



*ENHANCING OUR VIBRANT COMMUNITY AND IMPROVING OUR QUALITY OF LIFE*

## MOAB PLANNING COMMISSION

**April 9, 2026**

### REGULAR MEETING - 6:00 PM

City Council Chambers  
217 East Center Street  
Moab, Utah 84532

1. 6:00 P.M. Call To Order

2. Citizens To Be Heard

To have your comments considered for the Citizens to Be Heard portion of the electronic meeting, please fill out the form found here:

[HTTPS://DOCS.GOOGLE.COM/FORMS/D/E/1FAIPQLSECP3KYU0F\\_F8J6J5ROFAEUPTNKW938GR8DVEOJJH-AQFNQA/VIEWFORM?VC=0&C=0&W=1](https://docs.google.com/forms/d/e/1FAIPQLSECP3KYU0F_F8J6J5ROFAEUPTNKW938GR8DVEOJJH-AQFNQA/VIEWFORM?VC=0&C=0&W=1)

You must submit your comments by 5:00 pm on the day of the meeting. Please limit your comments to 400 words

3. Approval Of Minutes

Documents:

[MIN-PC-2026-02-26 DRAFT.PDF](#)

4. Public Hearing

- 4.1. Consideration And Possible Recommendation To City Council Of City Ordinance 2026-07, An Ordinance Amending The Text Of The Moab Municipal Code Section 17.08.060 To Update The Process By Which The City Grants Exceptions To Its Requirements Governing The Construction Of Sidewalk, Curbs, And Gutters

Documents:

[SIDEWALK CURB AND GUTTER CODE CHANGE AMENDMENT PC AGENDA SUMMARY.PDF](#)  
[EXHIBIT 1\\_DRAFT ORDINANCE 2026-07.PDF](#)  
[EXHIBIT 2\\_PUBLIC HEARING NOTICE ORDINANCE 2026-07.PDF](#)

- 4.2. Consideration And Possible Recommendation To City Council Of City Ordinance 2026-08, An Ordinance Of The City Council Of Moab Amending Moab Municipal Code, Title 17, Chapter 17.21 Commercial-Residential Zone, Section 17.21.030 Area, Width And Location Requirements, To Increase The Building Envelope Of Commercial Buildings, And Section 17.21.040 Special Provisions, To Decrease The Street Landscaping Strip, And Chapter 17.09 Supplementary Requirements And Procedures Applicable Within Zones, Section 17.09.220 Off-Street Parking And Loafing- Number Of Spaces, To Apply Parking Spot Carry Over During Use Changes To All Zones, And Section 17.09.230 Off-Street Parking And Loading -Location And Control Facilities, To Allow Parking Fee -In-Lieu In The C-2 Zone.

Documents:

198 E CENTER CODE CHANGE PC AGENDA SUMMARY.PDF  
EXHIBIT 1\_ DRAFT ORDINANCE 2026-08.PDF  
EXHIBIT 2\_LETTER TO PLANNING COMMISSION.PDF  
EXHIBIT 3\_\_PUBLIC HEARING NOTICE ORDINANCE 2026-08.PDF

- 5. Action Item
- 5.1. Election Of Planning Commission Chair And Vice Chair

- 6. Discussion Item

- 6.1. Land Use Code Update Discussion

Documents:

PC LAND USE CODE UPDATE AGENDA SUMMARY.PDF  
PC USES - DRAFT.PDF

- 7. Future Agenda Items

- 8. Adjournment

**Special Accommodations:**

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Recorder's Office at 217 East Center Street, Moab, Utah 84532; or phone (435) 259-5121 at least three (3) working days prior to the meeting.

Check our website for updates at: [www.moabcity.org](http://www.moabcity.org)

**MOAB CITY PLANNING COMMISSION MINUTES—DRAFT  
REGULAR MEETING  
February 26, 2026**

**Call to Order and Attendance:** Moab City Planning Commission held its regular meeting on the above date in City Council chambers. Audio is archived at [www.utah.gov/pmn](http://www.utah.gov/pmn) and video is archived at [www.youtube.com/watch?v=cEHcaXuhasw](http://www.youtube.com/watch?v=cEHcaXuhasw). Commission Chair Kya Marienfeld called the meeting to order at 6:03 p.m. Commission Members Shalee Bryant, Carolyn Conant and Steve McClure attended in person and Jill Tatton attended via electronic means. Community Development Director Cory Shurtleff, Planning Technician Kelsi Garcia, Associate Planner Johanna Blanco, Building Official Barry Ellison, City Council Liaison Miles Loftin and members of the public also attended.

**Citizens to be Heard:** None.

**Approval of Minutes:** Commission Member Bryant moved to approve the draft minutes of the February 12, 2026, Regular Planning Commission meeting. Commission Member McClure seconded the motion. The motion passed unanimously.

**Off-Site Parking Special Exception Request—Approved**

**Presentation and Discussion:** Associate Planner Blanco presented an application from Red Rock Flats 2 for an off-site parking special exception request, for property at 1410 South Highway 191, Moab, Utah 84532. She said the application was submitted on February 19 and noted the project is under review by the staff development review team (DRT). She added that the Red Rock Flats phase 1 buildings are near completion. She explained that Red Rock Flats 2 requested an agreement to provide eight parking spaces on the neighboring property, Red Rock Flats phase 1. She explained phase 1 had excess parking spaces. Blanco added that a letter of intent exists that explains the future combination of the two parcels. Commission Member Bryant brought up her concern that potential future owners of the property might want to pursue the original intention of providing an eating establishment on site, which requires more parking. The applicant's architect, Ryan Naylor, explained all approved plans would be tied to the property in perpetuity. Commission Member McClure asked about visitor parking spaces. The architect explained that visitor parking is not addressed by the ordinance. Commission Chair Marienfeld acknowledged the plans account for ample parking as required by code and added that she feels the current proposal will accommodate the project. Community Development Director Shurtleff reiterated that the request is for off-site parking because the two phases of the Red Rock Flats are currently separate properties and are intended to be joined into a single property at a future date. He added that future discussions of the land use code update might consider parking requirements. Commission Members Conant and Tatton concurred that the request was reasonable.

**Motion and Vote:** Commission Member Bryant moved to approve **Planning Resolution 07-2026**, a planning resolution approving the off-site parking special exception request for property located at 1410 South Highway 191, Moab, Utah 84532; with the following conditions: 1. Moab City Attorney approval of Off-Site Parking Agreement 2. Off-Site Parking Agreement recorded with the County Recorder. Commission Member Conant seconded the motion. The motion passed unanimously.

