

CHAPTER 16b. TOOELE CITY BUSINESS PARK ZONING DISTRICT

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7-16b-1. Purposes.

The purpose of the Tooele City Business Park zoning district is to determine the form of uses and buildings on approximately 324 acres of contiguous land adjacent to recorded phases of the Tooele City Commercial Park in a manner that (1) transitions appropriately from existing single-family and multi-family residential uses to future commercial and industrial uses, (2) establishes regulations aimed at maximizing the quality and value of a business park through architectural, landscaping, lighting, and other development standards, (3) creates a unique railed-served mixed-use commercial-industrial business park, and (4) fosters renewable energy sources.

(Ord. 2023-28, 06-07-2023)

7-16b-2. Zoning Map.

The Tooele City Business Park zoning district shall have the general form shown on Figure 1, which identifies three use areas known as Section A (general and neighborhood commercial uses), Section B (lighter-industrial uses), and Section C (heavier-industrial uses).

(Ord. 2025-28, 10-15-2025) (Ord. 2023-28, 06-07-2023)

7-16b-3. Land Uses.

The land uses allowed in the Tooele City Business Park zoning district, including both permitted and conditional uses, are set forth in Table 1: Table of Uses. A use not identified as either P or C in a Section shall be prohibited in that Section. A use not identified in the Table shall be a prohibited use unless substantially similar to an identified use, as determined by the Zoning Administrator in light of existing use definitions contained in Section 7-1-5.

(Ord. 2023-28, 06-07-2023)

7-16b-4. Development Standards.

(1) Development Standards. Except as otherwise provided in this Chapter, the development standards for the Tooele City Business Park zoning district shall be

those indicated in the Light Industrial column of Chapter 7-16, Table 2 (Development Standards).

(2) Building Height. The maximum building height in Section A shall be 35 feet, except a hotel may have a maximum building height of 50 feet for up to three stories. The maximum building height in Section B shall be 50 feet. The maximum building height in Section C shall be 70 feet.

(3) Parking. Off-street parking requirements shall be determined under Chapter 7-4.

(4) Fencing. All outdoor storage areas shall be fenced with a solid and opaque view-obscuring fence at a height at least equal to the height of the materials stored, but not higher than eight feet. Acceptable fence materials include masonry, vinyl, rhino rock, metal panel, and other similar materials. Chain link fence with slats is not an acceptable fence material.

(5) Wind Turbines. Where permitted, wind turbines shall be limited to a height of 175 feet to vertical tip of the blade and shall be setback 115% of its height from all property lines.

(Ord. 2023-28, 06-07-2023)

7-16b-5. Architectural Standards.

(1) Building Materials – General. All primary structures shall have an exterior finish of either concrete masonry units, brick, tilt-up concrete, precast concrete, stucco or stucco-appearing material, or colored enamel metal panels.

(2) Materials – Specific. The front façade of all primary structures shall be finished with architectural block, face brick, glass, stucco or stucco-appearing material, tilt-up concrete, or precast concrete, or a combination of these materials. For buildings finished with colored enamel panels, a portion of the front façade may utilize metal panels to help maintain architectural continuity.

(3) Minimum Design Details. All primary structures must provide architectural relief. This may be achieved by one or more of the following or similar methods and materials: windows with minimum four-inch trim of alternate but complementary materials and colors, awnings, varying facial planes, covered entryways, colonnades, etc. For the façades of concrete tilt-up buildings, indented patterns, windows, and coloration shall be an acceptable method of satisfying this requirement. To avoid large uninterrupted wall expanses, all front façades shall include architectural elements at least every 50 horizontal linear feet. All façades facing public roads, façades facing residential structures, and front façades shall include a minimum of 15% of wall façade composed of brick, stone, or other similar masonry product.

(4) Mechanical Equipment. All rooftop mechanical equipment shall be concealed from public view to the maximum extent by screening it with

integral portions of building architecture, including structural parapet walls. “Concealed from public view” shall be determined by what a person would see when standing on the street in front of a building. The color of all conduits, vents, and other appurtenances shall match the color of the surrounding building surfaces.

(5) Roofs. All primary structure roofs in Section A shall be pitched at a minimum slope of 3:1 and shall not include any rooftop mechanical equipment.
(Ord. 2023-28, 06-07-2023)

7-16b-6. Landscaping Standards.

(1) Section A Landscaping.

(a) Lots in Section A shall include landscaping on at least 10% of the lot.

(b) For other landscaping standards applicable to Section A, see Chapter 7-16, Table 2, Note F1.

(2) Section B (Light Industrial) Landscaping.

(a) Lots in Section B shall include landscaping on at least 1% of the lot.

(b) For other landscaping standards applicable to Section B, see Chapter 7-16, Table 2, Note 2.

(3) Section C (Heavier Industrial) Landscaping.

(a) Lots in Section C shall be exempt from all landscaping requirements.

(b) Areas disturbed during the construction process shall complete the following:

(i.) All areas disturbed by construction shall be reclaimed with a seed mixture of composed of native Utah grasses and shrubs.

