



Planning Commission Meeting

Monday, November 3, 2025 at 6:30 pm

Attendees: Chairperson Lee Bennett, Commissioner Mary Cokenour, Commissioner Julie Bailey, Assistant City Manager Megan Gallegos, City Recorder Melissa Gill

Meeting Location: 648 S Hideout Way

- 1. Call to Order**
- 2. Minutes Review/Approval (action)**

Attachments:

- 2025-10-07 (2025-10-07.pdf)

- 3. Public Comment**
- 4. Public Hearing: § 10-2-7 Parking and Storage of Recreational Vehicles § 10-15 Recreational Vehicle Parks**

Attachments:

- **RV Code Sections with revisions 10.06.25** (RV_Code_Sections_with_revisions_10.06.25.pdf)

- 5. Permitted Uses/Zone Intents (discussion/action)**

Attachments:

- **Revised Permitted uses with changes 06.03.2025** (Revised_Permitted_uses_with_changes_06.03.2025.pdf)

- 6. Monticello City General Plan (discussion)**
- 7. Administrative Communications**
- 8. Next Meeting Agenda**
- 9. Adjournment (action)**

Audio File

<https://soundcloud.com/user-250815044/2025-11-03-planning-commission>

Notice of Special Accommodations

THE PUBLIC IS INVITED TO ATTEND ALL CITY MEETINGS In accordance with the Americans with Disabilities Act, anyone needing special accommodations to attend a meeting may contact the City

Office, 587-2271, at least three working days prior to the meeting. City Council may adjourn to closed session by majority vote, pursuant to Utah Code §52-4-4 & 5

Contact: Melissa Gill (melissa@monticelloutah.org 435-587-2271) | Agenda published on 10/31/2025 at 12:41 PM



DRAFT

Planning Commission Meeting

Minutes

Tuesday, October 7, 2025 at 6:30 pm

Attendees: Chairperson Lee Bennett, Commissioner Mary Cokenour, Commissioner Julie Bailey, Assistant City Manager Megan Gallegos, City Recorder Melissa Gill

Meeting Location: 648 S Hideout Way

1. Call to Order

Minutes:

Chairperson Bennett called the Monticello City Planning Commission to order at 6:34 pm. The following visitors were present: City Councilmember Dunn

2. Minutes Review/Approval (action)

Minutes:

MOTION to approve the minutes of September 2, 2025 was made by Commissioner Cokenour and seconded by Commissioner Bailey. The motion passed unanimously.

Vote results:

Ayes: 3 / Nays: 0 / Abstains: 0

3. Public Comment

Minutes:

There was no public present for comment.

4. Permitted Uses/Zone Intents (discussion)

Minutes:

Assistant City Manager Gallegos led the discussion on this agenda item. The Commission and Administration reviewed and discussed the proposed changes to zones and permitted uses definitions beginning at Home-Based Business and ending at Manufacturing: Custom - Commercial. Definitions were adjusted for clarity.

5. Monticello City General Plan (discussion)

Minutes:

Commissioner Bennett informed the Commission of the progress that has been made toward preparing for the Monticello City General Plan rewrite. She introduced a document created for the City Council to review that gives the requirements of Utah code 10-9a-Part 4 for a general plan along with a comparison of 2025 code to the City's current general plan. Bennett further introduced documents outlining the Moderate Income Housing and Land Use situation in 2018 (Added to agenda packet).

She requested the Commission members review the situation in 2018 and compare them to the current situation in Monticello. Commissioner Cokenour will work on the Land Use element. Commissioner Bailey will work on the Moderate Income Housing element. Commissioner Bennett will work on the Energy Conservation and Economic Development elements.

Gallegos explained the community general plan survey (added to agenda packet) and stated the survey would be in effect until February 2026. She further explained the administration is working on additional elements for comparison. The due date for this information is December 16, 2025.

6. Monticello City Code § 11 Subdivision Regulations (discussion/action)

Minutes:

This agenda item was moved to the November planning commission meeting.

7. Monticello City Code § 10-15 Recreational Vehicle Parks (Discussion)

Minutes:

In addition to § 10-15 Recreational Vehicle Parks, § 10-2-7 Parking and Storage of Recreational Vehicles was discussed. Gallegos reported she has implemented the changes discussed at the last meeting. They discussed those changes. Gallegos recommended the code be moved to a public hearing. The Planning Commission agreed to move the codes to public hearings.

8. Consider for Approval: Move the November 4, 2025 Planning Commission Meeting to November 3, 2025 (discussion/action)

Minutes:

MOTION to the November 4, 2025 Planning Commission meeting to November 3, 2025 was made by Commissioner Cokenour and seconded by Commissioner Bailey. The motion passed unanimously.

Vote results:

Ayes: 3 / Nays: 0 / Abstains: 0

9. Administrative Communications

Minutes:

Planning Commission Chairperson Bennett's position is due for renewal in January 2026. A request for "Letters of Interest" has been advertised. Monticello City will stop accepting letters of interest on November 21, 2025

10. Next Meeting Agenda

Minutes:

Subdivision Regulations - Public Hearings Monticello City Code § 10-15 Recreational Vehicle Parks (Discussion): In addition to § 10-15 Recreational Vehicle Parks, § 10-2-7 Parking and Storage of Recreational Vehicles - General Plan Update - Permitted Uses/Zone Intents

11. Adjournment (action)

Minutes:

MOTION to adjourn was made by Commissioner Cokenour and seconded by Commissioner Bennett. The motion passed unanimously and Chairperson Bennett adjourned the meeting at 8:33 pm.

