

AN ORDINANCE OF THE CITY COUNCIL OF LAVERKIN, UTAH, ENACTING SECTION 10-6C1-1 OF THE LAVERKIN CITY CODE, PROVIDING FOR DEVELOPMENT OF DETACHED SINGLE-FAMILY RESIDENCES AT A DENSITY OF UP TO SIX (6) DWELLINGS PER ACRE.

WHEREAS, the City of LaVerkin is authorized under Utah Code Title 10, Chapter 20 (Land Use, Development, and Management Act) to enact and amend zoning ordinances to promote the public health, safety, and general welfare; and

WHEREAS, the City Council finds it necessary from time to time to amend the LaVerkin Zoning Ordinance to respond to changing growth patterns, housing needs, and land use demands within the City; and

WHEREAS, the City has experienced continued residential growth and increasing demand for moderately sized single-family lots that provide opportunities for home ownership while maintaining the character of established residential neighborhoods; and

WHEREAS, the creation of a One-Family Residential (R-1-6) zoning district allowing up to six dwelling units per acre will provide an appropriate transition between lower-density residential zones and higher-density residential or mixed-use areas; and

WHEREAS, the R-1-6 zone is intended to encourage efficient use of land and public infrastructure, including streets, water, sewer, and other utilities, while avoiding urban sprawl and promoting orderly development; and

WHEREAS, the City Council finds that establishing minimum lot sizes, setbacks, height limitations, and other development standards within the R-1-6 zone will help ensure compatibility with surrounding land uses, protect property values, and preserve neighborhood livability; and

WHEREAS, the ordinance permits only detached single-family dwellings and other limited, compatible uses, thereby maintaining the traditional residential character while allowing reasonable flexibility for customary residential activities; and

WHEREAS, the inclusion of standards for accessory buildings, garage requirements, landscaping, and utility easements is intended to promote safe, functional, and aesthetically pleasing development patterns; and

WHEREAS, the City Council finds that the R-1-6 zone will expand housing opportunities within the City in a manner that is consistent with the City's General Plan goals and policies, including providing a range of housing types and densities; and

WHEREAS, the Planning Commission has reviewed the proposed ordinance and has made a recommendation to the City Council following duly noticed public hearings in accordance with applicable law; and

WHEREAS, the City Council has held its own public hearing, has considered public comment, and finds that adoption of this ordinance is in the best interest of the City and its residents.

NOW, THEREFORE, BE IT HEREBY ORDAINED by the City Council of LaVerkin City, Utah, that the LaVerkin Zoning Ordinance is hereby amended to add Article C1, One-Family Residential (R-1-6), as follows:

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^{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.

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.

BE IT FURTHER ORDAINED THAT if any provision of this ordinance is held invalid by a court of competent jurisdiction, such invalidity shall not affect the remaining provisions, which shall remain in full force and effect.

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 B. 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, City Recorder

AN ORDINANCE OF THE CITY COUNCIL OF LAVERKIN, UTAH, ENACTING SECTION 10-6C2-1 ET. SEQ. OF THE LAVERKIN CITY CODE, PROVIDING FOR SMALL LOT SINGLE-FAMILY HOMES AND ATTACHED HOMES UP TO EIGHT (8) DWELLING UNITS PER ACRE.

WHEREAS, the City of LaVerkin is authorized under Utah Code Title 10, Chapter 20 (Land Use, Development, and Management Act) to enact and amend zoning regulations to promote the public health, safety, and general welfare; and

WHEREAS, the City Council recognizes the need to provide a range of residential zoning districts that accommodate varying housing types, densities, and community needs; and

WHEREAS, the City's General Plan encourages a diversity of housing options, including moderate-density residential development, in order to promote housing availability, affordability, and efficient land use; and

WHEREAS, the City Council finds that a Medium Density Residential (MDR-8) zoning district allowing up to eight (8) dwelling units per acre will provide opportunities for a mix of housing types, including small-lot single-family homes, twin homes, and other attached residential units; and

WHEREAS, the MDR-8 zone is intended to serve as a transitional zoning classification between lower-density single-family residential areas and higher-density residential zones, thereby promoting compatibility and orderly development patterns; and

WHEREAS, the City Council finds that allowing a variety of housing configurations, including cluster and courtyard housing, will encourage innovative site design and more efficient use of land and infrastructure; and

WHEREAS, the ordinance includes application requirements such as precise plans, architectural review, and the potential for impact studies, which will ensure that medium-density developments are carefully designed and evaluated to mitigate potential impacts; and

WHEREAS, the ordinance establishes standards for setbacks, height, lot coverage, open space, and buffering in order to maintain neighborhood character, protect adjacent properties, and promote high-quality development; and

WHEREAS, the inclusion of requirements for common open space, recreation amenities, and homeowner associations for certain housing types is intended to ensure long-term maintenance, livability, and aesthetic quality within the MDR-8 zone; and

WHEREAS, the City Council finds that the MDR-8 zone promotes efficient use of public facilities and services, including streets, utilities, and public safety resources, while supporting sustainable growth within the City; and

WHEREAS, the ordinance provides additional safeguards, including development agreements for more intensive housing types, to address project-specific impacts and ensure compliance with City standards; and

WHEREAS, the Planning Commission has reviewed the proposed ordinance and has made a recommendation to the City Council following duly noticed public hearings in accordance with applicable law; and

WHEREAS, the City Council has held a public hearing, considered public comment, and finds that adoption of the MDR-8 zoning district is in the best interest of the City and its residents.

