

BIG WATER PLANNING AND ZONING COMMISSION
Big Water Town Hall, 60 Aaron Burr, Big Water, Utah 84741

AGENDA

6:00 PM WORK SESSION

7:00 PM MEETING

February 2, 2026

6:00 PM WORK SESSION

- 1. Call to Order:**
- 2. Discuss Meeting Agenda Items-**
- 3. Adjourn –**

7:00 PM MEETING

- 1. CALL TO ORDER –**
- 2. ROLL CALL –**
- 3. APPROVAL OR AMENDMENT OF AGENDA-**
- 4. APPROVAL OF JANUARY 2026 MINUTES –**
- 5. CONFLICT STATEMENT –**
- 6. ADMINISTRATOR COMMENTS**

7. CITIZEN COMMENTS –

8. OLD BUSINESS –

A) Discussion and Possible Action on Special Events and Ordinance/Temporary Use Permits –

B) Discussion and Possible Action on Amending Off Street Parking spaces –

C) Discussion and Possible Action on Definitions –

D) Discussion and Possible Action on Commercial/Industrial/Mixed Use–

E) Discussion and Possible Action on Amending Table of Uses –

F) Discussion and Possible Action on Land Use Ordinance –

G) Discussion and Possible Action on Timeshare and Camp Resort Act –

H Discussion and Possible Action on Amending Municipal Code 14.20.030 Lot Line Adjustments Within a Recorded Plan and 14.20.020 Parcel Joinder (Lot Consolidation)

–

I) Discussion and possible Action on Amending Zoning Code 15.10.160 Procedures for Lot Line Adjustments and 15.10.150 Standards and Requirements for Parcel Joinder (Lot Consolidation) –

J) Discussion on Residential Setback Requirements-

9. NEW BUSINESS–

10. FINAL CITIZEN COMMENTS-

11. FINAL COMMENTS –

12. ADJOURNMENT–

BIG WATER PLANNING AND ZONING COMMISSION
Big Water Town Hall, 60 Aaron Burr, Big Water, Utah 84741

DRAFT MINUTES

6:00 PM WORK SESSION

7:00 PM MEETING

January 5, 2026

6:00 PM WORK SESSION

1.Call to Order: at 6:10 PM Present: Mark Burkett, Nicole Wood, Wryht Short, Jack Brisbin and Robert Wilkes

2.Discuss Meeting Agenda Items- The Commission held an extensive work session discussion focused primarily on commercial zoning ordinance revisions, including:

- Review of proposed commercial zoning updates and consolidation of prior amendments
- Comparison of Big Water zoning provisions with Kanab's zoning code for consistency and clarity
- Discussion of transitioning from Mixed Use zoning to a Commercial/Residential Overlay model
- Consideration of commercial building design standards, including:
 - Use of reflective or high-gloss metal
 - Chain-link fencing placement
 - Setback requirements
 - Earth-tone color guidance
- Discussion of downtown commercial vision and potential future design standards
- Identification of remaining items to be addressed before advancing ordinance revisions, including industrial zoning definitions

3.Adjourn – at 7:09 PM

7:00 PM MEETING

1. CALL TO ORDER – at 7:09 PM

2. ROLL CALL – Mark Burkett, Nicole Wood, Wryht Short, Jack Brisbin and Robert Wilkes

3. APPROVAL OR AMENDMENT OF AGENDA- Motion to approve the agenda made by Wryht Short and seconded by Nicole Wood. All ayes.

4. APPROVAL OF DECEMBER 2025 MINUTES – Motion to approve the minutes made by Mark Burkett and seconded by Jack Brisbin. All ayes.

A clarification was discussed regarding a previously suggested traffic improvement concept related to roadway markings and its inclusion in the Transportation Master Plan.

5. CONFLICT STATEMENT – none

6. ADMINISTRATOR COMMENTS –

Denise Wood, The Administrator reported:

- Two building permit applications had been received:
 - One for a manufactured home, which complied with ordinance requirements and was approved
 - One for a metal building, currently under review
- Continued assistance to applicants to ensure projects comply with code requirements
- Ongoing work to align ordinances throughout the municipal code

7. CITIZEN COMMENTS – Tom Raneau: Landscaping Standards; Recommended replacing “native species” language with terms such as *climate-appropriate*, *drought-tolerant*, or *non-invasive* to allow more flexibility and improve commercial aesthetics.