Vote results:

Ayes: 3 / Nays: 0 / Abstains: 0

Audio File

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Contact: Melissa Gill (melissa@monticelloutah.org 435-587-2271)

CHAPTER 15

RECREATIONAL VEHICLE PARKS

SECTION:

10-15-1: STANDARDS AND REQUIREMENTS:

The development of a recreational vehicle park shall conform to the following standards and requirements unless modified by an approved planned development plan:

An RV Park shall be adapted to individual site conditions, and the plat should use terrain, natural drainage conditions when possible, existing trees, shrubs and rock formations with a minimum of disturbance to the land. Conditions of soil, groundwater level, drainage and topography shall not create hazards to the property or the health or safety of the occupants or adjoining neighbors. Recreational vehicle parks shall be located in the C-1 commercial zone.

A Park Area Requirements: One acre minimum, not more than twenty (20) spaces.

B Space Area Requirements: Eight hundred (800) square feet minimum for full hookups. (No RV Park shall have a density greater than 20 units per acre.) Four hundred (400) square feet minimum for those spaces not having hookups. Minimum rental space size shall not include any area required for access roads, off street parking, service buildings, recreation areas, office and similar RV park needs.

C Open Space: Open space for common areas, playgrounds and other recreational uses shall be provided at the rate of at least ten percent (10%) of the gross area of the RV park and shall be of sufficient size and distribution as to be a functional part of the entire development plan. Open space shall not include any area designated as a roadway, RV rental space, storage area, or any area required for setbacks as set forth in subsection F of this section.

D Rental Pad Requirements: Spaces containing hookups for water, sewer and electricity shall be equipped with a surface area of not less than ten feet by forty feet (10' x 40'). Surfacing shall consist of gravel, asphalt or concrete. Where gravel surfacing is used, the design of the gravel pad shall be approved by the city engineer to maintain proper drainage and minimize dust. Where provided, each RV unit shall be parked entirely on the surface area so that no part thereof obstructs any roadway or walkway within the RV park. Those spaces not equipped with such a surface area, intended for occupancy by recreational vehicles not having self-contained toilets, lavatory or bathing facilities, shall be equipped with a gravel pad, the design of which shall be approved by the city engineer, of not less than ten feet by twenty five feet (10' x 25') for RV unit parking and a hookup for water. Electricity shall be provided with at least one hundred ten (110) volts, or 110/220 volts, installed in accordance with applicable state electrical codes.

~~No individual space in a recreational vehicle park shall be used by one individual for more than one hundred eighty (180) days consecutively, nor shall such space be rented or leased to any one individual for a period longer than one hundred eighty (180) days in any one calendar year.~~

No individual space in a recreational vehicle park shall be used by any one individual for more than three (3) consecutive years, nor shall such space be rented or leased to any one individual for a period longer than three (3) years in any calendar period. Any recreational vehicle occupying a space for more than fourteen (14) consecutive calendar days shall be required to utilize full utility connections, including water, sewer, and electrical service. Recreational vehicle parks accommodating individuals from October through March must be equipped for winter conditions, including adequate utility infrastructure to prevent freezing. Any recreational

vehicle placed in a space for more than three (3) calendar months shall be skirted in a manner sufficient to protect utility connections and promote energy efficiency.

E Space Width Requirements: Twenty feet (20') minimum. There shall be a minimum distance of ten feet (10') provided between RV units parked side by side. There shall be a minimum distance of ten feet (10') between RV units parked end to end. There shall be a minimum distance of twenty feet (20') between any RV space and any building.

F Park Setback Requirements: Each recreational vehicle park shall have the following setbacks:

1 Side Setback and Rear Setback: Ten feet (10') minimum from adjacent property other than R-1 and R-2. In R-1 and R-2 setback shall increase to twenty feet (20'). The side setback shall be a drainage swale without any utilities. An additional five feet (5') shall be provided if utilities are to be included in the development.

2 Front Setback: Twenty feet (20') minimum from a state highway and ten feet (10') from a city street.

G Allowed Vehicle Requirements: Only recreational vehicles, as defined in section 10-1-4, "Definitions", of this title, may be located in an RV park.

H Parking Requirements: Parking shall be provided for each RV in the park in addition to one automobile for each RV space. RV parking spaces need not be hard surface but should be of a gravel type material and be kept weed free. Each recreational vehicle (RV) shall be able to park in designated spaces, and no portion of a driveway or roadway may be used for recreational vehicle parking. All RVs shall maintain at least ten feet (10') spacing between RV units.

I Access and Roadway Requirements: Each RV Park shall have access roads as follows:

1 For One-Way Traffic: Roadways with no parking: Eighteen feet (18') in width;

2 For Two-Way Traffic: Roadways with no parking: Thirty-two feet (32') width;

3 For Entrance Roadways: The city requires thirty-two feet (32') in width. Each RV Park greater than three (3) acres shall have at least two (2) accesses to city streets. On state highways, meet the UDOT requirements.

4 Road Design: Streets or roadways and parking areas within the RV park shall be designed to provide safe and convenient access to all spaces and to facilities for common use by park occupants, and shall be constructed and maintained to allow free movement of emergency and service vehicles at all times, and shall be graded to drain and surfaced with gravel, asphalt or concrete, the design of which shall be approved by the city engineer, to maintain proper drainage and minimize dust. A forty-five foot (45') turning radius shall be required on all curves, to allow access by emergency vehicles.

5 Lighting: All roadways and walkways within the park shall be adequately lit at night, to provide safe access. All lights shall be shielded to keep the light from leaving the property. (0 foot-candles at the property line.)

J Outdoor Living Space Requirements: Each RV space shall provide an "outdoor living" space adjacent to the vehicle parking space. The outdoor living space shall be a minimum of two hundred (200) square feet and shall be maintained in a clean and weed free manner.

