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NOTICE OF PUBLIC HEARING

CODE AMENDMENT – GREEN SPACE/AMENITIES REQUIREMENTS FOR MULTI-FAMILY DEVELOPMENTS

Public notice is hereby given that the Ephraim City Planning and Zoning Commission, in accordance with Sections 10.04.060 and 10.20.060 of the Ephraim City Municipal Code, will conduct a public hearing to discuss and possibly make recommendation to the Ephraim City Council regarding a proposed amendment to the Ephraim City code regarding green space and amenities requirements for multi-family developments. *(see attached changes)*

The public hearing will be held:

Wednesday, May 13 2026

beginning at 6:00 p.m.

Ephraim City Hall

5 South Main Street, Ephraim, Utah 84627

Should the Planning Commission recommend approval, the City Council is expected to review and possibly give final approval for the Amendment regulations regarding short term rentals on **Wednesday, May 20th, 2026, at 7:00 PM at Ephraim City Hall.**

Interested parties may attend in person or electronically via zoom. Those wishing to attend electronically should notify Ephraim City Staff prior to 3:00 p.m. of the day of the meeting. For further information, or to request a meeting link, please contact Megan Spurling, City Planner, 5 South Main Street, Ephraim, Utah 84624; call at (435) 283-4631; or email mspurling@ephrain.gov

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify Ephraim City at (435) 283-4631 at least 24 hours prior to the meeting.

Posted: May 1, 2026

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**EPHRAIM CITY
ORDINANCE ECO 26-06 (NCM DRAFT)**

**AN ORDINANCE REGARDING GREEN SPACE AND AMENITIES
REQUIREMENTS**

**AN ORDINANCE AMENDING TITLE 10, CHAPTER 16, SECTION 40-
RESIDENTIAL ZONES BY INCLUDING GREEN SPACE AMENITIES
REQUIREMENTS FOR MULTI-FAMILY DEVELOPMENTS**

WHEREAS, Ephraim City would like to have green space and amenities that benefit the citizenry at large, but particularly the residents of the development; and

WHEREAS, the City believes that by providing greater clarity and direction that the quality of the developments will be improved; and

WHEREAS, the City Council finds that the code amendments herein are in the best interests of the City and the citizenry.

NOW THEREFORE, be it ordained by the Council of the Ephraim City, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** “10.16.040 Residential Zones” of the Ephraim City Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

10.16.040 Residential Zones

- A. **Single-family Residential Zone (R1):** Provides appropriate locations where low density residential neighborhoods may be established, maintained and protected. The regulations permit the establishment of public and semi public uses such as churches, schools, libraries, parks, and playgrounds which serve the requirements of families. The regulations are intended to prohibit those uses that would be harmful to single family neighborhoods.
 - 1. **Uses:** see ECC 10.20.030 Table B for list of permitted and conditional uses.
 - a. Special regulations concerning accessory apartments: A conditional use permit for an attached accessory apartment (see definition) in the R1 zone may only be approved subject to the following minimum conditions;
 - (1) The apartment may be occupied by one family of related persons or not more than two unrelated persons.
 - (2) A minimum of two off-street parking spaces each shall be provided for the apartment and the primary residence.

