



## Public Hearing Notice

The Blanding City Council will hold a Public Hearing on **July 22, 2025** at 7:00 P.M. to provide information to the public regarding the following items:

1. Proposed updates to the R-2 Residential Zoning Ordinance
  - a. You can review the changes attached to this public hearing at [www.blanding.city](http://www.blanding.city)
2. Addition of a One/Two Lot Subdivision
  - a. You can review the ordinance addition attached to this public hearing at [www.blanding.city](http://www.blanding.city)

Said hearing will be held in the Council Room at 50 West 100 South, for the purpose of allowing all interested and concerned parties the opportunity to be heard. Email comments may be sent in advance to The City of Blanding at [cityoffice@blanding-ut.gov](mailto:cityoffice@blanding-ut.gov).



10.5B R-2 Residential District

10.5B.1 Purpose

The R-2 residential district is intended as a high density residential, office and institutional area, providing living accommodations for the small or nonfamily, and providing services to the broader community.

HISTORY:  
(Ord. 1978-1, 3-8-1978, as amended)

10.5B.2 Permitted Uses

- A. Permanent single-family dwelling. Minimum square footage of living space seven hundred (700).
- B. Permanent two-family dwellings. Minimum square footage of living space seven hundred (700) per unit.
- C. Multiple-family dwelling.
- D. Permitted ADU's (accessory dwelling units), interior, attached, detached.
  - 1. Minimum square footage per dwelling unit, ~~seven-two hundred fifty six (256700)~~ square feet per unit <sup>1</sup> . Multiple- family dwellings in this article are regarded as any complex containing three (3) or more units. Complexes ~~consisting of eight or more dwelling units of this nature~~ are required, as part of the plot plan, to include a designated play area(s) in the form of open space with landscaping, further amenities at the discretion of the developer such as: swings, slides, sand box, picnic table, etc. The number of these open space areas are to be determined by the number of units to be developed using the following scale:

<del>Number Of Dwellings (Unit #)</del>	<del>Open Space Requirements</del>
<del>4 – 8 and up</del>	<del>To be considered by the city planner or building official</del>
<del>80 – 16</del>	<del>2</del>
<del>16 and up</del>	<del>To be considered by the city planner or building official</del>

- 2. All multiple-family dwelling units must meet minimum standards in square footage per dwelling unit, off street parking requirements, landscaping and open space requirements on the same zone lot prior to receiving final plot plan approval.
- 3. Studio apartments are allowable under the following conditions:
  - a. The unit shall have a living room of not less than two hundred twenty (220) square feet of superficial floor area. An additional one hundred (100) square feet of superficial floor area shall be provided for each occupant of such unit in excess of two (2).
  - b. The unit shall be provided with a separate closet.
  - c. The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a clear working space of not less than thirty inches (30") in front. Light and ventilation conforming to current building code shall be provided.

- d. The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower.
4. All other requirements of the R-2 zone are required in any studio apartment development.
- D. Public parks and playgrounds.
- E. Public and private school, elementary and secondary.
- F. Boarding and rooming house.
- G. ~~Hospitals, Nursing homes and assisted living/long term care facilities-sanatoriums.~~
- H. Professional offices such as Attorney offices, Accountants and tax preparers, Architects and engineers, Real estate agents or brokers, Insurance agents, Therapists, counselors, or psychologists and Consultants. These should follow the following standards:
- **Limited Client Traffic:** The use shall generate only minimal foot traffic. The volume and frequency of visitors shall be consistent with the character and scale of the surrounding residential area.
  - **Restricted Signage:** One non-illuminated wall-mounted sign is allowed, not exceeding [e.g., two (2) square feet] in area. Freestanding, backlit, or flashing signs are prohibited.
  - **Indoor Operations Only:** All business activities shall be conducted entirely within the interior of the primary structure. No outdoor work, storage, or display of materials is permitted.
  - **Use Restrictions:** No industrial operations, manufacturing, or on-site retail activity shall be conducted. Offices shall be limited to professional or technical services (e.g., consulting, design, legal, accounting, therapy).
  - **Low Impact:** The use shall not generate noise, odors, fumes, light, or vehicular traffic in excess of what is typical for residential uses. On-site parking shall accommodate all expected use without creating a nuisance or requiring street overflow.¶
- ~~I. as but not limited to medical and dental clinics, law, insurance, architect, and accounting offices.¶~~
- ~~J. Churches and parish houses.~~
- K. Higher educational institutions and vocational schools.
- L. Essential public utility and public service installations and facilities for the benefit and protection of the surrounding area; such uses shall not include business offices, repair, sales or storage facilities.

