



Ordinance #2025-03, An Ordinance of the Fairfield Town Council of Fairfield Town, Utah, Text Amendment to Section 10.11.200 - Light Industrial West Zone Regulations for Fairfield.

Dated March 19, 2025

Document Control Changes: Draft Changes made September 9, 2024, Amended March 18, 2025.

WHEREAS, Utah Code § 10-9a-102 grants the Fairfield Town authority to enact ordinances that the Fairfield Town considers necessary or appropriate for the use and development of land within the Town; and

WHEREAS, the subject text amendment enacts provisions related to the regulation of accessory dwelling units; and

WHEREAS, the Town Council has held a public hearing and reviewed the subject text amendment; and

WHEREAS, the Town Council finds that the subject text amendment will enhance public health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE FAIRFIELD TOWN, UTAH:

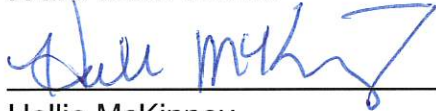
SECTION 1. Text Amendment. Fairfield Town Code Section 10.11.200 Light Industrial West Zone Regulations for Fairfield, as shown in **Exhibit A**, is hereby amended.

SECTION 2. Severability. If any section, part, or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts, provisions, and words of this Ordinance shall be severable.

SECTION 3. Effective Date. This Ordinance shall become effective immediately upon publication or posting as required by law.

Passed and Adopted this **19th day of March 2025**.

FAIRFIELD TOWN



Hollie McKinney

RL Panek

yes RL no _____

Tyler Thomas

yes TT no _____

Michael Weber

yes MBW no _____

Richard Cameron

yes RSC no _____

ATTEST: 
Stephanie Shelley, Town Recorder/Clerk

FAIRFIELD TOWN

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, Stephanie Shelley, Town Recorder of Fairfield Town, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of an ordinance passed by the Town Council of Fairfield Town, Utah, on the **19th day of March 2025**.

Ordinance #2025-03, An Ordinance of the Fairfield Town Council of Fairfield Town, Utah, Amending Section 10.11.200 - Light Industrial West Zone Regulations for Fairfield.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Fairfield Town, Utah, this **19th day of March 2025**.


Stephanie Shelley
Fairfield Town Recorder/Clerk

(SEAL)



AFFIDAVIT OF POSTING

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, Stephanie Shelley, Town Recorder of Fairfield Town, Utah, do hereby certify and declare that I posted in three (3) public places the following summary of the ordinance which was passed by the Fairfield Town Council on the **19th day of March 2025**, and herein referred to as:

SUMMARY.

Ordinance #2025-03, An Ordinance of the Fairfield Town Council of Fairfield Town, Utah, Amending Section 10.11.200 - Light Industrial West Zone Regulations for Fairfield.

The three places are as follows:

1. Fairfield Town Hall
2. Fairfield Town Website
3. Utah State Public Notice Website


Stephanie Shelley
Fairfield Town Recorder/Clerk

Date of Posting 20th day of March 2025

EXHIBIT A

Chapter 10.11.200

Light Industrial West Zone Regulations for Fairfield

Sections:

- 10.11.200.010 Purpose
 - 10.11.200.020 Land Use Table
 - 10.11.200.030 Area Requirements
 - 10.11.200.040 Setback Requirements
 - 10.11.200.050 Maximum Building Height
 - 10.11.200.060 Development Standards
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10.11.200.010 Purpose

The purpose of this chapter is to regulate light industrial development in Fairfield while ensuring compatibility with adjacent residential and commercial areas. This zone allows industrial and commercial uses that do not require intensive land coverage, generate excessive traffic, or create noise, glare, dust, or odors that negatively impact surrounding properties.

10.11.200.020 Land Use Table

The table below defines permitted and special uses within the industrial zone. Uses not listed are prohibited.

Land Uses	Permitted	*Special Use	Accessory Use
Accessory structure		X	
Animal husbandry	X		
Agriculture	X		
Agriculture Industry	X		
Automobile Sales & Service		X	
Automotive Body/Paint Repair		X	

Automotive Repair Establishment		X	
Autos, Trucks, RV Sales & Rentals		X	
Auto Self-Serve Station		X	
Auto Service Station		X	
Car Wash/ Truck Wash		X	
Commercial Greenhouses/Garden Centers		X	
Contractor Yards		X	
Convenience Store	X		
Equipment Rental		X	
Farm Equipment Sales		X	
Feed Store/ Farm Retail	X		
Financial Services	X		
Fireworks Manufacturing storage and/ or Sales		X	
Flag Pole		X	
Flex-Space Structure	X		
Gas Station		X	
Hardware Store	X		
Heavy/Large Product Manufacturing		X	
Hydroponic Greenhouses		X	
Industrial Outdoor Storage		X	
Industrial Retail Space			X
Indoor Shooting Range		X	
Light Assembly & Packaging	X		
Light Manufacturing	X		
Lumber yard	X		
Microbreweries & Distilleries		X	

Medical Manufacturing		X	
Multi-Tenant Industrial Building (MTIB)		X	
Industrial Office Buildings	X		
Pawn Shops		X	
Plant Nursery/ Garden Center		X	
Printing & Publishing	X		
Public Services	X		
Public Utility Stations		X	
Repair Services, Small Appliance		X	
Research & Development	X		
Restaurant	X		
Retail Sales Space	X		
RV and Boat Storage		X	
Self Storage Units	X		
School - Private -Charter or Trade school		X	
Showroom & Sales Centers		X	
Small Engine Repair		X	
Small-scale fabrication (e.g., metalworking, woodworking)		X	
Special event permits		X	
Stable	X		
Telecommunications Facility < 35ft	X		
Towing Yards		X	
Truss Plant		X	
Warehouse		X	
Welding/ Machine Shop		X	

*Special uses must comply with the standards listed in Section 10.11.200.060 and require a special use permit.

