

**EPHRAIM CITY  
ORDINANCE ECO 25-05**

**AN ORDINANCE AMENDING TITLE 10 CHAPTER 16 SECTION 040, TITLE 10  
CHAPTER 20 SECTION 020 TABLE A: SETBACKS, AND TITLE 10 CHAPTER 20  
SECTION 030 TABLE B: LAND USE MATRIX REGARDING A NEW RESIDENTIAL  
ZONE**

**WHEREAS**, Ephraim City desires to allow for greater flexibility and lot sizes to allow for more affordable housing options; and

**WHEREAS**, City staff has reviewed the current code and desires to make several amendments that will allow for smaller residential lots; and

**WHEREAS**, the Ephraim City Council finds these amendments to be in the best interests of the health, safety, and welfare of its residents.

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

**SECTION 1:**        **AMENDMENT** “10.16.040 Residential Zones” of the Ephraim City Municipal Code is hereby *amended* as follows:

A M E N D M E N T

10.16.040 Residential Zones

A. **Single-family Residential Zone (R1):** Provides appropriate locations where low density residential neighborhoods may be established, maintained and protected. The regulations permit the establishment of public and semi public uses such as churches, schools, libraries, parks, and playgrounds which serve the requirements of families. The regulations are intended to prohibit those uses that would be harmful to single family neighborhoods.

1. **Uses:** see ECC 10.20.030 Table B for list of permitted and conditional uses.

a. Special regulations concerning accessory apartments: A conditional use permit for an attached accessory apartment (see definition) in the R1 zone may only be approved subject to the following minimum conditions;

- (1) The apartment may be occupied by one family of related persons or not more than two unrelated persons.
- (2) A minimum of two off-street parking spaces each shall be provided for the apartment and the primary residence.
- (3) The use of the accessory apartment is conditional upon the primary residence being owner-occupied; the apartment may not be rented or occupied if the property owner is not living

in the home as a primary residence.

(4) So long as above items are met, accessory apartments may be allowed as attached to the main house on lots at least 8,000 square feet in size.

2. **Density Regulations:** A minimum lot size of 8,000 square feet shall be required for a single family dwelling.
3. **Minimum Floor Area:** The ground floor area of any one family dwelling shall not be less than 750 square feet exclusive of open porches, garages and carports.
  - a. The Land Use Authority may grant exceptions for studio and accessory apartments smaller than 750 Square feet. Primary dwelling residences smaller than 750 Square feet are allowed by Conditional Use Permit, with special considerations taking into account the character of the surrounding neighborhood.
4. **Animals:** Any combination of dogs and cats, up to four (4) total such animals are allowed, and no more than twenty poultry or rabbits on any lot (20 total small animals) may be kept; provided, that:
  - a. the animals must be set back no less than ten feet from all property lines;
  - b. the animals are kept in rear yard areas; and
  - c. the animals are kept within a solid fenced area or building to establish visual and auditory screening.
  - d. No pigs may be kept in the R1 Zone.
5. **Minimum Green Space or Landscaping:** a minimum of 20 percent of lot area shall be maintained in open green space or landscaped area.

**B. Single-family Residential Zone (R1A):** Provides appropriate locations where low density residential neighborhoods may be established, maintained and protected. The regulations permit the establishment, with proper controls, of public and semi public uses such as churches, schools, libraries, parks, and playgrounds which serve the requirements of families. The regulations are intended to prohibit those uses that would be harmful to a single family neighborhood and the historic nature of the area.

1. **Uses:** see ECC 10.20.030 Table B for list of permitted and conditional uses.

a. **Special Regulations Concerning Accessory Apartments:** A conditional use permit for an accessory apartment in the R1A zone may only be approved subject to the following minimum conditions;

- (1) The apartment may be occupied by one family of related persons or not more than two unrelated persons.
- (2) A minimum of two off-street parking spaces each shall be provided for the apartment and the primary residence.
- (3) The use of the accessory apartment is conditional upon the primary residence being owner-occupied; the apartment may not be rented or occupied if the property owner is not living in the home as a primary residence.
- (4) So long as above items are met, accessory apartments may be allowed as attached to the main house on lots at least 8,000 square feet in size.

