

MANTI CITY ORDINANCE NO. 2022-08-17

Elimination of Conditional Uses in Zone R-1

AN ORDINANCE ELIMINATING CONDITIONAL USES IN THE R-1 ZONE, AND ASSIGNING DEFINED USES TO OTHER ZONES, OR RETAINING DEFINED USES AS PERMITTED WITH SPECIFIC RESTRICTIONS OR REQUIREMENTS.

WHEREAS, the Manti City Council (the “Council”) met in regular meeting on February 2nd, 2022 to discuss the possibility of eliminating “conditional uses” from the city’s land use ordinance; and

WHEREAS, the Council voted at above referenced meeting to place a moratorium on the issuance of conditional use permits for a 6 month period; and

WHEREAS, the Council met together with the Planning Commission on May 31st, 2022 and discussed the Council’s desire to eliminate “conditional uses” in the R-1 zone and reassign current “conditional uses” in said zone to more appropriate zones, or retain in the R-1 zone with specific requirements and /or restrictions; and

WHEREAS, the Planning Commission met on multiple occasions to discuss request and develop a recommendation for submission to the Council; and

WHEREAS, said recommendation was submitted by the Planning Commission to the Council; and

WHEREAS, the Council held a public hearing on July 20th to take public comment regarding the proposed land-use ordinance change; and

WHEREAS, the Manti Council has the authority to modify the land-use ordinance; and

WHEREAS, the Council finds good cause for adopting the provisions set forth herein;

NOW THEREFORE, be it ordained by the Manti City Council, that the following modifications be made to the land-use ordinance and municipal code of Manti City, Utah.

Manti Code Municipal Code

17.40.022 R-1 With Permitted Uses

R-1: This zone is intended to provide single-family detached dwellings at a low density and is characterized by spacious yards and other residential amenities adequate to maintain desirable residential conditions. See tables for minimum lot sizes and setbacks.

A. Permitted uses:

1. Single-family dwelling

2. Agriculture
 3. Nursery, pre-school, daycare
 4. Household pet
 5. Home occupation
 6. Church
 7. Public School
 8. Public park and playground
 9. Public buildings
 10. Accessory buildings
 11. Utility substations - with the following requirements:
 - Obscure fencing
 - Safety study
 - Noise Study
 - Landscaping plan to be submitted with zoning permit application
 12. Duplexes – with the following requirements
 - Building height maximum = 15 feet
 - Minimum lot size = .375 acres
 - Minimum street frontage = 120 linear feet
 - Property and yard use for the benefit and use of tenants only
 - Off-street parking for 2 vehicle per unit
 - May not be located on a lot or parcel within 80 feet of the property line of another lot or parcel that contains a duplex or for which a permit to construct a duplex has been applied and has not been denied
 - Landscaping plan for front and side yards to be submitted with zoning permit application
1. **Repeal of Conflicting Provisions.** Any provision of Manti City Code addressing R-1 Residential Zone Permitted and Conditional Uses and/or Two-Family Dwellings (17.40.020, 17.40.022 and 17.16.160) which predates or conflicts with this Ordinance is hereby repealed.

2. **Effective Date.** This Ordinance shall take effect on August 18, 2022.

PASSED AND APPROVED this 17 day of August 2022.

MANTI CITY

By Alfred C. Bigelow
Alfred C. Bigelow, Mayor

ATTEST:

JoAnn Otten
JoAnn Otten, City Recorder



Voting:

Gary Chidester	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>
Darren Dyreng	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>
Jeff Killian	Yea <input type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input checked="" type="checkbox"/>
Jason Vernon	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>
Mary Wintch	Yea <input type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input checked="" type="checkbox"/>