

**CEDAR CITY  
ORDINANCE 0508-24-1**

**AN ORDINANCE AMENDING SECTIONS 26-III-2, 26-III-4, AND 26-III-5 REDUCING  
MINIMUM LOT WIDTH IN LOW AND MEDIUM DENSITY ZONES**

**WHEREAS**, Cedar City has adopted Chapter 26 of the ordinance of Cedar City, Utah, and said provisions contain specific requirements governing the control of property through zoning laws; and

**WHEREAS**, the Cedar City Council desires to update and amend Chapter 26 Article IV of the Cedar City Ordinances; and

**WHEREAS**, the Cedar City Council seeks to allow for greater flexibility for developers of subdivisions without increasing the allowed density; and

**WHEREAS**, the City Council finds that it is in the best interests of the health, safety, and general welfare of the citizens of Cedar City to allow the clustering within residential subdivisions.

**NOW THEREFORE**, be it ordained by the City Council of the Cedar City, in the State of Utah, as follows:

**SECTION 1:**        **AMENDMENT** “Section 26-III-2 R-1 Residential Zone” of the Cedar City Municipal Code is hereby *amended* as follows:

A M E N D M E N T

Section 26-III-2 R-1 Residential Zone

- A. Objectives and Characteristics of Zone: The objective in establishing the R-1 Residential Zone is to encourage the creation and maintenance of a residential environment within the City which is characterized by large lots (at least 10,000 square feet) on which single family dwellings are situated, surrounded by well-kept lawns, trees, and other plantings. A minimum of vehicular and pedestrian traffic and quiet residential conditions favorable to family living and the rearing of children shall also be characteristic of this zone. Representative of the uses within R-1 zone are one-family dwellings, parks, agriculture, playgrounds, schools, churches, and other community facilities designed in harmony with the characteristics of the zone. Boarding and lodging houses, two-family dwellings, triplexes, apartment houses and other multiple dwellings representative of higher density residential areas are strictly prohibited in this zone as are commercial and industrial uses and home occupations are strictly limited. Owners and developers of property are advised that primacy is given in this zone to one-family dwellings situated on lots averaging from ninety (90) to one hundred (100) feet in width and from ten thousand (10,000) to fifteen thousand (15,000)

square feet in area, and property should be developed and maintained in recognition thereof. In order to accomplish the objectives and purposes of this ordinance, and to promote the characteristics of this zone, the following precise regulations shall apply in the R-1 Residential Zone.

B. Permitted Uses: The following uses shall be permitted in the R-1 Residential Zone:

1. One-family dwellings and the following accessory buildings and structures; guest house not to exceed 800 square feet and subject to the setbacks of a one-family dwelling, private garage and/or carport for the storage of automobiles owned by persons residing on the premises, greenhouse for private use only, private swimming pools, pergolas, arbors;
2. Bulletin boards not exceeding eight (8) square feet in area pertaining to the lease or sale of property; also name plates in connection with dwellings not exceeding one and one half (1 1/2) square feet in area and constructed and maintained in harmony with the residential character of the zone.
3. Fences, walls, and hedges. (See 26-IV-4)
4. Public schools, public libraries, public recreation buildings and similar public buildings and grounds, churches, but not including temporary revival tents or buildings. Public utility buildings and structures, providing that no storage yard shall be maintained on the premises;
5. A temporary building or yard storage of construction materials and equipment incidental and necessary to construction of a house development, utilities, or other community facilities, provided such temporary building or yard is located on the same tract of land on which the houses, utilities or other community facilities are constructed. A permit therefor shall be issued only to the contractor or builder and shall be valid for not more than two (2) years, at the expiration of which time the said building or yard shall be removed from the premises and said use discontinued;
6. A temporary office building used as an office in connection with the sale of property within a subdivision under construction provided that the temporary office is located on the same part of land as the subdivision. A permit therefor shall be valid for no more than two (2) years, at the expiration of which time said use shall be discontinued;
7. Customary household pets, including, but not limited to dogs, cats, and canaries, but not including the breeding of dogs and cats for sale;
8. Home occupations when approved by the Board of Adjustment;
9. Planned Unit Developments (PUD's) approved per this ordinance;
10. Residential facility for persons with a disability, not to exceed four (4) residents (see Article XVI);
11. Public and private parks, playgrounds, green ways, trails, and open space;
12. Public and private golf courses;
13. Public and private recreation centers;
14. Raising and keeping chickens for non-commercial purposes and subject to Article IV - Supplementary Regulations;
15. Internal Accessory Dwelling Units which have a separate address;
16. External Accessory Dwelling Units with a separate address which are no greater than 800 square feet, encompass no more than 2 bedrooms, and do not

