



## LA VERKIN CITY PLANNING COMMISSION AGENDA

Regular Meeting

Wednesday, March 11, 2026, 6:00 pm.

Gym, 111 South Main Street

La Verkin, Utah 84745

**A. Call to Order:** Chair Allen Bice

Invocation by Invitation; Pledge of Allegiance

**B. Approval of Agenda:**

**C. Reports:**

City Council and Director of Operations will present updates on meetings and activities.

**F. Public Hearing:**

1. An ordinance amending title 10 Chapter 6B removing Two-Family Dwelling from the list of permitted uses in the R-1-10.

**G. Business:**

1. Discussion and possible action to recommend approval of an Ordinance amending title 10 Chapter 6B Removing Two-Family Dwelling from the list of permitted uses in the R-1-10.
3. Discussion and possible action to set a public hearing for April 8, 2026, to establish a new MDR-8 zone.
4. Discussion and possible action to set a public hearing for April 8, 2026, to establish a new HDR-14 zone.
5. Discussion and possible action to set a public hearing for April 8, 2026, to establish a new R-1-6 zone.
6. Discussion regarding a preliminary concept design.
7. Discussion and presentation regarding the Top Side property.

**H. Adjourn:**

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Nancy Cline, City Recorder, (435) 635-2581, at least 48 hours in advance.

**Certificate of Posting**

The undersigned City Recorder does hereby certify that the agenda was sent to each member of the governing body, posted on the State website at <http://pmn.utah.gov> posted on the La Verkin City website at [www.laverkin.org](http://www.laverkin.org) and at the city office buildings

111 S. Main and 435 N. Main on March 6, 2026

Nancy Cline, City Recorder



ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF LAVERKIN, UTAH, AMENDING TITLE 10 CHAPTER 6B OF THE LAVERKIN CITY CODE TO REMOVE TWO-FAMILY DWELLINGS FROM THE LIST OF PERMITTED USES IN THE R-1-10 ZONE.

WHEREAS, the City Council of LaVerkin City ("City") is authorized under Utah Code § 10-20-501 and related provisions of the Utah Municipal Land Use, Development, and Management Act ("LUDMA") to enact and amend land use regulations in order to promote the health, safety, and general welfare of the public; and

WHEREAS, the R- 1-10 Residential Zone was established to provide for low-density residential development consistent with the City's General Plan and to preserve the character of established single-family neighborhoods; and

WHEREAS, the LaVerkin City General Plan designates certain areas of the City for lowdensity residential development, with the intent of maintaining neighborhood stability, managing traffic volumes, protecting on-street parking availability, and ensuring that public infrastructure capacity is not exceeded; and

WHEREAS, the City Council has received input from residents and has observed development patterns indicating that the allowance of two-family dwellings within the R- 1-10 Zone may result in residential densities, traffic generation, parking demand, and utility impacts that are inconsistent with the low-density character contemplated for the zone; and

WHEREAS, the City Council finds that directing two-family and higher-density residential uses to other zoning districts specifically designed and mapped to accommodate such uses will promote orderly growth, protect existing neighborhood character, and allow the City to more effectively plan for infrastructure, streets, water, sewer, storm drainage, and public safety services; and

WHEREAS, the City Council further finds that retaining the R-1-10 Zone as a singlefamily residential zone will provide clarity and predictability in land use regulation and will better implement the goals and policies of the General Plan; and

WHEREAS, the City Council has determined that this amendment is legislative in nature, is generally applicable within the R-1-10 Zone, and does not affect any vested land use rights; and

WHEREAS, the Planning Commission has reviewed the proposed amendment and has provided a recommendation to the City Council following duly noticed public meeting(s)/hearing(s); and

WHEREAS, the City Council finds that the proposed amendment is in the best interest of the health, safety, and general welfare of the residents of LaVerkin City.