**Screening Special Exception Request—Approved**

**Presentation and Discussion:** Associate Planner Blanco presented **Planning Resolution 08-2026**, a planning resolution approving the screening special exception request, for property at 1410 South Highway 191, Moab, Utah 84532. The request was proposed in response to a request for a modified landscape plan. Commission Chair Marienfeld expressed a positive impression of the quick response to alter the western boundary of the property. Staff analysis presented by Blanco explained a 4-foot fence was proposed with code compliant plantings and compliance with the buffer depth. Marienfeld expressed satisfaction that the proposal would mitigate concerns of headlight trespass from the parking area to a neighboring property.

**Motion and Vote:** Commission Member Bryant moved to approve **Planning Resolution 08-2026**, a planning resolution approving the following buffering and screening special exception request, for property located at 1410 South Highway 191, Moab, Utah 84532; 1. western boundary: partial exception to screening allowing a 4-foot opaque fence along the length of the parking lot. Commission Member McClure seconded the

motion. The motion passed unanimously.

***Land Use Code Update—Discussion***

Associate Planner Blanco reviewed the responses to a homework assignment for commission members regarding definitions and categories of uses in the existing code. Topics discussed included caretaker accommodations for commercial properties, bunkhouses and boarding houses, group living and live/work accommodations, townhomes, mobile home parks, manufactured homes, civic spaces, professional offices, universities and schools, kennels and animal shelters, stables, agriculture, campgrounds and RV parks, indoor gun ranges, occupancy and parking considerations, golf and pickleball, ropes courses and ziplines, eating establishment size thresholds and use parameters, and food and beverage food vendors. Next steps were discussed.

***Future Agenda Items:***

Associate Planner Blanco stated there were no imminent projects for approvals. Community Development Director Shurtleff suggested discussion topics for the next land use code update discussion, including consideration of community character and antiquated or arbitrary definitions. Blanco spoke about an upcoming presentation of the housing task force 2026 goals.

***Adjournment:*** Commission Chair Marienfeld adjourned the meeting at 7:33 p.m.

DRAFT



**TITLE:** Consideration and Possible Recommendation to City Council of City Ordinance 2026-07, An Ordinance Amending the text of the Moab Municipal Code Section 17.08.060 To Update the Process by Which the City Grants Exceptions to its Requirements Governing the Construction of Sidewalk, Curbs, and Gutters

**DISPOSITION:** Public hearing

**PRESENTER/S:** Johanna Blanco, Associate Planner, and Cory Shurtleff, Community Development Director

**ATTACHMENT/S:**

- Exhibit 1 Draft Ordinance 2026-07
- Exhibit 2 Public Hearing Notice for Ordinance 2026-07

**OPTIONS:** Forward a positive recommendation to City Council for Ordinance 2026-07, Forward a negative recommendation to City Council, giving specific findings for decision, or Continue or table action to a later meeting with specific direction to City Staff and Applicant as to additional information needed to make a decision.

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**POSITIVE MOTION:** I move that the City of Moab Planning Commission forward a positive recommendation to the Moab City Council for City Ordinance 2026-07, An Ordinance Amending the text of the Moab Municipal Code Section 17.08.060 To Update the Process by Which the City Grants Exceptions to its Requirements Governing the Construction of Sidewalk, Curbs, and Gutters

**SUMMARY:**

Applicant: City of Moab

MMC [17.04.120](#) sets the Planning Commission as the advisory body and the City Council as the Land Use Authority for Text Amendments.

MMC 17.04.070 states *“It is the burden of the applicant to provide “good cause” to support a proposed text amendment. For the purpose of establishing and maintaining sound, stable and desirable development within the City of Moab, amendments to the Land Use Code are committed to the sound discretion of the City Council based upon the following nonexclusive list of criteria:*



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*A. Is the proposed use substantially similar to other authorized uses permitted within the subject zoning district?*

No use proposed.

*B. Is the proposed use a relatively new use type or development concept that was not anticipated at the time of the adoption of the City's General Plan?*

No use proposed.

*C. Is the amendment consistent with the policies and goals of the General Plan?*

Element 7: Transportation and Circulation, Goal 2: Achieve a pleasant, safe, efficient and complete pedestrian transportation network that provides a viable transportation alternative for daily circulation, activities and recreation. Action Step a. states "Provide well-maintained sidewalks of sufficient width, and expand the sidewalk systems in an orderly way." This amendment is creating more options and order to the sidewalk, curb, and gutter requirements, allowing for flexibility when criteria are met. Goal 5: Promote a creative approach to street and sidewalk design integrating various forms of travel and transportation, action step a. states "Encourage the installation of sidewalks, curbs and gutters in deficient areas to provide for safe pedestrian traffic and ADA access to clean and beautify public streets, and to ensure proper street drainage."

*D. Will the amendment create significant adverse impacts upon neighboring properties within or adjacent to the zoning districts which would be affected by the change?*

The amount of funds deposited into the street fund by sidewalk fee-in-lieu may decrease with the new option for full exception. This may limit the City's ability to complete sidewalk maintenance and construction. However, the number of properties that will meet the criteria for a full exception are limited.

*E. Is it in the public interest to approve the proposed amendment?*

The limited scope of the exception criteria lessens the burden on the public.

*F. Is the amendment likely to lead to a positive redevelopment of a specific area or zone?*

The cost of fee-in-lieu or installation may have previously prevented the redevelopment of an area.

*G. Will the amendment provide a variety of options for residents in terms of economic development, affordable housing, or other benefits?*

The amendment will lessen the economic impact for a developer who meets the exception criteria.



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*H. Is the amendment appropriate considering the existing conditions in the zoning district, the established relationships between zoning districts, existing land uses and densities, and the scale of both existing and proposed development?*

The proposed amendment will affect all zones.

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**RELEVANT LAWS, STUDIES & PLANS:**

Moab Municipal Code 17.04

**RESPONSIBLE DEPARTMENT:**

Planning Department

**FINANCIAL IMPACT:**

Full scope not available. Future possibility of decreased sidewalk curb and gutter fee-in-lieu.

