

**DELTA CITY  
ORDINANCE 2025-323**

**AN ORDINANCE ADOPTING A NEW INDUSTRIAL LIGHT ZONE UNDER THE CITY'S  
LAND USE REGULATIONS.**

**WHEREAS**, the Delta City Planning Commission has reviewed the need for an Industrial Light Zone and made a recommendation to the Delta City Council to approve such zone;

**WHEREAS**, the City Council caused a notice of a public hearing in the Millard County Chronicle Progress, a newspaper of general circulation, and timely posted on the Utah Public Notice Website on October 28, 2025;

**WHEREAS**, the City Council held the required public hearing on November 5, 2025 regarding the adoption of an Industrial Light Zone;

**WHEREAS**, after receiving public comment and careful consideration, the City Council has determined that it is in the best interest for the health, safety, and welfare of the City and its residents to adopt an Industrial Light Zone under the City's Land Use Regulations and amend the Use Table to include that Zone.

**NOW THEREFORE**, be it ordained by the Council of the Delta City, in the State of Utah, as follows: 18.36.020 INDUSTRIAL LIGHT (IL-1) ZONE is hereby adopted as set forth in its entirety below and 18.16.010 USE TABLE is hereby amended to include the Industrial Light Zone as set forth in its entirety below.

**SECTION 1:        ADOPTION** “18.36.020 INDUSTRIAL LIGHT (IL-1) ZONE” of the Delta Municipal Code is hereby *added* as follows:

ADOPTION

18.36.020 INDUSTRIAL LIGHT (IL-1) ZONE(*Added*)

A. **PURPOSE:** The purpose of this section is to create a zone which provides for wholesale and warehousing uses as well as those industrial uses that included fabrication, manufacturing, assembly or processing of material that are in refined form and, in their transformation, do not create smoke, gas, odor, dust, noise, vibration of earth, soot or lighting to a degree that is offensive when measured at the property line of a subject property.

B. **Minimum Lot and Development Standards:**

ZONE DISTRICT IL-1

MINIMUM LOT AND DEVELOPMENT STANDARDS (Required only on new construction of a primary structure.)

			<b>Maximum</b>			
--	--	--	----------------	--	--	--

	Minimum Lot Area	Minimum Lot Width	Zoned Area	Setbacks	Height	Sidewalks
Lot	1 acre	None	None	Front: 20' Side: 10' Side yard when abutting a residential zone: 15' Rear: 10' unless otherwise approved by the Planning Commission	35' unless otherwise approved by the Planning Commission	Yes*

- \*Sidewalks are required on 1) property boundaries that abut a residential zone and 2) to continue a sidewalk on a boundary that abuts a property where a current sidewalk exists.
- Curb and gutter are required on all sides of property that abut street.
- Fences shall be required on all sides of property that abut a residential zone and around any outside storage area. Fences shall be a minimum height of six (6) feet and shall be constructed of durable materials intended for use as fencing.
- No property owner may create smoke, gas, odor, dust, noise, vibration of earth or soot to a degree that is offensive when measured at the property line of the subject property, as determined by the land use officer.
- The following uses are strictly prohibited within the IL-1 Zone:
  - Rock crushing, gravel pits, and extraction
  - Asphalt or concrete batch plants
  - Combustion of waste materials
  - Slaughterhouses or rendering plants
  - Manufacturing with noxious odors or toxic emissions
  - Dust-producing industries detectable off-site
  - Chemical manufacturing or hazardous waste storage
  - Junkyards and outdoor salvage yards
  - Any use requiring air quality permits for dust or odor emissions

**SECTION 2: AMENDMENT** “18.16.010 USE TABLE” of the Delta Municipal Code is hereby *amended* as follows:

AMENDMENT

18.16.010 USE TABLE

The following Use Table is to establish the permitted uses within the designated zones of Delta City. If the use is not specifically designated as allowed as contained in the Use Table, then it is prohibited.