BE IT HEREBY ORDAINED by the City Council of LaVerkin, Utah that Title 10 Chapter 6B be, and is hereby, amended in its entirety to read as follows:

**ARTICLE B. SINGLE-FAMILY RESIDENTIAL (R-I-IO)**

**SECTION:**

10-613-1: Purpose

10-6B-2: Permitted Uses

10-6B-2-1: Bed And Breakfast Facilities

10-6B-3: Height Regulations

10-6B-4: Area, Width And Yard Requirements 10-

6B-5: Modifying Regulations

**10-6B-1: PURPOSE:**

This residential zone is established to permit single-family housing, a minimum of vehicle traffic and quiet neighborhoods favorable for family life. The regulations are intended to prohibit those uses that would be harmful to a medium density neighborhood. (Ord. 2009-02, 2-18-2009)

**10-6B-2: PERMITTED USES:**

Accessory uses and buildings.

Agriculture, including home gardens and fruit trees.

Churches.

Home occupations.

Household pets.

Livestock and fowl, the raising, care, keeping, and feeding of and associated barns, sheds, corrals, pastures, paddocks, coops, hutches, and similar facilities therefor, subject to the provisions of section 10-7-19 of this title.

One-family dwellings.

Parks and playgrounds.

Public libraries.

Public schools.

Small/open congregate living facilities.

**10-6B-2-1: BED AND BREAKFAST FACILITIES:**

See section 10-7-20 of this title. (Ord. 2018-01, 1-3-2018; amd. Ord. 2022-10, 9-21-2022) 10-

**6B-3: HEIGHT REGULATIONS:**

No main building shall be erected to a height greater than thirty five feet (35') and no accessory building shall be erected to a height greater than twenty feet (20') except that the City shall not impose or restrict the height of a structure in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution, unless the City demonstrates that imposition of the burden on that person, assembly, or institution:

- A. Is in furtherance of a compelling governmental interest; and
- B. Is the least restrictive means of furthering that compelling governmental interest. (Ord. 2008-07, 5-7-2008)

**10-6B-4: AREA, WIDTH AND YARD REQUIREMENTS:**

District	Area In Square Feet	Lot Width In Feet	Setback In Feet		
			Front	Side	Rear
R-1-10	10,000	80	25	10	10

(Ord. 2008-07, 5-7-2008)

**10-6B-5: MODIFYING REGULATIONS:**

A. **Side Yard:** Private garages and other accessory buildings located at least ten feet (10') behind the main building may have a side setback of two feet (2'), except that the street side yard of a corner lot shall be the same as the front setback required for the zoning district.

B. **Rear Yards:** Private garages and accessory buildings located at least ten feet (10') behind the main building may have a rear setback of two feet (2'); provided, that on corner lots rearing on the side of another lot, the minimum rear yard for all buildings shall be ten feet (10'). (Ord. 200807, 5-7-2008)

C. **Easement Required:** All lots shall have easements on side and rear property lines of a minimum of seven and one-half feet (7 1/2') and on a street side property line of ten feet (10') minimum, to be used for utilities and drainage.

D. **Accessory Buildings:** No accessory building or group of accessory buildings shall cover more than eight percent (8%) of the total lot area. (Ord. 2008-07, 5-7-2008; amd. Ord. 2013-10, 8-21-2013, eff. 2-17-2014)

E. Garages Required: Minimum garage size for new home construction shall be twenty feet by twenty feet (20' x 20'). (Ord. 2008-07, 5-7-2008; amd. Ord. 2013-10, 8-21-2013, eff. 2-17-2014)

BE IT FURTHER ORDAINED that this ordinance shall take effect upon passage and publication as required by law.

