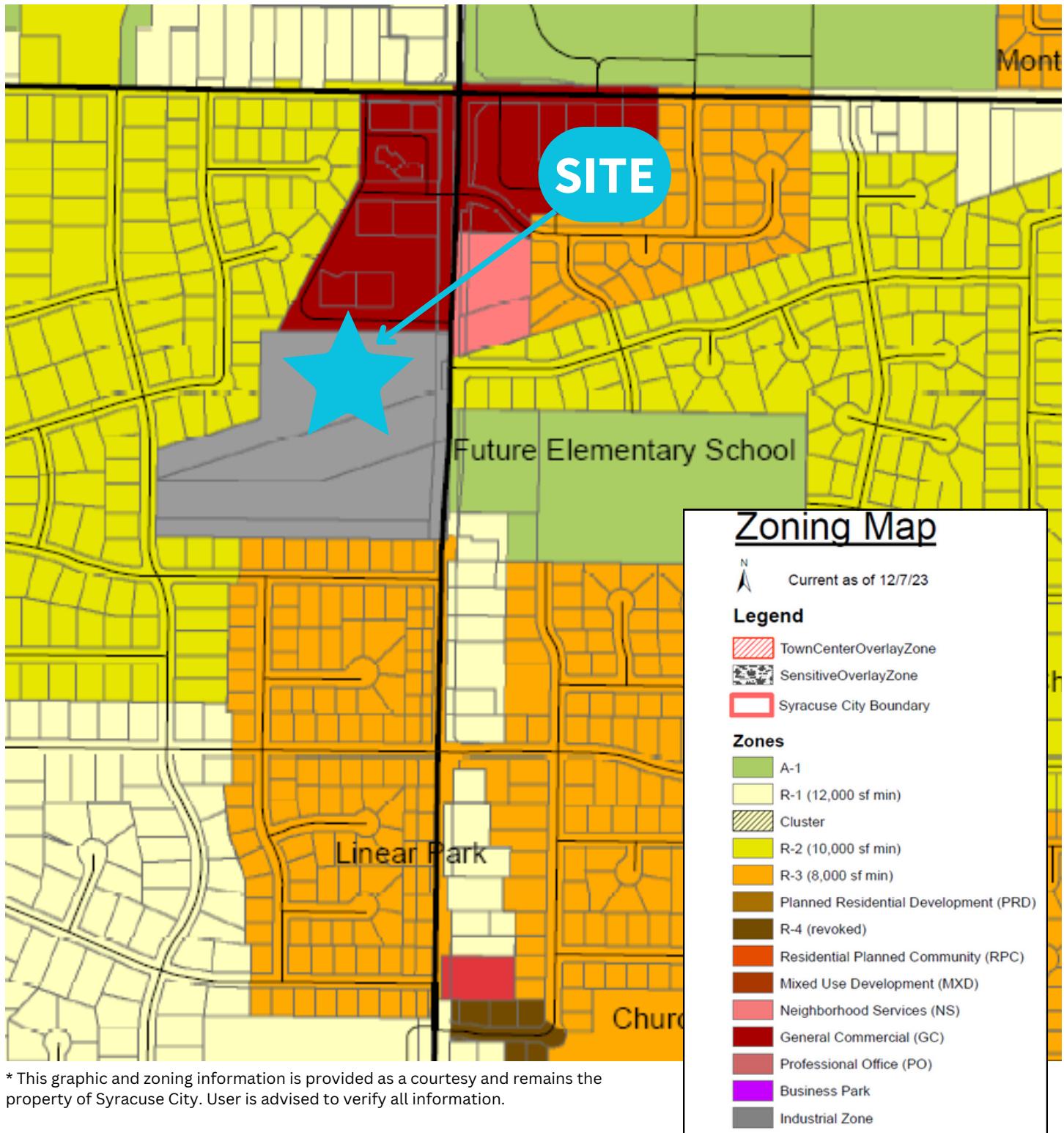


# Syracuse City Zoning



## **Chapter 10.120** **ID – INDUSTRIAL DEVELOPMENT ZONE**

Sections:

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**10.120.010 Purpose.**

The purpose of this zone is to provide for industrial, manufacturing, and certain compatible commercial uses and to protect such uses from encroachment of uses adverse to their operation and expansion. [Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-23-010.]