NOTES:

1. See subsection C3 of this section.

HISTORY:

(Ord. 1978-1, 3-8-1978, as amended; amd. Ord. 2017-2, 10-24-2017; Ord. 2022-1, 1-11-2022)

## 10.5B.3 Accessory Uses

Any use which complies with all of the following conditions may be operated as an accessory use to a permitted use:

- A. Is clearly incidental and customary to and commonly associated with the operation of the permitted use;

and

- B. Is operated under the same ownership and on the same zone lot as the permitted use; and
- C. Does not include structures or structural features inconsistent with the permitted use; and
- D. ~~Does not include a floor area of over fifty percent (50%) of the floor area of the permitted use or one thousand (1,000) square feet, whichever is larger.~~
- E. May include residential occupancy.

HISTORY:

(Ord. 1978-1, 3-8-1978, as amended; amd. Ord. 2014-1, 2-25-2014; Ord. 2022-1, 1-11-2022)

## 10.5B.4 Home Occupations

Home occupations shall be allowed, provided all the following conditions are met. All home occupations must have a plan review prior to obtaining a business license:

- A. Such use must be conducted entirely within a dwelling; and

- B. Such use must be clearly incidental and secondary to the use of the dwelling for dwelling purposes and must not change the residential character thereof; and
- C. The total area used for such purposes may not exceed twenty five percent (25%) of the first floor area of the user's dwelling unit; and
- D. There must be no advertising display or other indications of the home occupation on the premises, except that may be specifically allowed (see section 10-12-4 of this title, sign regulations in zoning districts); and
- E. There shall be only limited sales of stock, supplies or products conducted on the premises; and
- F. There must be no exterior storage on the premises of material or equipment used as a part of the home occupation; and
- G. There must be no offensive noise, vibration, smoke, dust, odors, heat or glare noticeable at or beyond the property line; and
- H. A home occupation must provide adequate off street parking to accommodate all needs created by the home occupation (parking same as Commercial District, see subsection 10-6A-7A of this title).

I/we \_\_\_\_\_name(s)\_\_\_\_\_have read the above listed requirements to have or maintain a home business and understand that failure to comply with one or all of these requirements will place at jeopardy my/our opportunity to operate a home business.

\_\_\_\_\_

Signature      Date

\_\_\_\_\_

Signature      Date

\_\_\_\_\_

Address of Business

HISTORY:  
(Ord. 1978-1, 3-8-1978, as amended)

## 10.5B.5 Conditional Uses

The following may be allowed conditional uses in the R-2 District:

- A. Historic buildings. Historic buildings may be used for offices and accessory commercial uses and/or limited retail businesses, subject to the same restrictions as set forth in section 10-5A-5 of this title, R-1 district.

HISTORY:  
(Ord. 1978-1, 3-8-1978, as amended)

## 10.5B.6 Temporary Conditional Uses

The following may be allowed as temporary conditional uses in the R-2 district:

- A. ~~RV's, travel trailers and the like. Mobile homes.~~ A maximum of one RV or travel trailer~~mobile home~~ per building lot may be allowed for the use and occupancy of the owner or lessee of said lot, or agent of either, and if such occupancy is deemed necessary to provide said person and/or his family a place to live while a permanent structure is being constructed on said building lot for their occupancy.