APPROVED AND ADOPTED this \_\_\_\_\_ day of, 2026.  
City of LaVerkin

\_\_\_\_\_  
Kelly Wilson, Mayor

Attest:

\_\_\_\_\_  
Nancy Cline, City Recorder

The foregoing Ordinance was presented at a regular meeting of the LaVerkin City Council held in the LaVerkin City Council Chambers, located at 111 South Main Street, LaVerkin, Utah, on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, whereupon a motion to adopt said Ordinance was made by \_\_\_\_\_ and seconded by \_\_\_\_\_

A roll call vote was then taken with the following results:

NAME	VOTE
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

\_\_\_\_\_  
Nancy Cline

## ARTICLE C1. MEDIUM DENSITY RESIDENTIAL (MDR-8)

### SECTION:

#### 10-6C1-1: Purpose

#### 10-6C1-2: Permitted Uses

#### 10-6C1-3: Application Requirements

#### 10-6C1-4: Height Regulations

#### 10-6C1-5: Area, Width And Yard Requirements

#### 10-6C1-6: Modifying Regulations

#### **10-6C1-1: PURPOSE:**

To provide an appropriate location for small lot single-family homes and attached homes at a density of up to eight dwelling units per acre. Only those uses specified in this chapter are permitted in this zone

#### **10-6C1-2: PERMITTED USES:**

Detached, single-family residences (See Section 10-6C-3)

Twin homes, triplex and fourplex units (See Section 10-6C-3)

Cluster and courtyard housing (See Section 10-6C-3)

Home occupations subject to LVMC Section 10-7-17

Accessory buildings

Churches

Hospitals

Household pets

Mortuaries

Parks or playgrounds

Public buildings

Public libraries

Schools

Small/open congregate living facilities. (Ord. 2008-07, 5-7-2008; amd. Ord. 2009-02, 2-18-2009; Ord. 2013-10, 8-21-2013, eff. 2-17-2014)

**10-6C1-3: APPLICATION REQUIERMENTS:**

Unless a detached single family home or two family dwelling development that does not require other land use approvals is proposed, applications for development in the MDR-8 zone shall follow the application requirements below. These application requirements are in addition to processing a plat map:

- A. A precise plan application shall be submitted to the city for review and approval. A dimensioned site plan(s) showing the entire development under consideration including building location(s), setbacks, lot coverage, access locations, streets, perimeter wall(s) locations and design, preliminary landscape plan, utilities plan (including fire hydrant locations), equipment locations and screening, phasing (if any), and any other pertinent design features or aspect of the development.
- B. Architectural drawings: Architectural drawings shall be included as part of the precise plan application. Plans shall consist of building elevation/façade renderings with exterior materials clearly depicted, proposed colors, identification of building massing and design and roof type and color, and any other design feature. Material and color palettes shall be included as part of the submission.
- C. Studies: The city may require studies to analyze the impact of a project. Studies may consist of traffic, noise, drainage, geotechnical or any other study the city requires in order to properly analyze the impact of the project.
- D. Landscaping: A landscaping plan shall be submitted as part of the application process and shall follow the requirements of Chapter 8 (conservation Landscaping Requirements) as adopted and required by the WCWCD (Washington County Water Conservation District)
- E. Lighting: All lighting shall comply with Chapter 7 Outdoor Lighting (night sky) ordinance, which includes parking lot lights, security lights, and illuminated signs shall be designed and directed in a manner to prevent glare on adjacent properties and into the sky. To more fully implement this requirement, a photometric lighting plan Shall be required to show that there will be no significant overflow lighting.
- F. The Administrative Land Use Authority (ALUA) permits twin homes, triplexes, and fourplexes.

**10-6C1-4: HEIGHT REGULATIONS:**

No buildings shall be erected to a height greater than thirty-five (35') for a detached unit, and forty feet (40) for Attached units, except that the City shall not impose or restrict the height of a structure in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution unless the City demonstrates that imposition of the burden on that person, assembly, or institution:

- A. Is in furtherance of a compelling governmental interest; and

B. Is the least restrictive means of furthering that compelling governmental interest. (Ord. 2008-07, 5-7-2008)

**10-6C1-5: AREA, WIDTH, AND YARD REQUIREMENTS: SINGLE-FAMILY DETACHED DWELLINGS (SINGLE FAMILY)**

District	Density	Min Lot Area in Square Feet	Min Lot Width In Square Feet	Min Lot Depth In Square Feet	Open Space	Setback In Feet			
						Front	Side	Rear	Corner lots
MDR-8	Up to eight dwelling units Per acre	4,000	40	80'	Not Required	1 25'	2 5'	3 10'	4 15'

Note:

1. Front: 25 feet to the garage, 15 feet to other portions of the structure.
2. Rear: Patio covers, open on three sides, may encroach up to three feet of the rear yard property line.
3. Corner lots: Corner lot adjacent to a street fifteen feet.

