

**CEDAR CITY
ORDINANCE 0527-26**

**AN ORDINANCE AMENDING 26-V-18 ALLOWING DRIVEWAY WIDTHS IN THE
RESIDENTIAL ESTATES ZONE TO BE FIFTY PERCENT OF FRONTAGE UP TO
SIXTY FEET**

WHEREAS, the state legislature has granted general welfare power to the City Council, independent, apart from, and in addition to, its specific grants of legislative authority, which enable Cedar City to pass ordinances as are necessary and proper to provide for the safety, promote the prosperity, improve the peace and good order, comfort, and convenience of the city and its inhabitants, and for the protection of property in the city; and

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 V to modify the allowed width of driveways in the Residential Estates Zone; 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 make these changes to the City's code regarding driveway widths in the Residential Estate Zone.

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-V-18 Access To Parking Facilities” of the Cedar City Municipal Code is hereby *amended* as follows:

A M E N D M E N T

Section 26-V-18 Access To Parking Facilities

- A. Driveways: Access driveways shall be provided for ingress to and egress from all parking and loading facilities. Each parking and loading space shall be easily accessible to the intended user. The width of driveway entrances and exits from a public street shall be measured from the bottom of curb taper to bottom of curb taper and shall comply with the following standards unless specific exemptions are made by the Board of Adjustment for exceptional circumstances:
1. Residential Uses:
 - a. Minimum driveway width: 10 feet.
 - b. Maximum driveway width: 34 feet.
 - c. Maximum driveway width in Residential Estates Zone: the greater of

34 feet or fifty percent (50%) of the property's frontage, not to exceed 60 feet.

2. All Other Uses:
 - a. Minimum driveway width for one way entrances, exits and driveways to public utility facilities not requiring a parking space: 12 feet.
 - b. Minimum driveway width for two-way entrance and exits: 24 feet.
 - c. Maximum driveway width: 50 feet.
 3. Water meters shall not be located within the driveway or taper access of the driveway.
- B. Access Control: Access to the station or the structure or the parking facility shall be controlled as follows:
1. Access shall be by not more than two driveways from any one street upon which there is One Hundred Feet (100') of frontage or less. Any structure with more than One Hundred Feet (100') of frontage shall be allowed one (1) additional driveway for every additional One Hundred Feet (100').
 2. Driveways shall not be closer to each other than twelve (12) feet measured four (4) feet on each curb taper and four (4) feet between the curb tapers and no driveway shall be closer to a side lot line than three (3) feet. Twin home lots are not required to have driveway separation when garages are connected. When a commercial or industrial lot abuts any residential zone, a driveway shall be at least twenty feet (20') from the side lot line.
 3. On corner lots no driveway shall be closer than fifteen (15) feet to the point of intersection of the front property line with the side property line which abuts upon a street. No driveway shall be located across any curved section of frontage lying between said point of intersection and point of tangent.
 4. In all cases where there is an existing curb and gutter and sidewalk on the street, all curb cuts and driveways shall hereafter be made in accordance with these regulations.
 5. Where there is no existing curb and gutter or sidewalk, a curb or fence shall be installed in accordance with these regulations.

Amended by Cedar City Ordinance No. 0213-13

PASSED AND ADOPTED BY THE CEDAR CITY CITY COUNCIL MAY 27, 2026.

	AYE	NAY	ABSENT	ABSTAIN
Phillips	_____	_____	_____	<u> X </u>
Cox	<u> X </u>	_____	_____	_____
Wilkey	<u> X </u>	_____	_____	_____
Schmidt	<u> X </u>	_____	_____	_____

Galan

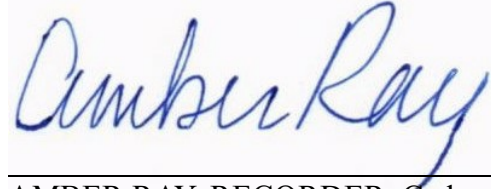
X

Presiding Officer

Attest

A handwritten signature in blue ink, appearing to read "S. Nelson", written over a horizontal line.

STEVE NELSON, MAYOR, Cedar
City

A handwritten signature in blue ink, appearing to read "Amber Ray", written over a horizontal line.

AMBER RAY, RECORDER, Cedar
City

