



☎ 435-874-2323
📠 435-874-2603
🌐 www.hildalecity.com

May 5, 2025

RE: Notice of Public Hearing — Re-zone Request

Parcel Number: HD-SHCR-2-18

Address: 725 N Oak St., Hildale, Utah

To Whom it May Concern:

You are invited to a public hearing to give any input you may have, as a neighboring property owner, regarding a request to re-zone the above-listed parcel(s) from Residential Agriculture (RA-1) to Residential Single family (R1-10) Zone to allow for a lot split. The regulations, prohibitions, and permitted uses that the property will be subject to, if the zoning map amendment is adopted, can be found in the Hildale City Land Use Ordinance, available in the City Recorder's office or at [https://hildale.municipalcodeonline.com/book?type=CHAPTER13 RESIDENTIAL ZONES](https://hildale.municipalcodeonline.com/book?type=CHAPTER13%20RESIDENTIAL%20ZONES). The hearing will be held May 20, 2025, at 6:00 p.m. MDT, at Hildale City Hall, which is located at 320 East Newel Avenue, Hildale, Utah.

Any objections, questions or comments can be directed by mail to the City of Hildale, Attn: Planning and Zoning Administrator, P.O. Box 840490, Hildale, Utah 84784, or in person at the Hildale City Hall. The Planning and Zoning Administrator can be reached by phone at (435) 874-2323, or by email at planning@hildalecity.com. Any owner of property located entirely or partially within the proposed zoning map amendment may file a written objection to the inclusion of the owner's property in the proposed zoning map amendment, not later than 10 days after the day of the first public hearing. Each written objection filed with the municipality will be provided to Hildale City Council.

Sincerely,


Hildale City Administration



☎ 435-874-2323

☎ 435-874-2603

🌐 www.hildalecity.com

ZONE CHANGE APPLICATION

Fee: \$500 + \$2 p/mailling notice

For Office Use Only:

File No. _____

Receipt No. _____

Name: Cynthia Knudson Telephone: (435) 212-0235

Address: PO Box 840584 Hildale, UT 84784 Fax No. _____

Agent (If Applicable): Thomas Timpson Telephone: (435) 619-6477

Email: t.c.timpson@live.com

Address/Location of Subject Property: 725 N Oak Street, Hildale, UT 84784

Tax ID of Subject Property: HD-SHCR-2-18 Existing Zone District: RA-1
Short Creek 2 (HD) lot 18

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)

Proposed to rezone subject property to R1-10 to allow for lot split.

Submittal Requirements: The zone change application shall provide the following:

- ☒ a. The name and address of every person or company the applicant represents.
- ☒ b. An accurate property map showing the existing and proposed zoning classifications.
- ☒ c. All abutting properties showing present zoning classifications.
- ☒ d. An accurate legal description of the property to be rezoned.
- ☒ e. Stamped envelopes with the names and addresses of all property owners within 250 feet of the boundaries of the property proposed for rezoning.
- ☒ f. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

NOTE: It is important that all applicable information noted above along with the fee is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the third Monday of each month at 6:00 p.m. The deadline date to submit the application is 10 business days prior to the scheduled meeting. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed or an incomplete application could result in a month's delay.

(OFFICE USE ONLY)

Date Received: _____ Application Complete: YES ☐ NO ☐

Date application deemed to be complete: _____ Completion determination made by: _____

Hildale City
320 East Newel Avenue
P. O. Box 840490
Hildale UT 84784-0490 435-874-2323
Receipt No: 1.000055619 May 1, 2025

CYNTHIA KNUDSON

Previous Balance:	.00
MISCELLANEOUS	
ZONE CHANGE APPLICATION	500.00
MISCELLANEOUS	
ENVELOPE MAILING FEES	28.00
Total:	528.00
Check - Zions Bank	
Check No: 6463	528.00
Payor:	
CYNTHIA KNUDSON	
Total Applied:	528.00
Change Tendered:	.00

05/01/2025 4:20 PM

ZONE CHANGE APPLICATION (General Information)

PURPOSE

All lands within the City are zoned for a specific type of land use (single family residential, multi-family, commercial, industrial, etc.). Zoning occurs to provide for a relationship between various types of land uses which promotes the health, safety, welfare, order, economics, and aesthetics of the community. Zoning is one of the main tools used to implement the City's General Plan.

WHEN REQUIRED

A zone change request is required any time a property owner desires to make a significant change to the use of his/her land. The change may be from one zone density (say 1 acre lots) to smaller lots (10,000 square foot lots). Or, it may be to an entirely different type of use, such as a change from single family zoning to multiple family or commercial zoning. Since the zone applied to your land limits what you can do, a rezoning application is typically the first step toward a change.

REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE

When approving a zone change the following factors should be considered by the Planning Commission and City Council:

1. Whether the proposed amendment is consistent with the Goals, Objectives, and Policies of the City's General Plan.
2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property.
3. The extent to which the proposed amendment may adversely affect adjacent property; and
4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and wastewater and refuse collection.