**10-6C1-6: AREA, WIDTH, AND YARD REQUIREMENTS: ATTACHED-FAMILY DWELLINGS (TWIN HOMES, TRIPLEX AND FOURPLEX)**

District	Density	Min Lot Area in Square Feet	Min Lot Width In Square Feet	Min Lot Depth In Square Feet	Open Space	Setback In Feet			
						Front	Side	Rear	Corner lots
MDR-8	Up to eight dwelling units Per acre	N/A	N/A	N/A	Required Modifying Regulations G,H	1 25'	2 5'	3 10'	4 15'

Note:

1. Front: Five feet to the garage for attached units fronting alley or private drive.
2. Side: Setback between a structure and property line for attached units.
3. Rear: Between a structure and a rear property line.
4. Corner lot: Corner lot adjacent to a street fifteen feet.

## 10-6C1-7: MODIFYING REGULATIONS:

- A. Accessory structures: Only allowed for single-family detached homes. These structures shall not be located in the front setback; shall be located in the rear yard area behind fencing; if located at least ten feet behind the main building, may have a side setback of two feet. No accessory building or group of accessory buildings shall cover more than eight percent (8%) of the total lot area.
- B. Common recreation area: Amenities in the common recreation area may consist of a pool, play area, tennis courts, barbeque areas, canopies, enclosed gym and workout areas, recreation rooms or any combination of the aforementioned and/or alternatives as approved by the city.
- C. Development agreement: A development agreement is required for review and approval (triplexes and fourplexes).
- D. Fencing: A six-foot high decorative block wall shall be required around the perimeter of the entire subject property. All lots and private open space areas shall be fenced with a six-foot high vinyl fence or other material approved by the city. No wood perimeter fencing is allowed.
- E. Garages Required: Minimum garage size for new home construction shall be twenty feet by twenty feet (20' x 20'). (Ord. 2008-07, 5-7-2008; amd. Ord. 2013-10, 8-21-2013, eff. 2-17-2014)
- F. Homeowner's association: Establishment of a homeowner's association is required for developments (twin homes, triplexes and fourplex housing). A homeowner's association may also be required by the city based on specific issues related to the development.
- G. Lot coverage: Structures on a lot shall not exceed 75% of the total lot area.
- H. Open space: For twin homes, triplexes and fourplexes, two hundred (200) square feet of active open space is required per dwelling unit. One hundred (100) square feet shall be in a private patio area for the exclusive use of each dwelling unit occupant. One hundred (100) square feet shall be provided in a common recreation area.
- I. Streets: All streets in or adjacent to the MDR-8 zone shall meet the requirements of the city's construction and development standards, including curb, gutter and sidewalk.
- J. Refuse Storage Areas: Refuse storage areas shall be screened so that materials stored within these areas shall not be visible from access streets, and adjacent properties. Storage or refuse areas shall not be located within required building setbacks nor within utility easements.

## ARTICLE C2. HIGH DENSITY RESIDENTIAL (HDR-14)

### SECTION:

#### 10-6C2-1: Purpose

#### 10-6C2-2: Permitted Uses

#### 10-6C2-3: Application Requirements

#### 10-6C2-4: Height Regulations

#### 10-6C2-5: Area, Width And Yard Requirements

#### 10-6C2-6: Modifying Regulations

#### **10-6C2-1: PURPOSE:**

To provide for the development of attached housing, condominiums and townhomes at a density of up to four (4) stories and fourteen (14) dwelling units per acre. Only those uses specified in this chapter are permitted in this zone.