- (3) The use of the accessory apartment is conditional upon the primary residence being owner-occupied; the apartment may not be rented or occupied if the property owner is not living in the home as a primary residence.
 - (4) So long as above items are met, accessory apartments may be allowed as attached to the main house on lots at least 8,000 square feet in size.
 - 2. **Density Regulations:** A minimum lot size of 8,000 square feet shall be required for a single family dwelling.
 - 3. **Minimum Floor Area:** The ground floor area of any one family dwelling shall not be less than 750 square feet exclusive of open porches, garages and carports.
 - a. The Land Use Authority may grant exceptions for studio and accessory apartments smaller than 750 Square feet. Primary dwelling residences smaller than 750 Square feet are allowed by Conditional Use Permit, with special considerations taking into account the character of the surrounding neighborhood.
 - 4. **Animals:** Any combination of dogs and cats, up to four (4) total such animals are allowed, and no more than twenty poultry or rabbits on any lot (20 total small animals) may be kept; provided, that:
 - a. the animals must be set back no less than ten feet from all property lines;
 - b. the animals are kept in rear yard areas; and
 - c. the animals are kept within a solid fenced area or building to establish visual and auditory screening.
 - d. No pigs may be kept in the R1 Zone.
 - 5. **Minimum Green Space or Landscaping:** a minimum of 20 percent of lot area shall be maintained in open green space or landscaped area.
- B. **Single-family Residential Zone (R1A):** Provides appropriate locations where low density residential neighborhoods may be established, maintained and protected. The regulations permit the establishment, with proper controls, of public and semi public uses such as churches, schools, libraries, parks, and playgrounds which serve the requirements of families. The regulations are intended to prohibit those uses that would be harmful to a single family neighborhood and the historic nature of the area.
 - 1. **Uses:** see ECC 10.20.030 Table B for list of permitted and conditional uses.
 - a. **Special Regulations Concerning Accessory Apartments:** A conditional use permit for an accessory apartment in the R1A zone may only be approved subject to the following minimum conditions;
 - (1) The apartment may be occupied by one family of related persons or not more than two unrelated persons.
 - (2) A minimum of two off-street parking spaces each shall be provided for the apartment and the primary residence.
 - (3) The use of the accessory apartment is conditional upon the primary residence being owner-occupied; the apartment may

not be rented or occupied if the property owner is not living in the home as a primary residence.

(4) So long as above items are met, accessory apartments may be allowed as attached to the main house on lots at least 8,000 square feet in size.

2. **Density Regulations:** A minimum lot size of 8,000 square feet shall be required for a single family dwelling.
3. **Minimum Floor Area:** The ground floor area of any one family dwelling shall not be less than 750 square feet exclusive of open porches, garages and carports.
 - a. The Land Use Authority may grant exceptions for studio and accessory apartments smaller than 750 Square feet. Primary dwelling residences smaller than 750 Square feet are allowed by Conditional Use Permit, with special considerations taking into account the character of the surrounding neighborhood.
4. **Animals:** Any combination of dogs and cats, up to four (4) total such animals, and no more than twenty poultry or rabbits (on any lot (20 total small animals) may be kept; provided, that:
 - a. the animals must be set back no less than ten feet from all property lines;
 - b. the animals are kept in rear yard areas; and
 - c. the animals are kept within a solid fenced area or building to establish visual and auditory screening.
 - d. No pigs may be kept in the R1A Zone.
5. **Minimum Green Space or Landscaping:** a minimum of 20 percent of lot area shall be maintained in open green space or landscaped area.

C. Single-family Residential Zone (R1B): Provides appropriate locations where medium-low density residential neighborhoods may be established, maintained and protected. The regulations permit the establishment, with proper controls, of public and semi public uses such as churches, schools, libraries, parks, and playgrounds which serve the requirements of families. The regulations are intended to prohibit those uses that would be harmful to a single family neighborhood and the historic nature of the area.

1. Uses: see ECC 10.20.030 Table B for list of permitted and conditional uses.
2. Density Regulations: A minimum lot size of 3,000 square feet shall be required for a single family dwelling.
3. Minimum Floor Area: The ground floor area of any one family dwelling shall not be less than 750 square feet exclusive of open porches, garages and carports.
 - a. The Land Use Authority may grant exceptions for studio and accessory apartments smaller than 750 Square feet. Primary dwelling residences smaller than 750 Square feet are allowed by Conditional Use Permit, with special considerations taking into account the character of the surrounding neighborhood.
4. Animals: Any combination of dogs and cats, up to four (4) total such animals, and no more than twenty poultry or rabbits (on any lot (20 total small animals)

may be kept; provided, that:

- a. the animals must be set back no less than ten feet from all property lines;
- b. the animals are kept in rear yard areas; and
- c. the animals are kept within a solid fenced area or building to establish visual and auditory screening.
- d. No pigs may be kept in the R1B Zone.

5. Minimum Green Space or Landscaping: a minimum of 20 percent of lot area shall be maintained in open green space or landscaped area.