**CITY OF MOAB ORDINANCE 07-2026**

**AN ORDINANCE AMENDING THE TEXT OF THE MOAB MUNICIPAL CODE SECTION 12.08.060 TO UPDATE THE PROCESS BY WHICH THE CITY GRANTS EXEMPTIONS TO ITS REQUIREMENTS GOVERNING THE CONSTRUCTION OF SIDEWALKS, CURBS, AND GUTTERS**

**WHEREAS**, Moab City (“City”) is a municipality and has authority to adopt land use regulations pursuant to Utah Code § 10-20-501 accordance with the Municipal Land Use, Development, and Management Act, Title 10, Section 20, Utah Code; and

**WHEREAS**, the Council deems it necessary to amend its land use ordinances to update the City’s procedures under Section 12.08.060 of the Moab Municipal Code, which govern the process by which the City grants exceptions to its requirements governing the construction of sidewalks, curbs, and gutters (collectively, the “**Proposed Action**”); and

**WHEREAS**, the Moab City Planning Commission held a public hearing on April 9<sup>th</sup>, 2026 to consider the Proposed Action in accordance with Utah Code §§ 10-20-205 and 10-20-502; and

**WHEREAS**, the Moab Planning Commission issued a positive recommendation to the City Council regarding the Proposed Action; and

**WHEREAS**, the City Council desires to enact the Proposed Action.

**BE IT ORDAINED BY THE MOAB CITY COUNCIL** as follows:

1. Amendment. Section 12.08.060 of the Moab Municipal Code is repealed in its entirety and replaced with the language set forth in **Exhibit A**.
2. Severability. If a court of competent jurisdiction determines that any part of this Ordinance is unconstitutional or invalid, then such portion of this Ordinance, or specific application of this Ordinance, shall be severed from the remainder, which shall continue in full force and effect.
3. Direction to Staff. City staff are authorized and directed to take such steps as may be needed: (a) for this ordinance to become effective under Utah law, including but not limited to compliance with the requirements of Utah Code § 10-3-711; and (b) to finalize and post the ordinance, including but not limited to making non-substantive edits to correct any scrivener’s, formatting, and numbering errors.
4. Effective Date. This Ordinance will take effect immediately pursuant to Utah Code § 10-3-712.

*[execution on following page]*

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_ [Month] 202\_\_.

MOAB CITY COUNCIL

\_\_\_\_\_  
By: Joette Langianese, Mayor

ATTEST

\_\_\_\_\_  
Sommar Johnson, Recorder

*(Complete as Applicable)*

Date ordinance summary was posted to the Moab City website, the Utah Public Notice website, and in a public place within Moab City per Utah Code §10-3-711: \_\_\_\_\_

Effective date of ordinance: \_\_\_\_\_

## EXHIBT A

Section 12.08.060 of the Moab Municipal Code is repealed in its entirety and replaced to read as follows:

**12.08.060 Sidewalks, curbs and gutters required at time of construction.**

*A. Sidewalks, curbs and gutters, and street paving shall be installed along all street frontage of any building lot at the time of construction upon that lot unless the City Manager grants an exception under subsection (D) of this section.*

*B. The City Engineer shall determine the location and specifications for said sidewalks, curbs and gutters, and streets.*

*C. The property owner or their agent, servant, contractor, or employee shall complete all construction of streets, sidewalks, curbs and gutters at the time of final inspection by the building inspector unless the City Manager grants an exception under subsection (D) of this section.*

*D. If the lot frontage meets all the following criteria, the City Manager may grant an exception where the property owner pays a fee in lieu of construction. Those criteria are:*

- 1. The frontage of the lot exceeds two hundred lineal feet;*
- 2. The lot is intended only for a single-household residence;*
- 3. The construction of the street, curb and gutter, and sidewalks is inconsistent with the street character; and*
- 4. The exception will not create, extend or perpetuate a half-paved street.*

*E. The City Manager shall determine the fee in lieu of construction, which shall be an amount equal to a percentage, as specified in the Master Fee Schedule, Chapter 3.50 of the estimated cost of constructing two hundred lineal feet of the required improvements. Those funds shall be submitted by the property owner to the City for deposit into a street fund for future use to develop and repair sidewalks, curbs and gutters, pedestrian trails, and streets within the City. The City Engineer shall calculate the lineal foot costs for construction of the improvements by consulting licensed contractors in the area.*

*F. Notwithstanding subsection (D) of this section, the City Manager shall grant an exception to the requirements of this section and shall not require a fee in lieu of construction if the following criteria are satisfied:*

- 1. The entire street where the lot or property is located is unpaved in its entirety;*

- 2. The City has not previously collected a fee in lieu or similar fee from other lot or property owners on the street to pay for the construction of sidewalks, curbs, and gutters on the street; and*
- 3. The street where the lot or property is located is not subject to project the City has approved to pave or otherwise improve the street.*

DRAFT

**SUMMARY OF  
MOAB CITY  
ORDINANCE NO. #07-2026**

On [Date], the Moab City Council enacted Ordinance No. #07-2026 amending Moab Municipal Code Section 12.080.060 updating the process by which the City grants exemptions to the City's requirements regarding the construction of sidewalks, curbs, and gutters.

MOAB CITY COUNCIL

\_\_\_\_\_  
By: Joette Langianese, Mayor

ATTEST

\_\_\_\_\_  
Sommar Johnson, Recorder

A complete copy of Ordinance No. #07-2026 is available in the Moab City offices located at 217 E. Center Street, Moab, UT 84532.

DRAFT

**CITY OF MOAB  
PUBLIC HEARING  
PROPOSED ORDINANCE 2026-07**

The City of Moab Planning Commission will hold a Public Hearing on Thursday, April 9, 2026, at approximately 6:00 p.m. in the Council Chambers of the Moab City Offices at 217 East Center Street, Moab, Utah.

The purpose of this hearing is to solicit public input on Proposed Ordinance 2026-07 – An Ordinance Amending Moab Municipal Code, Title 12, Chapter 12.08 Sidewalk and Driveway Construction. The proposed amendments would create an exception process and criteria for the sidewalk, curb, and gutter construction requirement. The public is invited to review and inspect all information available concerning such proposal(s) at the Moab City Offices during regular office hours, 8:00 a.m. to 5:00 p.m. Monday through Thursday, 8:00 a.m. to 12:00 p.m. Friday. The public or any interested parties may present written or oral testimony to the Moab City Planning Commission concerning the proposed action at the aforementioned time and place.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Recorder's Office at 217 East Center Street, Moab, Utah 84532; or phone (435) 259-5121 at least three (3) working days prior to the meeting.

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**Certificate of Posting**

Posted in the Moab City Offices at 217 E. Center St., Moab, Utah, on March 30, 2026.

Posted on the Moab City's website – [www.moabcity.org](http://www.moabcity.org) on March 30, 2026.

Published on State of Utah's Public Meeting Notice Website – [www.utah.gov/pmn](http://www.utah.gov/pmn) on March 30, 2026.