Social Clubs and Lodges; Noted that permitted uses for social clubs appeared to be incorrectly assigned to Commercial Zone 3 instead of Commercial Zones 1 and 2 and recommended correcting the designation.

The Commission acknowledged the comments and agreed revisions were needed.

8. OLD BUSINESS –

A) Discussion and Possible Action on Special Events and Ordinance/Temporary Use Permits – Tabled

B) Discussion and Possible Action on Amending Off Street Parking spaces – Tabled

C) Discussion and Possible Action on Definitions – Tabled

D) Discussion and Possible Action on Commercial/Industrial/Mixed Use– Tabled

E) Discussion and Possible Action on Amending Table of Uses – Tabled

F) Discussion and Possible Action on Land Use Ordinance – Tabled

G) Discussion and Possible Action on Timeshare and Camp Resort Act – Tabled

H) Discussion and Possible Action on Amending Municipal Code 14.20.030 Lot Line Adjustments Within a Recorded Plan and 14.20.020 Parcel Joinder (Lot Consolidation) – Tabled

I) Discussion and possible Action on Amending Zoning Code 15.10.160 Procedures for Lot Line Adjustments and 15.10.150 Standards and Requirements for Parcel Joinder (Lot Consolidation) – Tabled

J) Discussion on Residential Setback Requirements- Tabled

9. NEW BUSINESS–

A) Discussion and Action of Appointment of the Open Seat on Planning and Zoning – Motion to recommend Jack Brisbin’s name to Town Council made by Wryht Short seconded by Nicole Wood. All ayes.

10. FINAL CITIZEN COMMENTS- none

11. FINAL COMMENTS – Commission members welcomed the Town Council’s representative in attendance and expressed appreciation for public participation.

12. ADJOURNMENT– Motion to adjourn made by Nicole Wood and seconded by Jack Brisbin at 7:32 pm

**BIG WATER TOWN
ORDINANCE 02-2026 COMMERCIAL ZONES SUPPLEMENTARY
DEVELOPMENTAL STANDARDS**

**AN ORDINANCE AMENDING TITLE 15 OF THE BIG WATER TOWN CODE TO
ENACT COMMERCIAL ZONES SUPPLEMENTARY DEVELOPMENTAL
STANDARDS AND APPENDICES**

WHEREAS, the Town of Big Water (“Town”) is empowered under Utah law to enact land use regulations promoting the health, safety, and welfare of its residents; and

WHEREAS, Title 15 of the Big Water Town Code establishes zoning districts and provides for the regulation of land uses therein; and

WHEREAS, the Town has identified a need to adopt supplementary development standards for the commercial zoning districts (C-1, C-2, C-3) to ensure high-quality development, protect public safety, preserve the Town’s character, and promote desirable economic activity; and

WHEREAS, the Planning and Zoning Board has reviewed proposed standards relating to building height, temporary structures, yard regulations, setbacks, landscaping, design standards, storage, and related provisions, and has recommended their adoption; and

WHEREAS, the Town Council finds that such standards further the purposes of the Big Water Zoning Ordinance and serve the long-term planning goals of the community; and

WHEREAS, the Town also finds it necessary to include as an appendix a permitted-uses chart for the C-1, C-2, and C-3 commercial zoning districts; and

WHEREAS, after duly noticed public hearing, the Town Council has determined that adopting these standards promotes the public welfare and is in the best interest of the Town of Big Water;

NOW THEREFORE, be it ordained by the Council of the Big Water Town, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** “15.20.010 Zoning By Districts” of the Big Water Zoning Code is hereby *amended* as follows:

15.23 COMMERCIAL ZONES SUPPLEMENTARY DEVELOPMENT STANDARDS

15.20.010 Zoning By Districts

In accordance with the requirement of the Utah Code that zoning within municipalities be by districts, Big Water Town, as shown on the Big Water Zoning Districts Map, is divided into zoning districts that govern the use, intensity and other requirements for the use of all lands located within the Town. The map accompanying this Ordinance, the Big Water Zoning Districts Map (Zoning Map), and incorporated herein by reference, identifies the location and distribution of the zoning district provided by the Town. All development, use, activity, and all required permits and licenses shall conform to the provisions, standards, and requirements of the applicable zoning district.