10.11.200.030 Area Requirements

1. One-acre minimum property size required.
 2. All developments must comply with parking, landscaping, utilities, and site plan regulations.
 3. A master site plan, including stormwater retention plans, is required for all developments.
 4. All development in this zone must connect to the Fairfield culinary water system unless necessary for a specific type of business based on the need for untreated water.
 5. All developments must secure and transfer the required water shares to Fairfield before a building permit is issued, ensuring adequate water resources for sustainable growth.
 6. Developers of industrial, business complexes, or subdivisions must demonstrate sufficient water shares to meet demand before receiving development approval.
 7. All developments must undergo a septic feasibility study through the Utah County Health Department before any approvals are granted.
 8. Septic system approval is required prior to issuing any permits for buildings, subdivisions, or complexes. Businesses generating high wastewater volumes may be restricted based on septic system limitations.
 9. All roadway, drainage, construction and infrastructure improvements must comply with the most current APWA (American Public Works Association) standards as adopted by Fairfield.
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10.11.200.040 Setback Requirements

Yard Area	Minimum Setback*
Front	30' (may be reduced by Town Council with Planning Commission approval)
Side	15'
Rear	15 (50' required if abutting an arterial or collector street)
Accessory Structures	6'

1. Greater setbacks may be required as determined necessary by applicable regulatory authorities, including but not limited to the fire marshal, health department, or building official, to address fire safety, septic system placement and function, utility easement, topographical constraints, or other health and safety considerations. In such cases, the most restrictive setback shall apply.
 2. Setbacks shall be increased to 50ft if adjacent to a residential or agricultural use or zone.
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10.11.200.050 Maximum Building Height

1. Buildings shall not exceed 35 feet in height unless approved by the Planning Commission. The Planning Commission may approve an increase in building height up to a maximum of fifty feet (50 ft) through the site plan or conditional use permit review process, provided all of the following criteria are met:
 - a. Compatibility: The increased height is compatible with surrounding land uses in terms of scale, character, and function.
 - b. Adverse Impacts: The increased height will not create significant adverse impacts related to noise, light, glare, traffic, or privacy for nearby properties.
 - c. Design Mitigation: The building design incorporates features such as step-backs, architectural articulation, landscaping, or other techniques to minimize the visual impacts of the additional height.
 - d. Proximity to Residential Uses: The portion of the building exceeding thirty-five feet (35 ft) in height is not located adjacent to any property with an existing residential use.
 2. Flagpoles are permitted to a maximum height of 35 feet; however, the Planning Commission may approve a greater height, not to exceed 120 feet, with all flagpoles required to comply with applicable building and safety codes.
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10.11.200.060 Development Standards

1. Screening Requirements
 - a. See 10.17.70.13 for additional requirements.
 - b. A minimum six-foot-high Barrier fence, landscaping, or solid wall shall be required to screen industrial lots abutting residential or commercial properties.
 - c. Additional screening may be required by the Planning Commission based on the location and nature of the industrial operation.
2. Waste and Trash Storage

- a. No solid waste, wrecked or abandoned vehicles, or wrecked or abandoned equipment shall be stored in an open area.
- b. Garbage dumpsters shall be located out of sight from public roads and screened with fencing or landscaping.

3. Outdoor Storage

- a. Any outdoor storage of materials or equipment must be screened from public view, adjacent properties, and rights-of-way. Screening may include walls, fences, hedges, berms, or a combination thereof. Screening materials should be durable and aesthetically compatible with the surrounding area.
- b. Storage areas must be paved or stabilized to minimize dust and environmental impact.
- c. Materials shall not be stacked higher than 16 feet.

4. Noise, Odor, and Vibration Control

- a. Industrial activities shall not produce noise levels exceeding Fairfield's noise ordinance limits at the property boundary.
- b. Odor mitigation plans may be required for operations producing emissions. Vibrations must remain below thresholds that could negatively impact or be perceptible to neighboring properties.
- c. No use or operations shall create or permit vibrations that are perceptible without instruments at the property line of the site. Vibrations that are intermittent, continuous, or recurring and that cause the nuisance or potential harm to neighboring properties, structures, or occupants are prohibited.

5. Lighting and Signage

- a. Outdoor lighting shall comply with Fairfield's Dark Sky Ordinance to minimize light pollution.
- b. Signage must comply with Fairfield's sign ordinance, Chapter 10.21. Signs
- c. No flashing, animated, or excessively bright signs are permitted.

6. Utility, Infrastructure, and Stormwater Requirements

- a. All developments must comply with APWA infrastructure standards.

- b. Stormwater management plans must be submitted and approved prior to permitting.
- c. Businesses must provide a Septic Feasibility Study approved by the Utah County Health Department to demonstrate adequate wastewater management.
- d. All lot frontage must have dedicated roads and easements in place before approval of an application to ensure legal access and compliance with APWA standards.
- e. All electrical service drops, utility lines, and communication lines are required to be underground.
- f. Propane tank position must meet NFPA standards. 10' away from structures and fences, and propane tanks greater than 1000 gallons must be 25' away from any structure or fence.