

**DRAFT VIRGIN TOWN ORDINANCE #PZ-24C**  
**ATTACHMENT 1**  
**Ordinance # PZ-24C - Attachment 1**

*Section 1 That Section 2.12 “Definitions” of the Virgin Uniform Land Use (VULU) Code of the Town of Virgin, Utah, be amended by deleting, adding, or revising the following definitions, as listed:*

*(Deleting)*

**House, Boarding** (Boarding House). A building with not more than five (5) guest rooms where, for compensation, meals are provided for not more than fifteen (15) persons.

**House, Lodging** (Lodging House). A building where lodging only is provided for compensation to at least three (3) but not more than fifteen (15) persons, but not including motels or hotels.

**RHF Guest Quarter**. That portion of a RHF comprised of a bedroom or sleeping area and bathroom where a guest or guests privately reside. “

~~**Residential Hosting Facility or RHF**. A residential Dwelling Unit where part, but not all, of the Dwelling Unit is used, or advertised for use, on a temporary basis for any period less than thirty (30) consecutive days, regardless of the type and extent of consideration or remuneration received by the Owner, and where the Owner resides in the remainder of the Dwelling Unit. Notwithstanding the definition of Dwelling Unit, within this Section, Boarding Houses, Lodging Houses, Hotels, Motels, Tents, Campground Cabins, Travel Trailers, Recreational Vehicles (“RV”), Mobile Homes and Congregate Living Facilities may not be an RHF.~~

~~**RHF Permit**. An annually renewed permit an Owner of an RHF must obtain and maintain in order to utilize his/her/their Dwelling Unit as a RHF where Residential Hosting may occur. The standards and requirements for obtaining and maintaining a RHF Permit is set forth in VULU Chapter 60.04.<sup>13</sup>~~

~~**STR Permit**. An annually renewed permit an Owner of an STR Unit must obtain and maintain in order to utilize his/her/their Dwelling Unit as a STR Unit where Short Term Rental use may occur. The standards and requirements for obtaining and maintaining a STR Permit is set forth in VULU 60.02.~~

~~**STR Unit**. A residential Dwelling Unit located in either a Residential, Agricultural or Commercial Zone of the Town which has received an STR Permit for use by the Owner as a Short Term Rental.<sup>23</sup>~~

*(Adding)*

**Architecturally/Historically Significant Home**: A residential home built before 1950 and deemed by the town to be of significant historical or architectural value.

**Disbursed Motel**: A Transient Lodging Operation with centralized management, and with or without onsite reservation/management office, and with or without amenities, wherein lodging units are detached or semi-detached and are leased/rented as accommodation or shelter, for periods of less than 30 days. Units may be trailers, tents, teepees, RVs, coaches, or the like; or any other stand-alone or semi-detached structures.

**Hostel:** A dormitory-like Transient Lodging Facility having the characteristics of a motel but having bath and shower facilities which are shared or used in common by multiple lodging units.

**Residential Host (RH):** An existing owner-occupied home in which one or more rooms has been validly licensed by the town as *Transient Lodging (T-3)*.

**Short-Term Rental (STR):** An entire Residential Home or Residential Dwelling validly permitted by the town as an (STR) to be leased or rented commercially for a period of less than 30 days.

**Transient Lodging:** Transient lodging is the general term for any type of nightly rental. that receives payment in any form of exchange (including trade) for its use as accommodation or shelter for periods of 30 consecutive days or less. This includes hotels, motels, hostels vacation rentals, short-term rentals, bed and breakfasts, disbursed motels, RV and trailer hook-ups, residential hosting, whole home rental or exchanges, and other lodging structures, facilities, or operations, similarly used. “

**Transient Lodging Facility:** Any establishment or entity that receives payment in any form of exchange or trade for accommodation or shelter therein for periods of 30 consecutive days or less including any hotel, motel, bed and breakfast, disbursed motel, RV or campground, hostel, or any other structure which houses or consists of Transient Lodging Units. “

**Transient Lodging Operation:** A commercial entity operating one or more transient lodging units.

**Transient Lodging Unit (TLU):** A space for overnight accommodations in or as part of a transient lodging facility rented or leased for any period less than thirty (30) consecutive days, regardless of the type and extent of consideration or remuneration received by the Owner. Any room or similar shelter or structure, or each designated sleeping space of up to 150 sq. ft. is a TLU. (Each sleeping space of up to 150 sq. ft. counts as one transient lodging unit, and every private rented bedroom counts as one transient lodging unit.)

