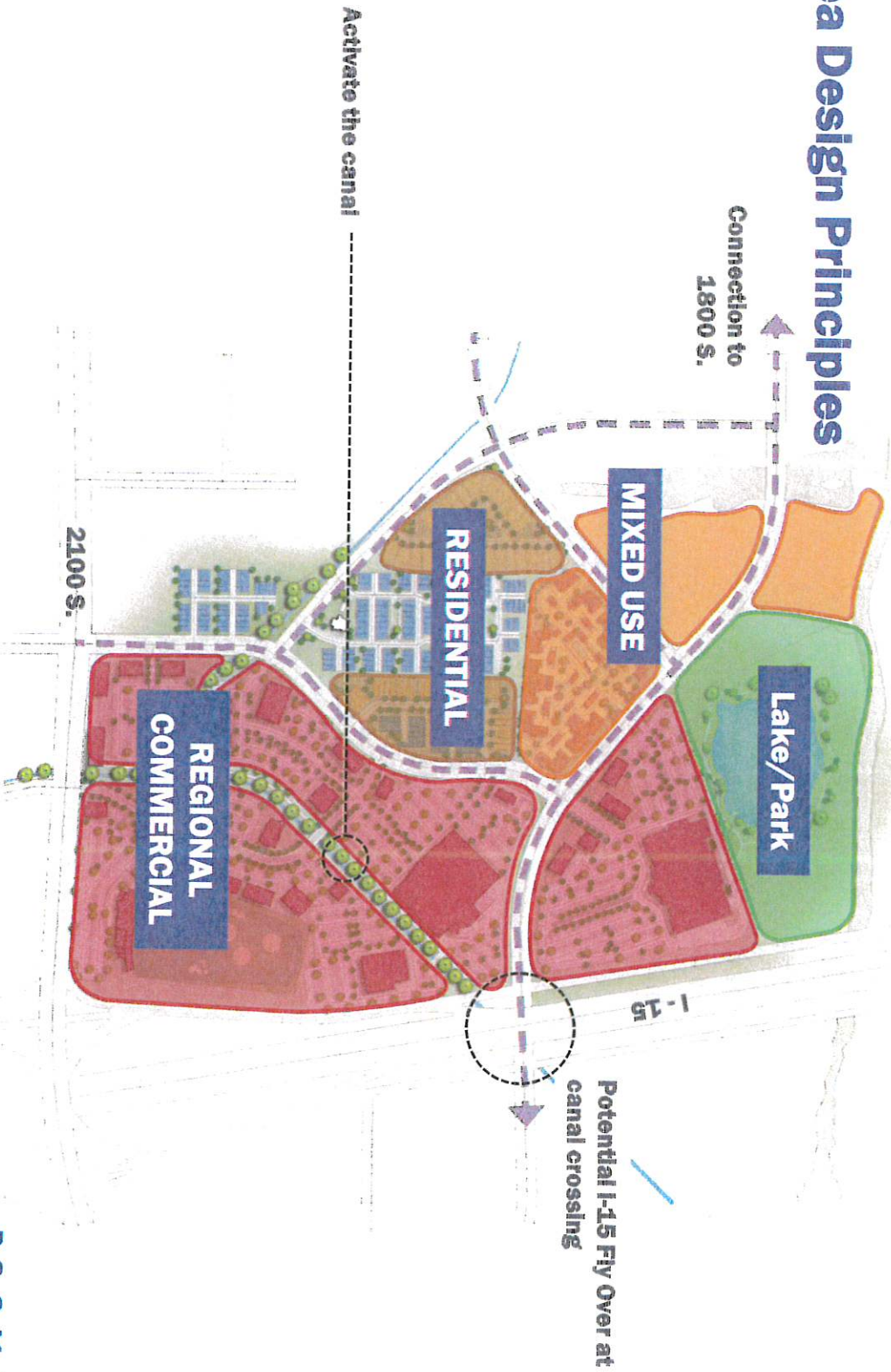
PSOMAS



# Focus Area

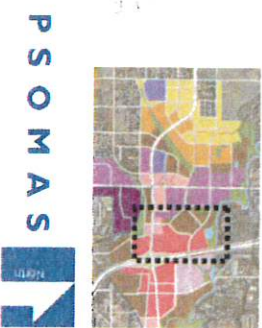


# Focus Area Design Principles



# Regional Commercial & Residential

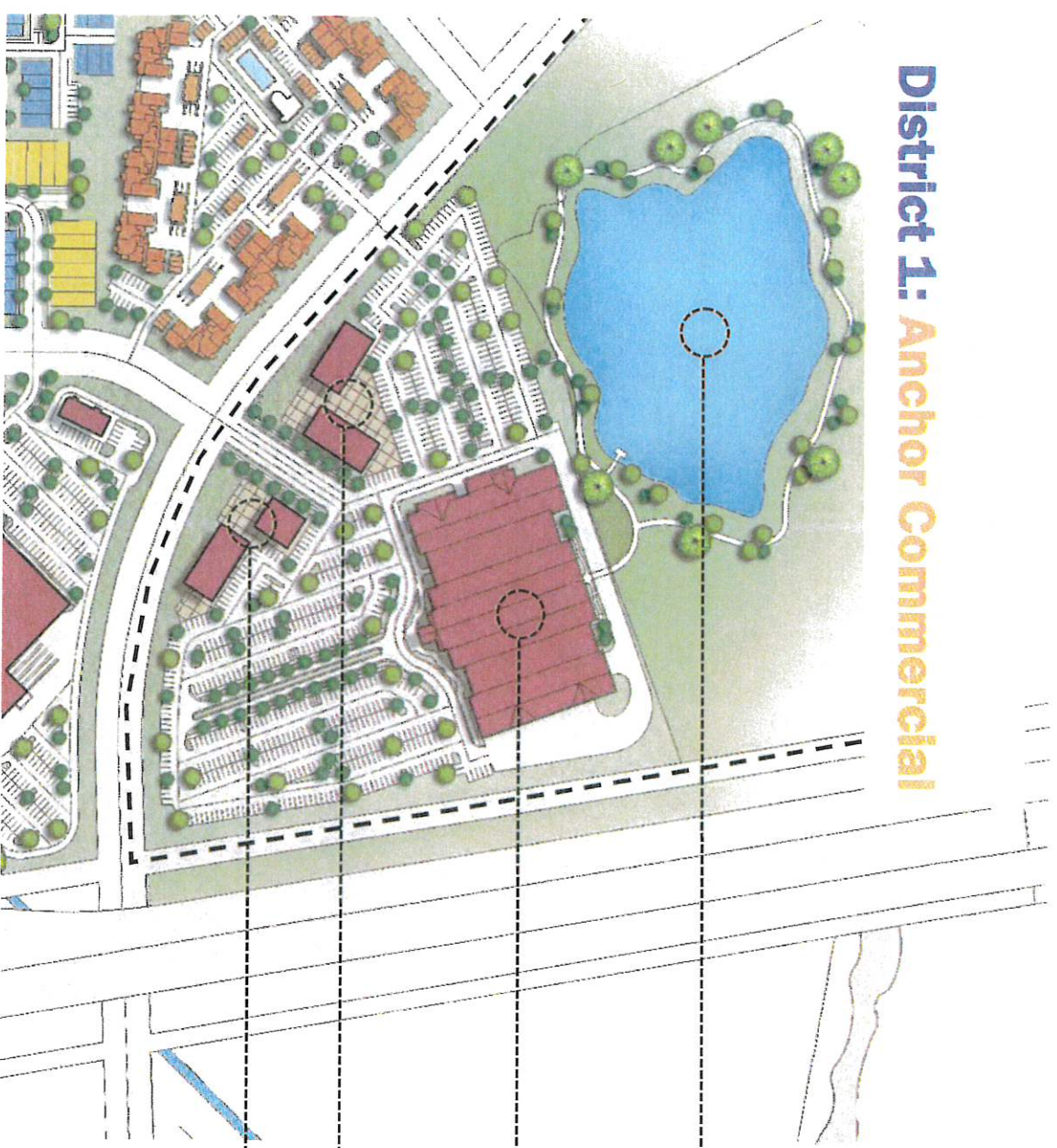
- Regional Commercial
- Mixed Commercial
  - Grocery Store
  - Outdoor Sporting Goods
  - Car Dealership
  - Restaurants
  - Reaches 5 parking stalls per 1,000 of retail sq. ft.
- Mixed Residential Densities
  - Cottages
  - Townhomes
  - Apartments
- Alternative Transportation
  - Bus Station
  - Connected multi-modal trail system
  - Strong Connection to Open Space



