



Mona City  
Planning & Zoning

20 W Center St.  
Mona, UT 84645

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[www.monautah.gov](http://www.monautah.gov)

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**Mona City Planning and Zoning Commission Public Hearing**  
**Wednesday, November 5, 2025**  
**7:30 pm (City Council Room, 20 W. Center St.)**

1. The Purpose of the Public Hearing is to receive public comments for the following:
  - 2025-23 : Amendment to 3-5-5, 3-6-3, 10-5-1, 10-6-1, 10-6-4, changing the wording from "Districts" to "Zones" and zone labels to match the Mona City Zoning Map.

This agenda is hereby properly advertised this 23rd day of October, 2025, through posting of copies of this agenda at the Mona City Offices, at the United States Postal Office in Mona City, on the Mona City website at [www.monautah.gov](http://www.monautah.gov), and on the Utah Public Notice Website at [www.utah.gov/pmn/index.html](http://www.utah.gov/pmn/index.html).

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Lori Henrie, Planning and Zoning Secretary

Upon Request, in compliance with the Americans with Disabilities Act, reasonable accommodations for individuals with disabilities will be provided.  
For assistance, please call 435-623-4913.

2025-23

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

### AMENDMENT

#### 10-6-1 LAND USE MATRIX

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

<b>Zones <del>Districts</del></b>						
Uses	<b>Residential <del>District</del> <u>Zone R-1</u></b>	<b>Combined Use <del>District</del> <u>Zone C-U</u></b>	<b>Commercial /Industrial Use <del>District</del> <u>Zone C-I</u></b>	<b>Public Facilities <del>District</del> <u>Zone P-F</u></b>	<b>Transitional Holding <del>District</del> <u>Zone T-H</u></b>	Freeway Interchange Zone F-I
Accessory apartments (Not including a mobile home or manufactured home.)	P	P	X	X	X	X
Accessory Structure Unoccupied*	P	P	P	P	X	P
Adult/sexually oriented business	X	X	CC	X	X	X
Agriculture	P	P	P	P	X	X
Animal Hospital (Small)	X	P	P	P	X	X
Athletic, tennis or Racquet Club	X	X	P	X	X	X

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

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

Zero lot line commercial development	X	CC	CC	X	X	CC
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Zoning Districts					
Development Standards	Residential District R-1	Combined Use District CU	Commercial/Industrial C-I	Public Facilities P-F	Freeway Interchange Zone F-1
Minimum Lot Size	1/2 Acre	1/2 Acre	N/A	N/A	1 acre or 43,560 square feet
Frontage	75' Feet	75' Feet except for agricultural use	N/A, May be recommended by PC in accordance with MCC 10-9	50' Feet	N/A, May be recommended by PC in accordance with MCC 10-9
Front Setback	30' Feet	30' Feet	N/A, May be recommended by PC in accordance with MCC 10-9	30' Feet	N/A, May be recommended by PC in accordance with MCC 10-9
Rear Setback	30' Feet	30' Feet	15' Feet	20' Feet	15' feet
Side Setback	10' Feet	10' Feet		20' Feet	
Corner Setback	30' Feet for all sides that front a street			30' Feet for all sides that front a street	
Separation of Buildings	10' Feet			10' Feet	
Height Requirement	2.5 Stories or 35' feet			2.5 Stories	

nts	Must be taller than 10'			or 35' Feet	
*Accessory Buildings	30' Feet	10' Feet		5' feet	
Front	5' Feet	5' Feet	5' Feet	5' feet	5' feet
Rear	5' Feet	N/A		5' feet	
Side	5' Feet	5' Feet		10' feet	
Corner					
Drip Line	All runoff from the roof of any building must run off on the owner's property	All runoff from the roof of any building must run off on the owner's property			
Number of Dwelling Units Allowed Per Lot	1	1			Per Planning and Zoning approval

\*Accessory buildings must have a permit from the City if the building is larger than 400 square feet (400 sq ft).

**SECTION 2: AMENDMENT "10-5-1 DISTRICTS ESTABLISHED"** of the Mona City Code is hereby *amended* as follows:

#### AMENDMENT

##### 10-5-1 DISTRICTS ESTABLISHED

- A. In accordance with the requirements of the Utah Code 10-9a-505 that zoning within cities by districts, Mona City, is divided into specific zones which govern the use, intensity, area and other requirements for the use of land as required by this chapter. The map accompanying this title and incorporated by reference, the Mona City zoning district map, identifies the location and distribution of each zone within Mona City. All development, use, activity and authorized permits and licenses shall adhere to all the provisions, standards and requirements of the applicable zoning district. All contiguous property held in common ownership shall, regardless of the use of separate legal descriptions or parcel designations, be considered to be one undivided parcel for zoning and subdivisions and no portion of such property shall be sold or developed unless in conformity with the zoning and subdivision statutes and ordinances.