**Type I - Transient Lodging:** Licensed hotels or other luxury Transient Lodging Facilities with internal rooms/or lodging units, having one or more full-service restaurant(s), room-service, on-site management, concierge/ reservations desk, and other full-service on-site amenities or event facilities.

**Type II - Transient Lodging:** Licensed motels, hostels, or other Transient Lodging Facilities.

**Type III- Transient Lodging:** Licensed Disbursed Motels, Units may be trailers, tents, teepees, RVs, or any other stand alone or semi-detached structures.

**Type IV – Transient Lodging:** Residential Dwellings validly permitted by the town for commercial use as one of the following: Bed and Breakfast, Short- Term Rental, Residential Host.

**Use Allowable by License/Permit:** Use allowable when specific eligibility and licensing/permitting requirements set forth in VULU have been met and the applicants has been issued a valid license/permit by the Town.

**Bed & Breakfast:** An existing owner-occupied Architecturally/Historically Significant *Home* or *Residential dwelling wherein a portion or portions of the home* have been validly permitted by the town for commercial use as a *Transient Lodging Facility*.

**Hotel:** A *Transient Lodging Facility* consisting of a building or group of buildings with internal *Transient Lodging Units/rooms* leased or rented “nightly” and for periods of less than 30 days; having an onsite management office, reservation desk, at least one full-service restaurant and room service, and having other full-service amenities such as gyms, shops, event facilities, or other essential services.

**Motel:** *Transient Lodging Facility* consisting of a building or group of buildings with internal lodging units/rooms which may be accessed internally or directly from a parking area; and which are rented “nightly” or for periods of less than 30 day, with limited inhouse amenities, limited food service, snack-bar or vending and with inhouse/ onsite management/rental office.

*Section 2. That Virgin Uniform Land Use (VULU) Code of the Town of Virgin, Utah, be amended by revising the title of Chapter 30.00 and its listed sections to read as follows:*

### “Chapter 30.00 “Zones and Uses

30.02 ESTABLISHMENT OF ZONING DISTRICTS

30.04 RULES FOR LOCATING BOUNDARIES

30.05 DESIGNATIONS OF USE

30.06 ZONES AND USES TABLE

30.08 ANNEXATIONS

30.10 LISTING OF ORDINANCE AND MAP

APPENDIX I: DESIGNATIONS OF USE TABLE

APPENDIX II: ZONES AND USES TABLE “

*Section 3 That Virgin Uniform Land Use (VULU) Code of the Town of Virgin, Utah, be amended by adding section 30.05, with such a section and heading to read as follows:*

### 30.05 “Designations of Use

Uses fall into one of four designations, namely **Permitted Use, Allowable Use with License/Permit, Conditional Use, and Prohibited Use.**

**A. Designations of Use in VULU:**

- **Permitted Use (P):** Use permissible in the zone if the use is consistent with all laws and ordinances applicable to that use.
- **Allowable Use with License or Permit (ALP):** Use allowed in the applicable zone only when the applicable permit/ license has been issued from the Town and is validly maintained.
- **Conditional Use (C):** Use allowed only with an approved *Conditional Use Permit* and in accordance with all conditions of the CUP, applicable laws, and VULU ordinances.
- **Prohibited Use (N):** Use strictly prohibited in the specific zone or otherwise. A use not given designation in a zone, in language of this chapter listed is prohibited, unless allowable in accordance with this section, VULU Section 16.28, and a valid CUP.