/s/ Johanna Blanco  
Associate Planner



**TITLE:** Consideration and Possible Recommendation to City Council of City Ordinance 2026-08, An Ordinance Of The City Council Of Moab Amending Moab Municipal Code, Title 17, Chapter 17.21 Commercial-Residential Zone, Section 17.21.030 Area, Width And Location Requirements, To Increase The Building Envelope Of Commercial Buildings, And Section 17.21.040 Special Provisions, To Decrease The Street Landscaping Strip, And Chapter 17.09 Supplementary Requirements And Procedures Applicable Within Zones, Section 17.09.220 Off-street Parking And Loafing- Number Of Spaces, To Apply Parking Spot Carry Over During Use Changes To All Zones, And Section 17.09.230 Off-Street Parking And Loading -Location And Control Facilities, To Allow Parking Fee-In-Lieu In The C-2 Zone.

**DISPOSITION:** Public hearing

**PRESENTER/S:** Johanna Blanco, Associate Planner, and Cory Shurtleff, Community Development Director

**ATTACHMENT/S:**

- Exhibit 1 Draft Ordinance 2026-08
- Exhibit 2 Letter to Planning Commission
- Exhibit 3 Public Hearing Notice for Ordinance 2026-08

**OPTIONS:** Forward a negative recommendation to City Council, giving specific findings for decision, Forward a positive recommendation to City Council for Ordinance 2026-08, or Continue or table action to a later meeting with specific direction to City Staff and Applicant as to additional information needed to make a decision.

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**POSITIVE MOTION:** I move that the City of Moab Planning Commission forward a positive recommendation to the Moab City Council for City Ordinance 2026-08, An Ordinance Of The City Council Of Moab Amending Moab Municipal Code, Title 17, Chapter 17.21 Commercial-Residential Zone, Section 17.21.030 Area, Width And Location Requirements, To Increase The Building Envelope Of Commercial Buildings, And Section 17.21.040 Special Provisions, To Decrease The Street Landscaping Strip, And Chapter 17.09 Supplementary Requirements And Procedures Applicable Within Zones, Section 17.09.220 Off-street Parking And Loafing- Number Of Spaces, To Apply Parking Spot Carry Over During Use Changes To All Zones, And Section 17.09.230 Off-Street Parking And Loading -Location And Control Facilities, To Allow Parking Fee-In-Lieu In The C-2 Zone.



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**SUMMARY:**

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Property Owner: Casa Moab LLC  
Applicant: Courtney Kizer – Architectural Squared  
Location: 198 East Center Street, Moab, UT 84532  
Parcel: 01-0B13-0016  
Zoning: C-2  
Current Use: Secondhand store

MMC [17.04.120](#) sets the Planning Commission as the advisory body and the City Council as the Land Use Authority for Text Amendments.

MMC 17.04.070 states *“It is the burden of the applicant to provide “good cause” to support a proposed text amendment. For the purpose of establishing and maintaining sound, stable and desirable development within the City of Moab, amendments to the Land Use Code are committed to the sound discretion of the City Council based upon the following nonexclusive list of criteria:*

*A. Is the proposed use substantially similar to other authorized uses permitted within the subject zoning district?*

No use proposed.

*B. Is the proposed use a relatively new use type or development concept that was not anticipated at the time of the adoption of the City’s General Plan?*

No use proposed.

*C. Is the amendment consistent with the policies and goals of the General Plan?*

In the General Plan, one community vision goals is “ Plan for a compact development pattern that makes efficient use of public facilities and services, encourages mixed uses, protects open spaces and minimizes urban sprawl.” The amendment may encourage more commercial use of the C-2 zone. Policy 1 of the Economic Element is “ Continue to promote Downtown Moab as a primary commercial core of the community for residents and visitors.” The amendment seeks to expand our understanding of ‘downtown’ to include areas further from Highway 191. Policy 3, 4, and 10 are “Encourage local businesses and industries to grow and thrive.”, “ Facilitate the growth of local businesses and industries in a context appropriate to Moab. (size, scale, etc.)”, and “Promote and enhance retail offerings that serve the everyday needs of residents and visitors.” The amendment may open more opportunities for commercial growth in the C-2 which may serve local or visitor interests.

*D. Will the amendment create significant adverse impacts upon neighboring properties within or adjacent to the zoning districts which would be affected by the change?*

Decreasing street buffering and setback requirements could have a negative impact on neighboring properties that are accustomed to the residential feel of the C-2 zone. Allowing



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parking fee-in-lieu will likely not make a change in actual parking spaces created on properties in the C-2 zone, as the exception process is widely used.

*E. Is it in the public interest to approve the proposed amendment?*

*F. Is the amendment likely to lead to a positive redevelopment of a specific area or zone?*

The property owner of 198 E Center Street will likely redevelop his property given the granting of the code amendment.

*G. Will the amendment provide a variety of options for residents in terms of economic development, affordable housing, or other benefits?*

The amendment will move the C-2 zone requirements closer to mirroring those of the C-3 zone, which may result in increased commercial opportunities in the C-2 zone.

*H. Is the amendment appropriate considering the existing conditions in the zoning district, the established relationships between zoning districts, existing land uses and densities, and the scale of both existing and proposed development?*

Neither zone has density limits other than the building envelope limits of setbacks in the C-2 zone. Differences in use between the two zones include ground floor one, two-household, and multi-household dwellings, schools, group homes, daycares, and Outfitters allowed in C-2. There is no proposed development at this time, but the Objectives and Characteristics of the C-2 and C-3 zones are as follows;

*The objectives in establishing the C-2 commercial-residential zone are:*

- 1. To facilitate the development of attractive areas within the City that allow the mixing of compatible commercial and residential uses;*
- 2. To facilitate the orderly expansion of commercial uses out from the central commercial district.*

*B. The C-2 commercial-residential zone is characterized by attractive and well-maintained commercial and residential buildings set back from public streets and surrounded by landscaped yards. In order to accomplish the objectives and purposes of this title and to stabilize and protect the essential characteristics of the zone*

*The C-3 central commercial zone has been established as a district in which the primary use of the land is for business purposes. The area covered by this zone is now and it is intended that it shall continue to be the dominant shopping and financial center of the City and surrounding territory. For this reason the zone has been located in the central part of the City where the street pattern makes the business buildings readily accessible to all parts of the City and surrounding region and where business and shopping activities can be carried on with maximum convenience. The C-3 zone is characterized by wide, clean, well-lighted streets, ample pedestrian ways and vehicular parking lots for the convenience and safety of the public.*



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*Attractive, inviting and well-maintained shops, stores, offices and other buildings are also characteristic of this zone.*

*Representative of the uses in this zone are banks, hotels, office buildings, theaters, and a wide variety of retail outlets.*

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**RELEVANT LAWS, STUDIES & PLANS:**

Moab Municipal Code 17.04

**RESPONSIBLE DEPARTMENT:**

Planning Department

**FINANCIAL IMPACT:**

Full scope not available. Future possibility of increased parking fee-in-lieu.