**10.120.020 Permitted uses.**

The following uses, and no others, are appropriate to this zone, compatible with each other, and a permitted right; provided, that the parcel and buildings meet all other provisions of this title, or any other applicable ordinances of Syracuse City, and receive site plan approval as provided in SMC [10.20.090](#):

(A) Agriculture.

(B) Automotive and engine repair services.

(C) Churches, synagogues, and temples.

(D) Car washes, self-service coin-operated style car washes and full-service tunnel style.

(E) Contract construction services.

(F) Caretaker quarters on the same parcel as storage facilities (see note below).

(G) Manufacturing, chemicals and allied products or plastic products.

(H) Manufacturing, compounding, processing, milling, assembling, testing, or packaging (of the following products):

(1) Apparel.

(2) Fabricated metal products (not including primary metals industries).

- (3) Food products.
- (4) Stone, clay, and glass.
- (I) Pawn shops.
- (J) Payday lending/check cashing services.
- (K) Printing and publishing industries.
- (L) Professional nonretail services.
- (M) Public and quasi-public buildings.
- (N) Public parks.
- (O) Rehabilitation centers.
- (P) Restaurants and fast food services.
- (Q) Retail, building materials, hardware, and farm equipment.
- (R) Storage facilities, industrial warehouse.
- (S) Tattoo and body piercing shops.
- (T) Uses considered similar and compatible by the Land Use Administrator.
- (U) Welding or machine shop.
- (V) Wholesale trade.

Note: Caretaker quarters in a storage facility shall:

1. Be limited to one dwelling unit per 350 storage units.
2. Include a minimum of one kitchen and one bathroom.
3. Be attached to or located within the main structure of the principal use, and not have a total square footage that exceeds 50 percent of the total area of the building to which it is attached or in which it is located. The entrance to the facility shall be developed in such a way as not to be a conspicuous and dominant feature of the building or site development.
4. Be limited in its occupancy to caretakers of the storage facility and their family.
5. Be secondary and incidental to the principal use.
6. The property owners shall execute and record a covenant and agreement with the City to revert the property to a commercial use without a caretaker living quarters, including the removal of the kitchen facilities of any permanent addition that does not meet the requirements of the zone in which the use is located, after the expiration of any associated permit granted or the termination of the business.
7. Only be located in the rear or second story of a building.
8. Only be permitted upon positive recommendation from the Fire Marshal.

9. Not include mobile living facilities, such as recreational vehicles, mobile homes, or campers.

[Ord. 21-30 § 1 (Exh. A); Ord. 16-14 § 1 (Exh. A); Ord. 11-02 § 1 (Exh. A); Ord. 10-02 § 1 (Exh. A); Ord. 08-11 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Ord. 03-18; amended 1991; Code 1971 § 10-23-020.]

#### **10.120.030 Conditional uses.**

The following, and no others, may be [conditional uses](#) permitted after application and approval as specified in SMC [10.20.080](#):

(A) [Accessory uses](#) and [buildings](#) (200 square feet or greater) (minor).

(B) Day care centers (major).

(C) Sexually oriented businesses (see Chapter [10.135](#) SMC) (major).

(D) [Temporary commercial uses](#) (see SMC [10.35.050](#)) (minor). [Ord. 11-10 § 14; Ord. 11-02 § 1 (Exh. A); Ord. 10-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Ord. 03-18; amended 1991; Code 1971 § 10-23-030.]

#### **10.120.040 Minimum lot standards.**

All lots developed and all [structures](#) and [uses](#) placed on lots shall be in accordance with the following lot standards:

(A) Lot area: no minimum requirement.

(B) Lot width: as required by [site plan](#) review.

(C) Front yard: 30 feet.

(D) Side yards: as required by [site plan](#) review.

(E) Rear yard: as required by [site plan](#) review.

(F) [Building](#) height: 35 feet for [buildings](#) from zero to 100 feet from the [zone](#) boundary; 55 feet for [buildings](#) 100 to 200 feet from the [zone](#) boundary; 100 feet for [buildings](#) more than 200 feet from the [zone](#) boundary.