**B. Table: Use Designation in Zones** (See: Appendix I)

*Section 4 That Virgin Uniform Land Use (VULU) Code of the Town of Virgin, Utah, be amended by revising Section 30.06, with such a section and heading to read as follows:*

**30.06 “Zones and Uses**

A. Uses and Use Designations within each **Land Use Zone** are outlined in the following individual Land Use Zone Chapters: Ch. 32 “Residential District Zone” (R), Ch. 34 “Rural Residential District Zone” (RR), Ch. 38 “Agricultural District Zone” (AG), Ch. 40 “Commercial Zone” (C), and Ch. 44 “Highway Resort Zone” (HRZ).

B. All information in the Table “Zones and Uses” (Appendix II) and other supplementary graphics and information shall flow directly from and accurately reflect the above individual Land Use Zone Chapters. **Land Use Zone Chapters** are superseding.

C. Zones And Uses Table (See: Appendix II)

*Section 5 That Virgin Uniform Land Use (VULU) Code of the Town of Virgin, Utah, be amended by revising section 32.00 and the sections list therein, to read as follows:*

**32.00 “Chapter 32 Residential Zone (R)**

32.02 PURPOSE

32.04 LOCATION

32.06 PERMITTED USES

32.07 ALLOWABLE USE WITH LICENSE/PERMIT

32.08 CONDITIONAL USES

32.09 PROHIBITED USES

32.10 HEIGHT REGULATIONS

32.12 MINIMUM AREA, WIDTH, AND YARD REGULATIONS

32.14 SIGNS

32.16 MODIFYING REGULATIONS

32.18 STANDARDS FOR TEMPORARY USE OF RECREATIONAL VEHICLES IN RESIDENTIAL ZONE

## 32.20 OTHER PROVISIONS

Uses in the *Residential (R) Land Use Zone* fall into one of four designations, namely ***Permitted Use, Allowable Use with License/Permit, Conditional Use, and Prohibited Use.***

All uses not listed in this chapter shall be considered **Prohibited Use (P)** in Residential (R) Land Use Zone. “

*Section 6 That the Virgin Uniform Land Use (VULU) Code of the Town of Virgin, Utah, be amended by revising section 32.06 to read as follows:*

### **32.06 “PERMITTED USES (R)**

Uses permissible in **Residential (R) Land Use Zone.**

Uses contained in this chapter flow directly from Chapter 30 —“Zones and Uses”. In the event of a conflict Chapter 30 verbiage is the principal deciding factor. Uses fall into one of four categories, namely Permitted, Permitted with Conditions, Conditional Use, and Prohibited.

ACCESSORY BUILDINGS and uses customarily incidental to the permitted uses allowed herein.

#### AGRICULTURE

- Tilling of soil, the raising of crops, horticulture, and gardening for personal use.
- Animals and fowl for recreational use or family food production for the primary use of persons residing on the premises.
- The keeping of animals shall meet all standards set by the local Health Department, State and Federal regulatory agencies.

#### GUEST HOUSE/CASITA

#### HOUSEHOLD PETS

#### SINGLE-FAMILY DWELLINGS

- ~~Minimum square feet of Home~~ must meet all requirements of the International Residential Building Code.

#### ~~F. RESIDENTIAL HOSTING FACILITY (RHF)~~

#### ~~G. SHORT TERM RENTAL (STR)~~

~~1. In new subdivisions only, permit required.~~

*Section 7 That the Virgin Uniform Land Use (VULU) Code of the Town of Virgin, Utah, be amended by adding a new section to be numbered 32.07, to be entitled and to read as follows:*

### **“32.07 ALLOWABLE USE BY LICENSE/PERMIT (R)**

Uses which are ***Allowable Use with License or Permit*** in *Residential (R) Land Use Zone* require a valid license or permit from the Town.