**CITY OF MOAB ORDINANCE 2026-08**

**AN ORDINANCE OF THE CITY COUNCIL OF MOAB AMENDING MOAB MUNICIPAL CODE, TITLE 17, CHAPTER 17.21 COMMERCIAL-RESIDENTIAL ZONE, SECTION 17.21.030 AREA, WIDTH AND LOCATION REQUIREMENTS, TO INCREASE THE BUILDING ENVELOPE OF COMMERCIAL BUILDINGS, AND SECTION 17.21.040 SPECIAL PROVISIONS, TO DECREASE THE STREET LANDSCAPING STRIP, AND CHAPTER 17.09 SUPPLEMENTARY REQUIREMENTS AND PROCEDURES APPLICABLE WITHIN ZONES, SECTION 17.09.220 OFF-STREET PARKING AND LOADING- NUMBER OF SPACES, TO APPLY PARKING SPOT CARRY OVER DURING USE CHANGES TO ALL ZONES, AND SECTION 17.09.230 OFF-STREET PARKING AND LOADING -LOCATION AND CONTROL FACILITIES, TO ALLOW PARKING FEE-IN-LIEU IN THE C-2 ZONE.**

WHEREAS, the following findings describe the intent and purpose of this ordinance:

- a. The City has enacted Title 17 Zoning, of the Moab Municipal Code (MMC), that governs land use and development regulations within the City Limits, and from time to time the City undertakes revisions of Title 17 to improve the quality and consistency of land development regulations; and
- b. Any person having a proprietary interest in any real property may submit an application for a zoning map amendment or a zoning text amendment to the Land Use Code; and
- c. The City received an application to amend code sections 17.21.030, 17.21.040, 17.09.220, and 17.09.230, to erase area width and location requirements for commercial buildings in the C-2 Zone, decrease the required landscaping strip adjacent to all public streets to 5 feet in width, apply the parking space carry over effect when changing use or new buildings to all zones, and allow properties in the C-2 zone to apply for a parking fee-in-lieu respectively; and
- d. The City finds that this Ordinance, for the purpose of updating design and regulatory provisions within the C-2 Commercial-Residential Zone and Supplementary Requirements and Procedures Applicable Within Zones, meets the Text Amendment criteria for consideration; and
- e. The Moab Planning Commission reviewed the application in a public meeting held on March 26th, 2026, to review the proposed amendments to the Moab Municipal Code, Sections 17.21.030, 17.21.040, 17.09.220, and 17.09.230; and
- f. The City of Moab has the authority to adopt this ordinance pursuant to Utah Code Annotated (2010) § 10-3-702, and hereby exercises its legislative powers in doing so; and
- g. The Moab Municipal Code Chapter 17.04, Zoning Map Amendments and Text Amendments, permits the process to allow amendments to the regulatory standards within zoning districts; and
- h. The Council endorses the intent of the Act and finds that the Application meets the criteria for Text Amendments found in chapter 17.04.070 Text Amendment Criteria.

NOW, THEREFORE, BE IT ORDAINED by the Moab City Council that:

1. The Application for the text amendment of MMC 17.93.060, Roof Signs, is hereby APPROVED and adopted into the City of Moab Municipal Code, upon recommendation from the Planning Commission for said text amendment.

2. This ordinance shall take effect immediately upon its posting pursuant to U.C.A. 10-3-711 and 63G-30-102.

PASSED AND APPROVED this 14<sup>th</sup> day of April 2026, by a majority of the City of Moab City Council.

SIGNED:

\_\_\_\_\_  
Joette Langianese, Mayor

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Sommar Johnson, Recorder

(Complete as Applicable)

Summary of ordinance posted to Moab City Website, the Utah Public Notice Website, and in a public location within the City boundaries pursuant to U.C.A. 10-3-711 and 63G-30-102 on: March 30<sup>th</sup>, 2026, by Johanna Blanco, Associate Planner, City of Moab.

Effective date of ordinance: \_\_\_\_\_

**AMENDMENT TO 17.21.030 Area, width and location requirements.**

~~All buildings and structures in the C-2 commercial-residential zone shall be set back at least twenty-five feet from any public street.~~ Area, width and location requirements for buildings arranged, intended or designed primarily for residential use, shall be set back from the front property line a distance of at least twenty-five feet. Minimum side yards shall be at least eight feet or less by conditional use permit, with a minimum rear yard setback of fifteen feet. Street-side setbacks for corner lots shall be no less than twenty feet in width. No area and width requirements shall apply to dwellings located above the ground floor when the ground floor is devoted exclusively to a commercial use permitted in the zone ~~lot coverage of the principal use shall not exceed fifty percent of the total lot area.~~ There shall be no area width and location requirements for commercial buildings and structures constructed in accordance with the building code.

**AMENDMENT TO 17.21.040 Special provisions.**

- A. A strip of land at least ~~fifteen~~ five feet in width adjacent to all public streets shall be landscaped in accordance with the provisions located in Chapter [17.10](#), Landscaping Standards.
- B. No dust, odor, smoke, vibration, directed illumination, or intermittent glare or noise shall be emitted which is discernible beyond the premises, except for normal traffic movements.
- C. Storage of all merchandise, material and products shall be carried on within a building or within an area enclosed with a sight obscuring fence or wall, except for vehicles in running order.
- D. All off-street parking shall be hard-surfaced.

**AMENDMENT TO 17.09.220.S Off-Street parking and loading – Number of spaces.**

S. *Replacement of Existing Buildings.* In ~~the C-3 central commercial~~ all zones, additional parking is not required when existing buildings are replaced with new buildings that are the same size or smaller than the existing buildings, provided that the proposed use does not change from the historic use of the building. When existing buildings are replaced with larger buildings of the same use, additional parking is required for the additional size of the buildings.

**AMENDMENT TO 17.09.230.B. Off-Street parking and loading – Location and control of facilities.**

- B. In the event that the Zoning Administrator determines that off-street parking cannot be reasonably provided in accordance with the provisions of this title, a commercial property owner, in the C-3 zone and designated portion of the C-4 zone, may be allowed to make a payment-in-lieu of providing parking spaces, according to the following conditions:
  - 1. A commercial property owner must fill out a payment-in-lieu of parking application and pay a review fee as established by resolution.
  - 2. The City Planning Commission must review any payment-in-lieu of parking requests and after holding a public hearing, may approve or disapprove such requests.
  - 3. The established payment-in-lieu rate shall be established by resolution. Such fees shall be deposited into a parking facilities development fund and all expenditures from this fund shall be directly spent or encumbered only for the propose of operation, maintenance and administration of parking or transit facilities. The fee shall be paid to the City of Moab according to the following schedule: fifty percent of the fee shall be paid prior to an issuance of a building permit and the remaining fifty percent shall be paid prior to the issuance of a certificate of occupancy permit.
  - 4. To encourage higher building density in the downtown businesses district, owners of land or businesses in the C-3 central commercial zone have the option to use payment-in-lieu of parking

rather than to reasonably provide parking spaces at the time of erection of any main building or at the time such buildings are structurally enlarged or converted to increase the use or capacity of the buildings.