To meet the purposes of this Ordinance, the following zoning districts are provided;

1. Residential Estates Zone (RE-2)
2. Residential Estates Zone (RE-1)
3. Residential (R-1)
4. Mixed Use Residential Zone (R-2)
5. General Commercial Zone (C-1)
6. General Commercial Zone (C-2)
7. General Commercial Zone (C-3)
8. Mixed Use Commercial/Residential (M-1)
9. Light Industrial Zone (I-1)
10. Heavy Industrial Zone (I-2)

15.20.020 Zoning District Purpose

The zoning districts are formulated to provide and achieve the following purposes:

1. **RE-2 Residential Estates Zone.** The RE-2 Residential Estates Zone is provided to allow for residential estate uses and neighborhoods of a rural character together with a limited number of livestock for the benefit and enjoyment of the residents of the neighborhood.
2. **RE-1 Residential Estates Zone.** The RE-1, Residential Estates Zone is provided to allow for residential estate neighborhoods of a rural character together with a limited number of livestock for the benefit and enjoyment of the residents of the neighborhood.
3. **Residential (R-1) Residential Zone.** The R-1 Residential Zone is provided to allow the opportunity where residential areas may be established, maintained, and protected. The R-1 Zone District also allows for the establishment, with proper controls for public and semi-public uses such as churches, schools, libraries, parks and playgrounds that serve

the requirements of families. The regulations are intended to prohibit those uses that would be harmful to a residential neighborhood.

4. **R-2 Mixed Use Residential Zone.** The R-2 Mixed Use Residential Zone is provided, with the establishment of proper controls to allow the use of manufactured homes. This zone is designed to deal with areas of existing mixed use.
5. **C-1 General Commercial Zone.** The purpose of the C-1 Commercial Zone is to establish and distinguish a “main street” and/or historic downtown commercial area of the Town of Big Water. This zone is characterized by a variety of types of goods and services that complement one another and is intended to facilitate a high density of economic activity in a walkable atmosphere. The C-1 Commercial Zone encourages a mix of store front commercial retail, restaurants, hotels, mixed residential/commercial, and office space.
6. **C-2 Commercial Zone.** a. The objective of the C-2 Commercial Zone is to provide space within the Town of Big Water where nearly all types of commercial goods and services may be provided. Since the Zone permits such a wide variety of uses, the protective features which zoning normally affords to adjacent properties are mostly nonexistent. Owners should develop and maintain their property in recognition thereof. b. The C-2 Commercial Zone is located principally along major roadways for maximum visibility to the public. To maximize traffic safety, property owners should work together to provide access, parking, etc. to adjacent parcels and access should be provided in a manner that will minimize the hazard of traffic leaving and entering major roadways.
7. **C-3 Commercial Zone.** The principal objective in establishing the C-3 Commercial Zone is to provide space within the Town of Big Water where facilities that serve the traveling public can be most appropriately located. These purposes would include government buildings such as town halls, public safety buildings, and schools. Other purposes for establishing the C-3 Commercial Zone is to promote safety on the highways, to promote the convenience of the traveling public, to promote beauty in the appearance of roadsides and interchanges leading into the Town of Big Water, and to prohibit uses which will tend to be contrary to the use of the land for its primary purposes of which would be unsightly to the traveling public.
8. **M-1 Mixed Use Zone .** The purpose of the M-1 Zone is to provide a variety of uses as an appropriate transition between high-traffic streets and residential uses.
9. **I-1 Light Industrial zone.** Manufacturing, processing, storage, or assembly operations that do not produce excessive noise, vibration, odor, glare, or hazardous byproducts and that can operate safely near commercial uses.
10. **I-2 Heavy Industrial Zone.** The I-2 zone is provided to allow for heavy industrial uses not allowed in any other zone

11. 15.23 COMMERCIAL ZONES SUPPLEMENTARY DEVELOPMENT STANDARDS

15.23.010 Purpose

15.23.020 Definitions

15.23.030 Commercial Temporary Structures

15.23.040 Height Regulations

15.23.050 Temporary Events On Public Right-Of-Way

15.23.15.23.060 Minimum Area, Width, And Yard Regulations

15.23.070 Special Regulations

15.23.080 Design Standards For The Commercial Zones (C-1, C-2, C-3)

15.23.090 Permitted Uses

15.23.090 Other Regulations

15.23.100 Land Use Chart And Exhibits A AND B

15.23.010 Purpose

The purpose of commercial zones supplementary developmental standards is to further the purposes of this Ordinance. Compliance with supplementary standards for a particular use as well as all other requirements of this Ordinance and all other applicable requirements of other Ordinances shall be required for the issuance of any required development approval, license, or permit.