K Landscaping Requirements: A landscape plan, to be approved by the plan commission of the city of Monticello, shall be required for all RV parks. Landscape shall be designed to perform the following conditions:

1 Provide an attractive entrance and street frontage;

- 2 Provide dust and erosion control;
- 3 Provide a neat, attractive and aesthetically pleasing appearance.

Drought tolerant grass and ornamental landscaping shall be required in all RV parks, together with adequate water outlets to maintain all landscaping. The RV Park shall be screened from R-1 residential properties by means of fences or walls six feet (6') in height. All other adjacent properties may be screened by hedges or other landscaping.

L Utility Requirements: All RV parks shall be served by a public water supply and public sewer system (including dump stations). All utilities shall be placed underground. City utilities shall be metered as determined by the city codes. Installation of backflow valves and dump stations shall be in accordance with the applicable codes.

M Fire Protection: Fire hydrants shall be installed throughout all RV parks in accordance with the specifications of the city of Monticello fire department.

N Sanitary Facility Requirements: All RV parks shall meet all sanitary facilities required by the Utah state department of health code for RVs and shall provide a dump station for dependent recreational vehicles. Parking around the service building shall be hard surfaced. Recreational vehicles shall meet all requirements of the recreational vehicle sanitation code, R392-301, as adopted by the Utah state board of health in 1993, which code is hereby adopted by reference.

O Refuse Disposal: The storage, collection and disposal of refuse shall be performed so as to minimize accidents, fire hazards, air pollution, odors, insects, rodents or other nuisance conditions. All refuse shall be stored in durable, washable and nonabsorbent metal or plastic containers with tightfitting lids. Such containers shall be provided at the rate of at least one 30-gallon container, secured in a rack or holder, for each rental space, or an equivalent storage capacity in a centralized storage facility. Adequate refuse collection and removal shall be the responsibility of the park owner and contracted with the city.

P Tents: Tents shall be permitted within RV parks. Areas for group tent camping may be established, with the following provisions:

- 1 The area set aside for such group use is not part of any designated open space;
- 2 An adequate number of parking spaces is provided;
- 3 The area is served by one or more water outlets; and
- 4 The area is located no further than three hundred feet (300') from a service building.

Q Structural Additions: Temporary structures such as canvas awnings, screened enclosures, or platforms, which are normal camping equipment, may be erected but must be removed when the rental space is vacated. No other structural additions shall be built onto or become a part of any RV.

R Storage Sheds: No storage sheds shall be allowed within an RV rental space.

S RV Storage: Recreational vehicles may be stored where permitted but not used for permanent living quarters.

T Stormwater Management: Storm drainage facilities shall be so constructed as to protect visitors to the RV park as well as adjacent property owners. Such facilities shall be of sufficient capacity to ensure rapid drainage and development and shall be connected to the city's storm drainage facilities.

U Application Requirements And Procedures: The proponent of a recreational vehicle park, or an expansion thereof, shall make written application for special review for a recreational vehicle (RV) park, in accordance with title 11 of this code, subdivision requirements and the following shall also be submitted with such application to the planning commission and city council:

1 A preliminary site development plan designating rental spaces, utility easements, roadways, open space, accessory buildings and special features.

2 Upon receiving an affirmative review by the city council and the plan commission for the project, a complete and comprehensive development plan, including the following:

a Detailed land use plan, drawn to a scale of one inch equals one hundred feet (1" = 100'), unless larger scale is necessary, including the dimensions and location of each RV rental space, service buildings, common and recreation areas, surrounding land uses and zoning districts prepared by an architect or civil engineer;

b Typical Street cross sections;

c Location and widths of roadways, sidewalks and pedestrian ways;

d Topography of site, at two-foot (2') contours;

e Grading and drainage plans;

f Utility plans;

g Legal description of property, including acreage;

h Copy of title commitment;

i Landscaping, screening and fencing plans;

j Fire protection plan;

k Location and description of all permanent structures and common facilities;

l Acreage and percentage of land to be set aside as open space;

m Density of RV rental spaces per acre;

n Vicinity map drawn to a scale of one-inch equals one thousand feet (1" = 1,000') or one-inch equals five thousand feet (1" = 5,000');

o Location of all areas subject to inundation or stormwater overflow and the location, area and direction of flow of all water sources, including the 100-year floodplain boundaries;

p Location and principal dimensions of all existing or proposed easements, watercourse boundaries, public utilities, monuments, pins, benchmarks and other significant features;

q Proposed surface treatment and design of all interior roadways and rental pads.

3 A listing of all names and addresses of all owners of the property located, in whole or in part, within three hundred feet (300') of the property line.

4 A time schedule for the development.

5 Information regarding abutting properties and land uses.

6 An application fee for special review, as set forth in title 11 of this code.

7 A fee for establishing or expanding a recreational vehicle park.

(Ord. 2016-2, 1-12-2016)

10-2-7: PARKING AND STORAGE OF RECREATIONAL VEHICLES:

A. Intent: The intent of this section is to define locations for the parking and storage of recreational vehicles such that neighborhood quality and character are maintained.

1. "Recreational vehicle" as defined in section [10-1-4](#) of this title.

2. "Residential areas" as used in this section means property located within a residential zone and property used for residential purposes located in zone of the city.

3. "Parking" as used in this section means the temporary parking of a recreational vehicle for a limited period of time as specified in subsection B or D of this section.

4. "Storage" as used in this section means the parking of a recreational vehicle when it is not in use off site.