(1) For purposes of this subsection, a [zone](#) boundary is expanded to include the contiguous [zones](#) of adjacent cities or unincorporated county, if those [zones](#) contain substantially similar [uses](#) to the industrial development [zone](#).

When an industrial lot is adjacent to or faces upon another nonindustrial [zone](#), the [yards](#) in the industrial [zone](#) that are adjacent to or face upon the other nonindustrial [zone](#) shall be a minimum of 20 feet on all sides. Exceptions to this requirement may be granted by the [Land Use Authority](#) for industrial [zones](#) that are adjacent to other industrial [zones](#) or agricultural [zones](#) if all proposed [structures](#) on the industrial property meet minimum fire protection requirements. Plans showing these fire protection requirements are to be subject to review and approval by both the Syracuse City [Building](#) Official and Syracuse City Fire Chief. All lots shall be subject to the general landscape requirements as prescribed in Table 2, Buffer Classification Requirements, found in SMC [10.30.080](#). [Ord. 17-11 § 1 (Exh. A); Ord. 11-02 § 1 (Exh. A); Ord. 08-11 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-23-040.]

#### **10.120.050 Off-street parking and loading.**

Off-street parking and loading shall be provided as specified in Chapter [10.40](#) SMC unless the [Planning Commission](#) requirements exceed those of Chapter [10.40](#) SMC. [Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-23-050.]

## **10.120.060 Signs.**

Signs permitted in this zone shall be those allowed in industrial zones by Chapter [10.45](#) SMC. [Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-23-060.]

## **10.120.070 Special provisions.**

(A) Landscaping. All lots, parcels, or sites shall have a minimum 10 percent of the total area landscaped, including all required front yards, and permanently maintained in good condition.

(1) Turfgrass is not to exceed 15 percent of the total landscaped area.

(2) No turfgrass in parkstrips.

(3) Drip irrigation only in landscape areas less than eight feet wide.

(B) Industrial Performance Standards. The following performance standards shall ensure that all industries will provide necessary modern control methods to protect the City from hazards and nuisances; set objective, quantitative standards for the maximum tolerated levels of frequently hazardous or annoying emissions; and protect any industry from arbitrary exclusion or persecution based solely on the characteristics of that type of industry's past uncontrolled operation.

(1) General.

(a) No one shall use or occupy any land or building devoted to uses authorized by this chapter in any manner so as to create a dangerous, injurious, noxious, or otherwise objectionable fire, explosive, or other hazard; noise or vibration; smoke, dust, odor, or other form of air pollution; heat, cold, dampness, glare, electrical, or other disturbance; liquid or solid refuse or waste; or other substance, condition, or element in such a manner or in such an amount as to affect adversely the surrounding area or adjoining premises. The foregoing are hereinafter referred to as "dangerous or objectionable elements."

(b) In addition to meeting other application requirements for site plan approval or a conditional use permit, parties seeking approval for an industrial use shall include in the application a description of the proposed machinery, products, and processes to be located at the development. The application shall include an investigation and report from a qualified consultant outlining all possible environmental impacts the industrial use may have. The cost of such expert report shall be borne by the applicant.

(c) Within 20 days after the Commission receives the aforesaid application and report, the Commission shall determine whether the plans would employ reasonable measures to assure compliance with the applicable performance standards. On such basis, the Commission may approve or refuse to approve the use or may require a modification of the proposed plans.

(2) Dangerous and Objectionable Elements.

(a) Noise. No use shall emit or cause the emission of sound from a stationary source such that the one-hour equivalent sound level ( $L_{eq}$ ) of resultant sound measurement, at the lot line of the establishment or use, exceeds, by six dB(a) or more, the one-hour equivalent sound level ( $L_{eq}$ ) caused by ground transportation as estimated for that point of measurement and that time of day, pursuant to FHWA-RD-77-108 Highway Traffic Noise Prediction Model, or by other techniques at least as accurate. The sound level measuring instrumentation shall conform with ANSI S1.4-1971 Type 1 and compatible measurement procedures, according to ANSI S1.13-1971, with the following adjustments:

(i) Adjustment for Temporal and Tonal Characteristics of Sound. If the sound has a pronounced audible-tonal quality, such as a whine, screech, buzz, or hum, or an audible cyclic variation in sound level, such as beating or other amplitude modulation, the measured sound level shall increase by five dB to allow for more subjective response to the sound.