6. No External Accessory Dwelling Units. External Accessory Dwelling Units are not permitted in the R1B zone.

D. Two-family Residential Zone (R2): Provides appropriate locations where medium density residential neighborhoods on lots of not less than 8,000 square feet may be established, maintained and protected. The regulations also permit the establishment of, with proper controls, the public and semi public uses such as churches, schools, libraries, parks and playgrounds, etc., which serve the requirements of families. The regulations are intended to prohibit those uses that would be harmful to a medium density residential neighborhood.

1. **Uses:** see ECC 10.20.030 Table B for list of permitted and conditional uses.

2. **Special Regulations Concerning Accessory Apartments:** A conditional use permit for an attached accessory apartment (see definition) in the R2 zone may only be approved subject to the following minimum conditions;

- a. The apartment may be occupied by one family of related persons or not more than two unrelated persons.
- b. A minimum of two off-street parking spaces each shall be provided for the apartment and the primary residence.
- c. The use of the accessory apartment is conditional upon the primary residence being owner-occupied; the apartment may not be rented or occupied if the property owner is not living in the home as a primary residence.
- d. So long as above items are met, accessory apartments may be allowed as attached to the main house on lots at least 8,000 square feet in size.

3. **Density Regulations:** A minimum lot size of 8,000 square feet shall be required for a single family dwelling or the first unit of a multiple family dwelling. Additional units may be added according to the following schedule:

Units	Lot size required (in square feet)
First unit	8,000
Second unit	2,000 additional
Additional units	none allowed

4. **Minimum Floor Area:** The ground floor area of any one-family dwelling

shall not be less than 750 square feet and 650 square feet for each additional dwelling unit.

- a. The Land Use Authority may grant exceptions for studio and accessory apartments smaller than 750 Square feet. Primary dwelling residences smaller than 750 Square feet are allowed by Conditional Use Permit, with special considerations taking into account the character of the surrounding neighborhood.

5. **Animals:** Any combination of dogs and cats, up to four (4) total such animals and no more than twenty poultry or rabbits on any lot (20 total small animals) may be kept; provided, that:

- a. the animals must be set back no less than ten feet from all property lines;
- b. the animals are kept in rear yard areas; and
- c. the animals are kept within a solid fenced area or building to establish visual and auditory screening.
- d. No pigs may be kept in the R2 Zone.

6. **Minimum Green Space Or Landscaping:** A minimum of 20% of the lot area shall be maintained in open green space or landscaped area.

7. **Adjoining a Residential Zone Fencing Requirements:** where a multi-family or multi-unit development adjoins any lot or parcel of ground in any residential zone, there shall be provided along the adjoining property line a decorative, sight-obscuring fence or any combination of fencing and landscaping which, in the opinion of the Planning Director, adequately protects the adjoining residential property and is properly maintained. (2006) Where no existing trees are present along the boundary of the development, the Planning Commission may require that approved trees and/or other appropriate sight obscuring measures be incorporated into the necessary landscaping. See also fencing requirements, ECC 10.12.040.

E. **Medium Density Residential Zone (R3):** Provides appropriate locations where medium to high density residential neighborhoods on lots of not less than 6,000 square feet may be established, maintained and protected. The regulations also permit the establishment of, with proper controls, the public and semi public uses such as churches, schools, libraries, parks and playgrounds, etc., which serve the requirements of families. The regulations are intended to prohibit those uses that would be harmful to a medium to high density residential neighborhood.

1. **Uses:** see ECC 10.20.030 Table B for list of permitted and conditional uses.

2. **Special Regulations Concerning Accessory Apartments:** A conditional use permit for an attached accessory apartment (see definition) in the R3 zone may only be approved subject to the following minimum conditions;

- a. The apartment may be occupied by one family of related persons or not more than two unrelated persons.
- b. A minimum of two off-street parking spaces each shall be provided for the apartment and the primary residence.
- c. The use of the accessory apartment is conditional upon the primary residence being owner-occupied; the apartment may not be rented or

occupied if the property owner is not living in the home as a primary residence.

- d. So long as above items are met, accessory apartments may be allowed as attached to the main house on lots at least 6,000 square feet in size.