# Districts



# District 1: Anchor Commercial



Pond with Ring Trail & Fishing/Boating Dock

Outdoor Sporting Goods Store

Commercial Buildings with Plaza

Commercial Buildings with Plaza

# District 2: Mixed Commercial



- Drive-Thru Dining
- Grocery Store
- Dealership
- Restaurants with Outdoor Dining
- Water Walk Trail
- Entertainment Anchor
- Bus Station
- General Commercial with Plaza

# District 3: Residential



Apartments with Clubhouse

Cottages with Pocket Park

Townhomes with Clubhouse & Greenways



**ORDINANCE NO. 03-2019**

**AN ORDINANCE OF WEST HAVEN CITY, UTAH, ADOPTING THE  
CITY'S AMENDED GENERAL PLAN BY MAKING CERTAIN  
CHANGES TO THE GENERAL PLAN AND ZONING ORDINANCE  
AS RECOMMENDED BY THE PLANNING COMMISSION; AND  
ESTABLISHING AN EFFECTIVE DATE.**

**BE IT ORDAINED BY THE CITY COUNCIL OF WEST HAVEN CITY, UTAH AS  
FOLLOWS:**

**Section I. Recitals**

**WHEREAS**, the City Council of West Haven City ("City") is a municipal corporation duly organized and existing under the laws of the State of Utah; and,

**WHEREAS**, the City Council finds that in conformance with Utah Code ("UC") §10-3-704, and §10-3-717, the governing body of the City may exercise all administrative powers by resolution or ordinance; and,

**WHEREAS**, the City Council finds that in conformance with UC §10-3-702, the governing body of the city may pass any ordinance to regulate, require, prohibit, govern, control or supervise any activity, business, conduct or condition authorized by State law or any other provision of law; and,

**WHEREAS**, the City Council finds that under UC §10-9a-401 the City has adopted a General Plan; and,

**WHEREAS**, the City Council finds that certain changes should be made to the General Plan to better the safety and welfare of the residents of the City; and,

**WHEREAS**, the City Council finds that the proposed changes to the General Plan for application and implementation within the City have been recommended by the City Planning Commission; and,

**WHEREAS**, the City Council finds that the recommended changes to the general plan have been subject to public hearing and comment; and,

**WHEREAS**, the City Council finds that the public convenience and necessity, public safety, health and welfare is at issue and requires such action to be taken by the City; now,

**THEREFORE, BE IT ORDAINED** by the City Council of West Haven:

**Section II. Amendment and Adoption of the City's General Plan:**

1. The City's General Plan is amended, and adopted as set out in  
**Attachment "A"**  
**"General Plan of West Haven City, Weber County, Utah - Amended 12  
December 2018."**

The foregoing Recitals are fully incorporated herein.

**Section III. Repealer of Conflicting Enactments:**

All orders, ordinances and resolutions regarding the changes enacted and adopted which have heretofore been adopted by the City, or parts thereof, which conflict with this Ordinance, are, for such conflict, repealed, except this repeal shall not be construed to revive any act, order, resolution, ordinance or part thereof, heretofore repealed.

**Section IV. Savings Clause:**

If any provision of this Ordinance shall be held or deemed to be or shall be invalid, inoperative or unenforceable for any reason, such reason shall render no other provision or provisions invalid, inoperative or unenforceable to any extent whatever, this Ordinance being deemed to be the separate independent and severable act of the City Council of West Haven City.

