

CITY OF MOAB ORDINANCE 2026-11

AN ORDINANCE OF THE CITY COUNCIL OF MOAB AMENDING MOAB MUNICIPAL CODE, TITLE 17, CHAPTER 17.30 NEIGHBORHOOD COMMERCIAL ZONE, SECTION 17.30.020 PERMITTED USES AND REGULATIONS, TO INCLUDE MEDICAL CLINIC AS A PERMITTED USE.

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

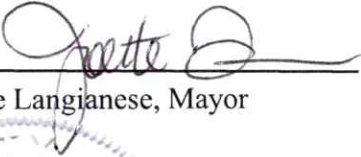
- a. The City has enacted Title 17 Zoning, of the Moab Municipal Code (MMC), that governs land use and development regulations within the City Limits, and from time to time the City undertakes revisions of Title 17 to improve the quality and consistency of land development regulations; and
- b. Any person 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 17.30.020 to add Medical Clinic to the list of Permitted Uses; and
- d. The City finds that this Ordinance, for the purpose of updating the Permitted Uses within the C-5 Neighborhood Commercial Zone, meets the Text Amendment criteria for consideration; and
- e. The Moab Planning Commission reviewed the application in a public meeting held on June 11th, 2026, to review the proposed amendments to the Moab Municipal Code, Sections 17.30.020; 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 17.30.020, 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 23rd day of June 2026, by a majority of the City of Moab City Council.

SIGNED:


Joette Langianese, Mayor

6/23/26
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 30th, 2026, by Johanna Blanco, Associate Planner, City of Moab.~~ JUNE 23, 2026

Effective date of ordinance: JUNE 23, 2026

SUMMARY OF
MOAB CITY
ORDINANCE NO. 2026-11

On June 23, 2026, the Moab City Council enacted Ordinance No. 2026-11, An Ordinance of the City Council of Moab Amending Moab Municipal Code, Title 17, Chapter 17.30 Neighborhood Commercial Zone, Section 17.30.020 Permitted Uses and Regulations, to include Medical Clinic as a Permitted Use.


By: Joette Langianese, Mayor

ATTEST


Sommar Johnson, Recorder

Voting:

Council Member Knuteson-Boyd voting AYE
Council Member Loftin voting AYE
Council Member Myers voting AYE
Council Member Taylor voting AYE
Council Member Topper voting AYE

A complete copy of Ordinance No. 2026-11 is available in the Moab City offices located at 217 E. Center Street, Moab, UT 84532.

AMENDMENT TO 17.30.020

A. Permitted Uses. The following uses shall be permitted-by-right. If a use is not listed it is prohibited.

1. Arts and crafts shops.
2. Convenience enterprises that are less than three thousand square feet.
3. Day care. Day care shall be permitted to operate subject to the following standards:
 - a. City of Moab business license is required.
 - b. A valid day care license or certificate as issued by the State of Utah is required.
 - c. Applicants for a City business license shall submit a conceptual site plan that indicates:
 - i. Ingress and egress to the property;
 - ii. Drop off/pick up areas;
 - iii. Traffic circulation;
 - iv. Off-street parking (single-household residence plus space for each FTE staff member);
 - v. Landscaping;
 - vi. Buffering or separation from dissimilar uses;
 - vii. Open space for older kids.
 - d. Compliance with all applicable City regulations regarding noise, odor and glare.
4. Eating establishments.
5. Fraternal lodges.
6. Group homes.
 - a. Such homes must be licensed by the State of Utah.
 - b. All exterior aspects of a group home, including its scale and off-street parking configuration, shall conform with the requirements of the C-5 zone.
 - c. Such homes shall provide off-street parking pursuant to Sections [17.09.210](#) through [17.09.340](#).
7. Gymnasiums.
8. Home occupations subject to the requirements set forth in Section [5.80.050](#).
9. **Medical Clinic**
10. Multi-household dwellings of seven or more units. Developments consisting of seven or more multi-household units shall be subject to the following additional requirements:
 - a. *Access.* Vehicular access shall be provided to the property in such a way that it does not impede traffic patterns on adjacent streets.
 - b. *Parking.* Off-street parking shall be designed in such a way as to allow vehicles to pull forward into the on-street traffic flow.
 - c. *Garages or Carports.* If provided, garages and carports shall not be located in the front yard and shall be set back from the front wall of the principal structure at least fifteen feet or be accessed from the rear or side of the property.
 - d. *Landscaping.* All off-street parking shall be landscaped and buffered from adjacent uses. A minimum of fifteen percent of the interior of the parking area shall be landscaped to provide shade and break up the expanse of asphalt.

e. *Buffering.* All adjacent properties shall be buffered in accordance with the provisions located in Section [17.10.030](#), Buffer and Screening Requirements.

f. Apartments and court apartments shall designate an open space/recreation area that is a minimum of two hundred square feet in size to be developed into recreation, play or landscaped areas. The requirement can be met with the construction of a recreation room ("rec room") or club house of a similarly sized area that can be used for residents and their guests for recreation/social activities and/or relaxation.