3. **Density Regulations:** A minimum lot size of 6,000 square feet shall be required for a single family dwelling or the first unit of a multiple family dwelling. Additional units may be added according to the following schedule:

Units	Lot size required (in square feet)
First unit	6,000
Second unit	2,000 additional
Third unit	2,000 additional
Fourth unit	2,000 additional
Additional units	none allowed

4. **Minimum Floor Area:** The ground floor area of any one family dwelling shall not be less than 750 square feet and 650 square feet for each additional dwelling unit.

- a. The Land Use Authority may grant exceptions for studio and accessory apartments smaller than 750 Square feet. Primary dwelling residences smaller than 750 Square feet are allowed by Conditional Use Permit, with special considerations taking into account the character of the surrounding neighborhood.

5. **Animals:** Any combination of dogs and cats, up to four (4) total such animals are allowed, and no more than twenty poultry or rabbits on any lot (20 total small animals) may be kept; provided, that:

- a. the animals must be set back no less than ten feet from all property lines;
- b. the animals are kept in rear yard areas; and
- c. the animals are kept within a solid fenced area or building to establish visual and auditory screening.
- d. No pigs may be kept in the R3 Zone.

6. **Minimum Green Space Or Landscaping:** A minimum of 20% of the lot area shall be maintained in open green space or landscaped area.

7. **Adjoining a Residential Zone Fencing Requirements:** where a multi-family or multi-unit development adjoins any lot or parcel of ground in any residential zone, there shall be provided along the adjoining property line a decorative, sight-obscuring fence, or any combination of fencing and landscaping which, in the opinion of the Planning Director, adequately protects the adjoining residential property and is properly maintained. (2006) Where no existing trees are present along the boundary of the development,

the Planning Commission may require that approved trees and/or other appropriate sight obscuring measures be incorporated into the necessary landscaping. See also fencing requirements, ECC 10.12.040.

F. High Density Residential Zone (R4): Provides appropriate locations where medium to high density residential neighborhoods on lots of not less than 6,000 square feet may be established, maintained and protected. The regulations also permit the establishment of, with proper controls, the public and semi public uses such as churches, schools, libraries, parks and playgrounds, etc., which serve the requirements of families. The regulations are intended to prohibit those uses that would be harmful to a medium to high density residential neighborhood.

1. **Uses:** see ECC 10.20.030 Table B for list of permitted and conditional uses.
2. **Special Regulations Concerning Accessory Apartments:** A conditional use permit for an attached accessory apartment (see definition) in the R4 zone may only be approved subject to the following minimum conditions;
 - a. The apartment may be occupied by one family of related persons or not more than four unrelated persons.
 - b. A minimum of two off-street parking spaces each shall be provided for the apartment and the primary residence.
 - c. The use of the accessory apartment is conditional upon the primary residence being owner-occupied; the apartment may not be rented or occupied if the property owner is not living in the home as a primary residence.
 - d. So long as above items are met, accessory apartments may be allowed as attached to the main house on lots at least 6,000 square feet in size.
3. **Density Regulations:** A minimum lot size of six thousand (6,000) square feet shall be required for a single-family dwelling or the first unit of a multiple-family dwelling. Additional units may be added according to the following schedule:

Units	Lot Size Required (In Square Feet)
First unit	6,000
1-8 additional units	2,000 per unit
9+ additional units	1,500 per unit

4. **Minimum Floor Area:** The ground floor area of any one family dwelling shall not be less than 750 square feet and 650 square feet for each additional dwelling unit.
 - a. The Land Use Authority may grant exceptions for studio and accessory apartments smaller than 750 Square feet. Primary dwelling residences smaller than 750 Square feet are allowed by Conditional Use Permit, with special considerations taking into account the character of the surrounding neighborhood.
5. **Animals:** Any combination of dogs and cats, up to four (4) total such animals

and no more than twenty poultry or rabbits on any lot (20 total small animals) may be kept; provided, that:

- a. the animals must be set back no less than ten feet from all property lines;
- b. the animals are kept in rear yard areas; and
- c. the animals are kept within a solid fenced area or building to establish visual and auditory screening.
- d. No pigs may be kept in the R4 Zone.