	A-	A-	R-	R-		R-	R-	R-	L-	M-	C-	H-	<u>IL-</u>	P/
--	----	----	----	----	--	----	----	----	----	----	----	----	------------	----

Use Type	1	5	1-A	1-B	R-2	4	R	R-2	R-R	H	B	C	I-1	<u>1</u>	Q P
Accessory Dwelling Unit, occupied	X	X	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	X	X	<u>X</u>						
Accessory structure, unoccupied	X	X	X	X	X	X	X	X		X	X	X	X	<u>X</u>	X
Adult oriented business													X	<u>X</u>	
Agriculture	X	X											X		
Agriculture (if lot is 1 or greater)							X	X							
Agriculture industry	X	X										X	X	<u>X</u>	
Animal Hospital	X	X											X	<u>X</u>	
Athletic club	X	X				X					X	X	X	<u>X</u>	
Auto self serve station											X	X	X	<u>X</u>	
Auto service station											X	X	X	<u>X</u>	
Auto truck, RV sales and rental											X	X	X	<u>X</u>	
Automotive body/paint repair establishment											X	X	X	<u>X</u>	
Automotive repair establishment											X	X	X	<u>X</u>	
Aviation airport - accessory living quarters															X
Aviation airport - services													X	<u>X</u>	X
Banking - financial services											X	X			
Bar, tavern, lounge											X	X			





merchandise sales and services											X	X	X	<u>X</u>	
Group home, assisted living facility	X		X		X	X	X	X							
Group home, disabled	X		X		X	X	X	X							
Group home, elderly	X		X	X	X	X	X	X							
Health care center											X	X			X
Heavy/farm equipment sales	X	X									X	X	X	<u>X</u>	
Home occupation	X	X	X	X	X	X	X	X		X					
Hospital											X	X			X
Hotel											X	X			
Household pets (less than or equal to 3)	X	X	X	X	X	X	X	X		X	X	X	X	<u>X</u>	
Industrial park													X	<u>X</u>	
Industry, medium													X		
Kennel (more than 3 pets)	X	X											X	<u>X</u>	
Laundromat										X	X	X			
Laundry										X	X	X			
<b>Use Type</b>	<b>A-1</b>	<b>A-5</b>	<b>R-1-A</b>	<b>R-1-B</b>	<b>R-2</b>	<b>R-4</b>	<b>R-R</b>	<b>R-R-2</b>	<b>L-R-R</b>	<b>M-H</b>	<b>C-B</b>	<b>H-C</b>	<b>I-1</b>		<b>P/Q/P</b>
Light industry												X	X	<u>X</u>	
Liquor store											X				
Lumber sales - storage	X	X									X	X	X	<u>X</u>	
Mental health center											X	X			X
Military surplus store											X	X	X	<u>X</u>	
Mobile home										X					





Use Type	A-1	A-5	R-1-A	R-1-B	R-2	R-4	R-R	R-R-2	L-R-R	M-H	C-B	H-C	I-1		P/Q/P
Stable, public													X		
Stables, private							X	X							
Stables, private (provided structures housing animals shall not be closer than two-hundred feet (200') to any property line)	X	X													
Stables, public (provided structures housing animals shall not be closer than two-hundred feet (200') to any property line)	X	X													
Stables, public/commercial								X							
Storage container	X	X						X					X	<u>X</u>	
Storage unit - commercial												X	X	<u>X</u>	
Subdivision			X	X	X	X	X	X		X	X	X			
Surplus, secondhand store											X	X			
Telecommunications facility < Thirty-Five Feet (35') height											X	X	X	<u>X</u>	
Telecommunications facility < Two-Hundred feet (200') height												X	X	<u>X</u>	X
Temporary outdoor use											X	X	X	<u>X</u>	
Tobacco specialty											X		X	<u>X</u>	

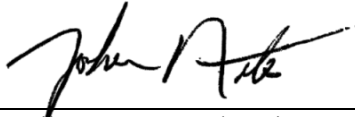


PASSED AND ADOPTED BY THE DELTA CITY COUNCIL NOVEMBER 05, 2025.

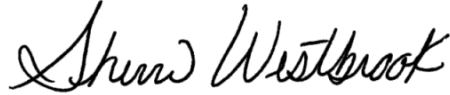
	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Kelly Carter	_____	_____	<u>  X  </u>	_____
KC Bogue	<u>  X  </u>	_____	_____	_____
Kiley J. Chase	<u>  X  </u>	_____	_____	_____
Nicholas W. Killpack	<u>  X  </u>	_____	_____	_____
Betty Jo Western	<u>  X  </u>	_____	_____	_____

Presiding Officer

Attest



\_\_\_\_\_  
John W. Niles, Mayor, Delta City



\_\_\_\_\_  
Sherri Westbrook, City Recorder, Delta City