(ii) Quasi-Steady Impulsive Sound. Where the sound is of a repetitive impulse nature, providing a steady reading using the “slow response” setting on the sound level meter, the measured value shall increase by 10 dB to allow for more subjective response to the sound.

Only one of the subsections (B)(2)(A)(i) or (B)(2)(A)(ii) of this section may apply to qualify for an adjustment. In a case where both subsections apply, subsection (B)(2)(A)(ii) of this section takes precedence.

No use shall emit, cause, or permit the emission of sound of an impulsive nature from a stationary source such that it results in an impulsive sound level at a point of measurement in excess of 80 dB or, in a one-hour equivalent level ( $L_{eq}$ ), exceeding that one-hour equivalent level ( $L_{eq}$ ) caused by ground transportation as estimated for that point of measurement and that time of day, pursuant to FHWA-RD-77-108 or equivalent method.

(b) Vibration. No use shall create or permit a vibration (other than from transportation facilities or temporary construction work) that is discernible without instruments at the points of measurement specified in subsection (B)(2)(a) of this section.

(c) Odors. No use shall emit odorous gases or other odorous matter in such quantities as to be readily detectable when diluted in the ratio of one volume of odorous air to four volumes of clean air at the points of measurement specified in subsection (B)(2)(a) of this section or at the point of greatest concentration. Any process that may involve the creation or emission of any odors shall provide a secondary safeguard system in order to maintain control should the primary safeguard system fail.

(d) Glare. No use shall permit direct or sky-reflected glare that penetrates beyond the property upon which the light source is located, whether from flood lights or from high-temperature processes such as combustion or welding or otherwise, in a manner constituting a nuisance or hazard.

(e) Fire and Explosion Hazards. All activities and all storage of flammable and explosive materials shall include adequate safety, fire-fighting, and fire suppression equipment and devices standard in the industry to protect against the hazard of fire and explosion. No use shall permit the burning of waste materials in open fires at any point.

(f) Air Pollution. No use shall emit particulate or gaseous pollutants into the air in violation of the Utah State Air Conservation Act, its amendments, or resulting regulations.

(g) Liquid or Solid Wastes. No use shall discharge, at any point, into a public sewer, public waste disposal system, private sewage system, or stream, or into the ground contrary to the Utah State Water Pollution Control Act, its amendments, the subsequent Wastewater Disposal Regulations, or the Utah Code of Solid Waste Disposal Regulations.

(C) Enforcement. The Land Use Administrator shall investigate any purported violation of performance standards; and, if necessary for such investigation, may request the Planning Commission to employ qualified experts. If, after public hearing and due notice, the Planning Commission finds that a violation existed or does exist, it shall order the Land Use Administrator to serve notice that compliance with the performance standards must be achieved within a specified period of

time or the plant will be closed. Should the violation of performance standards threaten the [public](#) health, convenience, or welfare, the [Planning Commission](#) may order the offending plant to cease operation until proper steps are taken to correct the conditions which cause the violation. The violator shall pay for services of any qualified experts, employed by the [Planning Commission](#) to advise in establishing a violation, upon establishment of said violation or the City shall pay otherwise. The determination of the existence of dangerous and objectionable elements shall be made at any point; provided, however, the measurements of the noise, vibration, odors, or glare are taken at the lot line of the establishment or [use](#). [Ord. 22-08 § 1 (Exh. A); Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-23-070.]

#### **10.120.080 Architectural Review Committee.**

Developments within the ID [zone](#) are required to be reviewed by the Architectural Review Committee in accordance with Chapter [10.28](#) SMC, Architectural Review Committee and Design Standards. [Ord. 13-11 § 1.]

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The Syracuse Municipal Code is current through Ordinance 25-26, passed June 10, 2025.

Disclaimer: The city clerk's office has the official version of the Syracuse Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

City Website: <https://syracuseut.gov/>

City Telephone: (801) 614-9633

Codification services provided by [General Code](#)