6. **Minimum Green Space Or Landscaping:** A minimum of 20% of the lot area shall be maintained in open green space or landscaped area.
7. **Adjoining a Residential Zone Fencing Requirements:** Where a multi-family or multi-unit development adjoins any lot or parcel of ground in any residential zone, there shall be provided along the adjoining property line a decorative, sight-obscuring fence or any combination of fencing and landscaping which, in the opinion of the Planning Director, adequately protects the adjoining residential property and is properly maintained. (2006) Where no existing trees are present along the boundary of the development, the Planning Commission may require that approved trees and/or other appropriate sight obscuring measures be incorporated into the necessary landscaping. See also fencing requirements, ECC 10.12.040.

AFTER AMENDMENT

10.16.040 Residential Zones

- A. **Single-family Residential Zone (R1):** Provides appropriate locations where low density residential neighborhoods may be established, maintained and protected. The regulations permit the establishment of public and semi public uses such as churches, schools, libraries, parks, and playgrounds which serve the requirements of families. The regulations are intended to prohibit those uses that would be harmful to single family neighborhoods.
 1. **Uses:** see ECC 10.20.030 Table B for list of permitted and conditional uses.
 - a. Special regulations concerning accessory apartments: A conditional use permit for an attached accessory apartment (see definition) in the R1 zone may only be approved subject to the following minimum conditions;
 - (1) The apartment may be occupied by one family of related persons or not more than two unrelated persons.
 - (2) A minimum of two off-street parking spaces each shall be provided for the apartment and the primary residence.
 - (3) The use of the accessory apartment is conditional upon the primary residence being owner-occupied; the apartment may not be rented or occupied if the property owner is not living

in the home as a primary residence.

(4) So long as above items are met, accessory apartments may be allowed as attached to the main house on lots at least 8,000 square feet in size.

2. **Density Regulations:** A minimum lot size of 8,000 square feet shall be required for a single family dwelling.
3. **Minimum Floor Area:** The ground floor area of any one family dwelling shall not be less than 750 square feet exclusive of open porches, garages and carports.
 - a. The Land Use Authority may grant exceptions for studio and accessory apartments smaller than 750 Square feet. Primary dwelling residences smaller than 750 Square feet are allowed by Conditional Use Permit, with special considerations taking into account the character of the surrounding neighborhood.
4. **Animals:** Any combination of dogs and cats, up to four (4) total such animals are allowed, and no more than twenty poultry or rabbits on any lot (20 total small animals) may be kept; provided, that:
 - a. the animals must be set back no less than ten feet from all property lines;
 - b. the animals are kept in rear yard areas; and
 - c. the animals are kept within a solid fenced area or building to establish visual and auditory screening.
 - d. No pigs may be kept in the R1 Zone.
5. **Minimum Green Space or Landscaping:** a minimum of 20 percent of lot area shall be maintained in open green space or landscaped area.

B. Single-family Residential Zone (R1A): Provides appropriate locations where low density residential neighborhoods may be established, maintained and protected. The regulations permit the establishment, with proper controls, of public and semi public uses such as churches, schools, libraries, parks, and playgrounds which serve the requirements of families. The regulations are intended to prohibit those uses that would be harmful to a single family neighborhood and the historic nature of the area.

1. **Uses:** see ECC 10.20.030 Table B for list of permitted and conditional uses.

- a. **Special Regulations Concerning Accessory Apartments:** A conditional use permit for an accessory apartment in the R1A zone may only be approved subject to the following minimum conditions;
 - (1) The apartment may be occupied by one family of related persons or not more than two unrelated persons.
 - (2) A minimum of two off-street parking spaces each shall be provided for the apartment and the primary residence.
 - (3) The use of the accessory apartment is conditional upon the primary residence being owner-occupied; the apartment may not be rented or occupied if the property owner is not living in the home as a primary residence.
 - (4) So long as above items are met, accessory apartments may be allowed as attached to the main house on lots at least 8,000

square feet in size.