5. To encourage more harmonious development patterns in the general commercial district, owners of existing businesses in the C-4 general commercial zone located between Mill Creek and Pack Creek as designated on the official Moab City zoning map, have the option to use payment-in-lieu of parking rather than to provide additional on-site parking spaces at the time buildings on the parcel are structurally enlarged or converted to increase the use or capacity of the buildings.

6. Payment-in-lieu of parking shall be permitted to provide no more than thirty percent of the parking spaces required by this chapter of any particular use or development.

7. To encourage the attractive and orderly expansion of commercial uses out from the central commercial district, owners of land or businesses in the C2 commercial zone located on streets with center aisle parking have the option to use a payment-in-lieu of parking rather than reasonably provide parking spaces at the time of erection of any main building or at the time such buildings are structurally enlarged or converted to increase the use or capacity of the buildings.



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## ARCHITECTURAL SQUARED

From: **Architectural Squared** <info@arch-squared.com>  
Date: March 16, 2026  
Subject: Code Amendment Application  
To: City of Moab Planning Department  
C/O Cory Shurtleff

Dear City of Moab Planning Department-

The goal of this application is to create a zoning mechanism that facilitates commercial development opportunities in the C-2 zone, in line with the City of Moab General Plan. The proposed verbiage amends setbacks, area, width and location requirements to better support landowners with commercial building intent. If accepted, the C-2 zone will align with the stated aim (17.21.010.A.2) to "facilitate the orderly expansion of commercial uses out from the central commercial district".

Please see below a description of how the proposed code amendment complies with the elements, goals and policies of the Moab General Plan.

- Land Development Code Sections to be amended:
  - C-2 ([Chapter 17.24.030](#)) ~~– All buildings and structures in the C-2 commercial-residential zone, shall be set back at least twenty-five feet from any public facing street. Area, width and location requirements for buildings arranged, intended or designed primarily for residential use, shall be set back from the front property line a distance of at least twenty-five feet. Minimum side yards shall be at least eight feet or less by conditional use permit, with a minimum rear setback of fifteen feet. Street-side setbacks for corner lots shall be no less than twenty feet in width. No area and width requirements shall apply to dwellings located above the ground floor when the ground floor is devoted exclusively to a commercial use permitted in the zone.~~ ~~lot coverage of the principal use shall not exceed fifty percent of total lot area.~~ Add text: There shall be no area, width and location requirements for commercial buildings and structures constructed in accordance with the building code.
  - C-2 ([Chapter 17.24.040.A](#)) ~~– A strip of land at least fifteen feet in width adjacent to all public streets shall be landscaped in accordance with the provisions located in Chapter 17.10, Landscaping Standards.~~
  - SUPPLEMENTARY ([Chapter 17.09.220.S](#)) – Replacement of Existing Buildings  
In the C-3 central all commercial zones, additional parking is not required when existing buildings are replaced with new buildings that are the same size or smaller than the existing buildings, provided that the proposed use does not change from the historic use of the building. When existing buildings are replaced with larger buildings of the same use, additional



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*parking is required for the additional size of the building.*

- SUPPLEMENTARY (Chapter 17.09.230.B) – Add a new point #7: To encourage the attractive and orderly expansion of commercial uses out from the central commercial district, owners of land or businesses in the C-2 commercial zone located on streets with center aisle parking have the option to use a payment-in-lieu of parking rather than reasonably provide parking spaces at the time of erection of any main building or at the time such buildings are structurally enlarged or converted to increase the use or capacity of the buildings.
  
- Justification for the proposed amendment:
  - Presently, C-2 building area and setback requirements prove overly restrictive considering the predominantly city center location for the zone's use. These restrictive area, width & location requirements hinder building and commercial potential in key, public facing areas.
  - As with zone C-3 and 17.24.010, commercially inclined C-2 zone already acts as a 'center of the city and surrounding territory. .... Located in the central part of the City where the street pattern makes the business buildings readily accessible to all parts of the city and surrounding region where business and shopping activities can be carried on with maximum convenience ... characterized by wide, clean, well-lighted streets, ample pedestrian ways and vehicular parking lots for the convenience and safety of the public'.
  - C-2 parcels that lend themselves to commercial development are in proximity to existing parking lots and ample street parking, maximum convenience to local businesses and facilities, and wide, attractive, well-lit streets. The proposed amendments allow commercial C-2 parcels to meet standards in-line to those applied to C-3 zoning, in a way to better align with the City General Plan through encouraging commercial growth, without enacting changes to approved uses / occupancies on said parcels.
  
- Evidence of consistency and implementation of the proposed amendment with the Comprehensive Plan:
  - Allowing for appropriate commercial land-use and development in C-2 parcels adheres to the following elements in Chapter 5, Elements & Goals, of the General Plan:
    - A Vision For Moab: Goals
      - "Promote Downtown Moab as a center of mixed use activity"
      - "Plan for a compact development pattern that makes efficient use of public facilities and services"
    - Element 1: Economic Development



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- "Continue to promote Downtown Moab as a primary commercial core of the community for residents and visitors"
  - "Encourage local businesses and industries to grow and thrive. "
  - "Facilitate the growth of local businesses and industries in a context appropriate to Moab."
  - "Promote and enhance retail offerings that serve the everyday needs of residents and visitors"
- 
- Are there similarities of the proposed use with other uses in the zone? Should this be considered as a conditional use or a use-by-right? Why?
    - This should be a use by right. The proposed amendments do not change any of the permitted uses within the zone, and the landscaping and lighting ordinances remain untouched. The proposal is seeking to better meet the 'orderly expansion of commercial uses' intent of C-2, by allowing those with commercial use intent for their central city parcels to better develop their land, unhampered by restrictive setbacks better suited to more-removed parts of town.
  