5. Exemptions:

a. Pickup or light truck of ~~ten thousand (10,000)~~ twenty-five thousand (25,000) pounds' gross weight or less with or without a mounted camper unit that is used primarily by the property owner or tenant for transportation purposes.

b. Travel trailer, camp trailer, or motor home when temporarily located on a lot or parcel on which a ~~building~~ dwelling is being constructed and said vehicle is connected to approved water and sewer facilities for a period of one (1) year or less. If a building permit has been applied for and approved that includes the loss, damage or renovation of a dwelling that causes the dwelling to be inhabitable.

B. Parking Restrictions:

1. No recreational vehicle may be parked on a city street for longer than ~~twenty-four (24)~~ forty-eight (48) consecutive hours.

2. A recreational vehicle may not be parked on a city street in a manner that obstructs visibility from adjacent driveways or street corners.

3. While parked on a city street no pop outs or other lateral extension of the recreational vehicle shall be deployed.

4. No recreational vehicle parked on a city street may be used as a dwelling.

5. A recreational vehicle may be parked in the front setback area of a residential dwelling for no more than ~~fourteen (14)~~ thirty (30) days per vehicle in any one (1) calendar year, provided:

- a. The recreational vehicle is parked on a driveway.
- b. The residential parking requirement at subsection 10-2-5C of this chapter is still satisfied.
- c. No portion of the recreational vehicle may extend into the city street or sidewalk.
- d. No portion of the vehicle may extend beyond the property line of the lot or parcel upon which it is parked.

e. No effluent, petroleum product, or wastewater is discharged from the recreational vehicle.

C. Storage Requirements:

1. No recreational vehicle may be stored upon a city street or sidewalk.

2. A recreational vehicle may be kept in a side or rear yard at the owner's residence, provided:

—a. ~~The vehicle is screened from adjacent properties by vegetation, or a fence built in compliance with section 10-2-14 of this chapter.~~

—b. a. The vehicle is maintained in a clean, well-kept condition that does not detract from the appearance of the surrounding area.

—c. b. The vehicle is operational and currently registered and licensed.

—d. c. No effluent, petroleum product, or wastewater is discharged from the vehicle.

D. Recreational Vehicle as A Temporary Dwelling Unit:

1. It is unlawful for any person to use any parked or stored recreational vehicle as a permanent dwelling.

2. A recreational vehicle may be used as a temporary dwelling when the vehicle is used by guests who travel in it, provided:

a. The recreational vehicle is situated on the host's property in conformance with subsection B4 or C of this section.

b. The vehicle is equipped for sleeping.

c. The stay does not exceed fourteen (14) days per vehicle in any one (1) calendar year.

3. A stored recreational vehicle may be used for temporary sleeping space, provided:
 - a. The vehicle is stored on the owner's property in conformance with subsection C of this section.
 - b. The vehicle is equipped for sleeping.
 - c. No effluent or wastewater is discharged from the vehicle.
 - d. No portion of the vehicle may extend beyond the property line of the lot or parcel on which it is situated.
 - e. Use does not exceed thirty (30) days in any one (1) calendar year. (Ord. 2016-6, 6-28-2016; amd. Ord. passed 11-29-2022; Ord. 2024-02, 2-27-2024)