#### RESIDENTIAL HOSTING (RH, TL-3)

#### BED AND BREAKFAST (BB, TL-3)

#### HOME OCCUPATION (See: Chapter 12) “

*Section 8 That the Virgin Uniform Land Use (VULU) Code of the Town of Virgin, Utah, be amended by revising section 32.08 to read as follows:*

**“32.08 CONDITIONAL USES (R)**

**Conditional Use** in Residential Zone (R) requires a **Conditional Use Permit (CUP)**. (See: 16.28)

CHILD DAY CARE

CHURCH

PARK

PLAYGROUND

PRIVATE SCHOOL

PUBLIC BUILDINGS

PUBLIC SCHOOL

PUBLIC STABLE

PUBLIC UTILITIES

SCHOOL “

1. ~~HOME OCCUPATION BUSINESSES~~

*Section 9 That the Virgin Uniform Land Use (VULU) Code of the Town of Virgin, Utah, be amended by revising section 32.09 to read as follows:*

**“32.09 PROHIBITED USES (R)**

The following uses are non- permissible/ **Prohibited Use** (P) in Residential (R) Land Use Zone.

AGRICULTURE BUSINESS

ASSISTED LIVING FACILITY

BOARDING SCHOOL

BUSINESS AND PROFESSIONAL OFFICES

CANNABIS PRODUCTION ESTABLISHMENT

CEMETERY

COMMERCIAL HABITATION

DISBURSED MOTEL (TL-3)

FOOD SHOP/DELI/SMALL MARKET

GALLERIES AND MUSEUMS

HEALTH CARE FACILITY

HOTEL (TL-1)

KENNEL, COMMERCIAL

MEDICAL CANNABIS PHARMACIES

MOTEL (TL-2)

NEW TRANSIENT LODGING (I, II, III)

SHORT- TERM RENTALS (TL-3)

SEXUALLY ORIENTED BUSINESS

TRANSIENT LODGING OPERATIONS OR FACILITIES EXCEPT AS LISTED IN 32.06 AND 32.07

RESTAURANT/CAFE

RESIDENTIAL TREATMENT PROGRAM

SEXUALLY ORIENTED BUSINESS

*Section 10 That Virgin Uniform Land Use (VULU) Code of the Town of Virgin, Utah, be amended by revising the initial section and sections list of Chapter 34.00 to read as follows:*

“

### 34.00 “Chapter 34: Rural Residential District Zone” (RR)

34.02 PURPOSE

34.04 PERMITTED USES

34.05 USE ALLOWABLE with LICENSE/PERMIT

34.06 CONDITIONAL USES

34.07 PROHIBITED USES

34.08 HEIGHT REGULATIONS

34.10 MINIMUM AREA, WIDTH AND YARD REQUIREMENTS

34.12 SIGNS

34.14 MODIFYING REGULATIONS

34.16 STANDARDS FOR TEMPORARY USE OF RECREATIONAL VEHICLES IN RURAL RESIDENTIAL ZONE

34.18 OTHER PROVISIONS

Uses in *Rural Residential (RR)* Land Use Zone fall into one of four designations, namely ***Permitted Use, Allowable Use with License/Permit, Conditional Use, and Prohibited Use.***

All uses not listed in this chapter shall be considered ***Prohibited Use (P)*** in the *Rural Residential (RR)* Land Use Zone.”

*Section 11 That the Virgin Uniform Land Use (VULU) Code of the Town of Virgin, Utah, be amended by revising section 32.09 to read as follows:*

### “34.04 PERMITTED USES (RR)

Uses permissible in *Rural Residential (RR)* Land Use Zone.

~~Uses contained in this chapter flow directly from Chapter 30—Zones and Uses. In the event of a conflict, Chapter 30 verbiage is the principal deciding factor.~~

#### ACCESSORY BUILDINGS

- Accessory uses and buildings customarily incidental to the permitted use.

#### AGRICULTURE

- Tilling of soil, the raising of crops, horticulture, and gardening for primary use of persons residing on the premises.
- Animals and fowl for recreational use or family food production for the primary use of persons residing on the premises.
- The keeping of animals shall meet all standards set by the local Health Department, State and Federal regulatory agencies.

#### CHILD DAY CARE

#### GUEST HOUSE/CASITA

#### HOUSEHOLD PETS

#### SINGLE-FAMILY DWELLINGS

- ~~Minimum square feet of Home~~ must meet all requirements of the International Residential Building Code.