1. **Permit Required:** The placement or use of a recreational vehicle (RV) or travel trailer on any lot for this purpose shall require a valid permit issued by the City.
2. **Permit Duration:** Each permit shall be valid for a period of one (1) year from the date of issuance.
3. **Permit Fees:**
  - a. The **first permit** issued for a lot shall be provided **at no cost** to the applicant.
  - b. A **second permit** for the same lot shall require a **fee of two thousand dollars (\$2,000)**.
4. **Permit Limit Per Lot:** No more than **five (5) total permits** may be issued for this purpose per property owner.~~any single lot, regardless of ownership changes or time intervals between permits.~~

B. RV's or travel trailers~~Mobile homes~~. A maximum of one RV or travel trailer~~mobile home~~ per building lot may be allowed for the use and occupancy of aged or handicapped family members of the owner or lessee of said lot, or agent of either, and if such occupancy is deemed necessary to provide the needed care of said family member, and providing the following conditions are met:

5. The city council approves the issuance of the conditional use by resolution. The permit must be renewed every two (2) years; and
6. The setbacks, lot size, height and lot coverage requirements of the zone district be fully complied with; and
7. A minimum of twenty feet (20') be maintained between the mobile home and any other structure; and
8. The conditional use permit expires and the ~~RV or travel trailer~~~~mobile home~~ is removed when the need no longer exists.

#### HISTORY:

(Ord. 1978-1, 3-8-1978, as amended)

## 10.5B.7 Area, Width, Setback And Height Requirements

- A. Minimum lot area: ~~Four thousand and fiftySeven thousand (4,0507,000)~~ square feet.
- B. Minimum lot width: ~~Forty fiveSeventy~~ feet (~~4570'~~) at the front setback line.
- C. Minimum front setback for structures:
  1. For properties abutting local or collector streets, twenty feet (20').
  2. For properties abutting arterial streets, forty feet (40').
- D. Minimum rear setback for structure:
  1. Structure containing a permitted use, twenty feet (20').
  2. Structure containing an accessory use only, five feet (5').
- E. Minimum side setback for structures:
  1. Side setback not abutting a street, seven feet (7')~~, or one foot (1') for each three feet (3') of building height or fraction thereof, whichever is greater.~~
  2. Side setback abutting a local or collector street, fifteen feet (15').
  3. Side setback abutting an arterial street, forty feet (40').
- F. Maximum building height:
  1. Buildings containing a permitted use, fifty feet (50').
  2. Buildings containing an accessory use only, thirty feet (30').
- G. Maximum lot coverage:

1. Dwelling units and their accessory uses shall cover no more than fifty percent (50%) of the total lot area.
2. All other permitted uses and their accessory uses shall cover no more than forty percent (40%) of the total lot area.

## 10.5B.7.1 Private and Shared Private Drives on Deep Lots

A. ~~A subdivided lot~~ Deep lots, defined as those with a depth greater than twice the frontage, may include the design and construction of a private drive or a shared private drive.¶

### B. Private Drive:

- A private drive is permitted provided that it is dedicated to a single lot and meets all applicable requirements of this section.
- It shall be set back a minimum of five (5) feet from adjacent property lines to ensure safety and privacy.
- It must be designed ~~to in accordance with local engineering standards,~~ ensure ensuring proper drainage, turning radius, and pedestrian safety.
- It shall not interfere with required public access, utility easements or emergency vehicle routes.

### C. Shared Private Drive:

- A shared private drive is permitted when multiple contiguous lots, or parcels within a planned development, agree to share a common drive that provides access for all designated properties.
- The shared drive must be documented in an easement or similar legal instrument and recorded with the local land records to ensure consistent maintenance and usage protocols.
- Design standards applicable to a private drive apply equally to a shared private drive, including the minimum setback of five (5) feet from adjacent property lines where applicable.
- Private drives may be built if the developer executes an agreement with the City stating the City will not be responsible for the financing, bonding, engineering, or any other technical for professional components, etc. The developer or property owners who access the private drive shall finance, and pay for any desired designing, engineering, and inspections, etc. ~~The plan must include provisions for shared maintenance, clearly identifying responsibilities of each property owner and ensuring that the drive remains in safe condition for all users. These provisions must be included in a legal .....¶~~
- Shared private drives must not create any conflict with municipal services or emergency vehicle access, and their design should facilitate clear ingress and egress for each lot.

### D. Approval Process:

- The inclusion of any private drive, whether dedicated or shared, shall be clearly indicated on the plot plan and must be approved as part of ~~the the conditional use or~~ final plot plan review process.
- Plans involving shared private drives may require additional review to ensure that maintenance, legal easements, and design standards are adequately addressed.