2. **Density Regulations:** A minimum lot size of 8,000 square feet shall be required for a single family dwelling.
  3. **Minimum Floor Area:** The ground floor area of any one family dwelling shall not be less than 750 square feet exclusive of open porches, garages and carports.
    - a. The Land Use Authority may grant exceptions for studio and accessory apartments smaller than 750 Square feet. Primary dwelling residences smaller than 750 Square feet are allowed by Conditional Use Permit, with special considerations taking into account the character of the surrounding neighborhood.
  4. **Animals:** Any combination of dogs and cats, up to four (4) total such animals, and no more than twenty poultry or rabbits (on any lot (20 total small animals) may be kept; provided, that:
    - a. the animals must be set back no less than ten feet from all property lines;
    - b. the animals are kept in rear yard areas; and
    - c. the animals are kept within a solid fenced area or building to establish visual and auditory screening.
    - d. No pigs may be kept in the R1A Zone.
  5. **Minimum Green Space or Landscaping:** a minimum of 20 percent of lot area shall be maintained in open green space or landscaped area.
- C. Single-family Residential Zone (R1B): Provides appropriate locations where medium-low density residential neighborhoods may be established, maintained and protected. The regulations permit the establishment, with proper controls, of public and semi public uses such as churches, schools, libraries, parks, and playgrounds which serve the requirements of families. The regulations are intended to prohibit those uses that would be harmful to a single family neighborhood and the historic nature of the area.
1. Uses: see ECC 10.20.030 Table B for list of permitted and conditional uses.
  2. Density Regulations: A minimum lot size of 3,000 square feet shall be required for a single family dwelling.
  3. Minimum Floor Area: The ground floor area of any one family dwelling shall not be less than 750 square feet exclusive of open porches, garages and carports.
    - a. The Land Use Authority may grant exceptions for studio and accessory apartments smaller than 750 Square feet. Primary dwelling residences smaller than 750 Square feet are allowed by Conditional Use Permit, with special considerations taking into account the character of the surrounding neighborhood.
  4. Animals: Any combination of dogs and cats, up to four (4) total such animals, and no more than twenty poultry or rabbits (on any lot (20 total small animals) may be kept; provided, that:
    - a. the animals must be set back no less than ten feet from all property lines;
    - b. the animals are kept in rear yard areas; and
    - c. the animals are kept within a solid fenced area or building to establish

visual and auditory screening.

d. No pigs may be kept in the R1B Zone.

5. Minimum Green Space or Landscaping: a minimum of 20 percent of lot area shall be maintained in open green space or landscaped area.

6. No External Accessory Dwelling Units. External Accessory Dwelling Units are not permitted in the R1B zone.

**D. Two-family Residential Zone (R2):** Provides appropriate locations where medium density residential neighborhoods on lots of not less than 8,000 square feet may be established, maintained and protected. The regulations also permit the establishment of, with proper controls, the public and semi public uses such as churches, schools, libraries, parks and playgrounds, etc., which serve the requirements of families. The regulations are intended to prohibit those uses that would be harmful to a medium density residential neighborhood.

1. **Uses:** see ECC 10.20.030 Table B for list of permitted and conditional uses.
2. **Special Regulations Concerning Accessory Apartments:** A conditional use permit for an attached accessory apartment (see definition) in the R2 zone may only be approved subject to the following minimum conditions;
  - a. The apartment may be occupied by one family of related persons or not more than two unrelated persons.
  - b. A minimum of two off-street parking spaces each shall be provided for the apartment and the primary residence.
  - c. The use of the accessory apartment is conditional upon the primary residence being owner-occupied; the apartment may not be rented or occupied if the property owner is not living in the home as a primary residence.
  - d. So long as above items are met, accessory apartments may be allowed as attached to the main house on lots at least 8,000 square feet in size.
3. **Density Regulations:** A minimum lot size of 8,000 square feet shall be required for a single family dwelling or the first unit of a multiple family dwelling. Additional units may be added according to the following schedule:

Units	Lot size required (in square feet)
First unit	8,000
Second unit	2,000 additional
Additional units	none allowed

4. **Minimum Floor Area:** The ground floor area of any one-family dwelling shall not be less than 750 square feet and 650 square feet for each additional dwelling unit.
  - a. The Land Use Authority may grant exceptions for studio and accessory apartments smaller than 750 Square feet. Primary dwelling residences smaller than 750 Square feet are allowed by Conditional Use Permit, with special considerations taking into account the

character of the surrounding neighborhood.