(ii.) A disturbed area reclamation plan shall be provided in lieu of a landscape and irrigation plan during the site plan review process.

(iii.) Irrigation used solely for the establishment of revegetation within disturbed areas shall not be required to be permanent.

(4) Public right-of-way park strip landscaping and on-site parking lot landscaping may be included in determining compliance with the requirements of this Section.

(5) Landscaping shall be water-wise in nature and shall not include sod or turf grass. All landscaping shall be irrigated, and all irrigation shall utilize drip or similar bubbler systems.

(6) Public right-of-way landscaping in Sections A-B shall include trees as required in Chapter 7-16, Table 2, Note F1, and shall consist of trees approved by the City’s street tree selection guide.
(Ord. 2026-14, 06-03-2026)(Ord. 2023-28, 06-07-2023)

7-16b-7. Sign Standards.

(1) General. Signs in the Tooele City Business Park shall be regulated by Chapter 7-25.

(2) Section A. Signs allowed in Section A of the Tooele City Business Park shall be those allowed in commercial zoning districts as provided in Section 7-25-14.

(3) Sections B and C. Signs allowed in Sections B and C of the Tooele City Business Park shall be those allowed in industrial zoning districts as provided in Section 7-25-15.

(4) Frontage on Mid-Valley Highway or its successor state road shall not be included in determining the permissibility of pole or pylon signs, notwithstanding any contrary provisions in Chapter 7-25.
(Ord. 2023-28, 06-07-2023)

7-16b-8. Lighting Standards.

(1) Color Temperature. The maximum color temperature for outdoor light fixtures shall be 3,000K.

(2) Lumens. The maximum lumens for outdoor light fixtures shall be 2,500 lumens per fixture, and 100,000 lumens per acre.

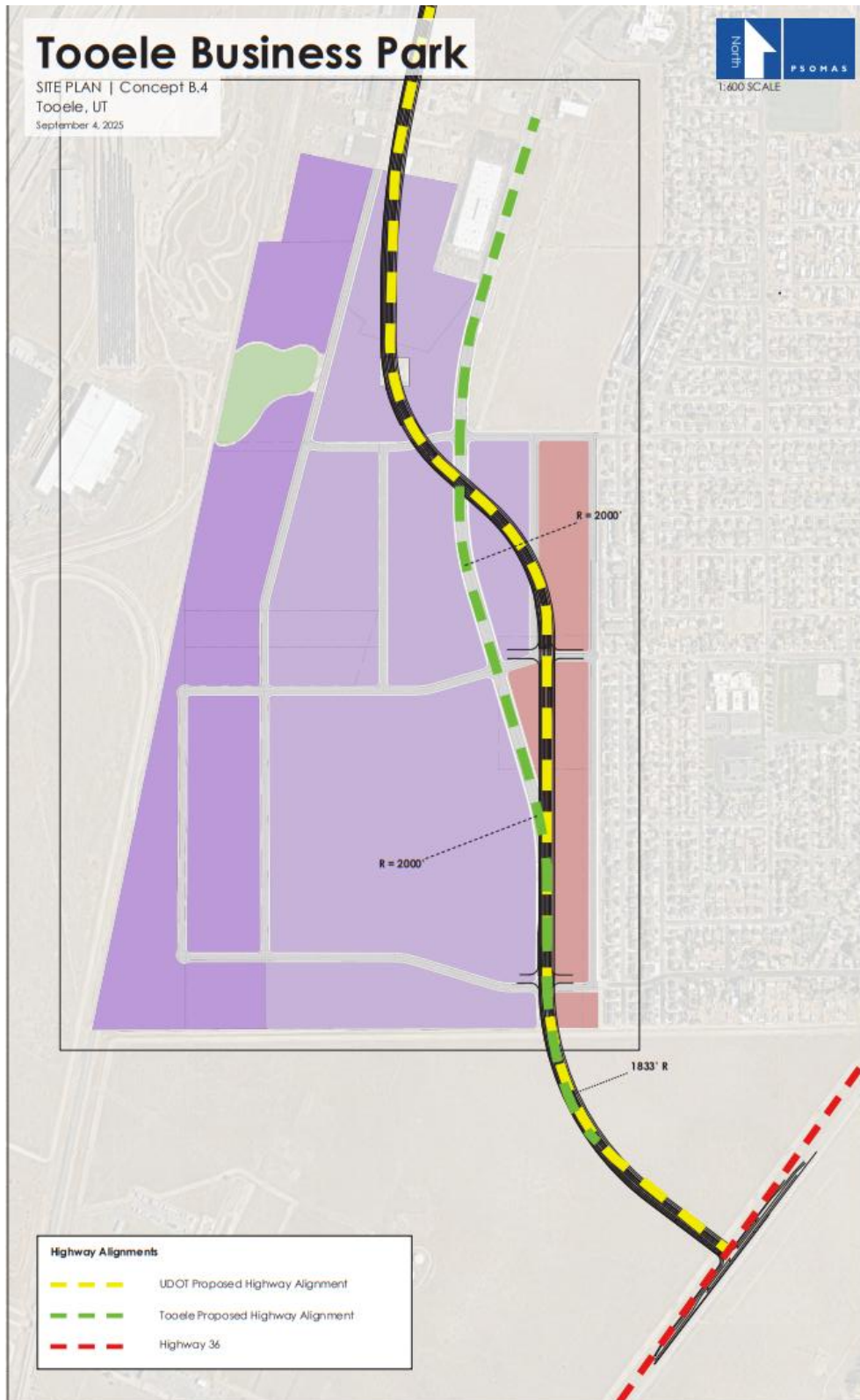
(3) Light Poles. The maximum pole height for parking lot lighting shall be 16 feet for parking lots with less than 200 parking stalls, and 20 feet for parking lots with 200 or more parking stalls.