PROPOSED CHANGES TO PERMITTED USES	DEFINITIONS FROM CODE OR TO CONSIDER FOR CODE	A1 AGRICULTURAL	A2 AGRICULTURE-RESIDENTIAL	C1 COMMERCIAL	G1 GOVERNMENT PARKS & RECREATION	I1 INDUSTRIAL	R1 RESIDENTIAL	R2 RESIDENTIAL
INTENT OF THE ZONE	Uses prohibited in zones unless expressly permitted	Certain areas of the city where the raising of crops is allowed	Raising of crops or keeping of livestock for personal consumption or pleasure of the people residing on the premises	A centralized location where retail and commercial services and be operated. It is the further intent of this zone to encourage the general welfare of the community and to promote the welfare of the city, and to these ends promote the development in step with the increase of population within the trading area	Open areas owned and controlled by the city, or by the county or district as the "territory of the city"; and to these ends promote the development in step with the increase of population within the trading area	Industrial operations can commence where impacts to residential areas are minimized	Where single family detached dwelling can be constructed in a previous environment for family life	A mixed-use zone where multi-family dwellings and small-scale businesses can be constructed
Accessory buildings including equipment storage and supply storage customarily used in conjunction with and incident to a principal use or structure permitted in the zone	Building: Any structure built for the support, shelter, or enclosure of a person, animals, chattels or property of any kind. A Building, Accessory - A subordinate building, the use of which is incidental to that of the main building; B. Building, Lot - The area of land within the boundaries of which buildings must set back from a street or a parish line; C. Building, Main: The principal building upon a lot or parcel	YES	YES	Yes	Under 800 sq ft for storage of equipment pertinent to the location where the building is erected	Yes	Yes	Yes
Accessory dwelling unit (detached from a single-family dwelling unit on one lot)	Detached from the primary dwelling and on the same lot as the primary dwelling and conforms to applicable building codes		Yes			Yes	Yes	Yes
Accessory dwelling unit (internal or attached to a single-family dwelling unit on one lot)	Created within a primary dwelling or within the footprint of the primary dwelling at the time the accessory dwelling unit is created, and is offered for rental for 30 consecutive days or longer		Yes			Yes	Yes	Yes
Automobile and truck repair establishments	Automobiles and trucks repaired. Parts and irreparable vehicles must be enclosed by a fence at least 6 feet high.							
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Automobile, motorcycle, ATV, and snowmobile sales and rental structures and lots; Also related repair facilities where included as an integral part of the principal structure, and outside storage of parts or irreparable vehicles are enclosed by a fence at least 6 feet high.	Establishments providing minor repair, maintenance, fueling, filling or lubricating of automobiles and other motor vehicles. ??????????			Yes				
Automobile, motorcycle, ATV, and snowmobile sales and rental structures and lots; Also related repair facilities where included as an integral part of the principal structure, and outside storage of parts or irreparable vehicles are enclosed by a fence at least 6 feet high.	Establishments providing minor repair, maintenance, fueling, filling or lubricating of automobiles and other motor vehicles. ??????????			Yes				
Boarding house, lodging house, bed and breakfast, rooming house	A building containing more than one kitchen where for compensation meals are provided pursuant to previous arrangements on a daily, weekly, or monthly basis as distinguished from a room or rooming house.			YES, MAYBE ON A LARGER SCALE				Yes
Boarding house, lodging house, bed and breakfast, rooming house	Considered short-term rental units if rented for less than 30 days. (city) Bed & Breakfast: A building in which a full time, live-in person resides and serves one or more meals per day, and provides overnight accommodations for short term guests (St George)							
Bunkhouses used by workers and staff	A structure designed and used for housing of workers on the place of employment, and which contains no food preparation facilities.		Yes			Yes		
Care and keeping of hen chickens and rabbits and rabbits (would require reading city code for chickens)	Keeping of hen chickens and rabbits and rabbits, as an accessory use to a single family dwelling, to produce food for the household, and for the household to sell (St George)		Yes			In conformance with 10-2-11	In conformance with 10-2-11	
Personal keeping of livestock	A place of personal stock kept for personal conception or pleasure. REFER TO PRINTOUT PROVIDED	Yes IN CONFORMANCE WITH 10-2-11				Yes		
Commercial plug-in electric vehicle charging stations	Permitting equipment of commercial or industrial property to charge electric vehicles or batteries provided to the public usually for compensation			In conformance with 10-2-18		In conformance with 10-2-18		
Communications tower	Any tower or other structure erected for the purpose of radio, television or microwave transmission or line-of-sight display.			In conformance with 10-2-8		Yes	In conformance with 10-2-8	In conformance with 10-2-8
Computer and electronics sales and service	Sale and repair of computers and other electronic equipment typically used in homes and offices where all parts and discarded components are stored within the building			Yes				
Concrete mixing, gravel crushing, stonecutting, and rock, sand, and gravel distribution						Yes		
Convenience stores for sale of food and variety products	A retail store that carries a limited selection of basic items, such as packaged foods and drugstore items, and is open long hours for the convenience of shoppers.			Yes		Yes, if part of gasoline station		
Commercial Daycare, nursery, preschool (compensated, state regulated)	A building in which 2 or more employees tend 9 or more children including those under the age of 12 months or kept for compensation, and any similar use for which the state requires a license. Does not include overnight accommodations for children, as in a foster home or an orphanage.			Yes				
Residential Daycare, nursery, preschool (compensated, state regulated)	A home in which 8 or less children including the providers children are tended or kept for compensation, and any similar use for which the state requires a license. Does not include overnight accommodations for children, as in a foster home or an orphanage.						Yes	Yes
Diagonal parking	Method of parking vehicles at an angle, between 30 and 90 degrees, to the curb or edge of the roadway.			In conformance with 10-2-12	In conformance with 10-2-12	In conformance with 10-2-12		
Dwelling, Caretaker's	A dwelling occupied by a person whose function is to watch an establishment or a business concern, or to care for it, and to whom it is not a home.		YES			Yes		
Dwelling, Live-work units	A dwelling unit that is part of a commercial building and (1) is located below or above the commercial floor space of the building; (2) Has its own entrance separate from the commercial use; (3) Has its own entry separate from the commercial space; and (4) conforms to applicable building codes for use as a dwelling.			Yes				
Dwelling, Long-term rental	A building or part of a building that is used or designed for use as a residence by one or more persons and meets applicable building codes, and is available to be rented, leased, leased, or hired out for a period of 30 consecutive days or longer					In conformance with 10-2-17	In conformance with 10-2-17	