5. **Animals:** Any combination of dogs and cats, up to four (4) total such animals and no more than twenty poultry or rabbits on any lot (20 total small animals) may be kept; provided, that:
    - a. the animals must be set back no less than ten feet from all property lines;
    - b. the animals are kept in rear yard areas; and
    - c. the animals are kept within a solid fenced area or building to establish visual and auditory screening.
    - d. No pigs may be kept in the R2 Zone.
  6. **Minimum Green Space Or Landscaping:** A minimum of 20% of the lot area shall be maintained in open green space or landscaped area.
  7. **Adjoining a Residential Zone Fencing Requirements:** where a multi-family or multi-unit development adjoins any lot or parcel of ground in any residential zone, there shall be provided along the adjoining property line a decorative, sight-obscuring fence or any combination of fencing and landscaping which, in the opinion of the Planning Director, adequately protects the adjoining residential property and is properly maintained. (2006) Where no existing trees are present along the boundary of the development, the Planning Commission may require that approved trees and/or other appropriate sight obscuring measures be incorporated into the necessary landscaping. See also fencing requirements, ECC 10.12.040.
- E. **Medium Density Residential Zone (R3):** Provides appropriate locations where medium to high density residential neighborhoods on lots of not less than 6,000 square feet may be established, maintained and protected. The regulations also permit the establishment of, with proper controls, the public and semi public uses such as churches, schools, libraries, parks and playgrounds, etc., which serve the requirements of families. The regulations are intended to prohibit those uses that would be harmful to a medium to high density residential neighborhood.
1. **Uses:** see ECC 10.20.030 Table B for list of permitted and conditional uses.
  2. **Special Regulations Concerning Accessory Apartments:** A conditional use permit for an attached accessory apartment (see definition) in the R3 zone may only be approved subject to the following minimum conditions;
    - a. The apartment may be occupied by one family of related persons or not more than two unrelated persons.
    - b. A minimum of two off-street parking spaces each shall be provided for the apartment and the primary residence.
    - c. The use of the accessory apartment is conditional upon the primary residence being owner-occupied; the apartment may not be rented or occupied if the property owner is not living in the home as a primary residence.
    - d. So long as above items are met, accessory apartments may be allowed as attached to the main house on lots at least 6,000 square feet in size.
  3. **Density Regulations:** A minimum lot size of 6,000 square feet shall be required for a single family dwelling or the first unit of a multiple family

dwelling. Additional units may be added according to the following schedule:

Units	Lot size required (in square feet)
First unit	6,000
Second unit	2,000 additional
Third unit	2,000 additional
Fourth unit	2,000 additional
Additional units	none allowed

4. **Minimum Floor Area:** The ground floor area of any one family dwelling shall not be less than 750 square feet and 650 square feet for each additional dwelling unit.
  - a. The Land Use Authority may grant exceptions for studio and accessory apartments smaller than 750 Square feet. Primary dwelling residences smaller than 750 Square feet are allowed by Conditional Use Permit, with special considerations taking into account the character of the surrounding neighborhood.
5. **Animals:** Any combination of dogs and cats, up to four (4) total such animals are allowed, and no more than twenty poultry or rabbits on any lot (20 total small animals) may be kept; provided, that:
  - a. the animals must be set back no less than ten feet from all property lines;
  - b. the animals are kept in rear yard areas; and
  - c. the animals are kept within a solid fenced area or building to establish visual and auditory screening.
  - d. No pigs may be kept in the R3 Zone.
6. **Minimum Green Space Or Landscaping:** A minimum of 20% of the lot area shall be maintained in open green space or landscaped area.
7. **Adjoining a Residential Zone Fencing Requirements:** where a multi-family or multi-unit development adjoins any lot or parcel of ground in any residential zone, there shall be provided along the adjoining property line a decorative, sight-obscuring fence, or any combination of fencing and landscaping which, in the opinion of the Planning Director, adequately protects the adjoining residential property and is properly maintained. (2006) Where no existing trees are present along the boundary of the development, the Planning Commission may require that approved trees and/or other appropriate sight obscuring measures be incorporated into the necessary landscaping. See also fencing requirements, ECC 10.12.040.