*Section 12 That the Virgin Uniform Land Use (VULU) Code of the Town of Virgin, Utah, be amended by adding a new section to be numbered 34.05, to be entitled and to read as follows:*

## “34.05 ALLOWABLE USE WITH LICENSE/PERMIT (RR)

Uses which are ***Allowable Use with License/ Permit*** in *Rural Residential (RR)* Land Use Zone require a valid License or Permit from the Town.

BED AND BREAKFAST (BB, TL-3)  
HOME OCCUPATION (See: Chapter 12)  
RESIDENTIAL HOSTING (RH, TL-3) “

*Section 13 That the Virgin Uniform Land Use (VULU) Code of the Town of Virgin, Utah, be amended by revising section 34.06 to read as follows:*

## 34.06 CONDITIONAL USE (RR)

Uses which are a **Conditional Use** require a **Conditional Use Permit (CUP)** in the *Rural Residential (RR)* Land Use Zone.

AGRICULTURE BUSINESS  
CEMETERY  
CHURCH  
KENNEL, COMMERCIAL  
PARK  
PLAYGROUND  
PRIVATE SCHOOL  
PUBLIC BUILDINGS  
PUBLIC SCHOOL  
PUBLIC STABLE  
PUBLIC UTILITIES  
SCHOOL

~~L. ACCESSORY BUILDINGS~~

*Section 14 That the Virgin Uniform Land Use (VULU) Code of the Town of Virgin, Utah, be amended by revising section 34.07 to read as follows:*

## 34.07 PROHIBITED USES (RR)

The following uses are non- permissible/ **Prohibited Use (P)** in Rural Residential (RR) Land Use Zone.

ASSISTED LIVING FACILITY  
BOARDING SCHOOL  
BUSINESS AND PROFESSIONAL OFFICES  
CANNIBIS PRODUCTION ESTABLISHMENT  
COMMERCIAL HABITATION  
DISBURSED MOTEL (TL-3)  
FOOD SHOP/DELI/SM. MARKET  
GALLERIES AND MUSEUMS  
HEALTH CARE FACILITIES



HOTEL (TL-1)  
MEDICAL CANNIBIS PHARMACIES  
MOTEL (TL-2)  
RESTAURANT/CAFE  
RETAIL SHOP/STOREFRONT  
RESIDENTIAL TREATMENT PROGRAM  
SEXUALLY ORIENTED BUSINESS  
SHORT -TERM RENTAL  
SHUTTLE STOP  
TRANSIENT LODGING OPERATIONS OR FACILITIES (except as listed in 34.04 AND 34.05)

*Section 15. That Virgin Uniform Land Use (VULU) Code of the Town of Virgin, Utah, be amended by revising section 38.00 and the listed sections therein, to read as follows:*

### 38.00 “Chapter 38: Agricultural District Zone” (AG)

Uses in ***Agricultural Land Use Zone (AG)*** fall into one of four categories, namely ***Permitted Use, Allowable Use with License/Permit, Conditional Use, and Prohibited Use.***

Uses not listed in this chapter shall be considered ***Prohibited Use (P)*** in ***Agricultural Land Use Zone (AG).*** “

*Section 16 That the Virgin Uniform Land Use (VULU) Code of the Town of Virgin, Utah, be amended by revising section 38.04 to read as follows:*

### “38.04 PERMITTED USES (AG)

Uses permissible in ***Agricultural Land Use Zone (AG):***

Uses contained in this chapter flow directly from Chapter 30 “Zones and Uses”. In the event of a conflict, Chapter 30 verbiage is the principal deciding factor. Uses fall into one of four categories, namely ~~***Permitted Use, Allowable Use with License/Permit, Conditional Use, and Prohibited Use.***~~

#### ACCESSORY BUILDINGS

Buildings and uses customarily incidental to the permitted use.