10. One-household dwellings and accessory uses.

11. Planned unit developments subject to the requirements set forth in Chapter [17.66](#), relating to large-scale developments.

12. Professional offices.

13. Public buildings. This use shall be allowed when in compliance with the following standards:

a. The proposed use shall be situated on a tract of land sufficient in size to provide for the activities of the use as well as required landscaping, off-street parking, and trails;

b. Landscaping, screening, and fencing shall be installed and maintained to mitigate impacts on surrounding residential uses;

c. Parking areas shall be an all-weather surface such as concrete, asphalt or sealed gravel that will not generate dust or deposit gravel on paved roadways;

d. Dust, glare, odor, and noise shall be confined within the boundaries of the property;

e. Outside storage of equipment, materials, and supplies shall be contained and located within a building or a sight obscuring fence;

f. The use shall demonstrate that there is a benefit to the neighborhood or community;

g. Traffic from the proposed use shall not create a significant negative impact on the neighborhood.

14. *Restaurant with Outdoor Dining, Permanent.*

a. All outdoor dining must comply with the applicable building, health and fire codes.

b. Outdoor dining must not encroach into the zone required setbacks.

c. Additional parking will be required to include the additional floor area.

d. All additional lighting will have to comply with the outdoor lighting (dark sky) provisions of the code.

e. Landscaping, screening, and fencing shall be installed and maintained to mitigate impacts on surrounding residential uses.

f. Outdoor dining shall not interfere with required vehicular circulation and parking.

g. Temporary structures such as umbrellas, planters, tents, or temporary barriers are allowed. Such items as space heaters are permitted as long as they are at least two feet away from any flammable materials. Tents may be allowed if approved by the Moab Building Official and by Fire Officials. Outdoor cooking is not permitted. Coolers or other displays may be allowed but have to be easily moved and follow health guidelines for distribution.

h. No amplified music will be allowed. All operations shall comply with the noise provisions of the MMC.

i. Hours of operation will not exceed seven a.m. to ten p.m.

j. All restaurants shall be responsible for following DABC rules and regulations.

15. *Restaurants with Outdoor Dining, Seasonal.*

- a. All outdoor dining must comply with the applicable building, health and fire codes.
- b. Outdoor dining must not encroach into the zone required setbacks.
- c. All additional lighting will have to comply with the Moab City outdoor lighting (dark sky) provisions of the code.
- d. Landscaping, screening, and fencing shall be installed and maintained to mitigate impacts on surrounding residential uses.
- e. Outdoor dining shall not interfere with required vehicular circulation and parking.
- f. No amplified music will be allowed. All operations shall comply with the noise provisions of the MMC.
- g. Hours of operation will not exceed seven a.m. to ten p.m.
- h. Temporary structures such as umbrellas, planters, tents, or temporary barriers are allowed. Such items as space heaters are permitted as long as they are at least two feet away from any flammable materials. Tents may be allowed if approved by the Moab Building Official and by Fire Officials. Outdoor cooking is not permitted. Coolers or other displays may be allowed but have to be easily moved and follow health guidelines for distribution.
- i. All restaurants shall be responsible for following DABC rules and regulations.

16. Schools. All schools shall be subject to the regulations established by Utah State Code Annotated. The City, in accordance with Chapter [17.67](#), shall receive a complete site plan showing that:

- a. Traffic impacts are minimized so that on-street vehicle flows will not be impeded.
- b. Possible impacts to adjacent streets, sidewalks, and bike/pedestrian routes have been identified and reduced to minimum levels.

17. Small neighborhood retail uses less than one thousand five hundred square feet.

18. Two-household dwellings and accessory uses.

19. Veterinary clinic with indoor kennel.

- a. Noise, odor and glare shall be contained on the property.
- b. Fencing, landscaping, the design of parking areas, and downward directed and full cut-off light fixtures shall be used to reduce impacts on adjacent properties.
- c. Parking shall be provided at a rate of one space per one thousand square feet and one space per each employee. ADA handicapped accessible spaces shall be provided as required.
- d. A buffer area of twenty-five feet shall be used to provide a separation from other uses and adjacent properties. Buffering shall include the elements of subsection [\(A\)\(19\)\(b\)](#) of this section.
- e. Vehicular ingress and egress traffic patterns shall be designed to not impede existing traffic flows and provide adequate interior circulation.
- f. Hours of operation for public access shall be from seven a.m. to seven p.m. (Ord. 23-15 § 2, 2023; Ord. 23-12, 2023; Ord. 21-13 § 5, 2021; Ord. 19-13 § 21 (part), 2019; Ord. 18-01 (part), 2018; Ord. 17-32 (part), 2017; Ord. 12-09 (part), 2012; Ord. 08-03 (part), 2008; Ord. 92-15 (part), 1992; Ord. 88-05 (part), 1988; prior code § 27-11-2)