

**CEDAR CITY
ORDINANCE 0208-23-3**

**AN ORDINANCE AMENDING CHAPTER 26, ARTICLE III, SECTION 18 OF THE
ORDINANCES OF CEDAR CITY, UTAH, RELATED TO HEIGHT
RESTRICTIONS IN THE INDUSTRIAL & MANUFACTURING - 1 ZONE**

WHEREAS, Cedar City has adopted Chapter 26 of the ordinances of Cedar City, Utah, and said provisions contain specific requirements governing planning and zoning; and

WHEREAS, Article III of Chapter 26 of the ordinances of Cedar City, Utah, contains specific requirements governing zones; and

WHEREAS, the Cedar City Council desires to update and amend Chapter 26, Article III, Section 18 of the Cedar City Ordinances entitled “I and M- 1 Industrial And Manufacturing Zone”; and

WHEREAS, the ordinance amendment clarifies what restricts building heights in the I&M-1 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 amend Chapter 26 Article III to clarify what restricts building heights in the I&M-1 Zone; and

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

SECTION 1: AMENDMENT “Section 26-III-18 I And M-1 Industrial And Manufacturing Zone” of the Cedar City Municipal Code is hereby *amended* as follows:

A M E N D M E N T

Section 26-III-18 I And M-1 Industrial And Manufacturing Zone

- A. Objectives and Characteristics: The I&M-1 Zone has been established as a district in which the primary use of the land is manufacturing, fabricating, processing and warehousing establishments. This zone is characterized by flat, open land particularly suited for industrial uses because of the proximity to railroad tracks and streets and the availability of utilities necessary for successful industrial use. Representative of the uses within this zone are manufacturing and fabrication and processing, storage warehousing, and wholesale distribution and railroad trackage switch yards and terminal facilities. Uses which give rise to excessive noise, vibration, smoke, odor, dust, fumes, or danger of explosion have been excluded from this zone. Also subdivisions and dwellings on small lots along with other uses which tend to thwart or prevent the use of the land for its primary purposes have been excluded from this zone.

In order to accomplish the objectives and purposes of this ordinance and to encourage the most appropriate use of the land within these zones, the following regulations shall apply in the I&M-1 Industrial and Manufacturing Zone:

- B. Permitted Uses: See Section 26-III- 21.
- C. Lot Area Requirements: No requirements, except that an area sufficient to accommodate setback, off-street parking, loading and unloading, and vehicular access shall be provided and maintained.
- D. Lot Width Requirements: No requirements.
- E. Building Setback Requirements:
 - 1. Side Setback: Any building adjacent to a street right-of-way shall be set back 15 feet therefrom. No other side setback shall be required for buildings having fire resistive walls in compliance with the Building Code, except that all buildings adjacent to a lot zoned residential shall be set back at least twenty (20) feet from the lot line of the adjacent residential property.
 - 2. Front Setback: The front setback shall be fifteen (15) feet from the front lot line.
 - 3. Rear Setback: No rear setback shall be required for buildings having fire resistant walls in compliance with the building code, except that all buildings adjacent to a lot zoned residential shall be set back at least twenty (20) feet from the lot line of the adjacent residential property.
 - 4. Non Fire Resistant Building Setbacks: For non-fire resistant buildings, regulations as contained in said Building Code shall apply, except all buildings and structures, including but not limited to gasoline pumps, shall be set back at least fifteen (15) feet from the street right-of-way line.
- F. Height Requirements: No requirements unless restricted by [the Airport overlay zone, adopted International Building Code, or adopted International Fire Code](#)~~Section 26-126.~~
- G. Size of Buildings: No requirements.
- H. Special Provisions:
 - 1. All storage, except vehicles in running order, shall be enclosed within a building or within a site obscuring fence at least eight (8) feet in height.
 - 2. Adequate sanitary facilities shall be provided subject to standards required by the Board of Health.
- I. Supplementary Regulations: See Article IV, Supplementary Regulations to all zones.

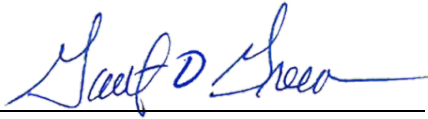
Amended by City Ordinance 1113-19-7 CREATED BY ORDINANCE NUMBER 0728-21-7. Created by Cedar City Ordinance Number 0207-18-1, amended by 1209-20, 0210-21-1, and 0414-21-3.

PASSED AND ADOPTED BY THE CEDAR CITY CITY COUNCIL FEBRUARY 08, 2023.

	AYE	NAY	ABSENT	ABSTAIN
Hartley	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Isom	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Phillips	<u> </u>	<u> </u>	<u> X </u>	<u> </u>
Melling	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Riddle	<u> X </u>	<u> </u>	<u> </u>	<u> </u>

Presiding Officer

Attest



Garth O. Green, MAYOR, Cedar City



RENON SAVAGE, RECORDER,
Cedar City

