

**CHAPTER 26
PLANNING AND ZONING
TABLE OF CONTENTS**

ARTICLE I. INTRODUCTORY PROVISIONS

- Section 26-I-1. Purpose
- Section 26-I-2. Interpretation
- Section 26-I-3. Scope
- Section 26-I-4. Definitions

ARTICLE II. GENERAL ZONING PROVISIONS

- Section 26-II-1. Establishment of Zones
- Section 26-II-2. Interpretation of Zone District Boundaries
- Section 26-II-3. Application of Regulations
- Section 26-II-4. Transition Zoning
- Section 26-II-5. Non-Conforming Uses
- Section 26-II-6. Zoning of Annexed Territory

ARTICLE III. ZONES

- Section 26-III-1 Zones Defined
- Section 26-III-2. R-1 Residential Zone
- Section 26-III-3. R-2 Residential Zone
- Section 26-III-4. R-3 Residential Zone
- Section 26-III-5. RE Residential Estate Zone
- Section 26-III-6 Master Planned Development Zone
- Section 26-III-7 Development Agreements
- Section 26-III-8. GC General Commercial Zone
- Section 26-III-9. CC Central Commercial Zone
- Section 26-III- 10. DC Downtown Commercial Zone
- Section 26-III- 11. HS Highway Service Zone
- Section 26-III-12. NC Neighborhood Commercial Zone
- Section 26-III- 13. I&M-1 Industrial and Manufacturing Zone
- Section 26-III- 14. I&M-2 Industrial and Manufacturing Zone
- Section 26-III- 15. AT Annexed Transition Zone Section
- Section 26-III-16. Permitted and Conditional Uses

ARTICLE IV. SUPPLEMENTARY REGULATIONS

- Section 26-IV-1. General Regulations
- Section 26-IV-2. Height of Buildings

Section 26-IV-3. Clear View of Intersecting Streets
Section 26-IV-4. Fences
Section 26-IV-5. Curb, Gutter & Sidewalk
Section 26-IV-6. Dwelling Sites to Have Frontage on Deeded Streets
Section 26-IV-7. Exceptions to Front & Side Set-back Requirements
Section 26-IV-8. Flood Channel & Water Courses
Section 26-IV-9. Swimming Pool
Section 26-IV-10. Concessions on Public Parks and Playgrounds
Section 26-IV-11. Land Previously Subdivided
Section 26-IV-12. Prohibition
Section 26-IV-13. Health Department Approval Required for Rest Homes, Etc.
Section 26-IV-14. Location of Gasoline Pumps
Section 26-IV-15. Electronic Communications Facilities
Section 26-IV-16 Commercial and Industrial Building Materials

ARTICLE V REQUIRED PARKING

Section 26-V-1. Parking Space Required.
Section 26-V-2. Required Parking; Residential Uses.
Section 26-V-3. Required Parking; Commercial Uses.
Section 26-V-4. Required Parking; Industrial Uses.
Section 26-V-5. Required Parking; Other Uses.
Section 26-V-6. Required Parking; Uses Not Mentioned.
Section 26-V-7. Joint Use Daytime and Nighttime Parking
Section 26-V-8. Parking Facilities Required for New Uses.
Section 26-V-9. Parking Facilities Required for Change of Use or Change of Occupancy.
Section 26-V-10. Parking Facilities Required for More Intensive Use.
Section 26-V-11. Parking Facilities; Non Conforming
Section 26-V-12. Permissive Parking and Loading Facilities.
Section 26-V-13. Location and Control of Parking Facilities.
Section 26-V-14. Computation of Required Parking Spaces.
Section 26-V-15. Combined Parking Areas.
Section 26-V-16. Mixed Uses.
Section 26-V-17. Size of Parking Spaces.
Section 26-V-18. Access to Parking Facilities.
Section 26-V-19. Other Access Requirements.
Section 26-V-20. Circulation within a Parking Area.
Section 26-V-21. Location of Parking Facilities Restricted.
Section 26-V-22. Development and Maintenance of Parking Areas.
Section 26-V-23. Lighting of Parking Areas.
Section 26-V-24. Limitation on Use of Required Parking Area.
Section 26-V-25. Continuing Obligation.
Section 26-V-26. Plot Plan Approval Required.

- Section 26-V-27. Required Off-Street Loading Space.
- Section 26-V-28. Handicapped Parking Required.
- Section 26-V-29. Marking of Parking.
- Section 26-V-30. Parking Surface.
- Section 26-V-31. Landscaping.

ARTICLE VI LANDSCAPING.