#### **10-6C2-2: PERMITTED USES:**

Multi-family housing (See Section 10-6C1-3)

Apartments, condominiums and townhomes (See Section 10-6C1-3)

#### **10-6C1-3: APPLICATION REQUIERMENTS:**

Unless a townhome development is proposed that does not require additional land use regulation approvals, applications for development in the HDR-14 zone shall follow the application requirements below. These application requirements are in addition to processing a plat map.

- A. A precise plan application shall be submitted to the city for review and approval. A dimensioned site plan(s) showing the entire development under consideration including building location(s), setbacks, lot coverage, access locations, streets, perimeter wall(s) locations and design, preliminary landscape plan, utilities plan (including fire hydrant locations), equipment locations and screening, phasing (if any), and any other pertinent design features or aspect of the development.
- B. Architectural drawings: Architectural drawings shall be included as part of the precise plan application. Plans shall consist of building elevation/façade renderings with exterior materials clearly depicted, proposed colors, identification of building massing and design and roof type and color, and any other design feature. Material and color palettes shall be included as part of the submission.
- C. Studies: The city may require studies to analyze the impact of a project. Studies may consist of traffic, noise, drainage, geotechnical or any other study the city requires in order to properly analyze the impact of the project.
- D. Landscaping: A landscaping plan shall be submitted as part of the application process and shall follow the requirements of Chapter 8 (conservation Landscaping Requirements)

as adopted and required by the WCWCD (Washington County Water Conservation District)

- E. Lighting: All lighting shall comply with Chapter 7 Outdoor Lighting (night sky) ordinance, which includes parking lot lights, security lights, and illuminated signs shall be designed and directed in a manner to prevent glare on adjacent properties and into the sky. To more fully implement this requirement, a photometric lighting plan Shall be required to show that there will be no significant overflow lighting.

**10-6C2-4: HEIGHT REGULATIONS:**

Maximum building height shall not exceed Forty Feet 40' or four stories except that the City shall not impose or restrict the height of a structure in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution unless the City demonstrates that imposition of the burden on that person, assembly, or institution:

- A. Is in furtherance of a compelling governmental interest; and
- B. Is the least restrictive means of furthering that compelling governmental interest. (Ord. 2008-07, 5-7-2008)

**10-6C2-5: AREA, WIDTH, AND YARD REQUIREMENTS:**

District	DENSITY	Minimum Lot Area in Square Feet	Lot Width in Feet	Minimum Dwelling Unit Square Footage	Open Space	Setback In Feet			
						Front	Side	Rear	Corner lots
MDR-14	Up to fourteen dwelling units Per acre	N/A	N/A	600 Sq. Ft.	Modifying regulations. 10-6c2-7 (L)	1,5 25'	2,5 20'	3,5 20'	4,5 25'

Note:

1. Front or street: A minimum 25-foot-wide landscape area between the property line and any improvements (i.e., buildings, courtyards, parking spaces, paving, etc.).
2. Side: 20 feet landscaped.
3. Rear: 20 feet landscaped.
4. Corner lots: 25' landscaped.
5. Building setbacks adjacent to single family residentially zoned areas shall be 20 feet. 10 feet of setback area adjacent to residentially zoned property shall be landscaped. Maximum height of structure adjacent to a residential zone shall not exceed 18 feet for the initial 30 past the setback requirement. After a total setback from a property line of 50 feet, any structure can be at the maximum height of the zone.