  - How does this amendment comply with the Land Use Code and the character and objectives of the affected zoning district?
    - The C-2 zone aims to "Facilitate the development of attractive areas within the city that allow the mixing of compatible commercial & residential uses" & "Facilitate the orderly expansion of commercial uses out from the central commercial district".
    - The proposal is use specific, only minimizing area and setback requirements when the intended purpose is for commercial development. This allows for a more practical mix between commercial and residential, as intended by the zone aim. Residential parcels will still feel substantially more 'residential' and facilitate the transition to other R- zones, but commercial development is now encouraged through reduced restrictions to better allow for the 'orderly expansion' out from C-3.
    - The C-3 zone is "characterized by wide, clean, well-lighted streets, ample pedestrian ways and vehicular parking lots for the convenience and safety of the public. Attractive, inviting and well-maintained ... buildings are also characteristic of this zone." Applying these characterizations to commercial development within C-2 zones will not minimize the C-2 aims or cause detriment to neighboring zones. Standard zone buffering requirements will still apply, ensuring development will not encroach on neighboring residential zones.
  
  - Proposed new language with existing words to be deleted lined through, and words to be added underlined
    - [See summary, above.](#)



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Thank you for considering our application for this code amendment. We look forward to the opportunity to discuss and work collaboratively to enhance the verbiage in preparation for submission to the City Council.

Much appreciated,  
Courtney Kizer, AIA, LEED BD&C, NCARB  
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301 s 400 e #207, Moab, UT 84532

**CITY OF MOAB  
PUBLIC HEARING  
PROPOSED ORDINANCE 2026-08**

The City of Moab Planning Commission will hold a Public Hearing on Thursday, April 9, 2026, at approximately 6:00 p.m. in the Council Chambers of the Moab City Offices at 217 East Center Street, Moab, Utah.

The purpose of this hearing is to solicit public input on Proposed Ordinance 2026-08 – An Ordinance Amending Moab Municipal Code, Title 17, Chapter 17.21 C-2 Commercial -Residential Zone and 17.09 Supplementary Requirements and procedures applicable within Zones. The proposed amendments would decrease setback, area, and landscaping requirements for commercial buildings in the C-2 zone, clarify parking requirements for adaptive infill, and allow fee-in-lieu for parking spaces in all zones. The public is invited to review and inspect all information available concerning such proposal(s) at the Moab City Offices during regular office hours, 8:00 a.m. to 5:00 p.m. Monday through Thursday, 8:00 a.m. to 12:00 p.m. Friday. The public or any interested parties may present written or oral testimony to the Moab City Planning Commission concerning the proposed action at the aforementioned time and place.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Recorder's Office at 217 East Center Street, Moab, Utah 84532; or phone (435) 259-5121 at least three (3) working days prior to the meeting.

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**Certificate of Posting**

Posted in the Moab City Offices at 217 E. Center St., Moab, Utah, on March 30, 2026.

Posted on the Moab City's website – [www.moabcity.org](http://www.moabcity.org) on March 30, 2026.

Published on State of Utah's Public Meeting Notice Website – [www.utah.gov/pmn](http://www.utah.gov/pmn) on March 30, 2026.

/s/ Johanna Blanco  
Associate Planner



MOAB CITY PLANNING COMMISSION AGENDA

April 9, 2026

**TITLE:** Land Use Code Update Discussion

**DISPOSITION:** Department update

**PRESENTER/S:** Cory Shurtleff, Community Development Director

**ATTACHMENT/S:**

Exhibit 1 – Uses and Definitions Spreadsheet

**STAFF RECOMMENDATION:** N/A

**OTHER OPTIONS:** N/A

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**RECOMMENDED MOTION:** N/A

**SUMMARY:**

This meeting's code workshop will be going over the definitions created from the consolidation of uses worksheet and continuing the consolidation process.

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**RELEVANT LAWS, STUDIES & PLANS:**