PROCESS

Contact the Planning Department for when the deadline for submission is. After it is deemed complete, staff will review the request, and prepare a report and recommendation for the Planning Commission. This will be reviewed at a public hearing where the applicant should attend, present the project, and respond to questions from the Planning Commission. Since it is a public hearing, members of the public may also have questions or comments. At the public hearing the Planning Commission will review the application and staff's report and forward a recommendation to the City Council for approval, approval with modifications, or denial of the zone change application.

Upon receipt of the Planning Commission recommendation, typically 1-2 weeks after the Planning Commission action, the City Council will consider and act on the Commission's recommendation. The action of the City Council is final. If denied, a similar application generally cannot be heard for a year.

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)

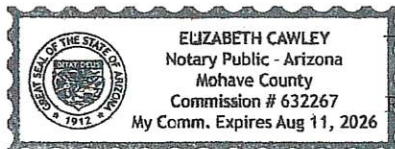
COUNTY OF)

I (we), Cynthia Knudson, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained, and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) also acknowledge that I have received written instructions regarding the process for which I am applying, and the Hildale City Planning staff have indicated they are available to assist me in making this application.

Cynthia Knudson
(Property Owner)

Cynthia Knudson
(Property Owner)

Subscribed and sworn to me this 1st day of May 2025



E. Cawley
(Notary Public)

Residing in: Mohave, AZ

My Commission Expires: 8-11-25

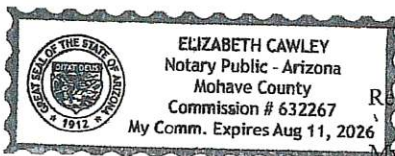
Agent Authorization

I (we), Cynthia Knudson, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Thomas C. Timpson to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Cynthia Knudson
(Property Owner)

Cynthia Knudson
(Property Owner)