2. **Density Regulations:** A minimum lot size of 8,000 square feet shall be required for a single family dwelling.
 3. **Minimum Floor Area:** The ground floor area of any one family dwelling shall not be less than 750 square feet exclusive of open porches, garages and carports.
 - a. The Land Use Authority may grant exceptions for studio and accessory apartments smaller than 750 Square feet. Primary dwelling residences smaller than 750 Square feet are allowed by Conditional Use Permit, with special considerations taking into account the character of the surrounding neighborhood.
 4. **Animals:** Any combination of dogs and cats, up to four (4) total such animals, and no more than twenty poultry or rabbits (on any lot (20 total small animals) may be kept; provided, that:
 - a. the animals must be set back no less than ten feet from all property lines;
 - b. the animals are kept in rear yard areas; and
 - c. the animals are kept within a solid fenced area or building to establish visual and auditory screening.
 - d. No pigs may be kept in the R1A Zone.
 5. **Minimum Green Space or Landscaping:** a minimum of 20 percent of lot area shall be maintained in open green space or landscaped area.
- C. Single-family Residential Zone (R1B): Provides appropriate locations where medium-low density residential neighborhoods may be established, maintained and protected. The regulations permit the establishment, with proper controls, of public and semi public uses such as churches, schools, libraries, parks, and playgrounds which serve the requirements of families. The regulations are intended to prohibit those uses that would be harmful to a single family neighborhood and the historic nature of the area.
1. Uses: see ECC 10.20.030 Table B for list of permitted and conditional uses.
 2. Density Regulations: A minimum lot size of 3,000 square feet shall be required for a single family dwelling.
 3. Minimum Floor Area: The ground floor area of any one family dwelling shall not be less than 750 square feet exclusive of open porches, garages and carports.
 - a. The Land Use Authority may grant exceptions for studio and accessory apartments smaller than 750 Square feet. Primary dwelling residences smaller than 750 Square feet are allowed by Conditional Use Permit, with special considerations taking into account the character of the surrounding neighborhood.
 4. Animals: Any combination of dogs and cats, up to four (4) total such animals, and no more than twenty poultry or rabbits (on any lot (20 total small animals) may be kept; provided, that:
 - a. the animals must be set back no less than ten feet from all property lines;
 - b. the animals are kept in rear yard areas; and

- c. the animals are kept within a solid fenced area or building to establish visual and auditory screening.
 - d. No pigs may be kept in the R1B Zone.
5. Minimum Green Space or Landscaping: a minimum of 20 percent of lot area shall be maintained in open green space or landscaped area.
6. No External Accessory Dwelling Units. External Accessory Dwelling Units are not permitted in the R1B zone.
- D. Two-family Residential Zone (R2):** Provides appropriate locations where medium density residential neighborhoods on lots of not less than 8,000 square feet may be established, maintained and protected. The regulations also permit the establishment of, with proper controls, the public and semi public uses such as churches, schools, libraries, parks and playgrounds, etc., which serve the requirements of families. The regulations are intended to prohibit those uses that would be harmful to a medium density residential neighborhood.
- 1. **Uses:** see ECC 10.20.030 Table B for list of permitted and conditional uses.
 - 2. **Special Regulations Concerning Accessory Apartments:** A conditional use permit for an attached accessory apartment (see definition) in the R2 zone may only be approved subject to the following minimum conditions;
 - a. The apartment may be occupied by one family of related persons or not more than two unrelated persons.
 - b. A minimum of two off-street parking spaces each shall be provided for the apartment and the primary residence.
 - c. The use of the accessory apartment is conditional upon the primary residence being owner-occupied; the apartment may not be rented or occupied if the property owner is not living in the home as a primary residence.
 - d. So long as above items are met, accessory apartments may be allowed as attached to the main house on lots at least 8,000 square feet in size.
 - 3. **Density Regulations:** A minimum lot size of 8,000 square feet shall be required for a single family dwelling or the first unit of a multiple family dwelling. Additional units may be added according to the following schedule:

Units	Lot size required (in square feet)
First unit	8,000
Second unit	2,000 additional
Additional units	none allowed

- 4. **Minimum Floor Area:** The ground floor area of any one-family dwelling shall not be less than 750 square feet and 650 square feet for each additional dwelling unit.
 - a. The Land Use Authority may grant exceptions for studio and accessory apartments smaller than 750 Square feet. Primary dwelling

residences smaller than 750 Square feet are allowed by Conditional Use Permit, with special considerations taking into account the character of the surrounding neighborhood.