## 10-6C2-7: MODIFYING REGULATIONS:

- A. Easement Required: All lots shall have easements on side and rear property lines of a minimum of seven and one-half feet (7<sup>1</sup>/<sub>2</sub>') and on a street side property line of ten feet (10') minimum, to be used for utilities and drainage.
- B. Bicycle Racks: E.V. ready bicycle parking racks (one bicycle parking space for each unit) shall be provided at a centralized location.
- C. Buildings: All buildings shall front a street unless determined otherwise by the city
- D. Common recreation area: Amenities in the common recreation area may consist of a pool, play area, tennis courts, barbeque areas, canopies, enclosed gym and workout areas, recreation rooms or any combination of the aforementioned and/or alternatives as approved by the city.
- E. Curb, gutter, sidewalk and paving: All facilities/uses shall have curb, gutter and sidewalk, and shall have asphalt paving from the curb and gutter out to any existing street asphalt subject to city approval.
- F. Development agreement: A development agreement is required for review and approval in the HDR zone unless a townhome project is proposed that does not require additional land use regulation approvals.
- G. Lot coverage: Structures on a lot shall not exceed 75% of the total lot area
- H. Fencing: A block wall shall be required along the perimeter of a property as prescribed in Section 10-6G-2.2F and Section 10-7-7 of the La Verkin Municipal Code.
- I. Garages Required: Minimum garage size for townhome construction shall be twenty feet by twenty feet (20' x 20'). (Ord. 2008-07, 5-7-2008; amd. Ord. 2013-10, 8-21-2013, eff. 2-17-2014)
- J. Homeowner's association: Establishment of a homeowner's association is required. A homeowner's association may also be required by the city based on specific issues related to the development
- K. Loading area: One dedicated and marked 10 foot by 20 foot loading space shall be required for every 15 dwelling units. This loading space requirement is in addition to the resident/tenant parking requirement outlined in the parking requirement above
- L. Open space: Two hundred (200) square feet of active open space is required per dwelling unit. One hundred (100) square feet shall be in a private patio area for the exclusive use of each dwelling unit occupant. One hundred (100) square feet shall be provided in a common recreation area.

- M. Storage areas: If no enclosed garage is provided for each dwelling unit, 250 square feet of enclosed storage shall be provided per unit. This storage is in addition to room closets, coat closets, water heater closets, etc.
- N. Streets: All streets in or adjacent to the HDR-14 zone shall meet the requirements of the city's construction and development standards, including curb, gutter and sidewalk.
- O. Trash enclosures: Trash dumpster bins located in a decorative enclosure shall be provided for a development. Size and quantity of trash bins shall be determined by the city.
- P. Vehicular access/parking: Each dwelling unit shall have a minimum of two dedicated parking spaces per unit with one being covered or enclosed, excepting townhomes, which require 2 enclosed parking spaces (See 10-6C2-7I). One additional 9-by-18 foot parking space shall be required for every three dwelling units for guest parking in any multifamily complex.
- Q. Balconies: Balconies shall be enclosed with a solid material (wall) to a height prescribed by the International Building Code if such balconies are facing exterior property lines of the overall development. Wrought iron or open fencing is permitted on balconies if the balconies face the interior of the project.
- R. Outdoor Storage: Outdoor storage is prohibited. In addition, balconies shall not be used for storage or for hanging laundry or other materials.

## ARTICLE C1. ONE-FAMILY RESIDENTIAL (R-1-6)

### SECTION:

#### 10-6C1-1: Purpose

#### 10-6C1-2: Permitted Uses

#### 10-6C1-3: Height Regulations

#### 10-6C1-4: Area, Width And Yard Requirements

#### 10-6C1-5: Modifying Regulations

#### **10-6C1-1: PURPOSE:**

The Single Family Residential (R-1-6) zone is intended for the development of detached single-family residences at a density of up to six dwelling units per acre. Only those uses specified in this chapter are permitted in this zone. All provisions of the La Verkin Municipal Code not specifically stated in this zoning section shall apply where applicable.

#### **10-6C1-2: PERMITTED USES:**

Agriculture, including home gardens and fruit trees.

Churches.

Detached single family homes.

Home occupations.

Household pets.

One-family dwellings.

Parks or playgrounds.

Public libraries.