15.23.020 Definitions

The definitions for this Chapter shall be as provided in 15.42.010.

15.23.030 Commercial Temporary Structures

1. "Commercial Temporary Structures" is defined as a temporary structure intended for outdoor use for a limited time, not to exceed ONE HUNDRED SEVENTY-NINE (179) days in any rolling twelve-month (12) period, in a commercial zone. A Commercial Temporary Structure shall be approved by the Big Water Planning and Zoning Board and shall meet the following requirements:
 - a. Shall not include illumination on the exterior, except for pedestrian safety;
 - b. Shall be removed upon expiration of the permit period, unless an extension is granted by the Town of Big Water;
 - c. May be used for temporary sales, grand openings, holiday promotion, temporary seating, and/or farmer's markets;
 - d. Shall require a permit from the Town of Big Water Building Inspector and pay the required fee(s);
 - e. Shall not block the visibility or normal movement of vehicles and pedestrians;

- f. Shall not eliminate required parking;
- g. Shall be maintained in good repair at all times;
- h. Shall be installed on a hard surface with proper tie downs;
- i. Shall meet all adopted fire and building codes for a temporary structure; and
- j. Shall meet all design standards for the underlying zone, except building material requirements (unless specified in the building or fire codes).

2. An Application must be made to the Town of Big Water which specifies the location, design elements, and period of time for which the approval is sought. The Big Water Building Inspector shall approve the application.

15.23.040 Height Regulations

No building shall be erected to a height greater than twenty-seven (27) feet, NOT LOWER THAN TWELVE (12) FEET. The height regulation is for fire safety purposes as the current fire safety equipment for the Town of Big Water cannot reach buildings that are of a height greater than twenty-seven (27) feet.

15.23.050 Temporary Events On Public Right-Of-Way

In no case shall business be conducted on public right-of-way except as allowed by a special events permit issued by the Town of Big Water.

15.23.060 Minimum Area, Width, And Yard Regulations

			Yard Setbacks in Feet		
Zone	Area	Width	Front	Side	Rear
C-1	5,000 sq ft	0	0	0	2
C-2	5,000 sq ft	0	0	0	2
C-3	12,000 sq ft	0	0	0	2

Where a commercial zone abuts a residential zone, building setbacks shall be as follows:

Building Height	Yard Setbacks in Feet
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	Front	Side	Rear
Greater than 16 feet	0	20	20
Less than 16 feet	0	10	10

15.23.070 Special Regulations

1. All used materials and used merchandise that are not for decorative purpose, except vehicles in running order, shall be stored in an enclosed building or within an enclosure surrounded by a sight-obscuring fence or wall of not less than six (6) feet in height and no material or merchandise shall be stored to a height of more than the height of the enclosing fence or wall.
2. No trash, rubbish, weeds, nor other combustible material shall be allowed to remain on any lot outside of approved containers in any Commercial Zone. No debris, abandoned or dismantled automobile or automobile parts or similar material shall be stored or allowed to remain on any lot in any Commercial Zone.
3. All solid waste storage facilities shall be located at the rear of the main building or else behind a sight-obscuring fence or wall which will prevent the facility from being seen from a public street.