Subscribed and sworn to me this 1st day of May 2025

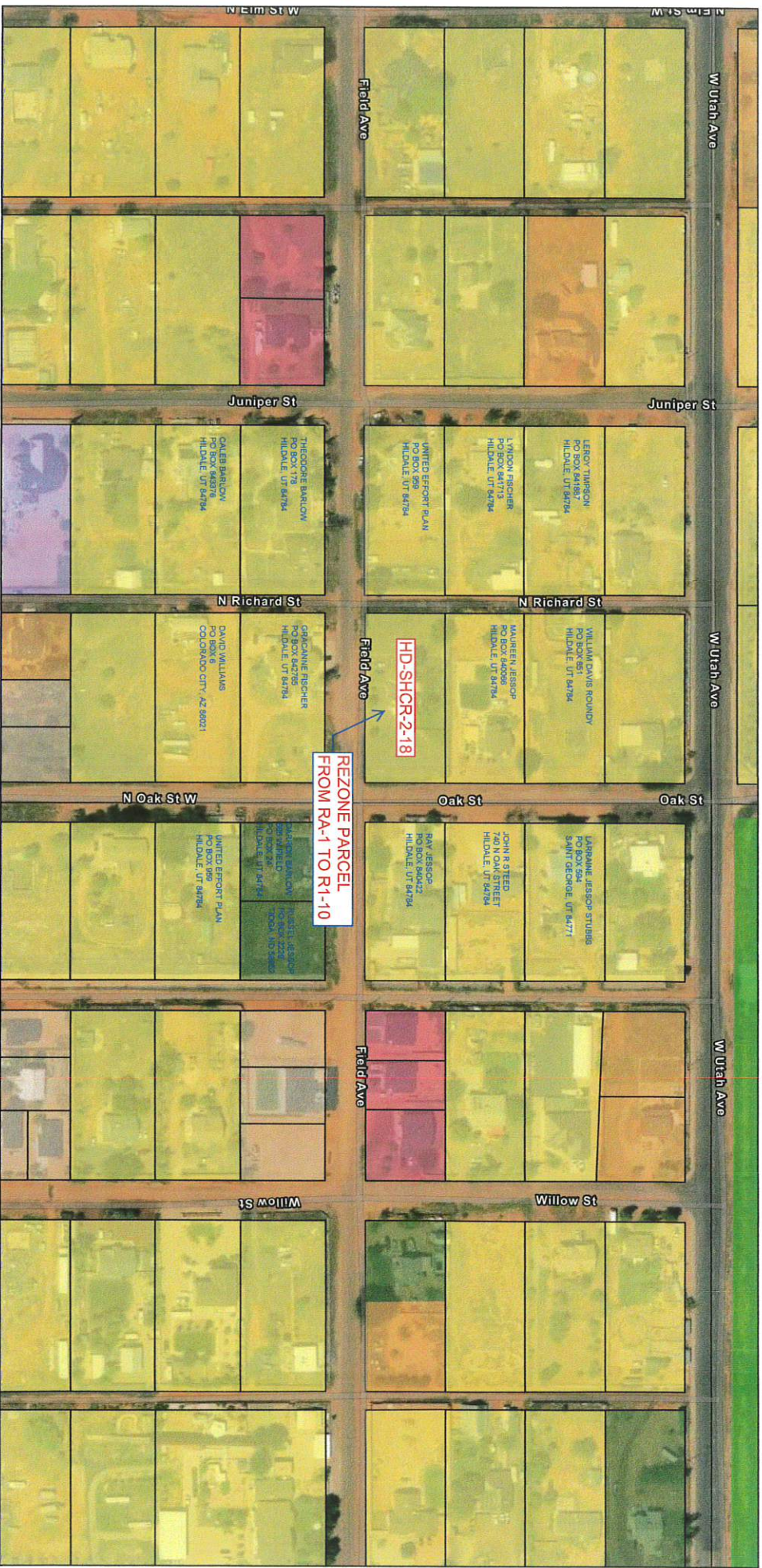


E. Cawley
(Notary Public)

Residing in: Mohave, AZ

My Commission Expires: 8-11-25

Hildale City Zoning District Map



4/15/2025, 1:50:50 PM

Municipal Boundary

Washington County Parcels

Zoning Districts

RA-1 - Residential-agricultural 1

RA-5 - Residential-agricultural .5

R1-8 - Single-family residential 8

RM-1 - Multiple-family residential 1

GC - General commercial

OS - Open space

OTH - Other

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

60cm Resolution Metadata

0 0.02 0.04 0.07 0.14 mi

0 0.02 0.04 0.07 0.14 km

Maxar, Microsoft, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

BARLOW CALEB D, ET AL
HD-SHCR-2-29
PO BOX 843376
HILDALE, UT 84784

JESSOP RUSSELL
HD-SHCR-1-39-B
PO BOX 2229
TIOGA, ND 58852

WILLIAMS DAVID L
HD-SHCR-2-24
PO BOX 6
COLORADO CITY, AZ 86021-0006

FISCHER LYNDON L, ET AL
HD-SHCR-2-20
PO BOX 841713
HILDALE, UT 84784

FISCHER GRACANNE
HD-SHCR-2-23
PO BOX 842765
HILDALE, UT 84784

JESSOP RAY JR
HD-SHCR-1-6
PO BOX 840422
HILDALE, UT 84784-0422

ROUNDY WILLIAM DAVIS
HD-SHCR-2-16
PO BOX 1851
HILDALE, UT 84784

KNUDSON CYNTHIA
HD-SHCR-2-18
PO BOX 840584
HILDALE, UT 84784-0584

UNITED EFFORT PLAN
HD-SHCR-2-19
PO BOX 959
HILDALE, UT 84784

STEED JOHN R, ET AL
HD-SHCR-1-7
740 N OAK ST
HILDALE, UT 84784

BARLOW THEODORE A, ET AL
HD-SHCR-2-22
PO BOX 178
HILDALE, UT 84784

JESSOP DONIA MAUREEN, ET AL
HD-SHCR-2-17
PO BOX 840066
HILDALE, UT 84784

STUBBS LARRAINE JESSOP TRUSTEE, ET AL
HD-SHCR-1-8
PO BOX 594
SAINT GEORGE, UT 84771

TIMPSON LEROY
HD-SHCR-2-21
PO BOX 841887
HILDALE, UT 84784-1887

UNITED EFFORT PLAN
HD-SHCR-1-46
PO BOX 959
HILDALE, UT 84784

BARLOW DARRON & LEEAL LYMAN
HD-SHCR-1-39-A
685 W FIELD AVE PO BOX 24
HILDALE, UT 84784

HILDALE, UTAH

LOCATED IN: SECTION 33, T43S, R10W, SLB&M



6-773
STATE OF COLORADO, PLAINTIFF
VERSUS
BRIEN AND GUNDEL, INC.
PROFESSIONAL LAND SURVEYOR
STATE OF COLORADO
NO. 12345
HQA 12345
N705W

LEGAL DESCRIPTION

[illegible]

Walter B. Wilson

BIRDIE S. WILSON, SPECIAL EMPLOYE—
The undersigned hereby certifies that
ACKNOWLEDGMENT:
POLES, CHAINS AND ANCHORS IN & WITH ALL OTHER UTILITY LINES IS PERT.

ON THIS 24th day of April, A. B. Shore has personally appeared before me, the undersigned, a Notary Public in and for the State of California, and acknowledged to me that he is the SPECIAL PROXY FOR THE UNITED STATES PLAN REFRIG. AND COOLING CO. OF CALIF. IN THE MATTER OF THE SALE OF THE PROPERTY, REAL AND PERSONAL, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THIS INSTRUMENT IN THE CALICITY AND FOR THE PURPOSES STATED THEREIN.

COMMISSION EXPIRES: 9/27/14 _____

4/24/24 _____

STATE OF California }
COUNTY OF Salt Lake }
S.S.

[illegible]

THIS PAGE WAS REWARDED BY WASHINGTON COUNTY PUBLIC WORKS DEPARTMENT AS
 DIRECTED BY THE JURY DISTRICT COURT FOR TECHNICAL CONCURRENCES BUT NOT FOR
 COMPLIANCE WITH WASHINGTON COUNTY RECREATION IMPROVEMENT REQUIREMENTS.