- Section 26-VI-1. Purpose
- Section 26-VI-2. Scope of Requirements
- Section 26-VI-3. Installation of Landscaping
- Section 26-VI-4. Maintenance
- Section 26-VI-5. Plot Plan Required
- Section 26-VI-6. Non-Conforming Status

ARTICLE VII. MOBILE HOMES AND RECREATIONAL VEHICLES.

- Section 26-VII-1. Purpose
- Section 26-VII-2. Permitted Uses
- Section 26-VII-3. Procedure
- Section 26-VII-4. Mobile Home Park Development Standards
- Section 26-VII-5. Recreational Vehicle Park Development Standards

ARTICLE VIII. PLANNING COMMISSION

- Section 26-VIII-1. Creation of Planning Commission
- Section 26-VIII-2. Term of Office
- Section 26-VIII-3. Organization-Meetings
- Section 26-VIII-4. Employees-Expenditures
- Section 26-VIII-5. General Plan
- Section 26-VIII-6. Zoning
- Section 26-VIII-7. Subdivisions
- Section 26-VIII-8. City Streets
- Section 26-VIII-9. City Land

ARTICLE IX. BOARD OF ADJUSTMENTS

- Section 26-IX-1. Creation
- Section 26-IX-2. Powers of the Board of Adjustments
- Section 26-IX-3. Variances
- Section 26-IX-4. Special Exceptions
- Section 26-IX-5. Other Powers & Duties
- Section 26-IX-6. Vote

Section 26-IX-7. Procedure
Section 26-IX-8. Recourse and Decision of the Board

ARTICLE X. PLANNED UNIT DEVELOPMENT

Section 26-X-1 Purpose
Section 26-X-2 Uses
Section 26-X-3 Procedure
Section 26-X-4 Development Standards and Requirements

ARTICLE XI. CONDITIONAL USES.

Section 26-XI-1. Purpose
Section 26-XI-2. Conditional use Permit
Section 26-XI-3. Special Requirements
Section 26-XI-4. Restrictions
Section 26-XI-5. Conditional Uses

ARTICLE XII. AMENDMENTS

Section 26-XII-1. Procedure
Section 26-XII-2. Public Hearing Required Before Amending Notice

ARTICLE XIII. MISCELLANEOUS PROVISIONS AND ENFORCEMENT

Section 26-XIII-1. Interpretation
Section 26-XIII-2. Applicability
Section 26-XIII-3. Inspector
Section 26-XIII-4. Powers and Duties of Enforcing Officer
Section 26-XIII-5. Site Plans of Buildings Required
Section 26-XIII-6. No Conflicting License or Permits Shall be Issued
Section 26-XIII-7. Utility Connections
Section 26-XIII-8. Severability
Section 26-XIII-9. Violations of Public Nuisance
Section 26-XIII-10. Responsibility for Violations
Section 26-XIII-11. Penalties
Section 26-XIII-12. Each Day Separate Violation
Section 26-XIII-13. Conflicting Provisions Repealed

ARTICLE XIV. AIRPORT OVERLAY ZONING

Section 26-XIV-1. Purpose and Findings
Section 26-XIV-2. Definitions

- Section 26-XIV-3. Maps & Boundaries
- Section 26-XIV-4. Airport Height Limitations
- Section 26-XIV-5. Airport Compatible Land Use Regulations
- Section 26-XIV-6. Nonconforming Structures & Uses

ARTICLE XV. CONGREGATE LIVING FACILITIES

- Section 26-XV-1. Definitions
- Section 26-XV-2. Residential Facilities for Persons with a Disability
- Section 26-XV-3. Residential Facilities for Elderly Persons
- Section 26-XV-4. Design Standards for Protective Housing, Rehabilitation/Treatment Facilities (Both Residential and Nonresidential), Transitional Housing, and Assisted Living Facilities
- Section 26-XVI-5. Non-Residential Treatment Facilities

ARTICLE XVI CEDAR CITY SIGN ORDINANCE

- SECTION 26-XVI-1. Introduction & Purpose
- SECTION 26-XVI-2. General Provisions
- SECTION 26-XVI-3. Definitions
- SECTION 26-XVI-4. Prohibited Signs
- SECTION 26-XVI-5. Signs Allowed Without a Permit
- SECTION 26-XVI-6. Signs Requiring A Permit
- SECTION 26-XVI-7. Sign Permit Procedures
- SECTION 26-XVI-8. Signs in Specific Areas
- SECTION 26-XVI-9. Temporary Signs
- SECTION 26-XVI-10. Measurement of Regulated Sign Area
- SECTION 26-XVI-11. Nonconforming Signs
- SECTION 26-XVI-12. Removal of Illegal and Unsafe or Abandoned Signs
- SECTION 26-XVI-13. Exhibits