

**HARRISVILLE CITY
ORDINANCE 512**

GENERAL PLAN MAP AND MANUFACTURING ZONE AMENDMENTS

**AN ORDINANCE OF HARRISVILLE CITY, UTAH, AMENDING THE
OFFICIAL GENERAL PLAN MAP; AMENDING THE SITE DEVELOPMENT
STANDARDS IN THE MANUFACTURING ZONE; SEVERABILITY; AND
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Harrisville City is a municipal corporation, duly organized and existing under the laws of the State of Utah;

WHEREAS, Utah Code Annotated §§ 10-8-84 and 10-8-60 allow municipalities in the State of Utah to exercise certain police powers and nuisance abatement powers, including but not limited to providing for safety and preservation of health, promotion of prosperity, improve community well-being, peace and good order for the inhabitants of the City;

WHEREAS, Utah Code Annotated Title 10 Chapter 9a enables municipalities to regulate land use and development;

WHEREAS, the City has adopted an Official General Plan Map to governing land use within the City;

WHEREAS, the City desires to amend the General Plan Map of Harrisville City as indicated herein;

WHEREAS, the map identified in the attached Exhibit "A" delineates the area of the proposed for amendment to the General Plan Map;

WHEREAS, after publication of the required notice the planning commission held its public hearing on August 12, 2020, to take public comment on the proposed ordinance, after which the commission gave its recommendation to approve this Ordinance;

WHEREAS, the council received the recommendation from the planning commission and held its public meeting on Sept 8, 2020 ;

NOW, THEREFORE, be it ordained by the City Council of Harrisville as follows:

Section 1: General Plan Map Amendment. That the City's Official General Plan Map for the area in the attached Exhibit "A", incorporated herein by this reference, is hereby changed from "Rural Residential" to "General Commercial" in part.

Section 2: 11.12.020 Uses

4. Any use in the following table is permitted if such use has a "P" designation in the zone where the use is listed. A "C" designation indicates that a conditional use permit is required according to the procedures of Chapter 11.18 of this Land Use Ordinance before the use can be allowed. An "N" indicates the use is not allowed in the specific zone where it is listed. If the last column in the use table includes a number this refers to a

section in Chapter 11.14 to a specific regulation that is required to be followed in order to allow the use in the specific zone.

Land Use	Zone		Specific Use Regulation
	CP-2	MP-1	
RECREATION AND ENTERTAINMENT			
Sexually oriented business limited to adult arcade, cabaret or theater.	P <u>N</u>	P <u>C</u>	11.14.020.1
SALES			
Sexually oriented business limited to adult book, novelty or video store.	P <u>N</u>	P <u>C</u>	11.14.020.1
SERVICES			
Night Club.	€ <u>N</u>	P <u>C</u>	11.14.020.1
Sexually oriented business limited to dance agency or escort service.	P <u>N</u>	P <u>C</u>	11.14.020.1

Section 3: 11.13.020 Main Building Development Standards.


1. Lot Area and Frontage Requirements. Each lot or parcel in the respective zone shall comply with the minimum requirements of this regulation as provided below except when such lot or parcel has a noncomplying right.

	CP-2	MP-1
Minimum lot area	3,000 square feet	20,000 square feet
Minimum lot width	None	100 feet <u>None</u>

Section 3: Severability. If a court of competent jurisdiction determines that any part of this ordinance is unconstitutional or invalid, then such portion of the ordinance, or specific application of the ordinance, shall be severed from the remainder, which shall continue in full force and effect.

Section 4: Effective date. This ordinance shall be effective immediately upon posting after final passage, approval, and posting.

PASSED AND ADOPTED by the City Council on this 8th day of September, 2020.


MICHELLE TAIT, Mayor
Harrisville City

ATTEST:


JENNIE KNIGHT
City Recorder



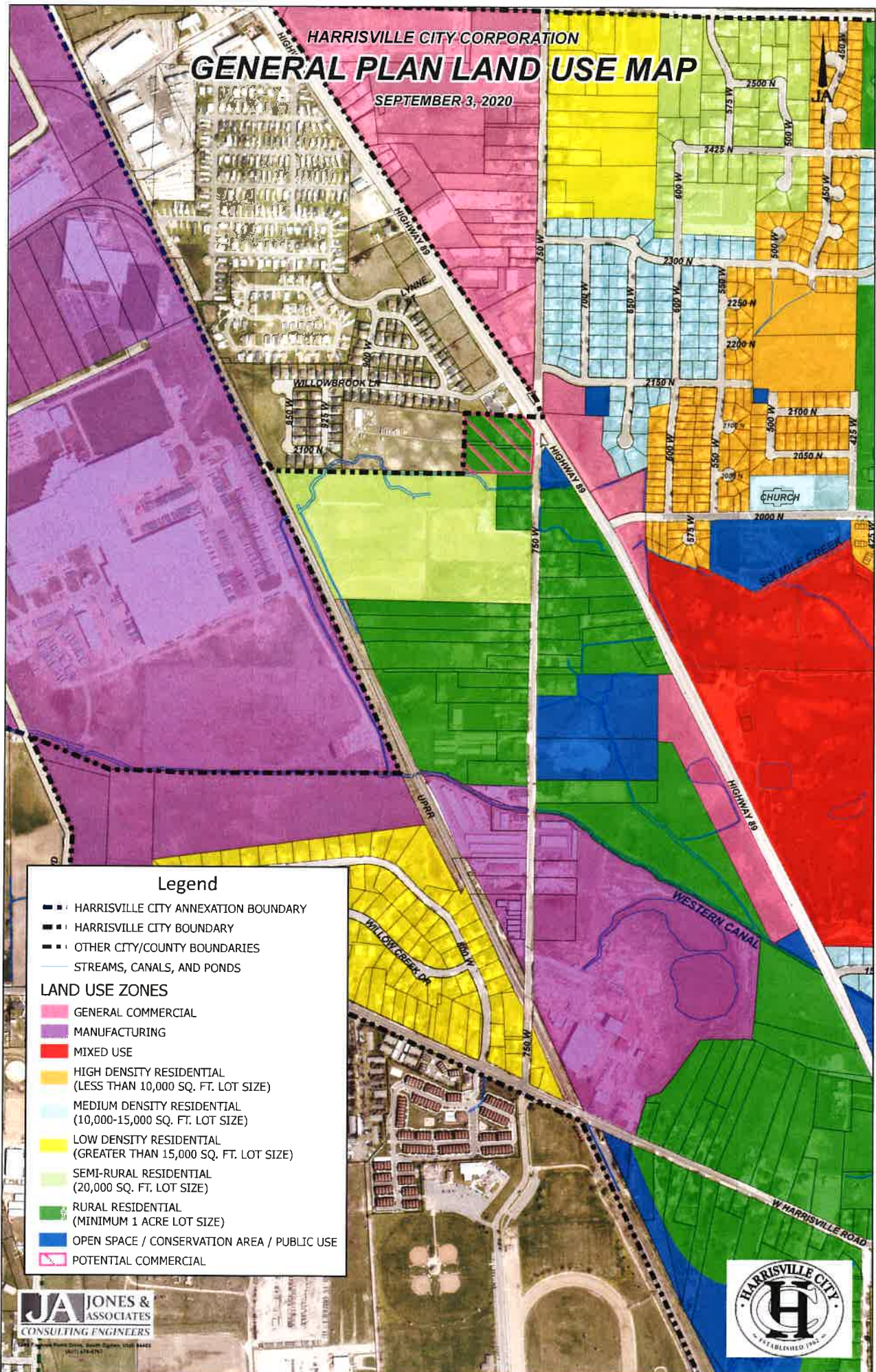
RECORDED this 14th day of Sept., 2020.
PUBLISHED OR POSTED this 14th day of Sept., 2020.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provision of U.C.A. §10-3-713, 1953 as amended, I, the municipal recorder of Harrisville City, hereby certify that foregoing ordinance was duly passed and published, or posted at 1)City Hall,2)Martin Henderson Harris Cabin and 3) 2150 North on the above referenced dates.


City Recorder DATE: 9/14/2020

HARRISVILLE CITY CORPORATION
GENERAL PLAN LAND USE MAP
 SEPTEMBER 3, 2020



Legend

- HARRISVILLE CITY ANNEXATION BOUNDARY
- HARRISVILLE CITY BOUNDARY
- OTHER CITY/COUNTY BOUNDARIES
- STREAMS, CANALS, AND PONDS

LAND USE ZONES

- General Commercial
- Manufacturing
- Mixed Use
- High Density Residential (Less than 10,000 sq. ft. lot size)
- Medium Density Residential (10,000-15,000 sq. ft. lot size)
- Low Density Residential (Greater than 15,000 sq. ft. lot size)
- Semi-rural Residential (20,000 sq. ft. lot size)
- Rural Residential (Minimum 1 acre lot size)
- Open Space / Conservation Area / Public Use
- Potential Commercial