15.23.080 Design Standards For The Commercial Zones (C-1, C-2, C-3)

1. The purpose of Design Standards is to maintain the character of the Town of Big Water as a destination community with breathtaking scenery, to preserve the town's corridors, preserve and enhance the rural western character of the downtown/"main street" area, provide a significant landscaped buffer between development and highway uses, minimize curb cuts and access points to highways, and enhance the Town of Big Water's walkable downtown/"main street" atmosphere.
2. In this section, "building surface" refers to any outside portion of the building that is viewable from an adjacent street or walkway, not including the roof.
3. Any design or landscape requirement that apply to C-1 in this chapter, or in any other zoning code, shall also apply to any lots that are located in a future downtown/"main street".
4. Lot and Site requirements are subject to the following:
 - a. A façade improvement that requires a building permit within the Commercial Zones shall obtain approval from the Planning and Zoning Board. A façade improvement that

does not require a building permit shall obtain approval from the Big Water Planning Coordinator.

b. When possible, driveways shall be shared between adjoining properties. Driveways must be placed where they create the least interference with traffic on highways. Driveways and drive-thrus shall be located away from adjoining residentially zoned areas, when feasible, and provide privacy walls and landscape buffers along common boundaries with residences in residential zones.

c. The Big Water Planning and Zoning Board shall review all proposals for pedestrian, bicycle paths and trails through the commercial zones.

d. Street trees shall be planted in the right-of-way as part of the site landscaping requirements. The trees shall be non invasive species and shall be maintained according to the Town of Big Water landscape requirements.

e. Businesses proposing outdoor street front seating and/or dining should consider an adequate front setback in their site plan to accommodate such front area use.

f. When new construction and/or when a change of use occurs, parking standards for these businesses shall be considered by the Planning and Zoning Board, see Chapter 15.20.070 Off-Street Parking Requirements. Parking for new buildings in the C-1 Commercial Zone shall be located in the rear, unless access to the rear is not feasible.

g. Buildings in the C-1 Commercial Zone shall be located near the sidewalk with setbacks used for pedestrians, plazas, benches, landscaping and outdoor dining areas, but not for parking (unless requiring parking to the side or back is not feasible). Diagonal parking on side streets is permitted within the Downtown/"Main Street" C-1 Commercial Zone in order to create additional downtown parking.

h. Trails and sidewalks shall be provided in all new development within (The C-1/All Commercial Zones) in accordance with the Town of Big Water Trails Master Plan. Trails and sidewalks may be located within the setback areas.

i. Outdoor Display of Art, or Public Park Facilities: The permanent installation of an outdoor art display, or outdoor recreational equipment, such as bike racks that require a fixed location on or above the ground and is within thirty (30) feet of a UDOT right-of-way, may be allowed as a Conditional Use.

j. Building Front Design: In conjunction with a required site plan, architectural designs for new construction and refurbishing the exterior of an existing commercial building are required, addressing the design standards in this section. Site plans or façade improvements in the commercial zones, that require a building permit, need approval

from the Building Inspector/Building Coordinator All other construction or refurbishments that do not require a building permit need approval from the Land Use Coordinator.

k. The following guidelines apply to new construction or changes to the exterior of an existing commercial building in the commercial zones:

(1) No high gloss or mirrored metal products shall be permitted on the building surface, unless for trim or decorative purpose that consists of less than ten (10) percent of the building surface. The building surface shall consist of at least two Town approved materials, the predominant material not surpassing eighty-five percent (85%) of the building surface. The ground floor front façade area shall consist of a minimum of twenty-five percent (25%) window area. Town approved materials must be high quality and durable, and include window glass, stucco, rock, stone, metal, brick, and any other material that is substantially similar to these. The following shall not make up more than fifty percent (50%) of the building surface: concrete block, untextured tilt-up concrete panels, or pre-fabricated steel panels.

(2) Awnings: Awnings shall not be vinyl, aluminum, nor have a shiny or glossy appearance. Corrugated metal awnings are allowed.

(3) Colors: No fluorescent colors are allowed on building surface or roof. Black cannot be the predominant color of any building surface. Earth tone colors are encouraged.

(4) The primary pedestrian entry of the building shall face the street and be identified, defined, and reinforced by significant architectural elements of mass. The appearance of the building front shall present a three dimensional effect through the utilization of such architectural features as pop outs, vertical relief overbuilds, recesses, canopies or porticos supported by columns or protrusions, significant variations in the roof or parapet, etc.

(5) The design standards for building fronts described above shall wrap around the building sides adjacent to the primary front, for at least ten (10) feet, unless the Planning and Zoning Board finds that it would be impractical.

(6) Building surface shall be broken into smaller elements. Building surface shall be reduced by using a combination of the following techniques: variation in roof lines, variations in wall plane with projections and recessed areas, use of windows on elevations facing a street, and use of vertical accents.