#### AGRICULTURE

- Livestock, fowl, and household pets.
- Agricultural uses, farming, and gardening.
- Barns, corrals, pens, coops, machinery sheds and other buildings incidental to agricultural operations.

#### GUEST HOUSE/CASITA

#### HOUSEHOLD PETS

#### KENNEL, COMMERCIAL

#### SINGLE-FAMILY DWELLINGS

- ~~Minimum square feet of Home~~ must meet all requirements of the International Residential Building Code. “

*Section 17 That the Virgin Uniform Land Use (VULU) Code of the Town of Virgin, Utah, be amended by adding a new section to be numbered 38.05, to be entitled and to read as follows:*

### 38.05 “ALLOWABLE USE with LICENSE/PERMIT (AG)

Uses which are **Allowable Use with License/ Permit** in Agricultural (AG) Land Use Zone require a valid License or Permit from the Town.

BED AND BREAKFAST (BB, TL-3)  
HOME OCCUPATION (See: Chapter 12)  
RESIDENTIAL HOSTING (RH, TL-3) “

*Section 18 That the Virgin Uniform Land Use (VULU) Code of the Town of Virgin, Utah, be amended by revising section 38.06 to read as follows:*

### 38.06 CONDITIONAL USES (AG)

Use requires a **Conditional Use Permit (CUP)** in Agricultural (AG) Land Use Zone

- ~~A. Public riding stables, equestrian racetracks, and related facilities.~~
- ~~B. Commercial radio and television and cellular telephone transmitting stations or towers.~~
- ~~C. Utility easements, public use, essential facilities~~
- ~~D. Roadside stands for the commercial sales of produce grown on the Premises.~~
- ~~E. Retail sales of nursery and/or greenhouse products.~~

AGRICULTURAL BUSINESS  
CEMETERY  
GALLERIES AND MUSEUMS  
EQUESTRIAN FACILITY  
KENNEL, COMMERCIAL  
PARK  
PLAYGROUND  
PUBLIC BUILDING  
PUBLIC SCHOOL  
PUBLIC STABLE  
PUBLIC UTILITIES  
RESIDENTIAL TREATMENT PROGRAM “

*Section 19 That the Virgin Uniform Land Use (VULU) Code of the Town of Virgin, Utah, be amended by revising section 38.07 to read as follows:*

### “38.07 PROHIBITED USES (AG)

The following uses are a non-permissible/ **Prohibited Use (P)** in Agricultural (AG) Land Use Zone:

ASSISTED LIVING FACILITIES

BOARDING SCHOOL  
BUSINESS AND PROFESSIONAL OFFICES  
CANNABIS PRODUCTION ESTABLISHMENT  
CHILD DAY CARE  
CHURCH  
COMMERCIAL HABITATION  
DISBURSED MOTEL (TL-3)  
FOOD SHOP/DELI/SM MARKET  
HEALTH CARE FACILITIES  
HOTEL (TL-I)  
MEDICAL CANNABIS PHARMACIES  
MOTEL (TL-2)  
NEW TRANSIENT LODGING (TL- I, II, III)  
PRIVATE SCHOOL  
RESTAURANT/CAFE  
RETAIL SHOPS/STORFRONTS  
SEXUALLY ORIENTED BUSINESS  
SHORT -TERM RENTAL (TL-3)”

*Section 20 That Virgin Uniform Land Use (VULU) Code of the Town of Virgin, Utah, be amended by revising the initial section and sections list of Chapter 40.00 to read as follows:*

#### 40.00 “CHAPTER 40: COMMERCIAL ZONE (C)

42.02 PURPOSE

42.04 LOCATION

42.06 PERMITTED USES

42.07 USE ALLOWABLE WITH LICENSE/PERMIT

42.08 CONDITIONAL USES

42.10 CONDITIONAL USE PERMIT REQUIRED

Uses in **Commercial Zone (C)** fall into one of four categories, namely **Permitted Use, Allowable Use with License/Permit, Conditional Use, and Prohibited Use.**

All uses not included in this chapter shall be considered **Prohibited Use (P) in Commercial Zone (C).**”

*Section 21 That the Virgin Uniform Land Use (VULU) Code of the Town of Virgin, Utah, be amended by revising section 40.06 to read as follows:*

“

#### 40.06 LOCATION (C)

Commercial Zone is located along the State Route Nine (SR-9) frontage, extending West from Pocketville Road to the furthest west Town border extending up to 350 feet North or South from SR-9 or to the rear boundary of an SR-9 adjacent parcel, whichever is less.