PROPOSED CHANGES TO PERMITTED USES	DEFINITIONS FROM CODE OR TO CONSIDER FOR CODE	A1 AGRICULTURAL	A2 AGRICULTURE-RESIDENTIAL	C1 COMMERCIAL	G1 GOVERNMENT PARKS & RECREATION	I1 INDUSTRIAL	R1 RESIDENTIAL	R2 RESIDENTIAL
Dwelling, Multi-family, apartment houses	Apartment house - Any building or portion thereof which is designed, built, rented or leased, let, or hired out to be occupied of which is used as the home or residence of 3 or more families living independently of each other and sharing common facilities, which is not a rooming house.			YES				Yes
Dwelling, Primary	Detached dwelling Detached dwelling - A single-family dwelling that: (A) is detached; and (B) is occupied as the primary residence of the owner of record. Primary residence means a garage or a garage: (A) is a habitable space; and (B) is connected to the primary dwelling by a common wall.		YES				YES	YES
Dwelling, Short-term rental	For a period less than 30 consecutive days (e.g. Property that is rented, leased, or used by any person, entity for a transient lodging where the term of occupancy, possession, or use of the property by the person or entity is different than twenty-nine (29) consecutive calendar days or less, for compensation or compensation or other consideration (St. George))							In conformance with 10-2-17
Dwelling, Single-family	A building containing one dwelling unit which is designed for or occupied by one family in which is larger than 900 sq ft.		YES				Yes	Yes
Dwelling, Small home	Small home - Any single family dwelling that is between 600-899 sq ft and designed for an intended for human occupancy and intended for the use of the dwelling.		YES				Yes	Yes
Dwelling, Tiny home	Any single-family dwelling that is 200-599 sq ft and designed for and intended for human occupancy for more than 30 consecutive days, and meets applicable building codes.		YES					Yes
Dwelling, Two-family, duplex	A building with a minimum of 1,200 sq ft on the ground floor and contains 2 separate dwelling units, each of which is designed for or occupied by one family.		YES					YES
Establishments for the sale of hardware, lumber, plumbing, electrical equipment and similar building products. All storage shall be within a building or an enclosure surrounded by a fence not less than 6 ft high.	Facility for the sale of home, lawn and garden supplies; landscaping materials; brick, lumber, and other similar materials. This use may include the outside storage of materials.			Yes		Yes		
Fences	A barrier to limit visibility, provide privacy, define a property line, or provide a means of protection for materials such as concrete or masonry block, wood, metal, stone, chain link, or vegetation. A retaining wall is not a fence. (St. George)	In conformance with 10-2-13	In conformance with 10-2-14	In conformance with 10-2-14	In conformance with 10-2-14	In conformance with 10-2-14	In conformance with 10-2-14	In conformance with 10-2-14
Foster care homes	A residence that is licensed or certified by the state for the full-time substitute care of a child		Yes				Yes	Yes
Funeral home	A place of business at a specific street address or location licenses under the "Funeral Services Licensing Act" 5A-9-101 that is devoted to: the embalming, care, custody, shelter, preparation, preservation, and transportation of deceased bodies; and the furnishing of services, merchandise, and products purchased from the establishment as a preneed provider under a preneed funeral arrangement.			Yes				
Gazebos & Pergolas	Accessory building or fall under same definition as freestanding structure or building, or attached structure with a pitched roof design, and a maximum area of 600 sq ft, to be used for habitation.	Yes	Yes	Yes	Yes	Yes	Yes	Yes
General retail stores and shops providing goods and services for sale at retail in the customary manner	Any place where merchandise is displayed, held, or offered for sale by a merchant.			Yes				
Grain bins and silos	AGRICULTURAL BUILDING - A structure designed and constructed to house farm implements, grain, poultry, livestock, or other agricultural products. The structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated or packaged, nor shall it be a place used by the public.	Yes	Yes					
Growing fruits and vegetables for household use or local farmers market sales	Tilling of soil or raising and harvesting crops (from St. George)		Yes				Yes	YES
Home-Based Business	Home-Based Business means a business operated by a resident within their primary dwelling or an accessory structure on the same lot, which is clearly incidental and secondary to the residential use of the property. Such a business:							
	1. Shall not exceed the residential use or enjoyment of the property; and							
	2. Shall not generate measurable offsite impacts beyond those typical of residential use, including but not limited to traffic, noise, odors, lighting, or visual clutter;							
	3. Shall not require a zoning or permitting requirements unless the combined offsite impact of the business and residence materially exceeds that of residential use alone;							
	4. Shall be subject to all state or federal law;							
	5. Shall require a Monticello City business license if state law mandates licensing, certification, or inspection by a state agency.							
Hospitals			Yes					
Hotels and motels	Residence shall not include boarding, rooming, or lodgings, tents, in any recreational vehicle, mobile home, mobile trailer, or any other temporary or mobile structure, or any short-term rental or vacation rental. For transient residential uses, Hotel means a commercial lodging establishment that has at least 40 rooms as temporary sleeping accommodations for transient lodgers. Motel means a place providing temporary sleeping accommodations to the public. OR A transient lodging facility usually containing no more than 200 guestrooms and having a maximum stay of 30 days or less, with non-resident on-site support staff present for all or the majority of the day and typically offers guest support services such as front desk and housekeeping.			Yes				
Household pets	Animals ordinarily kept in the house and kept for personal pleasure, not for commercial purposes, nor including pets weighing more than 100 pounds or assets.		Yes				Yes	Yes
Impound yards, automobile wrecking yards	Impound yard Impound yard is a facility specifically used for the storage of vehicles, vessels, or equipment. Automobile wrecking yard Automobile wrecking yard is a establishment used for storing, buying, or selling wrecked, scrapped, or dismantled motor vehicles or parts, often with at least ten or more such vehicles present.		YES?			Yes		
Junkyards, collecting of rags, paper, iron or scrap materials	Junkyard - A place where scrap, waste, discarded, or salvaged materials are bought, sold, exchanged, baled, packed, disassembled or handled or stored, including auto wrecking yards, house wrecking yards, used lumber yards, and places used for storage of scrap metal. A junkyard is not a manufacturing plant or equipment, but not including such places where such uses are conducted entirely within a completely enclosed building or where vehicles are being kept entirely in a manufacturing operations conducted on the premises.					Yes		
Kennel	Land or buildings used in the keeping of 4 or more dogs over 4 months old with the intentions to breed and sell.		Yes				YES?	YES

