

Zone Change Request

Date: April 2, 2025

Applicant: Violet Jessop

Agent: N/A

Application Type: Zone Change Request

Project Address: 620 North Willow Street

Current Zoning: Residential Agriculture 1-10 (RA1-10)

Requested Zoning: Residential Single Family (R1-8)

Date: October 9, 2024

Prepared by: Lisa Timpson

Summary of Application:

The Applicant is requesting approval of a zone change.

Amend the zoning map to re-zone Parcel HD-SHCR-1-36, commonly

Addressed as 620 North Willow St., Hildale, UT from the current Residential 1-10 Zone (R1-10) to Residential 1-8 Zone (R1-8)

Background – Requirements confirmed

The applicant submitted the application on October 9, 2024, to the Hildale City offices and paid the fee of \$500.00.

The applicant submitted all required documents identified in the application.

The applicant provided addressed, stamped envelopes for all property owners within the required boundary of the subject property.

City staff prepared a Rezone Letter for Neighboring Properties and mailed the letters within the required notice time (included)

The Public Hearing for this zone change request was noticed, as required.

General Plan and Zoning

The property is bounded on the North by Structures Zoned RA-1; On the East by Vacant lot Zoned RA-1; On the South by Uzona Ave; and on the West by structures zoned R1-8.

Sec 152-13-1 Purpose

See section 152-11-2 of this chapter.

Sec 152-13-2 Scope

The 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 requirements shall not be construed to prohibit or limit other applicable provisions of this chapter, this code, or other laws.

Sec 152-13-3 Uses Allowed

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", or 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 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	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
Medical or dental laboratory	N	N	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:

See chapter 46 of this chapter.

See chapter 42 of this chapter.

See section 152-37-15 of this chapter for permitted animals and fowl.

See licensing and operations requirements in title 11 of this code.

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 in

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.

No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.

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. Garage 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, subject to applicable standards of chapter 42, "Home Based Businesses", of this chapter. Household pets. Nurseries and floriculture. Production, playhouses, patios, porches, gazebos, and incidental storage buildings. Swimming pools and hot tubs for use by residents and their guests.

Sec 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
Lot standards:						
Average lot area ²	15,000 sq. ft.	15,000 sq. ft.	10,000 sq. ft.	8,000 sq. ft.	n/a	n/a
Minimum lot area or acreage	12,000 sq. ft.	12,000 sq. ft.	8,000 sq. ft.	6,400 sq. ft.	10,000 sq. ft.	1 acre
Minimum lot width and/or project frontage	89 ft.	90 ft.	80 ft.	70 ft.	80 ft. project	100 ft. projec
					30 ft. unit	30 ft. unit
/	n/a	n/a	n/a	n/a	6 units/lots	10 units/lots
Building standards:						
Maximum height, main building ³	34 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.
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.
Building coverage: See subsection 10-37-121 of this title	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.
Setback standards - front yard:						
Any building ⁵	24 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.
Setback standards - rear yard:						
Main building	19 ft.	20 ft.	20 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.
Setback standards - interior side yard:						
Main building	9 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
Setback standards - street side yard:						
Main building ⁷	19 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

Notes:

1. Duplex only permitted on first 10,000 square feet. Any additional units must meet density per acre standards.
2. "Average size" means the total acreage devoted to lots divided by the number of lots. Net density definition shall apply.
3. Except as otherwise permitted by subsection 152-13-7C of this chapter.
4. Except as otherwise permitted by subsection 152-13-7B of this chapter.
5. Except as modified by the provisions of subsection 152-37-12F, "Setback Measurement", of this chapter.
6. If located at least 10 feet from main building, 2 feet from the dripline of the roof. Otherwise, same as for main building.
7. When this side setback is required, rear setback may be reduced to 10 feet.

Sec 152-13-5 Regulations Of General Applicability

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

Design and compatibility standards:

See chapter 33 of this title.

Landscaping and screening:

See chapter 32 of this title.

Motor vehicle access:

See chapter 35 of this title.

Natural resource inventory:

See chapter 31 of this title.

Off street parking:

See chapter 34 of this title.

Signs:

See chapter 36 of this title.

Supplementary development standards:

See chapter 37 of this title.

Sec 152-13-6 Regulations For Specific Uses

To 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.

Sec 152-13-7 Special Regulations

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.

92 Acres

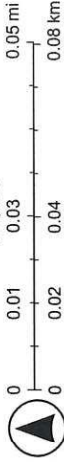
Irrigation and Groundwater System



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- Municipal Boundary
- Washington County Parcels
- Zoning Districts
 - RA-5 - Residential-agricultural .5
 - R1-8 - Single-family residential 8
 - RA-1 - Residential-agricultural 1

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