It is permissible for Parcels/ Properties with SR-9 Frontage, but which extend beyond the Commercial Zone (350 feet) boundaries to have “mixed zoning”, as dictated by their location in multiple Land Use Zones. “

Section 22 That the Virgin Uniform Land Use (VULU) Code of the Town of Virgin, Utah, be amended by revising section 40.08 to read as follows:

## “40.08 PERMITTED USE (C)

Uses permissible in **Commercial (C)** Land Use Zone.

Uses contained in this chapter flow directly from Chapter 30—“Zones and Uses”. In the event of a conflict, Chapter 30 verbiage is the principal deciding factor. Uses fall into one of four categories, namely *Permitted Use, Allowable Use with License/Permit, Conditional Use, and Prohibited Use.*

ACCESSORY BUILDINGS

AGRICULTURE

AGRICULTURE BUSINESS

ASSISTED LIVING FACILITY

BUSINESS AND PROFESSIONAL OFFICES

CHILD DAY CARE

GUEST HOUSE/CASITA

HOUSEHOLD PETS

PARK

PLAYGROUND

PUBLIC STABLE

PUBLIC UTILITY

SCHOOL

SINGLE FAMILY DWELLINGS

- Minimum square feet of home must meet all requirements of the International Residential Building Code.
- Accessory uses and buildings customarily incidental to the permitted use.

~~A. PROFESSIONAL BUSINESS OFFICES~~

~~B. FINANCIAL INSTITUTIONS~~

~~C. ART GALLERIES~~

~~D. MUSEUMS~~

~~E. STUDIOS~~

~~1. Photography, music, dance, martial arts, yoga, indoor recreation, and silk-screening.~~

~~F. MUNICIPAL BUILDING~~

~~G. COMMUNITY BUILDINGS~~

~~1. Meeting halls.~~

~~H. RECEPTION OR EVENT FACILITIES.~~

~~I. OUTFITTING/GUIDE/TOUR SERVICES.~~

~~J. RESTAURANTS~~

~~1. Bars, Taverns, cafe, coffee shop, deli with or without outdoor eating areas; (See VULU 16.28A)~~

~~K. SINGLE FAMILY DWELLINGS-~~

~~1. Minimum square feet of home must meet all requirements of the International Residential Building Code.~~

~~L. HEALTH CARE FACILITIES~~

M. CHURCHES” “

*Section 23* That the Virgin Uniform Land Use (VULU) Code of the Town of Virgin, Utah, be amended by adding a new section to be numbered 40.09, to be entitled and to read as follows:

#### 40.09. “ALLOWABLE USE WITH LICENSE/PERMIT (C)

Use which is an **Allowable Use with License/ Permit** in Commercial (C) Land Use Zone requires a valid License or Permit from the town.

BED AND BREAKFAST (BB, TL-3)

HOME OCCUPATION (See: Chapter 12)

RESIDENTIAL HOSTING (RH, TL-3)“

*Section 20* That the Virgin Uniform Land Use (VULU) Code of the Town of Virgin, Utah, be amended by revising section 40.10 to read as follows:

#### 40.10 CONDITIONAL USES (C)

Use requires a **Conditional Use Permit (CUP)** in the Commercial (C) Land Use Zone.