PROPOSED CHANGES TO PERMITTED USES	DEFINITIONS FROM CODE OR TO CONSIDER FOR CODE	A1 AGRICULTURAL	A2 AGRICULTURE-RESIDENTIAL	C1 COMMERCIAL	G1 GOVERNMENT PARKS & RECREATION	I1 INDUSTRIAL	R1 RESIDENTIAL	R2 RESIDENTIAL
Landscaping businesses, plant nurseries and shops, including storage of equipment and materials. Does not include gravel crushing. Cannot violate dust, noise, or nuisance ordinances.	Establishment where young trees or other plants are raised and sold, and which also sells garden supplies such as garden tools, fertilizer, etc. Commercial fertilizer yards or processing plants and sod farms are excluded from this definition.			Yes, exterior storage of equipment and supplies must be enclosed by a fence		Yes		
Laundries and dry cleaning establishments and laundromats	Establishments that provide cleaning and washing services For tangible personal property, including clothing, linens, and other textiles. This may include both self-service laundries and those that provide drop-off and pick-up services.			Yes				
Law Enforcement Building	Federal, state, and local law enforcement offices, jail, correctional facilities, and police stations.			YES				
Machinery and equipment shed used for storage of equipment exceeding 10,000 pounds in connection with agricultural activities performed on the premises	AGRICULTURAL BUILDING - A structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. This structure shall not be a place of human habitation or a place of assembly. It may be used for agricultural activities and may be processed, treated or packaged, nor shall it be a place used by the public. ??????????????	YES	YES					
Manufactured home	A transportable factory-built housing unit constructed on or after 6/1/1976 that conforms to the National Manufactured Housing Construction and Safety Act and is built for permanent location and intended to be used as a dwelling with a permanent foundation and which includes plumbing, heating and air conditioning and electrical system		Yes				Yes	Yes
Manufacturing, Custom - COMMERCIAL	Establishment primarily engaged in the on-site production of goods by hand manufacturing which involves the use of hand tools or mechanical equipment that does not affect the visual aspect of the residence or does not create noise or violate zoning laws or bring additional traffic into the neighborhood. OR An operation that processes a raw or unfinished material into a finished product by a single person or a group of three or fewer skilled workers and that has limited impacts on surrounding properties.			YES				
Manufacturing, Custom - RESIDENTIAL					YES	Yes	Yes	
Manufacturing, Heavy	Converting of raw or partially processed materials into a product used for further processing or distribution. Examples include lumber and wood products, sewage treatment plants, stone, clay, glass product manufacturing, asphalt and concrete batch plants, and similar operations. These uses may involve significant amounts of dust and may create noxious byproducts such as dust, fumes, hazardous waste products, noise, vibration, and glare (St George)				YES			
Manufacturing, Light	Establishment engaged in the manufacture, predominantly from previously prepared materials, of finished products of parts, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales, and distribution of such products, but excluding basic industrial processing (St George)			YES	YES			
Mobile home park	Mobile home - A transportable factory-built housing unit built before 6/1/1976 that conforms to the mobile home construction and safety standard in place to the National Manufactured Home Construction and Safety Standard, Act H442 code. Any tract of land on which two or more mobile homes stand, or are to stand, or offered for lease or rent, to accommodate mobile homes for residential purposes.	In conformance with 10-13					In conformance with 10-13	
Office buildings, medical clinics, banks, insurance, and financial services	Office - A building used for the diagnosis, treatment of ill, infirm, or disabled persons which does not provide board, room or regular medical care or services. (Ex: Financial, Medical, Professional Center, Financial institutions, medical and professional offices/centers, limited to daytime hours of operation, such as banks, pay day loans and sexually oriented business (St George))			Yes				
Pavilions	Open or semi-enclosed structures designed for social gatherings in park and grounds *size considerations? Not over 200 sq ft?			YES	Yes, limited to no more than 2 enclosed walls			
Permanent cosmetics establishment	An establishment engaging in permanent cosmetics as a secondary business establishment employing cosmetologists, barbers, aestheticians, electrologists, or nail technicians licensed by the state under UT 58-14-1a. Does not include nail salons and home occupations (St George)			Yes			YES	
Personal service establishments such as barber, beauty shops, reception centers, jewelry, and similar establishments	An establishment primarily engaged in the provision of frequently or recurrently needed services of a personal nature. Typical uses include beauty shops and barbershops, tattooing and tattoo removal, nail salons, portrait studios, massage shops, spas, nail salons, and weight loss centers. This definition includes permanent cosmetics when done in association with another permitted use such as beauty shops and nail salons, but excludes tattoo and body engraving services.			Yes				YES
Portable storage containers	Any portable, reusable container generally referred to as a cargo container, shipping container, or shipping container, made of prefabricated metal structures and primarily designed or used for transporting freight by trailer and is built in accordance with the US Dept. of Transportation standards. Does not include containers defined in Utah Code 41-14-202, and must be free from damage, rust, and exposed metal, painted in one solid muted earth tone color or similar colors, in a main structure, with no writing, signs, numbers, or logos (St. George)	In conformance with 10-2-10	In conformance with 10-2-10	In conformance with 10-2-10	In conformance with 10-2-10	In conformance with 10-2-10	In conformance with 10-2-10	In conformance with 10-2-10
Public arenas such as rodeo grounds, equestrian sports facilities, fairgrounds	Any publicly owned or leased facility at which temporary conventions, and other gatherings are held and whose primary business or function is to host such conventions, conferences, and other gatherings.			Yes	Yes			
Public buildings and grounds, including manufacturing maintenance shops and storage	Capital facilities owned by a local political subdivision.			Yes		YES		
Public, private and parochial schools and grounds	Public schools are government-funded and publicly administered, offering free tuition to all students. Private schools are privately funded and operated. Parochial schools are a subset of private schools with a religious affiliation.			Yes				
Recreational enterprises including bowling alleys, recreation center, indoor motion picture theater, athletic clubs, private clubs, fitness gym, sororities, and fraternal lodges	Club - A building used, occupied and operated by an organization of persons for social, fraternal, religious or patriotic purposes, whose activities are confined to the members and their guests, but not including any building used principally to render a service usually and ordinarily carried on as a business.			Yes				