**Section V. Prior Ordinances and Resolutions:**

The body and substance of all prior Ordinances and Resolutions, with their provisions, where not otherwise in conflict with this Ordinance, are reaffirmed and readopted.

BE IT FURTHER ORDAINED this Ordinance shall become effective on the 16<sup>th</sup> day of January, 2019 and after publication or posting as required by law.

DATED this 16<sup>th</sup> day of January, 2019

WEST HAVEN, a municipal corporation

by: Sharon Bolos  
Mayor Sharon Bolos

Attested and recorded

Shanda Reney  
Shanda Reney, CMC  
City Recorder

# **ATTACHMENT "A"**

## **ORDINANCE NO. 03-2019**

An Ordinance Of West Haven City, Utah, Adopting The City's Amended General Plan By Making Certain Changes To The General Plan And Zoning Ordinance As Recommended By The Planning Commission; And Establishing An Effective Date.

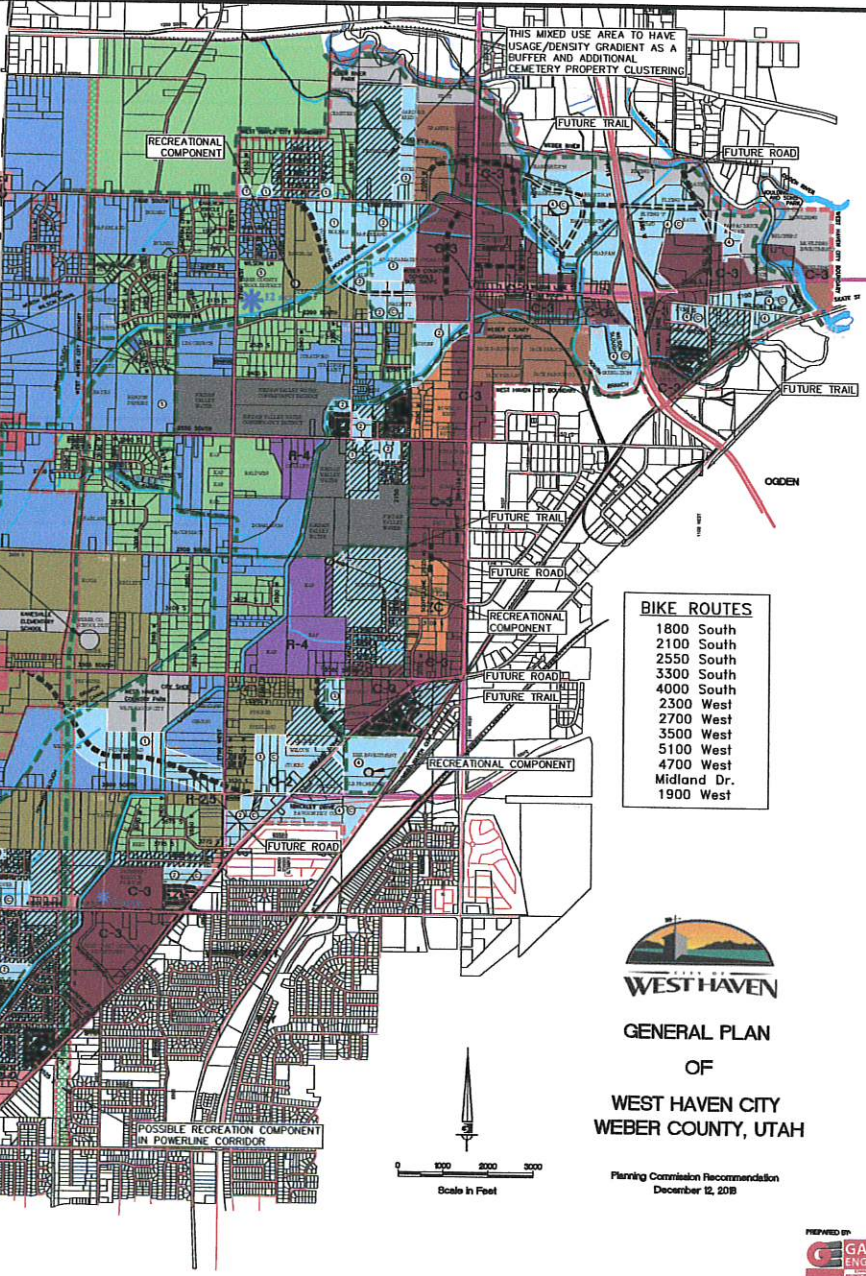
16 Jan 19

**LEGEND**

-  PROPOSED ARTERIAL / COLLECTOR ROAD