RECORDED # DOC # 20140018624

A0

[illegible]

U.E.P. TRUST PROPERTY
STATE OF ARIZONA

LEGEND

FOUND AND ACCEPTED (TOSS)
POINT SET BY OTHERS
FOUND BUL BRASS CAP
CALCULATED POSITION AS PER BLM
DEPENDENT RESURVEY DATED 1986
STATE LINE MARK POST "J" BRASS
CAP
PUBLIC UTILITY & DRAINAGE
EASEMENT.

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors

BASIS OF BEARING
N 89°53'30" E 11604.55'
MILE POST 58 TO MILE POST 60.19)

ON THIS 1st DAY OF March A.D. 2014 THE ABOVE
HAS BEEN REVIEWED AS DIRECTED BY THE JUDGE IN CHARGE OF THE COURT FOR TECHNICAL
CORRECTNESS IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

APPROVAL AS TO FORM THIS _____ DAY OF _____

RECORDED
DOC # 20
702 CAMPBELL STREET
NASHVILLE, TENN 37203
BY UNITED EFFORT PLAN
100-45574-1270
FBI - MEMPHIS

140018624
Page 1 of 2
Lyle
Specialty Designers
New York, NY 10011

SHORT CREEK SUBDIVISION #2
A SUBDIVISION OF THE UEP TRUST PROPERTY
PREPARED FOR: UEP TRUST (801)328-2011
132 PIERPOINT AVE, SUITE 250 SALT LAKE CITY, UTAH 84101
LOCATED IN: SECTION 33, T43S, R10W, SLB&M

Drawn : PJW Date : 7/2013
 Designer : _____
 Checked : RRH
 Approved : RRH
 Scale : 1"=100'
 Job No : 47436



BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

No.	Date	Of	Revision
-----	------	----	----------

Quit Claim Deed Page 1 of 3
Russell Shirts Washington County Recorder
08/18/2017 12:22:28 PM Fee \$14.00 By TRUE
CONCEPT TITLE

Prepared by
Curphey & Badger P.A.
25400 US Highway 19 North, Suite 236
Clearwater, Florida 33763

**After Recording Return To &
Mail Tax Statements To:**
Cynthia Knudson
725 North Oak Street
Hildale, UT 84784

Property Tax ID#: HD-SHCR-2-18
Order #: T-UT29484

QUIT CLAIM DEED

ALLEN MORTGAGE, LC, of 725 North Oak Street, Hildale, UT 84784, as Grantors, quitclaim to CYNTHIA KNUDSON, an unmarried woman, of 725 North Oak Street, Hildale, UT 84784, as Grantees, for the sum of ZERO Dollars (\$0.00), the following described tract of land in the County of Larimer, State of Utah to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: HD-SHCR-2-18
Commonly known as: 725 North Oak Street, Hildale, UT 84784

This conveyance is made subject to the easements, conditions and restrictions of record insofar as they may lawfully affect the Property.

IN WITNESS WHEREOF, first parties have hereunto set their hands and seals the day and year first written above.

ALLEN MORTGAGE, LC

By Allen K. Zitting

STATE OF Arizona

COUNTY OF Maricopa

The foregoing instrument was hereby acknowledged before me this 17th day of August, 2017, by Allen K. Zitting its President of ALLEN MORTGAGE, LC, who are personally known to me or who have produced _____, as identification, and who have signed this instrument willingly.



ELIZABETH CAWLEY
NOTARY PUBLIC, ARIZONA
MOHAVE COUNTY
My Commission Expires
August 31, 2018

[Signature]
Notary Public

My commission expires: Aug 11, 2018

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

LOT 18, SHORT CREEK SUBDIVISION NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF
ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE.

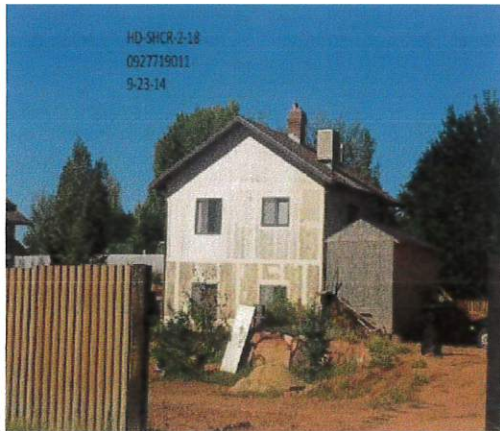
Property address: 725 North Oak Street, Hildale, Utah 84784

Parcel ID: HD-SHCR-2-18

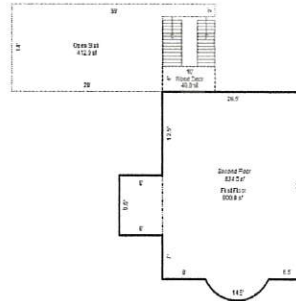
Allen Little

Property Report for Parcel **HD-SHCR-2-18**

Data Updated: 4/13/2025



[Click here for images](#)