(7) The Town of Big Water desires to maintain a rural western theme with desert and dinosaur design elements in the commercial areas, particularly the C-1 Zone. While not required, applicants are encouraged to incorporate western, desert,

southwestern, adobe style, rustic stucco and/or dinosaur elements into the design scheme. These western features may including hitching posts, sculptures, public art, covered canopies, benches, dinosaur footprints an other similar features that promote a rural western, desert, southwestern, adobe style, rustic stucco or dinosaur feel.

5. Design Standards unique to the C-3 Commercial Zone:

a. Berms and earthwork screening must be graded and planted in such a manner so as to permit views of primary uses on the site from adjacent entry corridor roadway.

Additionally, berm crests shall be contoured and varied in height to avoid a straight-line barrier effect.

b. All fences in the C-3 Commercial Zone must be one of the following styles: wooden rail; vinyl fencing; architecturally compatible solid wood or natural stone; stock fences that do not front on State Highway 89; and various forms of steel fencing as determined by the Planning and Zoning Board. Chain link fencing is not allowed except behind front of structure.

15.23.090 Permitted Uses


The following are permitted uses in the C-1, C-2 and C-3 zones:

Business Type	C-1	C-2	C-3
Restaurant	P	P	NP
Beauty Shop	P	P	NP
Cleaning and Pressing Establishments	P	P	NP
Laundry and Laundry Agency	P	P	NP
Public Garage	P	P	NP
Bank	P	P	NP
Convenience Store	P	P	NP
Dressmaking Shop	P	P	NP
Milling Shop	P	P	NP
Professional Offices	P	P	NP

Camera Store	P	P	NP
Photography or Art Studio	P	P	NP
Social Clubs and Lodges	P	NP	NP
Drug Store	P	P	NP
Drive-In Business	P	P	NP
Feed and or Fuel Store	NP	P	NP
Mortuary	NP	P	NP
Printing Establishment	P	P	NP
Carpentry or Cabinet Shop	NP	P	NP
Craft Shop	P	P	NP
Farm Machinery Sales Store	NP	P	NP
Auto Parts Sales Store	NP	P	NP
Tourist Shop	P	P	NP
Recreational Coach Shop	NP	P	NP
Theater	P	P	NP
Hotel/Motel	P	P	NP
Radio and Electrical Shop Including Manufacture of Small Parts	P	P	NP
Billiard or Pool Hall (within enclosed building)	P	P	NP
Bowling Alley (within enclosed building)	P	P	NP
Beer Parlor (within enclosed building)	P	P	NP
Dance Hall (within enclosed building)	P	P	NP

Bowing Arena (within enclosed building)	P	P	NP
Amusement Enterprise (within enclosed building)	P	P	NP
Shooting Gallery (within enclosed building)	NP	P	NP
Service Station	NP	P	NP
Bakery	P	P	NP
Book and Stationary Store	P	P	NP
Variety Store	P	P	NP
Florist and Gift Shop	P	P	NP
Grocery Store	P	P	NP
Jewelry Store	P	P	NP
Hardware and Appliance Store	P	P	NP
Furniture store	P	P	NP
Meat Market	P	P	NP
Shoe Store	P	P	NP
Auto and Trailer Store	NP	P	NP
News Stand	P	P	NP
Pawn Shop	P	P	NP
Secondhand Store	P	P	NP
Sports Store	P	P	NP
Bicycle Sales and Service Shop	P	P	NP
Car Wash	P	P	NP

Delicatessen	P	P	NP
Department Store	P	P	NP
Clinics, Medical, Dental and Hospital	NP	P	NP
Greenhouse and Nursery	NP	P	NP
Insurance Agency	P	P	NP
Music Store	P	P	NP
Office Supply, Sales and Service Store	P	P	NP
Pet and Pet supply Store	P	P	NP
Plumbing Store	NP	P	NP
Post Office	NP	NP	P
Real Estate Agency	P	P	NP
Toy Store	P	P	NP
Used Car Lot	NP	P	NP
Bus Terminal	NP	P	NP
Food Processing and Packaging	NP	P	NP
Clothing Manufacturing	NP	P	NP
Blacksmith Shop	NP	P	NP
Machine Shop	NP	P	NP
Tire Recapping Shop	NP	P	NP
Welding Shop	NP	P	NP
Body and Fender Shop	NP	P	NP
Laboratories	NP	P	NP



Lumber and Planing Mills	NP	P	NP
Home Occupation	NP	P	NP

P = Permitted NP = Not Permitted Other uses similar to the above and judged by the Town of Big Water Planning and Zoning Board to be in harmony with the character and intent of the commercial zones.