-  EXISTING ARTERIAL / COLLECTOR ROADS
-  UTAH POWER & LIGHT CORRIDOR
-  TRAIL SYSTEM
-  COMMERCIAL (C-1)
-  COMMERCIAL (C-2)
-  COMMERCIAL (C-3)
-  HEAVY INDUSTRIAL (M-2)
-  LIGHT INDUSTRIAL (M-1)
-  MIXED USE ZC HIGH / MEDIUM / LOW DENSITY RESIDENTIAL & COMMERCIAL
-  1 UNITS PER ACRE - 12,500 SQFT MIN (R-1)
-  2 UNITS PER ACRE - 10,000 SQFT MIN (R-2)
-  2.5 UNITS PER ACRE - 10,000 SQFT MIN (R-2.5)
-  3-4 UNITS PER ACRE - 7,000 SQFT MIN (R-4)
-  DRINKING WATER TREATMENT FACILITY
-  DETENTION BASIN
-  PARKS / PUBLIC OPEN SPACES / SCHOOLS

**KEY NOTES**

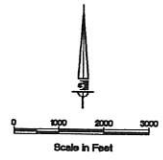
- ① MIXED USE- LOW DENSITY
- ② MIXED USE- MEDIUM / LOW DENSITY
- ③ MIXED USE- MEDIUM / HIGH DENSITY
- ④ MIXED USE- HIGH DENSITY
- ⑤ FUTURE SCHOOL
- Ⓢ MANDATORY COMMERCIAL OVERLAY



- BIKE ROUTES**
- 1800 South
  - 2100 South
  - 2550 South
  - 3300 South
  - 4000 South
  - 2300 West
  - 2700 West
  - 3500 West
  - 5100 West
  - 4700 West
  - Midland Dr.
  - 1900 West