F. **High Density Residential Zone (R4):** Provides appropriate locations where medium to high density residential neighborhoods on lots of not less than 6,000 square feet may be established, maintained and protected. The regulations also permit the establishment of, with proper controls, the public and semi public uses such as churches, schools, libraries, parks and playgrounds, etc., which serve the requirements

of families. The regulations are intended to prohibit those uses that would be harmful to a medium to high density residential neighborhood.

1. **Uses:** see ECC 10.20.030 Table B for list of permitted and conditional uses.
2. **Special Regulations Concerning Accessory Apartments:** A conditional use permit for an attached accessory apartment (see definition) in the R4 zone may only be approved subject to the following minimum conditions;
  - a. The apartment may be occupied by one family of related persons or not more than four unrelated persons.
  - b. A minimum of two off-street parking spaces each shall be provided for the apartment and the primary residence.
  - c. The use of the accessory apartment is conditional upon the primary residence being owner-occupied; the apartment may not be rented or occupied if the property owner is not living in the home as a primary residence.
  - d. So long as above items are met, accessory apartments may be allowed as attached to the main house on lots at least 6,000 square feet in size.
3. **Density Regulations:** A minimum lot size of six thousand (6,000) square feet shall be required for a single-family dwelling or the first unit of a multiple-family dwelling. Additional units may be added according to the following schedule:

Units	Lot Size Required (In Square Feet)
First unit	6,000
1-8 additional units	2,000 per unit
9 additional units	1,500 per unit

4. **Minimum Floor Area:** The ground floor area of any one family dwelling shall not be less than 750 square feet and 650 square feet for each additional dwelling unit.
  - a. The Land Use Authority may grant exceptions for studio and accessory apartments smaller than 750 Square feet. Primary dwelling residences smaller than 750 Square feet are allowed by Conditional Use Permit, with special considerations taking into account the character of the surrounding neighborhood.
5. **Animals:** Any combination of dogs and cats, up to four (4) total such animals and no more than twenty poultry or rabbits on any lot (20 total small animals) may be kept; provided, that:
  - a. the animals must be set back no less than ten feet from all property lines;
  - b. the animals are kept in rear yard areas; and
  - c. the animals are kept within a solid fenced area or building to establish visual and auditory screening.
  - d. No pigs may be kept in the R4 Zone.
6. **Minimum Green Space Or Landscaping:** A minimum of 20% of the lot

area shall be maintained in open green space or landscaped area.

7. **Adjoining a Residential Zone Fencing Requirements:** Where a multi-family or multi-unit development adjoins any lot or parcel of ground in any residential zone, there shall be provided along the adjoining property line a decorative, sight-obscuring fence or any combination of fencing and landscaping which, in the opinion of the Planning Director, adequately protects the adjoining residential property and is properly maintained. (2006) Where no existing trees are present along the boundary of the development, the Planning Commission may require that approved trees and/or other appropriate sight obscuring measures be incorporated into the necessary landscaping. See also fencing requirements, ECC 10.12.040.

**SECTION 2: AMENDMENT** “10.20.020 Table A: Setbacks” of the Ephraim City Municipal Code is hereby *amended* as follows:

AMENDMENT

10.20.020 Table A: Setbacks

This table provides setback and other development standards governing lots in the city in an easy to read format. It is not the complete set of regulations governing property development and should not be used except in conjunction with the rest of this ordinance.

**Table A: Setbacks and Density**

Zo ne	Min. Lot Size	Max. Density	Min. Width	Front Yard	Side Yards	Rear Yard	Maximum Height of Main Bldgs.
R1	8,000 sq. ft. (0.184 acres)	1 unit per parcel	75'	20'	8'	20'	two and one-half stories or 35'
R1 A	8,000 sq. ft. (0.184 acres)	1 unit per parcel	75'	20' *	8'	20'	two and one-half stories or 35'
<u>R1 B</u>	<u>3,000 sq. ft. (0.069 acres)</u>	<u>1 unit per parcel</u>	<u>40'</u>	<u>15'</u>	<u>6'</u>	<u>15'</u>	<u>two and one-half stories or 35'</u>
R2	8,000 sq. ft. (0.184 acres)	17.8	70'	20'	8'	20'	two and one-half stories or 35'
R3	6,000 sq. ft. (0.138 acres)	18.8	70'	20'	8'	20'	45'
R4	6,000 sq. ft. (0.138 acres)	18.8	70'	20'	8'	20'	45'



