

**ESCALANTE CITY
ORDINANCE 2023-08**

**AN ORDINANCE AMENDING ESCALANTE CITY CODE NO.10.50.020 PERMITTED
USES AND PROVIDING REPEALER WITHIN THE CITY OF ESCALANTE, STATE
OF UTAH.**

WHEREAS, the City Council, as the governing body of the City of Escalante, State of Utah, specifically finds that it is in the best interest of the safety and welfare of the citizens of the City of Escalante to amend the following Ordinance; and

WHEREAS, The City Council and Mayor wish to amend such an Ordinance.

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

SECTION 1: **AMENDMENT** “10.50.020 Permitted Uses” of the Escalante Zoning Code is hereby *amended* as follows:

AMENDMENT

10.50.020 Permitted Uses

- A. Single-family uses subject to the following provisions ~~of the R-1-10 District.~~
1. Height Regulations:
 - a. No building may exceed two and one-half (2.5) stories or thirty-five (35) feet in height above existing grade. No dwelling shall be less than one (1) story in height.
 2. Minimum Area, Width, And Yard Requirements:
 - a. Minimum Area 1/4 acre
 - b. Minimum Width 75'
 - c. Front setback 25'
 - d. Side and Rear setbacks 10'
 3. Side Yards:
 - a. Main buildings, other than dwellings, shall have a minimum side yard of (10) feet, and the total of the two side yards shall be a minimum of twenty (20) feet.
 - b. Private garages and other accessory buildings located at least ten (10) feet behind the main building may have a side yard of two (2) feet, except that the street side yard of the corner lot shall be the same as the front yard setback required for that district.
 - c. Rear Yards: Private garages and accessory buildings located at least ten (10) feet behind the main building may have a rear yard of two (2) feet, provided that on corner lots abutting on the side of another lot, the minimum rear yard for all buildings shall be the same as the

minimum side yard requirements of the zoning district.

- B. Art Gallery/Antique Shop.
- C. Bank
- D. Clinic
- E. Food Services:
 - 1. Bakery
 - 2. Delicatessen
 - 3. Restaurant
- F. Florist/Gift Shop
- G. General Retail:
 - 1. Barber Shop
 - 2. Drug store
 - 3. Department store
 - 4. Hardware store
 - 5. Furniture store
 - 6. Grocery store
 - 7. Laundromat
 - 8. Salon/Spa
 - 9. Gift Shop
- H. Professional Offices
- I. Public Buildings
- J. Recreation:
 - 1. Bowling alley
 - 2. Music store
 - 3. Sporting goods store
 - 4. Theater
 - 5. Guide Services
 - 6. Car Rental
 - 7. OHV Rental
 - 8. Bicycle Sales, Rental and Service Shop
- K. Hotels, Motels and Inns
- L. Churches
- M. Gas Station
- N. Alcoholic Beverage Services
- O. Vacation Rentals
- P. Bed and Breakfasts
- Q. Accessory Dwelling Unit
- R. Multi-family Dwellings: (Following the Multi-Family Residential District Density Regulations and Modifying Regulations).
 - 1. Two-family dwellings
 - 2. Three-family dwellings
 - 3. Four-family dwellings
 - 4. Multi-family dwellings
- S. Second Story living quarters
- T. RV Park
- U. Real Estate Agency

PASSED AND ADOPTED BY THE ESCALANTE CITY COUNCIL JUNE 20, 2023.

| | AYE | NAY | ABSENT | ABSTAIN |
|-----------------------------|---------------|---------------|---------------|----------------|
| Councilmember Chad Lyman | <u> X </u> | <u> </u> | <u> </u> | <u> </u> |
| Councilmember Dan'l Lindsay | <u> </u> | <u> </u> | <u> X </u> | <u> </u> |
| Councilmember Marlene Stowe | <u> X </u> | <u> </u> | <u> </u> | <u> </u> |
| Councilmember Guy Graham | <u> X </u> | <u> </u> | <u> </u> | <u> </u> |
| Councilmember Lenza Wilson | <u> X </u> | <u> </u> | <u> </u> | <u> </u> |

Presiding Officer

Attest



Melani Torgersen, Mayor, Escalante
City



Stephanie Steed, MMC, City Recorder,
Escalante City