Public schools

#### **10-6C1-3: HEIGHT REGULATIONS:**

No building shall be erected to a height greater than thirty-five feet (35'). No accessory building shall be erected to a height greater than twenty feet (20') except that the City shall not impose or restrict the height of a structure in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution, unless the City demonstrates that imposition of the burden on that person, assembly or institution:

- A. Is in furtherance of a compelling governmental interest; and
- B. Is the least restrictive means of furthering that compelling governmental interest. (Ord. 2008-07, 5-7-2008)

**10-6C1-4: AREA, WIDTH AND YARD REQUIREMENTS:**

District	Minimum Lot Area In Square Feet	Lot Width In Feet	Lot Dept	Setback In Feet			
				Front	Corner Side	Side	Rear
R-1-6	6,000	60	80	25' to the garage – 20' to other portions of the structure	Corner Lot Adjacent To A Street	5'	10'

(Ord. 2008-07, 5-7-2008)

**10-6C1-5: MODIFYING REGULATIONS:**

**A. Side Yards:** Private garages and other accessory buildings located at least ten feet (10') behind the main building may have a side setback of *Five feet (5') if no utility's exist in the setback or Seven and Half feet (7.5) if utilities exist*

**B. Rear Yards:** Private garages and accessory buildings located at least ten feet (10') behind the main building may have a rear setback of *Five feet (5') if no utilities exist in the setback or Seven and a Half feet (7.5) if utilities exist* (Ord. 2008-07, 5-7-2008)

**C. Easement Required:** All lots shall have easements on side and rear property lines a minimum of seven and one-half feet (7<sup>1</sup>/<sub>2</sub>') and on a street side property line of ten feet (10') minimum, to be used for utilities and drainage.

**D. Accessory Buildings:** No accessory building or group of accessory buildings shall cover more than eight percent (8%) of the total lot area.

**E. Garages Required:** Minimum garage size shall be twenty feet by twenty feet (20' x 20'). (Ord. 2008-07, 5-7-2008; amd. Ord. 2013-10, 8-21-2013, eff. 2-17-2014) 1) Renovations of existing garages into living space is not allowed unless a new garage can be built within the sizing limits of this zone.

**F. Lot Size:** An area of not less than Six thousand (6,000) square feet shall be provided and maintained for each one-family dwelling and uses accessory thereto. (Ord. 2009-02, 2-18-2009; amd. Ord. 2013-10, 8-21-2013, eff. 2-17-2014)

**G. Lot Coverage:** Structures on a lot shall not exceed 70 percent of the total lot area.

**H. All dwelling units shall be installed with front yard landscaping prior to issuance of a certificate of occupancy.**