B. For the purposes of this title, the city is divided into the following zoning districts:

Land Use	Purpose
Residential <del>Zone</del> <del>District</del>	Residential District R-1 is established to provide for family residential uses, and to create an attractive residential environment in appropriate areas of the city.
Combined Use <del>Zone</del> <del>District</del>	Combined Use District CU is established to allow commercial, retail development, and residential uses along major traffic thoroughfares primarily main street and to provide standards to assure quality development and efficient traffic flow.
Commercial/Industrial <del>Zone</del> <del>District</del>	A Commercial/Industrial District is established to encourage commercial development and industrial development where manufacturing, processing, warehouses, and fabrication of goods and materials can be carried on with minimum conflict in appropriate areas of the city.
Public Facilities <del>Zone</del> <del>District</del>	The public facilities zone is established to provide areas for the location and establishment of facilities which are maintained for public or quasi-public use.
Transitional Holding <del>Zone</del> <del>District</del>	This District is designated primarily for the annexation of land where no water is dedicated upon annexation and where no city culinary water or pressurized irrigation water services will be provided. A rezone will need to occur for further uses as outlined in 10-6-1.
Freeway Interchange Zone	This zone is created for application around and near those major transportation routes and nodes which offer visitors, tourists, and residents their first impressions of Mona. Additionally, the area would serve to promote and facilitate travel-oriented businesses including gas stations, travel centers, restaurants, hotels, etc. Businesses within this zone will generally stand-alone but some medium size box stores with satellite commercial buildings will be allowed where such is shown to complement the identity of the city and surrounding residential neighborhoods will not be unreasonably disrupted.

**SECTION 3:        AMENDMENT “10-6-4 ACCESSORY DWELLING UNIT REQUIREMENTS”** of the Mona City Code is hereby *amended* as follows:

#### AMENDMENT

##### 10-6-4 ACCESSORY DWELLING UNIT REQUIREMENTS

Mona City zoning regulations as permitted in the land use table in section 10-6-1 allows for an accessory dwelling unit in the Residential-1 (R-1) and Combined Use (CU) zones, subject to obtaining a building permit, complying with all building, zoning and other applicable regulations as required by the city in order to be occupied. Accessory Dwelling ~~u~~Units (ADU) must follow Utah State Code 10-9a-530. Accessory dwelling units are also subject to building inspections to verify compliance with all applicable regulations. The following standards are required to be met before occupation:

- A. No more than one accessory dwelling unit shall be permitted on the same lot as a single-family dwelling.
- B. The main dwelling of the ADU must be owner-occupied for at least six months of the calendar year per Utah State Code §10-9a-530-4j.
- C. The accessory dwelling must be constructed within the zoning and setback standards of the zone in which it is located.
- D. An accessory dwelling unit must have a shared wall or attached garage sharing a wall with the main dwelling unit on the lot and may only be located in the following locations:
  - 1. Over an attached garage and has an internal connection to the garage.
  - 2. Inside a single-family dwelling
  - 3. By an addition to the dwelling as long as it does not alter the original character of the single-family dwelling.
- E. Only one front door shall be visible from the front yard. Any new entrance shall be on the side or rear of the home.
- F. There shall be one additional off-street parking space.
- G. The accessory dwelling unit shall not exceed 1,000 square feet. (Ord. passed 4-13-2021)

**SECTION 4:        AMENDMENT “3-5-5 CONDITIONS”** of the Mona City Code is hereby *amended* as follows:

#### AMENDMENT

##### 3-5-5 CONDITIONS

As a prerequisite to the issuance of a home occupation license, conditions must be observed at

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all times by the licensee and the licensee shall comply with the following:

- A. Home occupation is listed as a permitted use in the Residential (R-1), Combined Use (C-U), and Commercial/Industrial Use (C-HU-2) ~~and~~ Districts. See Mona Code 10-6-1.
- B. The home occupation is conducted entirely within the property.
- C. The home occupation shall contain no facilities for the display of goods. Any sale of goods shall constitute a clearly incidental part of the operation of the home occupation.
- D. No commercial vehicles are used except one delivery truck which does not exceed 26,000 pounds or requires a CDL.
- E. The home occupation is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character of the building from that of a dwelling
- F. Signs must abide by Mona City Code 9-3.
- G. Entrance to the home occupation from outside shall be the same entrance normally used by the residing family except when required otherwise by regulation of the state health department or other public agency.
- H. The physical appearance, traffic, and other activities in connection with the home occupation are not contrary to the intent of the zone in which the home occupation is located and do not depreciate surrounding values as determined.
- I. The nature of home occupation shall not require any modification of the residential structure to comply with the provisions of the building, mechanical, electric, plumbing or fire codes.
- J. The home occupation shall be conducted at a level which will require the ~~providing~~ provision of off-street parking for no more than two hours to accommodate the patrons thereof.
- K. Conditions may be attached. In order to achieve the objectives of this code and to protect the health, safety and quality of life in the city the Mona City Council may attach reasonable conditions to the granting of a home occupation consistent with the standards hereinabove stated.
- L. All home occupations shall be operated in compliance with the conditions hereinabove set forth and shall be conditioned upon continued performance of the conditions.
- M. Home occupations in violation of the statutes of this code will be required to cease operations and may be subject to a fine.
- N. The home occupation shall conform to Mona City nuisances as defined in Mona City Code 4-2-2.
- O. The home occupation shall have no more than four employees.

**SECTION 5:        AMENDMENT “3-6-3 MOBILE FOOD BUSINESS ALLOWED”** of the Mona City Code is hereby *amended* as follows:

#### **AMENDMENT**

**3-6-3 MOBILE FOOD BUSINESS ALLOWED**

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- A. No person shall operate a mobile food business without first having obtained a council-reviewed public property use permit and paying the applicable fees.
- B. All mobile food business permits will be reviewed by the Mona City Council prior to approval.
- C. Mobile food businesses are allowed to operate in the public right of way only within the Commercial/Industrial (C-I), Combined Use (CU), Public Facilities (P-F), and Freeway Interchange (F-I) districts as defined in MCC 10-5 and 10-6, and must follow the Mona City Code within that district.
- D. Mobile food businesses are only allowed on Saturdays, with the exception of special events as dictated by the Mona City Council.