Sketch by Tom Smith

[Click here for sketches](#)

Account Summary

Account Number: 0927719
Parcel ID: HD-SHCR-2-18
Owner Name: Knudson Cynthia

Subdivision: Short Creek
Situs Address: 725 N Oak St
Hildale, UT 84784

Building Characteristics

Building Number: 1
Property Type: Residential
Year Built: 1991
Square Feet: 1725
Units: 1
Exterior: Frame Plywood
Roof Cover: Composition Shingle
HVAC Desc: Forced Air

Bedrooms: 4
Bathrooms: 2
Garage Square Feet: N/A
Basement Sq. Ft.: 350
Basement Sq. Ft. Finished: N/A
Swimming Pool: N/A
Fireplaces: N/A
Finished Attic: N/A

NOTE: The information shown on this map was compiled from many sources and is not guaranteed to be correct. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.

Report Generated 4/15/2025 by Washington County GIS

Washington County, Utah
County Administration Building
111 E. Tabernacle Street
St. George, UT 84770-3443
www.washco.utah.gov



Property Report for Parcel **HD-SHCR-2-18**

Property Information

Acres: 0.85
Zoning: Residential-Agricultural 1
Is Property in a Special Flood Hazard Area? No
Is Property in a 0.2% Annual Chance Flood Area? No
Is Property in a Floodway? No

Tax Information

Tax District: Hildale Town
Residential Classification: Primary
Book & Page: N/A
Reference Document: 20170033745

** Determination of flood zone information is based upon 2009 FEMA Digital Flood Insurance Rate Map Database but does not substitute for a Flood Verification letter. For more information, please visit the FEMA Flood Map Service Center website <https://msc.fema.gov/portal/home> or contact your municipal Engineering department.
City zoning information is based on the best available information and should be independently verified by contacting each municipality directly.*

Voting Districts

Washington County Precinct: HIL01
U.S. Senate District: 27
U.S. Congressional District: 2
Utah House District: 72
Washington County School
Board District: 5

** Visit Vote.Utah.gov or <https://geoproducts.washco.utah> for more voting information.*

Community/Public Services

Law Enforcement: Hildale
Fire Protection: Colorado City Fire Dept
** In an emergency, ALWAYS dial 9-1-1!*
Schools:
Water Canyon Elementary
Water Canyon High

** For more information, including bus routes, visit the Washington Co. School District at <https://www.washk12.org/> or Iron Co. School District at <https://irondistrict.org/>*

Utilities

Culinary Water: Hildale - Colorado City
Sewer: Hildale
Electricity: Garkane Energy Cooperative, Inc
Natural Gas: N/A
Internet Service Providers (Cable): AWI

Solid Waste Collection Day: N/A

** For more information on solid waste and recycling services, visit the Washington County Solid Waste website at <http://www.wcsww.org/>*

** For more information on Internet services available in your area, see Decision Data.org, <https://decisiondata.org/internet-providers-by-zip-code-plus-tv/>*

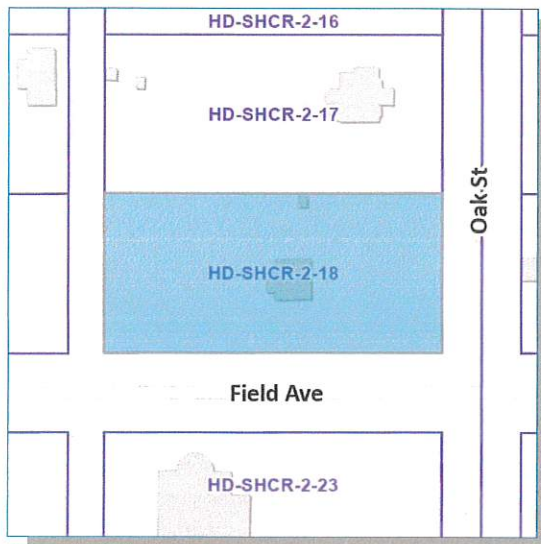
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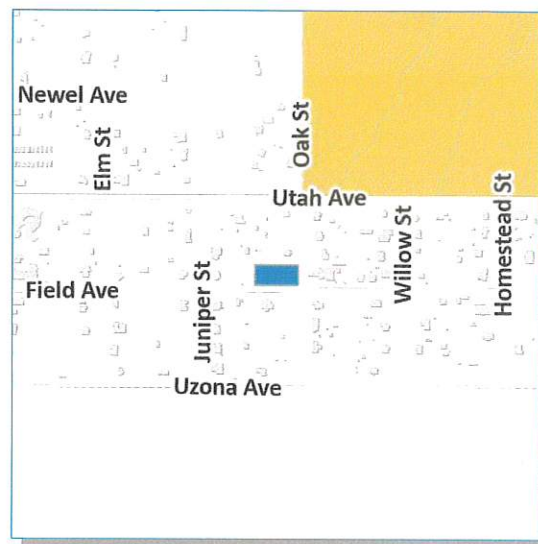
Washington County, Utah
County Administration Building
111 E. Tabernacle Street
St. George, UT 84770-3443
www.washco.utah.gov



Property Report for Parcel **HD-SHCR-2-18**



Parcel highlighted in blue.