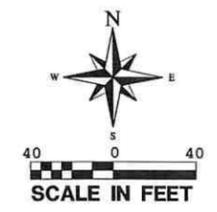
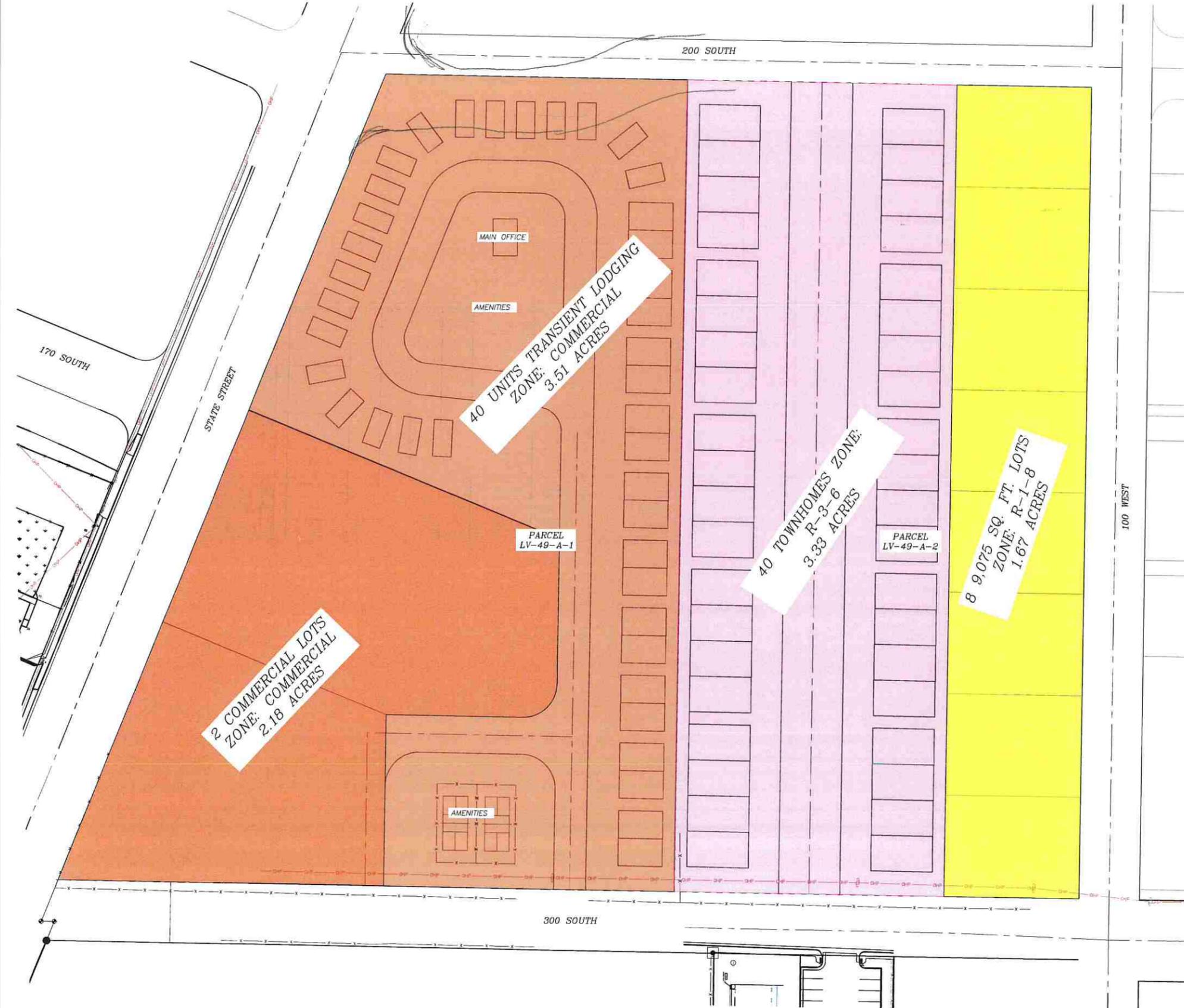
**I. Homeowner's Association:** A homeowner's association may be required by the city based on specific issues related to the development.

DRAFT



# PRELIMINARY CONCEPT PLAN FOR: PARCELS LV-49-A-1 & LV-49-A-2

LOCATED IN SECTION 26, T41S, R13W, S.L.B.&M. & IN SECTION 23, T41S, R13W, S.L.B.&M.  
LA VERKIN, WASHINGTON COUNTY, UTAH



CONT'D BY: PROVALUE ENGINEERING, INC.

NO.	DESCRIPTION	DATE	BY

**PROVALUE ENGINEERING, INC.**  
Engineers - Land Surveyors - Land Planners  
20 South 800 West, Suite 1  
Hurricane City, Utah 84737  
Phone: (435) 668-8327



PRELIMINARY CONCEPT PLAN FOR:  
**PARCELS LV-49-A-1 & LV-49-A-2**  
LOCATED IN SECTION 26, T41S, R13W, S.L.B.&M. & IN SECTION 23, T41S, R13W, S.L.B.&M.  
LA VERKIN, WASHINGTON COUNTY, UTAH

DATE: 2/10/2026 SCALE: 1"=40'
JOB NO. 343-000
SHEET NO. <b>1</b>