5. **Animals:** Any combination of dogs and cats, up to four (4) total such animals and no more than twenty poultry or rabbits on any lot (20 total small animals) may be kept; provided, that:
 - a. the animals must be set back no less than ten feet from all property lines;
 - b. the animals are kept in rear yard areas; and
 - c. the animals are kept within a solid fenced area or building to establish visual and auditory screening.
 - d. No pigs may be kept in the R2 Zone.
6. **Minimum Green Space Or Landscaping:** A minimum of 20% of the lot area shall be maintained in open green space or landscaped area.
7. **Adjoining a Residential Zone Fencing Requirements:** where a multi-family or multi-unit development adjoins any lot or parcel of ground in any residential zone, there shall be provided along the adjoining property line a decorative, sight-obscuring fence or any combination of fencing and landscaping which, in the opinion of the Planning Director, adequately protects the adjoining residential property and is properly maintained. (2006) Where no existing trees are present along the boundary of the development, the Planning Commission may require that approved trees and/or other appropriate sight obscuring measures be incorporated into the necessary landscaping. See also fencing requirements, ECC 10.12.040.

E. **Medium Density Residential Zone (R3):** Provides appropriate locations where medium to high density residential neighborhoods on lots of not less than 6,000 square feet may be established, maintained and protected. The regulations also permit the establishment of, with proper controls, the public and semi public uses such as churches, schools, libraries, parks and playgrounds, etc., which serve the requirements of families. The regulations are intended to prohibit those uses that would be harmful to a medium to high density residential neighborhood.

1. **Uses:** see ECC 10.20.030 Table B for list of permitted and conditional uses.
2. **Special Regulations Concerning Accessory Apartments:** A conditional use permit for an attached accessory apartment (see definition) in the R3 zone may only be approved subject to the following minimum conditions;
 - a. The apartment may be occupied by one family of related persons or not more than two unrelated persons.
 - b. A minimum of two off-street parking spaces each shall be provided for the apartment and the primary residence.
 - c. The use of the accessory apartment is conditional upon the primary residence being owner-occupied; the apartment may not be rented or occupied if the property owner is not living in the home as a primary residence.
 - d. So long as above items are met, accessory apartments may be allowed as attached to the main house on lots at least 6,000 square feet in size.

3. **Density Regulations:** A minimum lot size of 6,000 square feet shall be required for a single family dwelling or the first unit of a multiple family dwelling. Additional units may be added according to the following schedule:

Units	Lot size required (in square feet)
First unit	6,000
Second unit	2,000 additional
Third unit	2,000 additional
Fourth unit	2,000 additional
Additional units	none allowed

4. **Minimum Floor Area:** The ground floor area of any one family dwelling shall not be less than 750 square feet and 650 square feet for each additional dwelling unit.

a. The Land Use Authority may grant exceptions for studio and accessory apartments smaller than 750 Square feet. Primary dwelling residences smaller than 750 Square feet are allowed by Conditional Use Permit, with special considerations taking into account the character of the surrounding neighborhood.

5. **Animals:** Any combination of dogs and cats, up to four (4) total such animals are allowed, and no more than twenty poultry or rabbits on any lot (20 total small animals) may be kept; provided, that:

a. the animals must be set back no less than ten feet from all property lines;

b. the animals are kept in rear yard areas; and

c. the animals are kept within a solid fenced area or building to establish visual and auditory screening.

d. No pigs may be kept in the R3 Zone.

6. **Minimum Green Space Or Landscaping:** A minimum of 20% of the lot area shall be maintained in open green space or landscaped area.

7. **Adjoining a Residential Zone Fencing Requirements:** where a multi-family or multi-unit development adjoins any lot or parcel of ground in any residential zone, there shall be provided along the adjoining property line a decorative, sight-obscuring fence, or any combination of fencing and landscaping which, in the opinion of the Planning Director, adequately protects the adjoining residential property and is properly maintained. (2006) Where no existing trees are present along the boundary of the development, the Planning Commission may require that approved trees and/or other appropriate sight obscuring measures be incorporated into the necessary landscaping. See also fencing requirements, ECC 10.12.040.