**GENERAL PLAN  
OF  
WEST HAVEN CITY  
WEBER COUNTY, UTAH**



Planning Commission Recommendation  
December 12, 2018

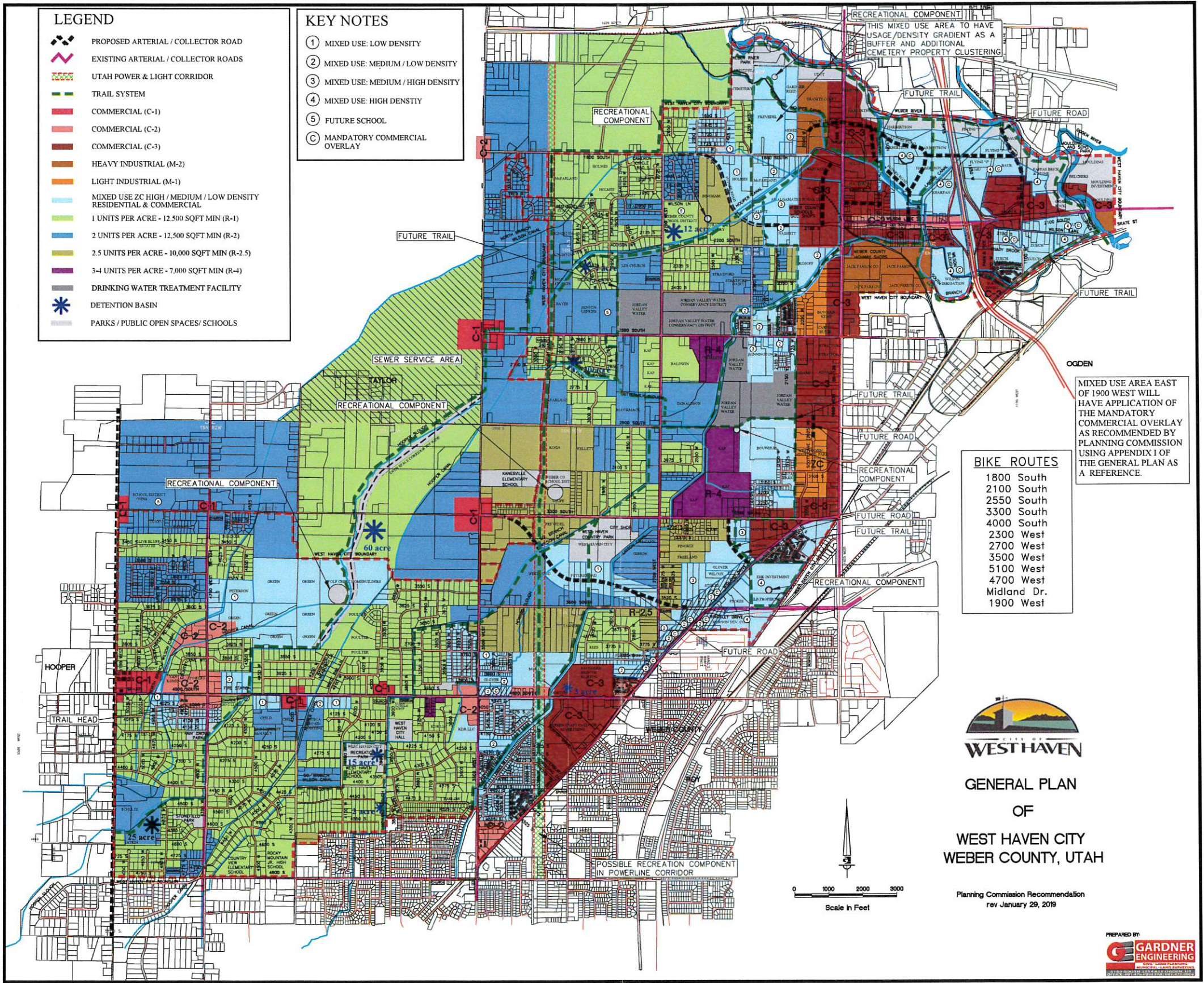


**LEGEND**

- PROPOSED ARTERIAL / COLLECTOR ROAD
- EXISTING ARTERIAL / COLLECTOR ROADS
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- TRAIL SYSTEM
- COMMERCIAL (C-1)
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**KEY NOTES**

- ① MIXED USE: LOW DENSITY
- ② MIXED USE: MEDIUM / LOW DENSITY
- ③ MIXED USE: MEDIUM / HIGH DENSITY
- ④ MIXED USE: HIGH DENSITY
- ⑤ FUTURE SCHOOL
- Ⓢ MANDATORY COMMERCIAL OVERLAY



THIS MIXED USE AREA TO HAVE USAGE/DENSITY GRADIENT AS A BUFFER AND ADDITIONAL CEMETERY PROPERTY CLUSTERING

MIXED USE AREA EAST OF 1900 WEST WILL HAVE APPLICATION OF THE MANDATORY COMMERCIAL OVERLAY AS RECOMMENDED BY PLANNING COMMISSION USING APPENDIX I OF THE GENERAL PLAN AS A REFERENCE.

- BIKE ROUTES**
- 1800 South
  - 2100 South
  - 2550 South
  - 3300 South
  - 4000 South
  - 2300 West
  - 2700 West
  - 3500 West
  - 5100 West
  - 4700 West
  - Midland Dr.
  - 1900 West



**GENERAL PLAN  
OF  
WEST HAVEN CITY  
WEBER COUNTY, UTAH**

Planning Commission Recommendation  
rev January 29, 2019