Accessory uses buildings customarily incidental to permitted uses	P	P	P	P	P	P	P	P	P	P	P	P
Accessory buildings and uses customarily incidental to conditional uses	C	C	C	C	C	C	C	C	C	C	C	C
Agricultural industry or related business							C	C			P	C
Animal hospital								C				C
Apiary - beehives (Up to 5 beehives)	P	P	P	P	P	P	P	P	P	P	P	P
Apiary-beehives (More than 5 beehives)							P	C				C
Art needlework shop; art shop; art supply									P	C	P	
Automatic car wash									P		P	P
Automobile or recreation vehicle sales, service, lease, rental and repair, new or used									C		P	P
Automobile service station									C		P	P
Awning sales/repair									P		P	P
Bakery, retail sales									P	P	P	P
Bank									P	C	P	
Barber shop									P	C	P	P
Bath and massage (not part of medical or health spa)									C		P	P
Beauty shop									P	C	P	P
Beauty shop for pets, dog grooming									P		P	P
Bed and Breakfast (2006)			C	C	C		C	P	P	P		
Beer outlet, Class A, Class B											C	
Blacksmith shop												P
Body and fender shop; tire recapping; motor vehicle, bicycle, and recreation vehicle assembling, painting,									C		C	P

upholstering and rebuilding												
Boiler works												P
Bookbinding											C	P
Bookstore								P	P	P	P	
Bottling works												P
Breweries												C
Building material sales yard, outside, with sale of rock, sand, gravel and the like as an incidental part of the main business, but excluding concrete mixing											C	P
Building material sales in an enclosed building								P		P	P	
Buildings and structures on slopes greater than 20%	C	C	C	C	C	C	C	C	C	C	C	C
Café, cafeteria, catering establishment, restaurant (not a drive-thru)								P	P	P	C	
Candy, confectionery, nut shop								P	P	P	P	
Carbonated and purified water sales										P	P	
Carpet and/or rug cleaning										P	P	
Cell Phone Towers – see Radio, TV and Cell Towers				C	C	C	C	C	C	C	C	P
Cemetery						P	P	P		P		
Central mixing plant, related to construction industry for cement, mortar, plaster, or paving materials												C
Child day care or nursery	C	C	C	C	C	C	C	P		P		
China and/or silver shop								P		P	P	
Church	C	C	C	P	P	C	C	P		P		
Clothes cleaning, dyeing, pressing, dry cleaners								C		P	P	
Clothing store								P	C	P	P	

Coal/fuel sales office										C	P
Commercial Storage Units								P		P	P
Construction of buildings to be sold and moved off the premise											P
Convenience store with gasoline sales								P		P	P
Copy store, blueprinting, Photostatting, duplicating								P	C	P	P
Costume rental								P		P	
Dairy						P	C				P
Dams and reservoirs						C	C				C
Dance Clubs/Hall (2006)								C	C	C	C
Dance Studio (2006)				C	C			P	P	P	P
Delicatessen								P	P	P	P
Department store								P	C	P	P
Dramatics school	C	C	C	C	C	C	C	P		P	P
Drapery-curtain store								P		P	P
Dressmaking								P		P	P
Drive-ins; refreshment stand, eating place								P	P	P	P
Drugstore								P	C	P	P
Dry goods store								P	C	P	P
Dude ranch, family vacation ranch						P	C				
Dwelling, Accessory Apartment (see definition)	C	C	P	P	P		C	P	P	P	
Dwelling, Congregate Residence. Multiple tenant dwelling (more than four individuals) in an existing structure, subject to current parking requirements; ECC 10.20.050 Table D, with an occupancy of up to the lesser of two people per bedroom or 10			C	P	P			P	P	P	