- F. **High Density Residential Zone (R4):** Provides appropriate locations where medium

to high density residential neighborhoods on lots of not less than 6,000 square feet may be established, maintained and protected. The regulations also permit the establishment of, with proper controls, the public and semi public uses such as churches, schools, libraries, parks and playgrounds, etc., which serve the requirements of families. The regulations are intended to prohibit those uses that would be harmful to a medium to high density residential neighborhood.

1. **Uses:** see ECC 10.20.030 Table B for list of permitted and conditional uses.
2. **Special Regulations Concerning Accessory Apartments:** A conditional use permit for an attached accessory apartment (see definition) in the R4 zone may only be approved subject to the following minimum conditions;
 - a. The apartment may be occupied by one family of related persons or not more than four unrelated persons.
 - b. A minimum of two off-street parking spaces each shall be provided for the apartment and the primary residence.
 - c. The use of the accessory apartment is conditional upon the primary residence being owner-occupied; the apartment may not be rented or occupied if the property owner is not living in the home as a primary residence.
 - d. So long as above items are met, accessory apartments may be allowed as attached to the main house on lots at least 6.000 square feet in size.
3. **Density Regulations:** A minimum lot size of six thousand (6,000) square feet shall be required for a single-family dwelling or the first unit of a multiple-family dwelling. Additional units may be added according to the following schedule:

Units	Lot Size Required (In Square Feet)
First unit	6,000
1-8 additional units	2,000 per unit
9+ additional units	1,500 per unit

4. **Minimum Floor Area:** The ground floor area of any one family dwelling shall not be less than 750 square feet and 650 square feet for each additional dwelling unit.
 - a. The Land Use Authority may grant exceptions for studio and accessory apartments smaller than 750 Square feet. Primary dwelling residences smaller than 750 Square feet are allowed by Conditional Use Permit, with special considerations taking into account the character of the surrounding neighborhood.
5. **Animals:** Any combination of dogs and cats, up to four (4) total such animals and no more than twenty poultry or rabbits on any lot (20 total small animals) may be kept; provided, that:
 - a. the animals must be set back no less than ten feet from all property lines;

- b. the animals are kept in rear yard areas; and
 - c. the animals are kept within a solid fenced area or building to establish visual and auditory screening.
 - d. No pigs may be kept in the R4 Zone.
6. **Minimum Green Space Or Landscaping:** A minimum of 20% of the lot area shall be maintained in open green space or landscaped area.
7. **Adjoining a Residential Zone Fencing Requirements:** Where a multi-family or multi-unit development adjoins any lot or parcel of ground in any residential zone, there shall be provided along the adjoining property line a decorative, sight-obscuring fence or any combination of fencing and landscaping which, in the opinion of the Planning Director, adequately protects the adjoining residential property and is properly maintained. (2006) Where no existing trees are present along the boundary of the development, the Planning Commission may require that approved trees and/or other appropriate sight obscuring measures be incorporated into the necessary landscaping. See also fencing requirements, ECC 10.12.040.

G. Green Space and Amenities Requirements for Multi-Family Developments

- 1. **Applicability:** These requirements apply to all zones that permit multi-family residential units, including commercial zones that allow residential uses.
- 2. **Developments of 10 or More Units:** Any multi-family development with 10 or more units shall provide additional amenities equal to 10% of the development area, in addition to the standard 20% landscaping requirement. A list of acceptable amenities will be provided by staff.
- 3. **Developments Fewer Than 10 Units:** Multi-family developments with fewer than 10 units shall provide amenities for tenants, which may be incorporated within the existing 20% landscaping requirement. Staff will provide a list of appropriate amenities.

SECTION 2: **REPEALER CLAUSE** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 3: **SEVERABILITY CLAUSE** Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 4: **EFFECTIVE DATE** This Ordinance shall be in full force and effect 20 days after publication or posting or 30 days after final passage by the governing body, whichever is closer to the date of final passage.

PASSED AND ADOPTED BY THE EPHRAIM CITY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Councilmember Nordfelt	_____	_____	_____	_____
Councilmember Birch	_____	_____	_____	_____
Councilmember Beal	_____	_____	_____	_____
Councilmember Steck	_____	_____	_____	_____
Councilmember Dalene	_____	_____	_____	_____

Presiding Officer

Attest

Chris Larsen, Mayor, Ephraim City

Candice Maudsley, Recorder,
Ephraim City