PROPOSED CHANGES TO PERMITTED USES	DEFINITIONS FROM CODE OR TO CONSIDER FOR CODE	A1 AGRICULTURAL	A2 AGRICULTURE-RESIDENTIAL	C1 COMMERCIAL	G1 GOVERNMENT PARKS & RECREATION	I1 INDUSTRIAL	R1 RESIDENTIAL	R2 RESIDENTIAL
Recreational vehicle park	Any site, tract or parcel of land that has been developed to provide temporary living quarters for two or more recreational vehicles, including any recreational vehicle park developed or owned by a private, public or non-profit organization catering to the public or restricted to the organizational or institutional members and their guests.			In conformance with 10-15				
Religious facilities , not including revival tents or buildings	Meetinghouses, church, temple, mosque, synagogue or other place of worship, including any religious facility that is used primarily for regular religious worship. (St George)			YES				
Residential treatment facility	A residence where more than one person with a disability resides and the residence is licensed with the State Dept of Human Services or the Dept of Health as a residential facility to care for the disabled (St George)			YES				
Rest homes, nursing homes, convalescent homes, assisted living homes	Nursing Home - Institution providing long term residence and care for the aged or infirm (St George)			Yes				
Restaurants, food drive-ins, bars, taverns, pubs	Restaurants, bars, taverns, and pubs are establishment which serves food or beverages primarily to persons stated where a restaurant may include patio seating associated therewith. Food drive-ins are businesses with features such as car hops or parking spaces for consuming food.			Yes				
Restrooms for public use	A room or small building with toilets (or urinals) and sinks for use by the public.			Yes	Yes			
Retaining wall	A wall that is 24 inches in height or less designed to resist the lateral displacement of soil or other materials, not including rocky walls. Examples include block walls, concrete walls, or segmented wall designed and approved by a structural engineer (St George)		Yes	Yes	Yes	Yes	Yes	Yes
Rockery wall	A system of stacked rocks constructed to retain soil or rock and includes rock-faced slopes (St George)		Yes	Yes	Yes	Yes	Yes	Yes
Sexually oriented business	An adult arcade, adult bookstore, adult motion picture theater, adult novelty shop, adult theater, adult video store, adult website, or adult video website. A business at which any nude or partially nude individual, regardless of whether the nude or partially nude individual is an employee of the sexually oriented business or an independent contractor, performs any service for compensation.				In conformance with 3 11			
Shopping centers, shopping mall	A series of buildings on a common site, connected by a common pedestrian access route and providing a common parking area.			Yes				
Signs	Any message, or surface used for identification, advertisement, or promotion which is visible to the public.	In conformance with 10-2-6	In conformance with 10-2-6	In conformance with 10-2-6	In conformance with 10-2-5	In conformance with 10-2-6	In conformance with 10-2-6	In conformance with 10-2-6
Slaughter houses, meat packaging, and wholesale distribution of meat products	A plant or fixed premises used to: slaughter animals for human consumption; or process meat or poultry products for human consumption and store for the distribution of such products. (220-100-0000-000000000000)			YES		In conformance with 4 7		
Solar energy systems	Solar photovoltaic and solar thermal energy capture, storage, and use	In conformance with 10-2-16	In conformance with 10-2-16		In conformance with 10-2-16	In conformance with 10-2-16	In conformance with 10-2-16	In conformance with 10-2-16
Storage units	A building separated into individual spaces for customer storage or retrieval of personal effects, household goods, furniture or archived materials. (St George)			YES		YES		
Supermarkets	A single structure that serves as a one-stop shop, carrying a wide range of products beyond groceries, including clothing, household items, and electronics			YES				
Tattoo/Piercing establishment	Any location, place, area, structure, or business used for the practice of tattooing/piercing or the instruction of tattooing, excluding permanent cosmetics establishments			YES				
Temporary uses	Certain uses may be permitted on a temporary basis in any zone when approved by the city council and allowed in 10-2-9	In conformance with 10-2-9	In conformance with 10-2-9	In conformance with 10-2-9	Temporary private gatherings upon reservation	In conformance with 10-2-9	In conformance with 10-2-9	In conformance with 10-2-9
Tiny home parks	A planned development designed to accommodate multiple tiny homes, often with shared amenities.			Yes				Yes
Tire storage and recycling	Storage means the placement of waste tires in a manner that does not constitute disposal of the waste tires. Storage does not include: the use of waste tires solely to maintain fill dirt or aggregate material or to maintain covers at a construction site; the storage for five or fewer days of waste tires or material derived from waste tires that are to be recycled or reused for a bona fide use; or the storage of waste tires before their use in residential or retail; or recycled. Recycling means to use waste tires to recover energy or produce energy, crumb rubber, chipped tires, or ultimate product.			?		Yes		
Townhouses and condominiums (will require additions to city code)	Development designed and approved for separate ownership of a single unit in a multi-family development, together with an undivided interest in the common area and facilities. (St George)							Yes
Unavailable for private development	Development means adapting the land to individual needs.				Yes			
Utility buildings	A structure designed and used for protecting equipment used as part of a system of utility lines		Yes	Yes		Yes		Yes
Utility lines	A pipe, conduit, cable, or other similar facility by which services are conveyed to the public or individual recipients	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Veterinary clinics and animal boarding facilities	Animal boarding facility means a facility where a companion animal is kept for the purpose of caring for the companion animals. Companion animal means an animal that is a domestic dog or a domestic cat.		Yes	YES		Yes		
Veterinary clinics for treatment of household pets and the enclosed temporary boarding of same while receiving care	An establishment for the care and treatment of animals, including household pets and livestock. All facilities shall be open to the public, except for the care of animals and the parking of automobiles.			Yes				
Warehouse	Structure designed and used for the storage of raw materials or manufactured goods until used or distributed.			Yes		Yes		
Wind turbine (needs a section in code)	Device that converts wind into mechanical power that runs a generator to produce clean electricity for home or business use		Yes	Yes		Yes	Yes	Yes