

**MONA CITY  
ORDINANCE 2024-2**

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

**SECTION 1:** AMENDMENT “10-6-1 LAND USE MATRIX” of the Mona City Code is hereby *amended* as follows:

AMENDMENT

10-6-1 LAND USE MATRIX

Uses designated in the land use matrix, as City Staff (CS), Planning Commission (PC), and City Council (CC) are conditional uses that require special consideration by the land use authority. The purpose of this chapter is to allow the most appropriate level of land use authority to evaluate the reasonable conditions to mitigate potential negative effects of the proposed use on a case by case situation. The conditional use permit process allows the City Staff (CS), the Planning Commission (PC), or City Council, (CC) to approve, conditionally approve, or deny requests for a conditional use permit. All permits shall begin with the City Staff (CS), and progress to the level listed below before the permit is issued. If a use is Permitted (P) within a certain zone no approval is needed from the City to carry out that use excluding potential building inspection or health department approvals etc. Uses which are not specifically permitted within a zone are prohibited.

Zone Districts						
Uses	Residential District R-1	Combined Use District CU	Commercial/Industrial Use District C-I	Public Facilities District P-F	Transitional Holding District T-H	Freeway Interchange Zone F-I
Accessory apartments (Not including a mobile home or manufactured home.)	P	P	X	X	X	X
Accessory Structure Unoccupied	P	P	P	P	X	P
Adult/sexually oriented business	X	X	CC	X	X	X
Agriculture	P	P	P	P	X	X
						X

Animal Hospital (Small)	X	P	P	P	X	
Athletic, tennis or Racquet Club	X	X	P	X	X	<u>X</u>
Auto, truck, recreational vehicle and equipment rental	X	X	P	X	X	<u>P</u>
Automotive repair	X	X	P	X	X	<u>P</u>
Automotive service and self service	X	X	P	X	X	<u>P</u>
Banking or financial service	X	P	P	X	X	<u>P</u>
Church, except temporary revival tent or buildings	P	P	P	X	X	<u>X</u>
Cinema, indoor	X	P	P	X	X	<u>X</u>
Civic club, fraternal organization	X	P	P	X	X	<u>X</u>
Convenience goods and service	X	P	P	X	X	<u>P</u>
Cultural, civic services	P	P	P	P	X	<u>X</u>
Daycare	P	P	P	X	X	<u>X</u>
Dry Cleaning Establishment	X	P	P	X	X	<u>X</u>
General Comparison Merchandise sales and service	X	P	P	X	X	<u>P</u>
Government building or Offices	P	P	P	P	X	<u>P</u>
Healthcare Center	X	P	P	P	X	<u>P</u>
Home Furnishing Sales	X	P	P	X	X	<u>P</u>
Hotel, Motel	X	P	P	X	X	<u>P</u>
Home Occupation	P	P	P	X	X	<u>X</u>
Industry, light	X	X	P	X	X	<u>X</u>
Instructional academy, home	P	P	P	P	X	<u>X</u>
Laundromat	X	P	P	X	X	<u>P</u>
Lumber sales and storage	X	X	P	X	X	<u>P</u>
Manufacturing, compounding processing,						

fabrication and warehousing of goods and materials	X	X	P	X	X	<u>X</u>
Model home sales office	P	P	P	X	X	<u>X</u>
Mortuary, funeral home	X	P	P	X	X	<u>X</u>
Office, business or professional	X	P	P	P	X	<u>X</u>
Open Pit Extraction of Earth Products (See standards)	X	X	P	X	X	<u>X</u>
Parking lot, public or private	X	P	P	P	X	<u>P</u>
Personal services	X	P	P	X	X	<u>P</u>
Public parks and recreation facilities	P	P	P	P	X	<u>X</u>
Public Service	X	P	P	P	X	<u>P</u>
Public utility station	P	P	P	P	X	<u>P</u>
Repair Services	X	P	P	X	X	<u>P</u>
Residential facilities for persons with a disability	P	P	P	X	X	<u>X</u>
Residential facility for elderly persons	P	P	P	X	X	<u>X</u>
Restaurant, traditional or drive in	X	P	P	X	X	<u>P</u>
Schools, public or private	P	P	P	P	X	<u>X</u>
Senior citizen center	X	P	P	P	X	<u>X</u>
Shopping Center	X	P	P	X	X	<u>P</u>
Single-family dwelling	P	P	P	X	X	<u>X</u>
Theater, concert hall	X	P	P	X	X	<u>P</u>
Welding, auto body repair and maintenance shops	X	X	P	X	X	<u>P</u>
Wholesale, warehouse, storage	X	X	P	X	X	<u>P</u>
Zero lot line <u>commercial</u> development	X	<u>CCP</u>	<u>CCP</u>	X	X	<u>CC</u>

**Zoning Districts**

<b>Development Standards</b>	<b>Residential District R-1</b>	<b>Combined Use District CU</b>	<b>Commercial/Industrial C-I</b>	<b>Public Facilities P-F</b>	<u>Freeway Interchange Zone F-1</u>
Minimum Lot Size	1/2 Acre	1/2 Acre	1 Acre or 43,560 square feet	N/A	<u>1 acre or 43,560 square feet</u>
Frontage	75' Feet	75' Feet except for agricultural use	N/A, May be recommended by PC in accordance with MCC 10-9	50' Feet	<u>N/A, May be recommended by PC in accordance with MCC 10-9</u>
Front Setback	30' Feet	30' Feet	N/A, May be recommended by PC in accordance with MCC 10-9	30' Feet	<u>N/A, May be recommended by PC in accordance with MCC 10-9</u>
Rear Setback	30' Feet	30' Feet	15' Feet	20' Feet	<u>15' feet</u>
Side Setback	10' Feet	10' Feet		20' Feet	
Corner Setback	30' Feet for all sides that front a street			30' Feet for all sides that front a street	
Separation of Buildings	10' Feet			10' Feet	
Height Requirements	2.5 Stories or 35' feet Must be taller than 10'			2.5 Stories or 35' Feet	
Accessory Buildings Front	N/A 5' Feet	10' Feet 5' Feet		5' feet 5' feet	

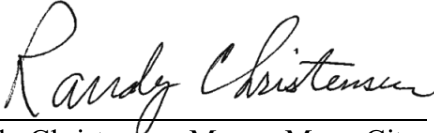
Rear Side Corner	5' Feet 5' Feet	N/A 5' Feet	5' Feet	5' feet 10' feet	<u>5' feet</u>
Drip Line	All run off from the roof of any building must run off on the owner's property	All run off from the roof of any building must run off on the owner's property			
Number of Dwelling Units Allowed Per Lot	1	1	per planning and zoning approval		<u>per planning and zoning approval</u>

PASSED AND ADOPTED BY THE MONA CITY COUNCIL FEBRUARY 13, 2024.

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Councilmember Jay Christensen	<u>  X  </u>	<u>      </u>	<u>      </u>	<u>      </u>
Councilmember Kris Kay	<u>  X  </u>	<u>      </u>	<u>      </u>	<u>      </u>
Councilmember TJ Pace	<u>  X  </u>	<u>      </u>	<u>      </u>	<u>      </u>
Councilmember Kevin Squire	<u>  X  </u>	<u>      </u>	<u>      </u>	<u>      </u>
Councilmember Amy Stanley	<u>  X  </u>	<u>      </u>	<u>      </u>	<u>      </u>

Presiding Officer

Attest

  
\_\_\_\_\_  
Randy Christensen, Mayor, Mona City

  
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Alicia Hills, Recorder, Mona City