(4) Shielding. Outdoor light fixtures shall be fully shielded and directed downward. Compliant shielding is illustrated in Figure 2.
(Ord. 2023-28, 06-07-2023)

Figure 1. Zoning Map (Cont.)



Figure 1. Zoning Map (Cont.)



(Ord. 2025-28; 10-15-2025) (Ord. 2023-28, 06-07-2023)

Figure 2. Light Fixture Standards.

Use fully shielded, downward directed lighting

X Non-compliant
 X Non-compliant
 X Non-compliant
 ✓ Compliant

Examples of Acceptable / Unacceptable Lighting Fixtures

<p>Unacceptable / Not Permitted Fixtures that produce glare and light trespass</p>	<p>Acceptable Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night</p>
<p>Unshielded Floodlights or Poorly-shielded Floodlights</p>	<p>Full Cutoff Fixtures</p>
<p>Unshielded Wallpacks & Unshielded or Poorly-shielded Wall Mount Fixtures</p>	<p>Fully Shielded Wallpack & Wall Mount Fixtures</p>
<p>Drop-Lens & Sag-Lens Fixtures w/ exposed bulb / refractor lens</p>	<p>Fully Shielded Fixtures</p>
<p>Unshielded Streetlight</p>	<p>Full Cutoff Streetlight</p>
<p>Unshielded Bollards</p>	<p>Fully Shielded Barn Light</p>
<p>Unshielded Barn Light</p>	<p>Fully Shielded Walkway Bollards</p>
<p>Louvered 'Marine' style Fixtures</p>	<p>Fully Shielded Decorative Fixtures</p>
<p>Unshielded 'Period' Style Fixtures</p>	<p>Fully Shielded 'Period' Style Fixtures</p>
<p>Drop-Lens Canopy Fixtures</p>	<p>Flush Mounted or Side Shielded Under Canopy Fixtures</p>
<p>Unshielded PAR Floodlights</p>	<p>Shielded / Properly-aimed PAR Floodlights</p>

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(Ord. 2023-28, 06-07-2023)

Table 1: Table of Uses

Tooele City Business Park Zoning District			
Use	Section A (Commercial)	Section B (Lighter Industrial)	Section C (Heavier Industrial)
Accessory Building	P	P	P
Accessory Drive Through Facility	C	C	C
Accessory Outdoor Sales & Display (Incidental to an Allowed Use)	C	P	P
Accessory Outside Storage		P	P
Agriculture (indoor only)	C		
Automobile Body & Fender Service and Repair		C	
Building Maintenance Services		P	P
Business Office	P		
Business Office (located within an existing structure)	P	P	P
Contractor's Display/Office	P		
Convenience Store, without Gasoline Sales	P	P	
Convenience Store, with Gasoline Sales	P	P	
Cultural Activities and Uses	P		
Day Care/ Pre-School Center (located within an existing structure)	P	P	
Fast Food Restaurant	P	P	P
Financial Services	P		
General Industrial Activity		P	P
Greenhouse	C		
Health Care Provider	P		
Health Care Provider (located within an existing structure)	P	P	P
Health Club	P		
Heavy Equipment Sales & Rental		P	P

Table 1: Table of Uses (cont.)

Tooele City Business Park Zoning District			
Use	Section A (Commercial)	Section B (Lighter Industrial)	Section C (Heavier Industrial)
Heavy Industrial Manufacturing & Assembly			C
Hotel	P		
Laundromat	P		
Light Manufacturing & Assembly		P	P
Open Space Areas, Trails	P	P	P
Personal Services	P		
Professional Office	P		
Professional Office (located within an existing structure)	P	P	P
Public Use	C	C	C
Reception Center	P		
Reception Center (located within an existing structure)	P		
Research Facility	P		
Restaurant	P		
Restaurant (located within an existing structure)	P	P	P
Retail Sales (accessory to an allowed use)	P	P	P
Retail Store (located within an existing structure)	P	P	P
Retail Store (total maximum 3,000 square footage)	P		
Temporary Construction Office		P	P
Utility Service Facility (major)		C	C
Utility Service Facility (minor)		C	C
Wind Turbine		P	P

(Ord. 2023-28, 06-07-2023)