exceed one story (16 feet). Units must be located behind the primary dwelling, meet the setbacks of the primary dwelling (not an accessory building) and match the primary dwelling's color and roof design. Parking to the rear of the primary dwelling shall be served by a driveway that is a minimum of 12-feet wide. Parking shall be located behind the front setback. All detached units shall meet the provisions of the currently adopted Building and Fire Codes. Existing guest houses may be converted to an External Accessory Unit subject to the criteria above.

Amended by ordinance number 0827-08-2, 1013-10-2, 0125-12-1 and 0323-22

C. Conditional Uses: See Section 26-XI-5

Amended by ordinance number 0827-08-2

- D. Lot Area Requirements: An area of not less than Ten Thousand (10,000) square feet shall be provided and maintained for each dwelling and uses accessory thereto.
- E. Lot Width Requirements: The minimum width of any lot for a dwelling shall be seventy (70) ~~ninety (90)~~ linear feet.
- F. Building Setback Requirements:
1. Side Setback: A minimum side yard of any building shall be eight (8) feet and the total width of the two required side yards shall be not less than twenty (20). The minimum side yard for a private garage shall be eight (8) feet, except that private garages and other accessory buildings, located at least six (6) feet in the rear of the main building may have a minimum side yard of one (1) foot, provided that no private garage or other accessory building shall be located closer than sixteen (16) feet to a dwelling on an adjacent lot. On corner lots, the side yard which faces on a street, shall be not less than twenty (20) feet for main buildings and not less than twenty (20) feet for accessory buildings. A carport may be built within one (1) foot of the property line, except on the street side of corner lots. However, all walls must comply with side yard regulations for buildings.
  2. Front Setback: The minimum depth of the front yard for main buildings and for private garages which have a minimum side yard of ten (10) feet shall be twenty-five (25) feet. Other private garages and all accessory buildings other than private garages shall be located at least six (6) feet in the rear of the main building. No structure, fence, or barrier, shall be constructed in a front yard where said structure, fence or barrier would be perpendicular to the street which the front yard faces, so as to divide the front yard into two different yards.
  3. Rear Setback: The minimum rear yard for any main building shall be thirty (30) feet; however, minimum rear yard for main buildings on corner lots may be reduced to eight (8) feet. For accessory buildings the minimum rear yard shall be one (1) foot, provided that on corner lots, accessory buildings shall be set back from the rear lot line a distance of at least eight (8) feet.
- G. Building Height Requirements: The maximum height of any building shall be two (2) stories, not to exceed twenty (20) feet, except as provided in Section 26-24 of this

ordinance.

H. Building Size Requirements: The ground floor area of any one-family dwelling shall not be less than one thousand (1,000) square feet, exclusive of open porches and carports.

I. Special Provisions:

1. There shall be no outside storage in connection with public buildings, churches, and public utility buildings.
2. The required front yard and the required side yard, which abuts upon a street, shall not be used for the parking of automobiles, but shall be planted and maintained in lawn, trees, and shrubs, or other customary landscape features, except for permitted driveways.

J. Supplementary Regulations: See Article IV, Supplementary regulations to All Zones.

CREATED BY ORDINANCE NUMBER 0728-21-7. Created by Cedar City Ordinance Number 0207-18-1, amended by 1209-20, 0210-21-1, and 0414-21-3.

**SECTION 2:**            **AMENDMENT** “Section 26-III-4 R-2 Residential Zone (Dwelling, Single Unit)” of the Cedar City Municipal Code is hereby *amended* as follows:

#### AMENDMENT

Section 26-III-4 R-2 Residential Zone (Dwelling, Single Unit)