Overview Map

NOTE: The information shown on this map was compiled from many sources and is not guaranteed to be correct. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.

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Washington County, Utah
County Administration Building
111 E. Tabernacle Street
St. George, UT 84770-3443
www.washco.utah.gov



CHAPTER 13 RESIDENTIAL ZONES

[§c 152-13-1 Purpose](#)

[§c 152-13-2 Scope](#)

[§c 152-13-3 Uses Allowed](#)

[§c 152-13-4 Development Standards In Residential Zones](#)

[§c 152-13-5 Regulations Of General Applicability](#)

[§c 152-13-6 Regulations For Specific Uses](#)

[§c 152-13-7 Special Regulations](#)

[§c 152-13-8 Illustrations \(Reserved\)](#)

§c 152-13-1 Purpose

§e section 152-11-2 of this chapter.

§c 152-13-2 Scope

§e provisions of this chapter shall apply to any real property located in a residential zone as shown on the official zoning map. No building, structure or real property shall be used and no building or structure shall be hereafter erected, structurally or substantially altered, or enlarged except as set forth in this chapter. Such requirement shall not be construed to prohibit or limit other applicable provisions of this chapter, this code, or other laws.

§c 152-13-3 Uses Allowed

(a) Permitted And Conditional Uses:

Permitted and conditional uses allowed within residential zones shall be as set forth in table 152-13-1 of this section. Permitted and conditional uses are indicated by a "P" or "C", respectively, in the appropriate column. Uses not permitted are indicated by "N". Any use not shown on table 152-13-1 of this section shall be prohibited unless the zoning administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 152-7-18E4 of this chapter.

TABLE 152-13-1 PERMITTED AND CONDITIONAL USES ALLOWED IN RESIDENTIAL ZONES

PERMITTED AND CONDITIONAL USES ALLOWED IN RESIDENTIAL ZONES								
	Zones							
	R1-15	R1-10	R1-8	RM-1	RM-2	RM-3	MH/RV	
Agricultural uses:								
Accessory building	P	P	P	P	P	P	P	
Agricultural business	N	N	N	N	N	N	N	
Agricultural industry	N	N	N	N	N	N	N	
Agriculture	N	N	N	N	N	N	N	
Agriculture residential	P	P	P	P	P	P	P	
Animal specialties	P	P	N	N	N	N	N	
Animals and fowl for recreation and family food production	P ³ /C	P ³ /C	P ³	N	N	N	N	
Stable, private	N	N	N	N	N	N	N	
Residential uses:								
Assisted living facility	C	C	C	N	N	N	N	
Boarding house	N	N	N	N	N	N	N	

Building accessory	P	P	P	P	P	P	P
Dwelling, earth sheltered	P	P	P	P	P	P	N
Dwelling, multiple-family	N	N	N	P	P	P	N
Dwelling, single-family	P	P	P	P	P	P	P
Dwelling, single-family with accessory dwelling unit	P	P	P	N	N	N	N
Dwelling, temporary	P	P	P	P	P	P	P
Dwelling, two-family	N	N	N	P	P	P	N
Guesthouse or casita with direct access to main dwelling unit	P	P	P	N	N	N	N
Guesthouse or casita without direct access to main dwelling unit	C	C	C	N	N	N	N
Manufactured home	P	P	P	N	N	N	P
Manufactured/mobile home park	N	N	N	N	N	N	P
Manufactured/mobile home subdivision	N	N	N	N	N	N	P
Protective housing facility	N	N	N	N	N	N	N
Rehabilitation/treatment facility	N	N	N	N	N	N	N
Residential facility for elderly persons ¹	P	P	P	P	P	P	P
Residential facility for persons with a disability ¹	P	P	P	P	P	P	P
Residential facility for troubled youth	N	N	N	N	N	N	N
Short term rental ⁴	P	P	P	N	N	N	N
Transitional housing facility	N	N	N	N	N	N	N
Public and civic uses:							
Airport	N	N	N	N	N	N	N
Auditorium or stadium	N	N	N	N	N	N	N
Bus terminal	N	N	N	N	N	N	N
Cemetery	P	P	P	P	P	P	P
Church or place of worship	P	P	P	P	P	P	P
Club or service organization	N	N	N	N	N	N	N
College or university	N	N	N	N	N	N	N
Convalescent care facility	N	N	N	N	N	N	N
Correctional facility	N	N	N	N	N	N	N
Cultural service	N	N	N	N	N	N	N
Golf course	P	P	P	P	P	P	P
Government service	N	N	N	N	N	N	N
Hospital	N	N	N	N	N	N	N
Operations center	N	N	N	N	N	N	N
Park	P	P	P	P	P	P	P

