

**CEDAR CITY  
ORDINANCE 0313-24-1**

**AN ORDINANCE CREATING CEDAR CITY ORDINANCE 26-IV-20 CLUSTER  
DEVELOPMENT OVERLAY**

**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**, developers of subdivisions lose potential lots due to terrain difficulties and public improvement requirements; 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:**        **ADOPTION** “Section 26-IV-20 Cluster Development Overlay” of the Cedar City Municipal Code is hereby *added* as follows:

A D O P T I O N

Section 26-IV-20 Cluster Development Overlay(*Added*)

- A. TITLE: This Ordinance shall be known as: “The Cedar City Cluster Development Overlay Ordinance.” This Ordinance may also be referred to as the Cluster Overlay Ordinance.
- B. PURPOSE: The purpose of this Ordinance is to encourage imaginative and efficient utilization of land through creative development thereby providing greater flexibility in the location of buildings on the land, the consolidation of open spaces and the clustering of dwelling units intended to create more attractive and desirable environments within residential areas of Cedar City, while promoting open space conservation and the protection of sensitive lands. The Cluster Overlay shall be allowed in all residential zones.
- C. USE REGULATIONS: The Cluster Overlay is allowed in all residential zoning areas in compliance with the requirements set forth herein.
- D. GENERAL REQUIREMENTS: The number of lots allowed in the Cluster Overlay shall be the same or less than the number permitted by the density of the zoning designation underlying the Cluster Overlay.

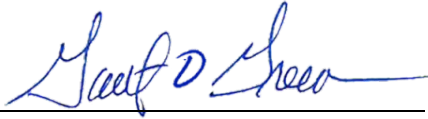
- E. MINIMUM LOT SIZES: Minimum lot area for residential dwellings may be reduced below the area normally required by the applicable zoning requirements for the zone in which the Cluster Overlay subdivision is located. The proposed lots in a Cluster Overlay subdivision must be of sufficient size to allow all dwelling units to meet all setback requirements of the underlying zone. In no case shall the smallest lot in the Cluster Overlay be less than one-half (1/2) of the minimum lot size normally required by the applicable zoning requirements for the zone in which the lot is located.
- F. EFFECT ON OTHER ORDINANCES: Except as specifically stated above regarding lot sizes in residential zones, nothing in this Section may be interpreted to avoid any other requirement of ordinances, rules, codes, Engineering Standards, the General Plan, master plans, or statutes, including, but not limited to, the installation of any improvements. Any part of a Cluster Development used to calculate the number of lots allowed must be included in the same phase or in a previously developed phase in which the smaller lots are located regardless of whether the part is located in a lot, open space, right of way, or other developed or undeveloped part of the development.

PASSED AND ADOPTED BY THE CEDAR CITY CITY COUNCIL MARCH 13, 2024.

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

Presiding Officer

Attest



Garth O. Green, MAYOR, Cedar City



RENON SAVAGE, RECORDER,  
Cedar City