- A. Objectives and Characteristics: The objective in establishing the R-2 Residential zone (Dwelling, Single Unit) is to provide a residential environment within the City which is characterized by a more compact and somewhat denser residential development and a somewhat higher volume of vehicular and pedestrian traffic than is characteristic of the R-1 Zone. Attractive lawns, shrubs and trees, and other landscape plantings about the houses and on the parking strip within the streets is also characteristic of this Zone. Representative of the uses in this zone are single family dwellings, and boarding houses and rooming houses, home occupations, parks, playgrounds, schools, churches, and certain other compatible uses. On the other hand, apartment buildings, two-unit dwellings, multiple dwellings, sorority and fraternity houses and other uses normally associated with high density dwelling areas, as well as commercial and industrial uses, are prohibited from this Zone. In order to accomplish the objectives and purpose of this ordinance, and to promote the essential characteristics of this zone, the following precise regulations shall apply to the R-2 Residential Zone (Dwelling, Single Unit):
- B. Permitted Uses: The following uses shall be permitted in the R-2 Residential Zone (Dwelling, Single Unit):
1. Any use permitted in the R-1 Residential Zone.
  2. Boarding and rooming houses having accommodations for not more than three (3) boarders and roomers in addition to the residing family.
  3. Nursery Schools.

4. Rest Homes, also dwelling groups having not more than six (6) dwelling units per acre of land.
5. Planned Unit Developments approved per this ordinance.
6. Residential facility for persons with a disability, not to exceed eight (8) residents (see Article XVI).
7. Raising and keeping chickens and subject to Article IV - Supplementary Regulations.

Amended by Cedar City Ordinance Nos. 1013-10-2, 0125-12-1

C. Conditional Uses: See Section 26-XI-5.

Amended by ordinance number 0827-08-2

D. Lot Area Requirements: For single unit dwellings, an area of not less than seven thousand (7,000) square feet shall be provided and maintained.

Amended by ordinance number 0125-12-1

E. Lot Width Requirements: The minimum width of any lot for a dwelling shall be fifty (50) ~~seventy (70)~~ linear feet.

Amended by ordinance number 0125-12-1

F. Building Setback Requirements:

1. Side Setbacks: The minimum side yard for any dwelling, or boarding and rooming house, shall be six (6) feet and the total width of the two required side yards shall be not less than sixteen (16) feet. The minimum side yard for a private garage or other accessory building shall not be located closer than twelve (12) feet to a dwelling on an adjacent lot. On corner lots, the side yard which faces on a street shall be not less than twenty (20) feet for main buildings and not less than twenty (20) feet for accessory buildings. A carport may be built within one (1) foot of the property line, except on the street side of corner lots. However, all walls must comply with side yard regulations for buildings. A party wall shall be permitted between accessory buildings on adjacent lots when both accessory buildings are located at least twelve (12) feet in the rear of both adjacent dwellings.
2. Front Setbacks: Same as R-1 Residential Zone.
3. Rear Setbacks: Same as R-1 Residential Zone except the minimum rear yard for any main building shall be Twenty (20) feet.

G. Building Height Requirements: Same as R-1 Residential Zone.

H. Building Size Requirements: The ground floor area of any main building shall not be less than seven hundred fifty (750) square feet, exclusive of open porches and carports.

Amended by ordinance number 0125-12-1

I. Special Provisions: Same as R-1 Residential Zone.

J. Supplementary Regulations: See Article IV, Supplementary regulations to all Zones.

CREATED BY ORDINANCE NUMBER 0728-21-7. Created by Cedar City Ordinance Number 0207-18-1, amended by 1209-20, 0210-21-1, and 0414-21-3.

**SECTION 3:            AMENDMENT** “Section 26-III-5 R-2 Residential Zone (Dwelling, Two Unit)” of the Cedar City Municipal Code is hereby *amended* as follows:

A M E N D M E N T

Section 26-III-5 R-2 Residential Zone (Dwelling, Two Unit)