ART GALLERIES /MUSEUMS

BANK KIOSK OR FINANCIAL OFFICE

BREWERY/WINERY

CEMETERY

CHURCH

COFFEE SHOP

COMMERCIAL HABITATION

- Limited, temporary & permanent (See: VULU 16.26)

“COTTAGE” RETAIL/SMALL SHOPS

DELI/ SPECIALTY FOOD MARKET

FOOD TRUCKS

HEALTH CARE FACILITIES / Pharmacy

KENNEL, COMMERCIAL

MEDICAL CANNABIS PHARMACIES

PRIVATE SCHOOLS;

PROFESSIONAL BUSINESS OFFICES

PUBLIC BUILDINGS

PUBLIC SCHOOL

RESTURANTS

SHUTTLE STOPS.

SPA/ WELLNESS CENTER

TRAIL-RIDE STAGING

- (Strict buffers, numbers of animals, accessory stables or barns, and nuisance abatement to be addressed during Conditional Use Permit review). (See VULU 16.28D)

VETERINARY CLINICS

Automobile service station; (See VULU 16.28H, VULU 40.40B) and

General or Convenience Store

~~Hotel/Motel; (For additional specific standards such as Units per acre See VULU 16.28C Lodging; VULU 40.40A)  
Small scale facilities thirty (30) lodging units or less; and  
Medium scale facilities One hundred (100) lodging units or less.  
SEXUALLY ORIENTED BUSINESS~~

*Section 21 That the Virgin Uniform Land Use (VULU) Code of the Town of Virgin, Utah, be amended by revising section 40.12 to read as follows:*

“40.12 PROHIBITED USES (C)

CANNABIS PRODUCTION FACILITY  
CONGREGATE LIVING FACILITIES  
CAMPGROUNDS/RV PARK  
DISBURSED MOTEL (TL-3)  
HOTEL (TL-1)  
MOTEL (TL-2)  
NEW TRANSIENT LODGING (I, II, III)  
SEXUALLY ORIENTED BUSINESSES  
SHORT-TERM RENTAL (TL-3)”

*Section 22 That the Virgin Uniform Land Use (VULU) Code of the Town of Virgin, Utah, be amended by deleting (redundant) Chapter 42.00 “Resort Zone” and its entire contents, marking it as “Reserved “and leaving its contents blank, as follows:*

“42.00 “Chapter 42: Resort Zone (Reserve)”

(Blank / Reserve Chapter)”

*Section 23 That Virgin Uniform Land Use (VULU) Code of the Town of Virgin, Utah, be amended by revising the initial section and sections list of Chapter 44.00 to read as follows:*

44.0 Chapter 44: “Highway Resort Zone” (HRZ)

44.02 PURPOSE

44.04 GENERAL

44.06 LOCATION

44.08 PERMITTED USES

44.09 USE ALLOWABLE with LICENSE/PERMIT

44.10 CONDITIONAL USES

44.12 SITE CONSIDERATIONS

44.14 BUILDINGS

44.16 CONDITIONS OF USE

*Section 24 That the Virgin Uniform Land Use (VULU) Code of the Town of Virgin, Utah, be amended by revising section 44.08 to read as follows:*

#### “44.08 PERMITTED USES (HRZ)

Except for the following, there are no permitted uses in the Highway Resort Zone. All uses are either **Use Allowable by Permit** or **Conditional Use** by Conditional Use Permit only.

Use permissible/**Permitted Uses (P)** in *Highway Resort Zone (HRZ)*:

ACCESSORY BUILDINGS and uses customarily incidental to single-family dwellings.

~~BED AND BREAKFAST~~

BREWERY/WINERY

FOOD TRUCK

GUEST HOUSE/CASITA

RESTAURANT

SINGLE-FAMILY DWELLINGS.

- Home must meet all requirements of the International Residential Building Code.”

#### *Section 25*

*That the Virgin Uniform Land Use (VULU) Code of the Town of Virgin, Utah, be amended by adding a new section to be numbered 44.09, to be entitled and to read as follows:*

#### 44.09 “USES ALLOWABLE BY LICENSE/PERMIT (HRZ)

BED AND BREAKFAST (BB, TL-3)

RESIDENTIAL HOSTING (RH, TL-3)

SHORT-TERM RENTAL (STR, TL-3)

HOME OCCUPATION (SEE: CHAPTER 12. “