15.23.100 Other Regulations

1. Other relevant standards and requirements are found in other sections of this Code, including Landscape Requirements in Chapter 15.14.030; Parking Requirements in Chapter 15.20.070, Signs in Chapter 15.20.090 and Site Plan Review in Chapter 15.26.

2. Except those lots or areas in commercial zones that have been designated or adopted to meet the design standards of the C-1 Commercial Zone, all new residential buildings and developments on C-2 and C-3 commercial lots shall comply with Chapter 15.20 (Multi-Family Residential Zone) or Chapter 15.24.020 (Single Family) in the event of a residential structure.

15.23.100 Land Use Chart And Exhibits A AND B

****Chapter 15.25**

INDUSTRIAL ZONES SUPPLEMENTARY DEVELOPMENT STANDARDS**

15.25.010 Purpose

The purpose of the Industrial Zones is to provide locations where light and heavy industrial activities may be established, maintained, and operated in a manner compatible with surrounding land uses. These regulations are intended to:

1. Support the economic development goals of the Town of Big Water by providing areas for manufacturing, fabrication, distribution, warehousing, service trades, construction industries, and associated services.
 2. Ensure that industrial uses do not create adverse impacts on public health, safety, or welfare.
 3. Establish appropriate transitions and buffers between industrial and non-industrial zones, especially residential areas and the downtown corridor.
 4. Encourage high-quality site design that reflects the community's visual character while recognizing the functional needs of industrial operations.
 5. Minimize traffic conflicts through coordinated access, shared driveways, and safe circulation patterns.
 6. Ensure adequate screening, landscaping, and performance standards for noise, odor, dust, glare, and other impacts.
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15.25.020 Definitions

For the purposes of this chapter:

- **Light Industrial Use** means manufacturing, processing, storage, or assembly operations that do not produce excessive noise, vibration, odor, glare, or hazardous byproducts and that can operate safely near commercial uses.
- **Heavy Industrial Use** means manufacturing or industrial operations that may produce greater noise, vibration, odor, dust, glare, or hazardous byproducts, or that require large areas or specialized infrastructure.
- **Outdoor Storage** means the keeping of materials, equipment, vehicles, or inventory in any uncovered area for more than 72 hours.

- **Performance Standards** refer to measurable limits on noise, vibration, odor, particulate matter, glare, lighting, and other operational characteristics.

15.25.030 Industrial Zones and Purpose Statements

A. I-1 Light Industrial Zone

The I-1 Light Industrial Zone is intended for low-impact industrial, service-industrial, and commercial-industrial activities compatible with nearby commercial areas and major roadways.

Typical uses include research, manufacturing of small products, artisan fabrication, repair services, warehousing, and contractor shops.

This zone serves as a transition between heavier industrial activity and commercial / residential districts.

B. I-2 Heavy Industrial Zone

The I-2 Heavy Industrial Zone is intended to accommodate more intensive industrial uses, including manufacturing, processing, large-scale storage, fabrication, energy uses, and operations that may involve noise, vibration, large equipment, or heavy truck activity.

The I-2 Zone includes uses not allowed in any other zone and is required to meet all performance and screening standards in this chapter.

15.25.040 Permitted and Conditional Uses

(Use columns follow the same "P / C / NP" style used in your Commercial Use Chart.)