Frozen food lockers										P	P
Fruit or vegetable stand						P	P	P	P	P	P
Fruit/fruit juice store								P	P	P	P
Furniture sales, and/or repair								P		P	P
Garage Repair Shops (see definition)								C		P	P
Gift shop; hobby or crafts shop								P	C	P	P
Golf Course	C	C	C	C	C	P	P			C	
Greenhouse, nursery; plant materials; soil & lawn service						P	C	P		P	P
Grocery; meat sales								P		P	P
Group Homes, to include youth care facilities, rehabilitation and treatment centers. (as per state and federal laws)	P	P	P	P	P	P	P	C	C	C	
Gunsmith								P		P	P
Hardware store, not including the sale of lumber								P		P	P
Hatchery						P	C				P
Health Club/Spa/Gym					C			P	C	P	P
Heating, ventilating, air conditioning; equipment (HVAC), sales/repair								C		P	P
Home occupations (Uncontested -see definition and ECC 10.12.020 Paragraph G)	P	P	P	P	P	P	P	P		P	P
Honey extraction						P	C			P	P
Hospital supplies								C		P	P
Hospital; medical or dental clinic								P		P	C
Hotel, motel, inn								P		P	C
Household cleaning/repair, house equipment displays								P		P	P
Ice cream shop								P	P	P	C
Ice manufacture, storage, and								C		P	P



Monument sales, retail								P		P	P
Mortuary	C	C	C	C	C			P		P	C
Motion picture studio								C		C	P
Motorboat sales								P		P	P
Music store								P	C	P	P
Notions, variety store								P		P	
Novelty shop, variety store								P		P	
Office, business or professional								P		P	P
Office, Low Impact Business or Professional (see definition)			C	C	C			P		P	P
Office, supply; office machines sales, repair								P		P	P
Oil burner shop											C
Optometrist; oculist								P		P	
Ornamental iron manufacturing and sales											P
Package agency								P		P	P
Painter/paint store								P		P	P
Parking lot	P	P	P	P	P	P	P	P	P	P	P
Personal agriculture, gardening, tilling of the soil; for personal consumption or resale	P	P	P	P	P	P	P	P	P	P	P
Personal agriculture, including grazing and pasturing of animals						P	P				P
Pest extermination and control office								P		P	P
Pet shop								P		P	P
Photographer or photography shop, sales and service								P	C	P	P
Planeing mill										C	P
Plumbing shop								P		P	P
Popcorn and/or nut shop								P	P	P	P
Printing, including engraving, photo engraving								C		P	P





Tire retreading, or vulcanizing											C
Tobacco shop										C	C
Towel and linen supply service								C		P	P
Travel bureau								P		P	P
Treatment of materials from sand and grease interceptors, resulting in inert materials											C
Truck wash										C	P
Truck and heavy equipment service station and repair facility										C	P
Upholstering, including mattress manufacture rebuilding or renovating										C	P
Upholstery shop								P		P	P
Veterinary						P	C	C		P	P
Wallpaper store								P		P	P
Weaving										P	P
Welding shop										C	P
Wholesale business										C	P
Windmills (self standing towers) (not including windmills integrated into typical building equipment and/or accessories)										C	P

**SECTION 4: REPEALER CLAUSE** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

**SECTION 5: SEVERABILITY CLAUSE** Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

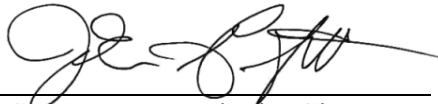
**SECTION 6: EFFECTIVE DATE** This Ordinance shall be in full force and effect from May 7, 2025 and after the required approval and publication according to law.

PASSED AND ADOPTED BY THE EPHRAIM CITY COUNCIL MAY 07, 2025.

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Councilmember Nordfelt	<u>  X  </u>	<u>      </u>	<u>      </u>	<u>      </u>
Councilmember Parry	<u>  X  </u>	<u>      </u>	<u>      </u>	<u>      </u>
Councilmember Beal	<u>  X  </u>	<u>      </u>	<u>      </u>	<u>      </u>
Councilmember Anderson	<u>  X  </u>	<u>      </u>	<u>      </u>	<u>      </u>
Councilmember Stevens	<u>  X  </u>	<u>      </u>	<u>      </u>	<u>      </u>

Presiding Officer

Attest



John Scott, Mayor, Ephraim City



Candice Maudsley, Recorder, Ephraim City