POST OFFICE	N	N ² -10	N	N	N	N	N
Protective service	P	P	P	P	P	P	P
Reception center	N	N	N	N	N	N	N
School, elementary, middle, high or private	P	P	P	P	P	P	P
School, vocational	N	N	N	N	N	N	N
Stable, public	N	N	N	N	N	N	N
Utility, major	N	N	N	N	N	N	N
Utility, minor	P	P	P	P	P	P	P
Commercial uses:							
Agricultural sales and service	N	N	N	N	N	N	N
Animal hospital	N	N	N	N	N	N	N
Bail bond service	N	N	N	N	N	N	N
Bank or financial institution	N	N	N	N	N	N	N
Bed and breakfast, home (Less than or Equal to 2; Owner Occupied)	C	C	C	N	N	N	C
Bed and breakfast inn (Between 3 and 10)	C	C	C	N	N	N	C
Business equipment rental, services, and supplies	N	N	N	N	N	N	N
Camping Hosting Facility	N	N	N	N	N	N	N
Car wash	N	N	N	N	N	N	N
Club, private	N	N	N	N	N	N	N
Construction sales and service	N	N	N	N	N	N	N
Convenience store	N	N	N	N	N	N	N
Family child daycare facility ²	P	P	P	P	P	P	P
Licensed family child care ²	C	C	C	C	C	C	C
Residential certificate child care ²	P	P	P	P	P	P	P
Child care center	N	N	N	N	N	N	N
Funeral home	N	N	N	N	N	N	N
Garden center	N	N	N	N	N	N	N
Gas and fuel, storage and sales	N	N	N	N	N	N	N
Gasoline service station	N	N	N	N	N	N	N
Hostel	N	N	N	N	N	N	N
Hotel	N	N	N	N	N	N	N
Kennel, commercial	N	N	N	N	N	N	N
Kennel, residential	P	P	P	P	P	P	P
Laundry or dry cleaning, limited	N	N	N	N	N	N	N
Liquor store	N	N	N	N	N	N	N
Media service	N	N	N	N	N	N	N

M-edical or dental laboratory	N	N ²¹⁻¹⁶	N	N	N	N	N
Medical service	N	N	N	N	N	N	N
Motel	N	N	N	N	N	N	N
Office, general	N	N	N	N	N	N	N
Off Road Recreational Vehicle Rental	C	C	C	N	N	N	N
Parking garage, public	N	N	N	N	N	N	N
Parking lot, public	N	N	N	N	N	N	N
Pawnshop	N	N	N	N	N	N	N
Personal care service, home based ²	P	P	P	P	P	P	P
Personal instruction service, home based ²	P	P	P	P	P	P	P
Printing and copying, limited	N	N	N	N	N	N	N
Printing, general	N	N	N	N	N	N	N
Produce stand	N	N	N	N	N	N	N
Recreation and entertainment, indoor	N	N	N	N	N	N	N
Recreation and entertainment, outdoor	N	N	N	N	N	N	N
Recreational vehicle park	N	N	N	N	N	N	P
Repair service	N	N	N	N	N	N	N
Research service	N	N	N	N	N	N	N
Residential hosting facility	P	P	P	N	N	N	N
Restaurant, fast food	N	N	N	N	N	N	N
Restaurant, general	N	N	N	N	N	N	N
Retail, general	N	N	N	N	N	N	N
Secondhand store	N	N	N	N	N	N	N
Shopping center	N	N	N	N	N	N	N
Tattoo establishment	N	N	N	N	N	N	N
Tavern	N	N	N	N	N	N	N
Temporary trailer	P	P	P	P	P	P	P
Transportation service	N	N	N	N	N	N	N
Vehicle and equipment rental or sale	N	N	N	N	N	N	N
Vehicle and equipment repair, general	N	N	N	N	N	N	N
Vehicle repair, limited	N	N	N	N	N	N	N
Veterinary service	N	N	N	N	N	N	N
Warehouse, self-service storage	N	N	N	N	N	N	N
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title						
Industrial uses:							
Automobile wrecking yard	N	N	N	N	N	N	N

Freight terminal	N	N	N	N	N	N	N
Heavy industry	N	N	N	N	N	N	N
Junk or salvage yard	N	N	N	N	N	N	N
Laundry services	N	N	N	N	N	N	N
Manufacturing, general	N	N	N	N	N	N	N
Manufacturing, limited	N	N	N	N	N	N	N
Mineral extraction	N	N	N	N	N	N	N
Wholesale and warehousing, general	N	N	N	N	N	N	N
Wholesale and warehousing, limited	N	N	N	N	N	N	N

Notes:

- (1) See chapter 46 of this chapter.
- (2) See chapter 42 of this chapter.
- (3) See section 152-37-15 of this chapter for permitted animals and fowl.
- (4) See licensing and operations requirements in title 11 of this code.