HISTORY:  
(Ord. 1978-1, 3-8-1978, as amended)

## 10.5B.8 Off Street Parking

The provisions of chapter 11 of this title shall be in full force and effect for this district.

Each classroom in an elementary or junior high school	2 spaces
Each dwelling unit	1 space
Each 4 seats in a senior high school auditorium, church or principal place of assembly	1 space
All other permitted uses, for each 600 square feet of floor area	1 space

HISTORY:  
(Ord. 1978-1, 3-8-1978, as amended)

## 10.5B.9 Fences, Walls And Retaining Walls

- A. Fences, walls and retaining walls up to forty eight inches (48") in height may be erected on any part of the zone lot.
- B. Fences, walls and retaining walls, on an interior lot, may be erected to a height of seventy two inches (72") on any part of the zone lot not in front setback space. Open clear chainlink fencing with no solid blocking of any type, including trees or other landscaping, may be erected to a height of seventy two inches (72") in the front setback on an interior lot.
- C. Fences, walls and retaining walls, on a corner lot, may be erected to a height of seventy two inches (72") on any part of the zone lot, except for the following:
  - 1. Open clear chainlink with no solid blocking trees or other landscaping may be erected to a height of seventy two inches (72") in the front setback on a corner lot; and
  - 2. "Sight triangle" areas explained as follows: A triangular area formed by the street property lines and a line connecting them at points thirty feet (30') from the intersection of such property lines. These sight triangle areas are to contain no obstructions to the view of the driver of a vehicle. Any fencing, landscaping or other improvements placed within the area of the triangle shall allow visibility across the area. Only open clear chainlink fencing with no sight obstructions, including vegetation, may be erected in the sight triangle up to a height of seventy two inches (72"). All other fencing, walls and retaining walls, shrubs, boulders, ground covers, landscaping and similar improvements shall be maintained at or below a height of forty eight inches (48") above grade (ground level).
- D. Barbed wire, sharp pointed metal and electrically charged fences shall not be permitted.
- E. Fences shall be maintained in a good state of repair.
- F. Open mesh fences of any height may be erected on zone lots containing schools, public parks and playgrounds.
- G. The height of fences under this section shall include combinations of walls and fences. The height allowances shall be measured from the high side of adjoining properties allowing each property the right to a six foot (6') privacy wall, fence or a combination from finished grade.

HISTORY:  
(Ord. 1978-1, 3-8-1978, as amended)



# Procedure For Approval Of A Subdivision With Two (2) Lots Or Less (Applying to subdivisions of less than 1.5 acres)

## .1 Pre-Submission Conference

Any person wishing to subdivide land within the City shall secure from the Building and Zoning staff information pertaining to the requirements for subdivisions and the City's plan of streets, parks, drainage, open space, access, zoning and other Master Plan requirements affecting the land to be subdivided.

## .2 Requirements for Two lot subdivisions

Any person seeking at One/Two lot subdivision must meet the following criteria:

1. The lot to be divided must be less than one and a half (1.5) acres in size.
2. The resulting subdivision must already be serviced by city streets and utilities.
  - a. The building of a private/shared drive as part of a subdivision is NOT included in this requirement
  - b. Utility Service laterals may be installed at a later date.
3. Prior to approval and recording the owner shall also submit the following:
4. A. Proof of lot ownership.

## .3 Prepare Plan

The owner shall then have a licensed surveyor prepare a plan and shall submit (1) copy of the same to the Building and Zoning Staff. Said plan shall be prepared in accordance with City standards.

Said plan shall contain at a scale of not less than one inch equals fifty (50) feet:

- A. Property boundary
- B. Adjacent property owners
- C. Proposed lots and their approximate dimensions
- D. Other information required by staff or other public agencies
- E. Title Report or Title Insurance Policy for the land to be subdivided verifying property ownership.
- F. Tax Clearance Certificate from the state indicating that all taxes, interest, and penalties owing on the land have been paid.
- G. An affidavit from the applicant certifying that the submitted information is true and accurate

## .4 Land Use Authority

The Blanding Planning and Zoning is the Land Use Authority for Subdivisions. If subdivisions of this nature are found by staff to meet all of the standards listed herein the subdivision may proceed before being presented to the Commission.