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AN ORDINANCE AMENDING THE UNIFORM ZONING ORDINANCE OF WEBER COUNTY, UTAH BY (1) ESTABLISHING A NEW DISTRICT THERETO TO BE KNOWN AS THE LITTLE MOUNTAIN INDUSTRIAL PLANNING DISTRICT, AND PROVIDING THEREIN INDUSTRIAL ZONES M-1 AND M-3, AND BY ADDING THIS DISTRICT TO THE ZONING MAPS OF WEBER COUNTY; AND (2) BY ADDING THE TITLE "ZONING MAP OF WEBER COUNTY, LITTLE MOUNTAIN INDUSTRIAL PLANNING DISTRICT" TO CHAPTER 2-SECTION 6; AND (3) BY ADDING A NEW ZONE CLASSIFICATION DESIGNATED AS MANUFACTURING ZONE M-3 AS CHAPTER 22A.

FINN EAMES OLSEN
WEBER COUNTY RECORDER
DEPUTY *Finn Eames Olsen*

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF WEBER, STATE OF UTAH, ORDAIN AS FOLLOWS:

Section 1. Chapter 2. Section 1 of the Uniform Zoning Ordinance of Weber County, Utah, is hereby amended by deleting the words "twenty (20)" in the second line of the first sentence, and by replacing them with "twenty-one (21)", and by adding the words "Manufacturing Zone.....M-3" at the end of the section.

Section 2. Chapter 2. Section 6 of the Uniform Zoning Ordinance of Weber County, Utah, is hereby amended by adding the words "Zoning Map of Weber County, Little Mountain Industrial Planning District" at the end of the section.

Section 3. The following described unincorporated area in Weber County is hereby zoned and placed under the Uniform Zoning Ordinance of Weber County, Utah, and is added to the zoning map and maps of Weber County. The hereafter described area is zoned as set forth on the zoning map of Weber County, Little Mountain Industrial Planning District, which is attached hereto and made a part hereof by reference:

"A part of township 6 North, Ranges 3 and 4 West of the Salt Lake Base and Meridian, U. S. Survey:

"Beginning at the Northeast corner of Section 4, Township 6 North, Range 3 West, thence South along the East boundary of said section to the Northeast corner of the Southeast quarter of said Section 4, thence East to the Northeast corner of the South half of Section 3, thence South along the East boundaries of Sections 3, 10, 15, 22 and 27 to the Southeast corner of said Section 27, thence West to the Southwest corner of the Southeast quarter of Section 27, thence North to a point which is the center of Section 27, thence West to a point which is the center of Section 28, thence North to the Northeast corner of the Northwest quarter of Section 28, thence West to the Southwest corner of the Southeast quarter of Section 19, thence North to a point which is the center of said Section 19, Township 6 North, Range 3 West, thence West to the Southwest corner of the North half of Section 24, Township 6 North, Range 4 West, thence North to the Northwest corner of the Southwest quarter of Section 13, thence East to a point which is the center of said Section 13, thence North to the Northwest corner of the Northeast quarter of Section 12, Township 6 North, Range 4 West, thence East to the Southeast corner of the Southeast quarter of Section 6, Township 6 North, Range 3 West,

thence North to the Northeast corner of the Southeast quarter of said Section 6, thence East to a point which is the center of Section 5, thence North to the Northwest corner of the Northeast quarter of said Section 5, thence East to the point of beginning."

Section 4. The Uniform Zoning Ordinance of Weber County, Utah is hereby amended by adding a Chapter 22A to follow Chapter 22. Chapter 22A is to hereafter be a part of the Uniform Zoning Ordinance and is to provide as follows:

Chapter 22A MANUFACTURING ZONE M-3.

22A-1. General Description, Objectives, and Characteristics of zone.

This district is composed of certain lands so situated as to be used primarily for industrial uses directly connected with or related to the manufacture, testing and production of jet and missile engines or other aircraft or spacecraft. Industrial operations or uses which are not incompatible with the general purpose of this zone are included. In general, this zone covers a portion of the unincorporated area of Weber County which is adjacent to existing jet testing operations in the extreme west part of Weber County and abutted by agricultural lands.

22A-2. Use Regulations.