(b) Accessory Uses:

Permitted and conditional uses set forth in table 152-13-1 of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

- (1) Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this chapter.
- (2) No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.
- (3) Accessory uses in residential zones shall include, but not be limited to, the following: Garage sales subject to applicable standards of chapter 48, "Temporary Uses", of this chapter. Garages and off street parking areas, subject to applicable standards of chapter 34, "Off Street Parking And Loading", of this chapter. Hobby activities when conducted by an occupant of the premises solely for personal enjoyment, amusement, or recreation and which does not conflict with any other city ordinance. Home based businesses, subject to applicable standards of chapter 42, "Home Based Businesses", of this chapter. Household pets. Nurseries and greenhouses, when used for family food production. Playhouses, patios, porches, gazebos, and incidental storage buildings. Swimming pools and hot tubs for use by residents and their guests.

Section 152-13-4 Development Standards In Residential Zones

Development standards within residential zones shall be as set forth in table 152-13-2 of this section.

TABLE 152-13-2

DEVELOPMENT STANDARDS IN RESIDENTIAL ZONES

	Zones						
Development Standard	R1-25	R1-15	R1-10	R1-8	RM-1	RM-2	RM-3
Minimum lot area ²	15,000 sq. ft.	15,000 sq. ft.	10,000 sq. ft.	8,000 sq. ft.	n/a	n/a	n/a

Minimum lot area or acreage	12,000 sq. ft.	12,000 sq. ft.	8,000 sq. ft.	8,000 sq. ft.	10,000 sq. ft.	1 acre	1 acre
Minimum lot width and/or project frontage	89 ft.	90 ft.	80 ft.	70 ft.	80 ft. project	100 ft. project	200 ft. project
					30 ft. unit	30 ft. unit	30 ft. unit
	n/a	n/a	n/a	n/a	6 units/lots	10 units/lots	15 units/lots

Building standards:

Maximum height, main building ³	34 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
Maximum height, accessory building ⁴	19 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Maximum size, accessory building	1,200 sq. ft.	1,200 sq. ft.	1,200 sq. ft.	500 sq. ft.	1,000 sq. ft.	1,000 sq. ft.	500 sq. ft.
Building coverage: See subsection 10-37-12I of this title	50% of lot	50% of lot	50% of lot	50% of lot	50% of lot	50% of lot	50% of lot
Distance between buildings	No requirement	No requirement	No requirement	No requirement	20 ft.	20 ft.	20 ft.

Setback standards - front yard:

Main building ⁵	24 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.
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Setback standards - rear yard:

Main building	19 ft.	20 ft.	20 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Accessory building, including private garage ⁶	19 ft.	20 ft.	20 ft.	10 ft.	10 ft.	10 ft.	10 ft.

Setback standards - interior side yard:

Main building	9 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Accessory building, including private garage	See note 6	See note 6	See note 6	See note 6	See note 6	See note 6	See note 6

Setback standards - street side yard:

Main building ⁷	19 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Accessory building	See note 6	See note 6	See note 6	See note 6	See note 6	See note 6	See note 6

Notes:

Duplex only permitted on first 10,000 square feet. Any additional units must meet density per acre standards.

"Average size" means the total acreage devoted to lots divided by the number of lots. Net density definitions all apply.

Except as otherwise permitted by subsection 152-13-7C of this chapter.

Except as otherwise permitted by subsection 152-13-7B of this chapter.

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

ilding.

When this side setback is required, rear setback may be reduced to 10 feet.

§c 152-13-5 Regulations Of General Applicability

The use and development of real property in residential zones shall conform to regulations of general applicability set forth in the following chapters of this chapter:

- (a) Design and compatibility standards:
See chapter 33 of this title.
- (b) Landscaping and screening:
See chapter 32 of this title.
- (c) Motor vehicle access:
See chapter 35 of this title.
- (d) Natural resource inventory:
See chapter 31 of this title.
- (e) Off street parking:
See chapter 34 of this title.
- (f) Signs:
See chapter 36 of this title.
- (g) Supplementary development standards:
See chapter 37 of this title.

§c 152-13-6 Regulations For Specific Uses

Where the extent that use and development of real property includes any matter encompassed by a regulation for a specific use as set forth in Article VI of this chapter, such regulation shall apply in addition to the requirements of this chapter and shall prevail over any conflicting provision of this chapter.

§c 152-13-7 Special Regulations

- (a) Animals:
Within R1, RM, and MH/RV zones, where permitted by the zone, the keeping of animals shall normally be simultaneous with occupied residential use.
- (b) Larger Accessory Buildings:
Notwithstanding the maximum building size limitation shown on table 152-13-2 in section 152-13-4 of this chapter, the maximum size of an accessory building may be increased pursuant to a conditional use permit.
- (c) Increased Height:
Notwithstanding the height limitations shown on table 152-13-2 in section 152-13-4 of this chapter, greater building height may be allowed in residential zones pursuant to a conditional use permit.
- (d) Visual Barriers:
Fencing or other method of providing privacy and a visual barrier to adjacent property shall be constructed around the perimeter of a multiple-family development.
 - (1) The height of such barrier shall be at least six feet (6').
 - (2) The barrier material and location shall be identified on an approved site plan.
- (e) Open Space:
In multiple-family residential zones, common open space should equal or exceed the ground floor area of the building.

ground floor area plus fifty percent (50%) of all additional floor area.

Sec 152-13-8 Illustrations (Reserved)