- A. Objectives and Characteristics: The objective in establishing the R-2 Residential zone (Dwelling, Two Unit) is to provide a residential environment within the City which is characterized by a more compact and somewhat denser residential development and a somewhat higher volume of vehicular and pedestrian traffic than is characteristic of the R-2 Zone for Single Dwelling Units. Attractive lawns, shrubs and trees, and other landscape plantings about the houses and on the parking strip within the streets is also characteristic of this Zone. Representative of the uses in this zone are one and two family dwellings, and boarding houses and rooming houses, home occupations, parks, playgrounds, schools, churches, and certain other compatible uses. On the other hand, apartment buildings, multiple dwellings, sorority and fraternity houses and other uses normally associated with high density dwelling areas, as well as commercial and industrial uses, are prohibited from this Zone. In order to accomplish the objectives and purpose of this ordinance, and to promote the essential characteristics of this zone, the following precise regulations shall apply to the R-2 Residential Zone (Dwelling, Two Unit):
- B. Permitted Uses: The following uses shall be permitted in the R-2 Residential Zone (Dwelling, Two Unit):
1. Any use permitted in the R-1 Residential Zone or R-2 Residential Zone (Dwelling, Single Unit).
  2. Two Family dwelling units which units shall have a common separation, and buildings customarily attached thereto.
  3. Twin Homes when approved through the subdivision process.
  4. Boarding and rooming houses having accommodations for not more than three (3) boarders and roomers in addition to the residing family.
  5. Nursery Schools.
  6. Rest Homes, also dwelling groups having not more than six (6) dwelling units per acre of land.
  7. Planned Unit Developments approved per this ordinance.
  8. Residential facility for persons with a disability, not to exceed eight (8) residents (see Article XVI).
  9. Raising and keeping chickens and subject to Article IV - Supplementary Regulations.
- C. Conditional Uses: See Section 26-XI-5.
- D. Lot Area Requirements: For single-family detached unit dwellings, an area of not less than seven thousand (7,000) square feet shall be provided and maintained. For twin

homes, each dwelling unit shall have a lot area of not less than four thousand five hundred (4,500) square feet on each side of the common separation. For duplexes, an area of not less than nine thousand (9,000) square feet shall be provided and maintained.

- E. Lot Width Requirements: The minimum width of any lot for a dwelling shall be fifty (50) ~~seventy (70)~~ linear feet for a single-family dwelling lots as measured at the front setback line, and fifty (50) ~~seventy (70)~~ linear feet for any twin home or duplex lot (each side of a twin home lot must be at least 25~~35~~ feet wide) as measured at the front property line, with no portion of the lot being less than the minimum required width.
- F. Building Setback Requirements:
1. Side Setbacks: The minimum side yard for any dwelling, or boarding and rooming house, shall be six (6) feet and the total width of the two required side yards shall be not less than sixteen (16) feet. The minimum side yard for a private garage or other accessory building shall not be located closer than twelve (12) feet to a dwelling on an adjacent lot. On corner lots, the side yard which faces on a street shall be not less than twenty (20) feet for main buildings and not less than twenty (20) feet for accessory buildings. A carport may be built within one (1) foot of the property line, except on the street side of corner lots. However, all walls must comply with side yard regulations for buildings. A party wall shall be permitted between accessory buildings on adjacent lots when both accessory buildings are located at least twelve (12) feet in the rear of both adjacent dwellings.
  2. Front Setbacks: Same as R-1 Residential Zone.
  3. Rear Setbacks: Same as R-1 Residential Zone except the minimum rear yard for any main building shall be Twenty (20) feet.
- G. Building Height Requirements: Same as R-1 Residential Zone.
- H. Building Size Requirements: The ground floor area of any main building shall not be less than seven hundred fifty (750) square feet, exclusive of open porches and carports. Duplexes shall not have less than three hundred seventy-five (375) square feet on each side of the common wall, exclusive of open porches and carports.
- I. Special Provisions: Same as R-1 Residential Zone.
- J. Supplementary Regulations: See Article IV, Supplementary regulations to all Zones.

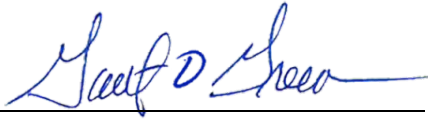
Amended by Cedar City Ordinance No. 0125-12-1 CREATED BY ORDINANCE NUMBER 0728-21-7. Created by Cedar City Ordinance Number 0207-18-1, amended by 1209-20, 0210-21-1, and 0414-21-3.

PASSED AND ADOPTED BY THE CEDAR CITY CITY COUNCIL MAY 08, 2024.

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Phillips	_____	_____	<u>  X  </u>	_____
Melling	<u>  X  </u>	_____	_____	_____
Riddle	<u>  X  </u>	_____	_____	_____
Cox	<u>  X  </u>	_____	_____	_____
Wilkey	_____	_____	<u>  X  </u>	_____

Presiding Officer

Attest



\_\_\_\_\_  
Garth O. Green, MAYOR, Cedar City



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RENON SAVAGE, RECORDER,  
Cedar City