In Manufacturing Zone M-3, no building or structure shall be erected which is arranged, intended, or designed to be used for other than one or more of the following uses:

1. Aircraft engine testing, including jet, missile, and chemical engines.
2. Blast furnace.
3. Manufacture, processing, refining, treatment, distillation, storage or compounding of the following: Acid, ammonia, bleaching powder and chlorine; fire works or explosives; asphalt; chemicals of an objectionable or dangerous nature; creosote; disinfectants or insecticides; bones, coal or wood; fertilizer; gas; glue; size or gelatine; ore; potash; proxylin, rubber or guttapercha; plastic; tallow, grease or lard; tar, roofing or waterproofing materials; furs; wool; hides.
4. Ore bonification; smelting or refining of materials; steel or iron mill; mines, quarries, gravel pits.
5. Petroleum refining.
6. Manufacturing, fabrication, assembly, canning, processing, treatment or storage of the following:
 - a. Acetylene gas; aircraft, airplanes and parts; automobiles and parts;
 - b. Brick; brass.
 - c. Candles; cans; celluloid; cement; copper.
 - d. Dyestuffs.
 - e. Emery cloth; excelsior.
 - f. Feathers; felt; fiber, fish; film.

- g. Glass, glucose; gypsum.
 - h. Hair, hardware.
 - i. Ink, iron.
 - j. Lamp black; linoleum; lime.
 - k. Meats; machinery; malt; matches.
 - l. Oil; oilcloth; oiled rubber goods; oxygen.
 - m. Paper; paint; pulp; pickles; pottery; plaster; plaster of Paris.
 - n. Shoe polish; stove polish; shoddy; soap and detergents; soda; starch; sauerkraut; salt; steel; shellac.
 - o. Turpentine; tile; terra cotta.
 - p. Vinegar; varnish.
 - q. Yeast.
- 7. Metals and metal products treatment and processing.
 - 8. Missiles and missile parts.
 - 9. Feed, cereal or flour mill; forge plant or foundry.
 - 10. Railroad yards, shop or roundhouse; rock crusher.
 - 11. Radio and television transmitting towers.
 - 12. Laboratories.
 - 13. Machine shop.
 - 14. Offices, business, professional and governmental.
 - 15. Petroleum storage.
 - 16. Public buildings and utilities.
 - 17. Spacecraft and spacecraft parts.
 - 18. Warehouse; welding shop.
 - 19. Accessory uses and buildings customarily incidental to the above.

22A-3. Area Regulations.

No building for industrial uses shall be constructed and no premises shall be used for such purposes on any lot which has an area of less than twenty thousand (20,000) square feet or which has a frontage of less than one hundred (100) feet on one public street or highway.

22A-4. Yards, Widths, and Height Regulations.

No industrial building or structure shall be located closer than fifty (50) feet to any street or highway. The minimum width for all industrial buildings or uses shall be one hundred (100) feet. Height of structures shall conform to provisions of Chapter 27, Airport Zones.

22A-5. Coverage Regulations.

No building, structure, or group of buildings with their accessory buildings shall cover more than eighty (80) per cent of the area of the lot.

Section 5. VALIDITY.

Should any section, clause or provision of this Ordinance be declared by the courts to be invalid, the same shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be invalid.

Section 6. EMERGENCY CLAUSE.

In the opinion of the Board of Commissioners of Weber County, Utah, a public emergency exists in connection with the matters contained in this Ordinance, and it is necessary to the peace, safety and general welfare of the inhabitants of Weber County that this Ordinance become effective immediately.

Section 7. EFFECTIVE DATE.

This Ordinance shall take effect immediately upon its adoption and publication in one issue of the Ogden Standard Examiner.

PASSED AND ADOPTED by the Board of County Commissioners of Weber County, Utah, the 30th day of April, 1962.

Commissioner George T. Frost Voting Aye

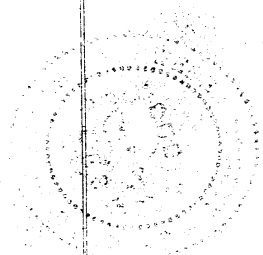
Commissioner Arthur P. Brown Voting Aye

Commissioner Elmer Carver Voting Aye

ATTEST:

Lawrence M. Malan
LAWRENCE M. MALAN, County
Clerk

George T. Frost
GEORGE T. FROST, Chairman
Board of County Commissioners



STATE OF UTAH)
County Of Weber) ss.

I, Wendell Hansen, County Clerk and Ex-Officio Clerk of the Board of Weber County Commissioners, State of Utah, do hereby certify that the foregoing is a full, true and correct copy of the original.

An Ordinance Amending the Uniform Zoning Ordinance of Weber County, Utah by (1) establishing a new district thereto to be known as the Little Mountain Industrial Planning District, and providing therein Industrial Zones M-1 and M-3, and by adding this district to the Zoning Maps of Weber County; and (2) by adding the Title "Zoning Map of Weber County, Little Mountain Industrial Planning District" to Chapter 2, Section 6; and (3) by adding a New Zone Classification designated as Manufacturing Zone M-3 as Chapter 22 A.

Dated this 18th day of May, 1964.

Wendell Hansen Clerk

By *Dorma Adams* Deputy