A. Use Table

Industrial Use Category	I-1	I-2
Light manufacturing, assembly, fabrication	P	P
Heavy manufacturing	C	P
Research and development facilities	P	P
Warehousing and distribution centers	P	P
Wholesale trade	P	P
Contractor offices and yards	P	P
Equipment rental and service	P	P
Fabrication shops / machine shops	P	P

Industrial Use Category	I-1	I-2
Welding, metalwork, blacksmithing	P	P
Vehicle repair (including heavy equipment)	P	P
Truck terminals / freight yards	C	P
Outdoor storage yards	P	P
Lumberyards, planing mills	C	P
Concrete or asphalt batch plants	NP	C
Salvage yards / recycling facilities	NP	C
Hazardous materials storage	C	C
Energy generation (solar, wind, small utility)	P	P
Energy generation (combustion, industrial)	NP	C
Food processing	P	P
Large-scale food processing	C	P
Laboratories	P	P
Offices accessory to industrial uses	P	P
Caretaker or security residence	C	C
Retail incidental to industrial use	P	P

15.25.050 Development Standards

A. Minimum Lot Area

- I-1: 10,000 sq ft
- I-2: 20,000 sq ft (larger sites encouraged)

B. Setbacks

Location I-1

I-2

Front 20 ft (may be reduced to 10 ft with landscaping) 30 ft

Location I-1**I-2**

Side 10 ft

15 ft

Rear 10 ft

20 ft

C. When Industrial Abuts Residential

- Side: **30 ft minimum**
- Rear: **40 ft minimum**
- Mandatory landscaped buffer
- 8 ft screening fence or wall

D. Building Height

- I-1: 45 ft
- I-2: 60 ft
Higher by conditional use only with Fire Chief and Town Engineer approval.

E. Lot Coverage

- I-1: 60%
- I-2: 70%

15.25.060 Performance Standards

(All industrial operations shall comply with the following.)

A. Noise

- Shall not exceed **65 dBA** at any property line adjacent to non-industrial zones.
- Occasional short-term noise above this level allowed only between 7 a.m. and 7 p.m.

B. Odor

- No detectable objectionable odors at or beyond the property line.

C. Vibration

- Shall not be perceptible at neighboring residential or commercial property lines.

D. Airborne Particulates

- Dust, smoke, and particulates shall comply with state and federal standards

- Dust control required for all yards and outdoor storage.

E. Glare & Lighting

- Full cutoff shielding required.
- No light spillover above **0.5 foot-candles** at property line.

F. Hazardous Materials

- Must comply with State Fire Code, DEQ, and all applicable federal regulations.
- A Hazardous Materials Management Plan may be required.

15.25.070 Outdoor Storage & Screening

1. Outdoor storage must be screened from public streets and non-industrial zones.
2. Screening shall be:
 - 8 ft solid wall or metal panel fence
 - Or berm with vegetation
3. Storage may not exceed the height of the screening structure.
4. No storage allowed in required setback areas.
5. Outdoor equipment or materials must be maintained in orderly fashion.

15.25.080 Access, Circulation & Parking

1. Shared driveways encouraged to reduce highway access points.
2. Truck circulation routes must be shown in site plan review.
3. Loading docks shall be located at the rear or side of buildings.
4. Passenger vehicles shall be separated from truck circulation whenever feasible.
5. Parking standards follow Chapter 15.20.070 unless otherwise specified.

15.25.090 Landscaping Standards

1. Minimum of **10% of site** must be landscaped in I-1; **5% in I-2**.
2. Landscaping required along street frontages and buffering zones.
3. Xeriscape and native plant species encouraged.

4. Street trees required at 40–60 ft spacing along public rights-of-way.
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15.25.100 Architectural and Site Design Standards

(Scaled to industrial needs while maintaining Big Water's character.)

1. No reflective or high-gloss metal as primary façade material.
 2. Buildings visible from Hwy-89 shall include façade articulation through:
 - Varying rooflines
 - Material changes
 - Color variation
 - Structural modulation
 3. Large blank walls exceeding 100 ft require breaks, windows, or architectural panels.
 4. Earth-tone color palette required; fluorescent colors prohibited.
 5. Offices or customer-facing portions should be located near the street for visual quality.
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15.25.110 Fencing Standards

1. Chain-link allowed only with slats or black vinyl coating when visible from public streets.
 2. Barbed wire permitted only atop security fences, minimum height **7 ft**, in rear yards only.
 3. Fences adjacent to residential zones must be solid.
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15.25.120 Site Plan Review Required

All new industrial development or expansion requires site plan review under **Chapter 15.XX Site Plan Review** and approval by the Planning & Zoning Board.

15.25.130 Nonconforming Industrial Uses

Existing lawful industrial uses may continue as nonconforming uses subject to Title 15's general nonconformity provisions.