NOW, THEREFORE, BE IT ORDAINED by the City Council of LaVerkin City, Utah, that the LaVerkin Zoning Ordinance is hereby amended to add Article C2, Medium Density Residential (MDR-8), as set forth herein.

ARTICLE C2. MEDIUM DENSITY RESIDENTIAL (MDR-8)

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 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

10-6C2-2: 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)

10-6C2-3: APPLICATION REQUIREMENTS:

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.

10-6C2-4: 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)

10-6C2-5: 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.

10-6C2-6: 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	5 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.

10-6C2-7: 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.

BE IT FURTHER ORDAINED THAT if any provision of this ordinance is held invalid by a court of competent jurisdiction, such invalidity shall not affect the remaining provisions, which shall remain in full force and effect.

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 B. 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, City Recorder

AN ORDINANCE OF THE CITY COUNCIL OF LAVERKIN, UTAH, ENACTING SECTION 10-6C3-1 ET. SEQ. OF THE LAVERKIN CITY CODE TO PROVIDE FOR DEVELOPMENT OF ATTACHED HOUSING, CONDOMINIUMS AND TOWNHOMES AT A DENSITY OF UP TO FOUR (4) STORIES AND FOURTEEN (14) DWELLING UNITS PER ACRE.

WHEREAS, the City of LaVerkin is authorized under Utah Code Title 10, Chapter 20 (Land Use, Development, and Management Act) to adopt and amend zoning regulations to promote the public health, safety, and general welfare; and

WHEREAS, the City Council recognizes the need to provide for a broader range of housing types within the City, including higher-density residential development, in order to meet the needs of a growing and diverse population; and

WHEREAS, the City's General Plan encourages a variety of housing options, including multi-family housing, in appropriate locations in order to promote housing affordability, efficient land use, and economic sustainability; and

WHEREAS, the City Council finds that the establishment of a High Density Residential (HDR-14) zoning district allowing up to fourteen (14) dwelling units per acre and building heights up to four (4) stories will help accommodate future growth while reducing pressure to expand into undeveloped areas; and

WHEREAS, the HDR-14 zone is intended to support compact development patterns that make efficient use of existing and planned infrastructure, including transportation systems, utilities, and public services; and

WHEREAS, the City Council finds that higher-density residential development, when properly designed and regulated, can provide high-quality living environments and contribute to the vitality of the community; and

WHEREAS, the ordinance includes detailed application requirements, including precise plans, architectural review, and impact studies, to ensure that development within the HDR-14 zone is carefully evaluated and designed to mitigate potential adverse impacts; and

WHEREAS, the ordinance establishes standards for building height, setbacks, landscaping, open space, parking, and buffering in order to promote compatibility with adjacent land uses, particularly lower-density residential zones; and

WHEREAS, the inclusion of requirements for common open space, recreational amenities, and homeowner associations is intended to ensure long-term maintenance, livability, and quality of development within the HDR-14 zone; and

WHEREAS, the City Council further finds that requirements related to lighting, landscaping, drainage, traffic analysis, and other technical studies will help protect public safety and minimize impacts on surrounding properties; and

WHEREAS, the requirement for development agreements in most HDR-14 projects will provide an additional mechanism to address project-specific impacts and ensure compliance with City standards and policies; and

WHEREAS, the Planning Commission has reviewed the proposed ordinance and has made a recommendation to the City Council following duly noticed public hearings in accordance with applicable law; and

WHEREAS, the City Council has conducted its own public hearing, considered public input, and finds that adoption of the HDR-14 zoning district is in the best interest of the City and its residents.

NOW, THEREFORE, BE IT ORDAINED by the City Council of LaVerkin City, Utah, that the LaVerkin Zoning Ordinance is hereby amended to add Article C3, High Density Residential (HDR-14), as follows:

ARTICLE C3. HIGH DENSITY RESIDENTIAL (HDR-14)

SECTION:

10-6C3-1: Purpose

10-6C3-2: Permitted Uses

10-6C3-3: Application Requirements

10-6C3-4: Height Regulations

10-6C3-5: Area, Width and Yard Requirements

10-6C3-6: Modifying Regulations

10-6C3-1: 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.

10-6C3-2: PERMITTED USES:

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

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

10-6C3-3: 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.

10-6C3-4: 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)

10-6C3-5: 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.

10-6C3-7: 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^{1/2}') 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, barbecue 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.

BE IT FURTHER ORDAINED THAT if any provision of this ordinance is held invalid by a court of competent jurisdiction, such invalidity shall not affect the remaining provisions, which shall remain in full force and effect.

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 B. 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, City Recorder

