

**HILDALE CITY
ORDINANCE 2020-017**

**AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF HILDALE,
UTAH, ADOPTING AMENDMENTS TO THE HILDALE CITY LAND USE
ORDINANCE.**

WHEREAS, the City of Hildale is a political subdivision of the State of Utah, authorized and organized under the provisions of Utah Law, and is authorized pursuant to the Municipal Land Use Development and Management Act, Utah Code Annotated, Title 10, Chapter 9a to enact and amend land use regulations;

WHEREAS, the City received an application proposing a text amendment to the Hildale City Land Use Ordinance to change the development standards for commercial zones to allow a maximum building height in the Highway Commercial zone of 55 feet, previously 35 feet;

WHEREAS, on January 28, 2021 , the Hildale City Planning Commission held a duly convened public hearing for the purpose of obtaining public input on the proposed amendment, and considered each written objection filed prior to the public hearing;

WHEREAS, the Planning Commission has prepared and recommended this proposed amendment for adoption by the City Council, and has forwarded to the City Council all objections that the Commission received; and

WHEREAS, the City Council has considered the Planning Commission's recommendations, has provided notice and held a public meeting on the date set forth below, and hereby adopts the recommended land use regulation after making revisions, if any, that the Council considers appropriate.

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

SECTION 1: **AMENDMENT** “Sec 152-15-4 Development Standards In Commercial Zones” of the Hildale Municipal Code is hereby *amended* as follows:

A M E N D M E N T

Sec 152-15-4 Development Standards In Commercial Zones

Development standards within commercial zones shall be as set forth in table 152-15-2 of this section.

TABLE 152-15-2

DEVELOPMENT STANDARDS IN COMMERCIAL ZONES					
Development	Zones				
Standard	NC	GC	HC	PC	POC
Lot standards:					
Minimum lot area	No requirement	No requirement	No requirement	5 acres	5 acres
Minimum lot width	No requirement	No requirement	No requirement	No requirement	No requirement
Building standards:					
Maximum height, main building ¹	35 feet	35 feet	55 55 feet	55 feet	55 feet
Maximum height, accessory building	20 feet	20 feet	20 feet	20 feet	20 feet
Setback standards - front yard:					
All buildings ²	20 feet	20 feet	20 feet	20 feet	20 feet
Setback standards - rear yard:					
Main building	New building on a lot abutting an existing agricultural or residential use: 10 feet				
Accessory building	Otherwise: No requirement				
Setback standards - interior side yard:					
Main building	New building on a lot abutting an existing agricultural or residential use: 10 feet				
Accessory building	Otherwise: No requirement				
Setback standards - street side yard:					
Main building	20 feet	20 feet	20 feet	20 feet	20 feet
Accessory building	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted

Notes:

1.Except as otherwise permitted by subsection 152-15-7A of this chapter.

2.Except as modified by the provisions of subsection 152-37-12F, "Setback Measurement", of this chapter.

SECTION 2: EFFECTIVE DATE This ordinance shall become effective immediately after publication or posting as required by law.

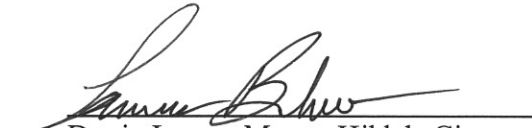
PASSED AND ADOPTED BY THE HILDALE CITY COUNCIL

February 3, 2021.

	AYE	NAY	ABSENT	ABSTAIN
Councilmember JVar Dutson	<u> X </u>	_____	_____	_____
Councilmember Maha Layton	<u> X </u>	_____	_____	_____
Councilmember Stacy Seay	<u> X </u>	_____	_____	_____
Councilmember Jared Nicol	<u> X </u>	_____	_____	_____
Councilmember Lawrence Barlow	<u> X </u>	_____	_____	_____

Presiding Officer

Attest



Donia Jessop, Mayor, Hildale City

Lawrence Barlow, Mayor Pro Tempore



Athena Cawley, City Recorder

Hildale City