Moab Municipal Code

**RESPONSIBLE DEPARTMENT:**

Community Development

**FINANCIAL IMPACT:**

N/A

**THIS IS A DRAFT**

Only these two categories will be shown to the public in a permitted use chart

Big Buckets	Anticipated Use Parameters	Listed, proposed, and seen uses that fall in the buckets. These columns are for our use to make sure nothing in code or our imagination is accounted for
<p><b>Residential</b></p> <p>Household Living - Uses characterized by residential occupancy of a dwelling unit by a Household. (insert definition of dwelling units, example each dwelling unit can have one kitchen as defined by IRC) (these big buckets will not be a permitted use, rather be used to group buckets into smaller groups)</p> <p>Two-household Dwelling - A building with two dwelling units located on a single lot designed or arranged to be occupied by two households living independently</p> <p>live/work Dwelling - A dwelling unit containing an integrated living and working space in different areas of the unit.</p> <p>multi-household Dwelling - A building, group of buildings, or portion of a building that contains three or more dwelling units living independently.</p> <p>Single household attached Dwelling - Three or more dwelling units where each dwelling unit is attached to other units and is located on its own separate lot for occupancy by one Household</p> <p>single household detached Dwelling - A building, located on one lot containing one dwelling unit not physically attached to any other principal structure, to be occupied by one Household</p> <p>Mobile Home/ Recreational Vehicle Parks</p> <p>Large Development - a development that contains two or more main buildings on a zoning lot and which development is planned and developed as a single entity such as a PLUD, PKD, Mobile Home Park, MPD</p>		<p>duplex</p> <p>2 single household dwellings</p> <p>Two-Household Dwellings</p> <p>Condominiums</p> <p>Dwellings above the ground floor of a nonresidential structure (this will be a use parameter) Example: In chart multi, two, and single dwellings will be permitted but when you click it says it needs to house employees that are working on the same parcel in the C zones)</p> <p>Ground-Floor Employee Dwellings</p> <p>Live work units</p> <p>Efficiency dwelling unit or efficiency apartment</p> <p>On-site employee housing</p> <p>Ground-Floor Dwellings for Legally Constituted Housing Authorities or Legally Recognized Affordable Housing Nonprofit or Land Trust (this again would be a use parameter. Household living permitted if for use by non-profit)</p> <p>twinhomes</p> <p>rowhouses</p> <p>one household dwelling</p> <p>Condominiums</p> <p>single household home</p> <p>manufactured homes</p>
<p>Group living - Uses characterized by residential occupancy by a group of people who do not meet the definition of household living - Tenancy is arranged on a monthly or longer basis, and the size of the group may be larger than a Household. Generally, group living structures have a common eating area for residents. Residents may receive care, training, or treatment, and caregivers may or may not also reside at the site.</p> <p>Assisted Living - A center licensed by the State Department of Health Services that provides living accommodations and medical services for those with illness or disability or otherwise in need of assistance.</p> <p>Bunk House - A place of residence, other than a hotel or motel that is used, occupied, and maintained by persons enrolled in educational, or religious institution or employed by a common employer, with sleeping accommodations, common gathering rooms, and may include group cooking and dining facilities designed to service the residency of the bunkhouse.</p> <p>Historic Dwelling? I do not think we currently have a historic dwelling registry</p>		<p>Planned Unit Development</p> <p>Mobile home parks and mobile home subdivisions</p> <p>assisted living centers</p> <p>Group homes</p> <p>Boys and girls schools and correctional institutions.</p> <p>Homeless Shelters</p> <p>Halfway house</p> <p>Boarding house, lodging house</p> <p>Bunkhouses</p>
<p><b>Civic</b></p> <p>Community Facilities - Uses including buildings, structures, or facilities to provide a service to the public.</p> <p>Cemetery</p> <p>Passive open Space - Areas for recreational uses related to the functions and values of a natural area that require limited and low-impact site improvements, including trails, signs, pedestrian bridges, seating.</p> <p>Active Open Space - Areas for recreational uses that require constituted facilities for organized activities including playing fields, playgrounds, and ball courts.</p> <p>Civic Gathering Space - public or quasi-public institutions that are designed to foster community interaction and social engagement.</p> <p>Places of Worship - a site used primarily or exclusively for religious worship and related religious services operated by a bona fide religious group for religious activities.</p> <p>Hospital - An institution designed for the diagnosis, treatment, and care of human illness or infirmity and providing health services, primarily for inpatients, and including as related facilities, laboratories, outpatient departments, training facilities and staff offices</p>		<p>Cemeteries, public and private</p> <p>public parks</p> <p>Park or playground.</p> <p>Public parks, trails, and open space</p> <p>Outdoor theater</p> <p>Aquatic Center/Gym</p> <p>Ice rink</p> <p>Public parks, trails, and open space</p> <p>Public libraries.</p> <p>Museum</p> <p>Conference facilities</p> <p>Public Buildings</p> <p>Art/photo galleries</p> <p>Community tool share</p> <p>Triangle House</p> <p>Teen-specific gathering places</p> <p>Performance art spaces</p> <p>Plaza</p>
<p><b>Educational Facilities</b> - Uses in this category include public and private institutions at the primary, elementary, middle, high school, or post-secondary level, or vocational or trade schools.</p> <p>Public or Private School - A public or private institution that offers general academic instruction at preschool, kindergarten, elementary, secondary, and collegiate levels, including graduate schools, universities, nonprofit research</p> <p>Vocational or Trade School - A secondary school offering instruction in a professional, vocational, or technical field. This use includes public or private schools providing domestic, recreational and other types of instruction, such as</p>		<p>Public</p> <p>Private</p> <p>Pre</p> <p>Daycare</p> <p>schools</p> <p>Public and Private research establishments</p> <p>Hospitals</p>
<p><b>Commercial</b></p> <p>Animal Related Uses - This category includes animal-related uses involving the commercial boarding and care of animals.</p> <p>Stable, Commercial - A facility or area where farm animals are kept, housed, boarded, lodged, fed, hired, trained, sold, or bred as a commercial activity</p> <p>Animal Shelter - a facility that provides temporary housing, care, and medical attention to stray, abandoned, lost, or surrendered animals with the goal of adoption or reuniting them with owners</p> <p>Kennel - land or buildings used in the keeping of four or more dogs over four months old.</p> <p>Veterinary Clinic - a place where animals are given medical care and the boarding of animals is limited to short-term care incidental to the hospital use.</p> <p>Animal Husbandry - agricultural land designed, constructed, and used to house farm implements, livestock, or agricultural produce or products used by the owner for raising livestock and small animals to be sold</p> <p>Agriculture - the growing of soil crops in the customary manner in the open. It shall not include livestock-raising activities, nor shall it include retailing of products on the premises.</p>		<p>Veterinary Clinic with Kennel</p> <p>Veterinary Clinic with Indoor Kennel</p> <p>Livestock raising</p> <p>Pasturing of animals</p> <p>Agricultural uses such as farming, truck gardening and the growing of nursery stock</p> <p>Nonsprofit-owned community garden</p>



<p>Outdoor Storage - area used for the long term (more than 24 hours) storage of materials, merchandise, products, stock, supplies, machines, operable vehicles, equipment, manufacturing materials, or personal property of any nature that are not kept in a structure.</p> <p>Self storage - a building or group of buildings consisting of individual, self-contained units that are leased to individuals, organizations, or businesses for self-service storage of personal property.</p> <p>Laboratories</p> <p>Helipad, helistop or heliport</p>			<p>Automobile wrecking and salvage yards</p> <p>Self-Storage Warehouse</p>	<p>Earthmoving equipment and equipment storage</p>	<p>Gas and oil storage facilities</p>	<p>Trucking Companies</p>	<p>Storage, not self, commercial</p>	<p>contractor office or equipment storage yard</p>						
<p><b>Public or semi-public Utilities</b></p>	<p>Public Utility</p> <p>Wireless Telecommunications Facility</p>		<p>Public Facilities</p> <p>Utility Provider Structures</p>	<p>Utility Provider Structures</p> <p>Wireless Telecommunication Towers</p>	<p>Municipal facilities and services</p>	<p>Water tank</p>								
<p><b>Accessory Use - A use that is incidental and subordinate to the principal use of the lot.</b></p> <p>ADU - a habitable living unit added to, created within, or detached from a single-household dwelling, and in some cases duplexes, and includes separate cooking, sleeping, and bathroom facilities.</p> <p>agricultural</p> <p>home occupation</p> <p>outside sales</p> <p>outdoor dining</p> <p>private recreation</p> <p>Drive Thru</p> <p>Caretaker residence (caring for land, property (security) or animals)- perhaps an accessory use</p> <p><b>Temporary Use</b></p> <p>Temporary Housing</p> <p>Construction Support</p> <p>Recreation</p>			<p>Premises Agricultural Occupations</p> <p>home occupations</p> <p>Outside sales and display</p> <p>Restaurant with Outdoor Dining, Permanent</p> <p>Pre school</p> <p>Drive-through windows</p> <p>Bike storage facility</p> <p>Asphalt/Concrete Batching Plant, Temporary</p> <p>Circus</p>	<p>Raising, Care and Keeping of Animals and Fowl for Household Use and Consumption</p> <p>Farmers market</p> <p>Restaurant with Outdoor Dining, Seasonal</p> <p>Recreation, private, noncommercial</p> <p>Drive thru coffee shop</p>	<p>Farm machinery storage sheds</p> <p>Parklets</p>	<p>Agriculture, urban</p>	<p>apiaries</p>							

















