

VIRGIN TOWN

DRAFT ORDINANCE NO. 2025-_____

"GOOD NEIGHBOR OVERLAY ZONE"

AN ORDINANCE AMENDING VIRGIN MUNICIPAL CODE TITLE 16 BY ADDING CHAPTER 42 GOOD NEIGHBOR OVERLAY ZONE, ADOPTING STANDARDS FOR TWO-FAMILY DWELLINGS INTO CHAPTER 8, ADDING LANGUAGE TO COMMERCIAL AND HIGHWAY RESORT ZONES IN REFERENCE TO THE GOOD NEIGHBOR OVERLAY, AMENDING CHAPTER 14 OFF-STREET PARKING TO ALLOW FOR SHARED PARKING, AMENDING DIVISION OF LAND CODES TO CLARIFY ZONING OF NEWLY CREATED PARCELS, AND AMENDING SECTION 16.02.12 DEFINITIONS.

WHEREAS, Virgin Town ("the Town") is a Utah municipal corporation and political subdivision of the State of Utah, and

WHEREAS, the Virgin Town Council ("Town Council") is the legislative and governing body of the Town, and

WHEREAS, the Town Council, in addition to being the legislative and governing body of the Town, is also the Land Use Authority ("LUA") vested with the power to enact all Land Use Regulations and make all Land Use Decisions within the Town unless the latter administrative power is delegated to another body or person, and

WHEREAS, the Town of Virgin provided proper notice per Utah Code to all affected landowners and entities, and the Virgin Planning and Zoning Commission held public hearings on this ordinance on May 13, 2025, October 14, 2025 under the name of the Village Overlay Zone, and under the new name of Good Neighbor Overlay on _____, 20____; and

WHEREAS, the Virgin Town Planning and Zoning Commission recommended in a ____ to _____ vote that the Town Council *[approve / deny]* these amendments on _____, 20____; and

WHEREAS, the Town finds finds that some uses create fewer conflicts due to traffic and noise than others when located in close proximity to residential neighborhoods; and

WHEREAS, the Town nevertheless wishes to plan wisely for development of its commercially zoned lands; and

37 **WHEREAS**, Virgin Town is currently facing a shortage of affordable and workforce housing, and the
38 addition of carefully limited Two-Family Dwellings and small Single-Family Dwellings as uses in
39 appropriate areas is deemed a step toward addressing some of the shortages; and
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41 **WHEREAS**, the Virgin River, an important water source for Washington County, bisects Virgin Town,
42 which necessitates strict monitoring of Virgin's septic saturation, under the authority of Ash Creek
43 Special Services District and the Washington County Water Conservancy District, until public sewer
44 hookups become available; the addition of Two-Family Dwellings and small Single-Family Dwellings can
45 fairly be limited under an overlay to prevent the greater concentrations of contaminants which
46 ordinarily may occur with denser housing; and
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48 **WHEREAS**, although public input historically showed a strong desire to limit housing to Single-Family
49 Dwellings, new open houses and survey results suggest that some Two-Family Dwellings would be
50 welcomed; and
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52 **WHEREAS**, the Town intends to maintain reliable zoning so that residents and business owners are not
53 harmed by future growth that creates undue nuisance or loss of value; and
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55 **WHEREAS**, the lower-impact uses of the proposed Good Neighbor Overlay will serve as a transition
56 area between residential zones and higher-impact commercial and resort uses, to maintain quality of
57 life for those who live in its neighborhoods; and
58

59 **WHEREAS**, the Town determines that providing for the division of large parcels into groups of smaller
60 lots under the standards of an overlay could protect existing uses while promoting both more housing
61 options and the incubation of small and startup businesses to serve the population; and
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63 **WHEREAS**, Virgin's Land Use Authority finds it to be in the best interests of the health, safety, and
64 welfare of residents and visitors to the Town to accomplish these purposes by amending its
65 regulations;
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67 **NOW THEREFORE**, BE IT ORDAINED BY THE TOWN COUNCIL OF VIRGIN TOWN, STATE OF UTAH
68 AS FOLLOWS:
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70 **SECTION 1.** That Title 16 Chapter 42 of the code of ordinances of the Town of Virgin Utah be amended
71 so that a new Chapter 42 shall read as follows:
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CHAPTER 42 GOOD NEIGHBOR OVERLAY ZONE (GNO)

42.02 PURPOSE

42.04 MAPPING, TRANSITION AREAS, REZONES, EXCEPTIONS AND MODIFICATIONS

42.06 USE IN COMBINATION WITH UNDERLYING ZONE

42.08 USES

42.10 PHYSICAL RESTRICTIONS

42.12 NEIGHBORING USES

42.14 PARKING

42.16 ARCHITECTURE AND DESIGN

42.18 SIGNS

42.20 WASTEWATER COMPLIANCE

42.22 DIVISION OF GOOD NEIGHBOR OVERLAY LAND

42.24 STANDARDS OF USE

42.02 PURPOSE

The Good Neighbor Overlay zone designates regulations for specific Transition Areas in Commercial zone and Highway Resort zones for lower traffic commercial activities and/or denser housing between commercial/resort and residential areas, to preserve the character of residential zones, encourage the incubation of small businesses that can meet the needs of residents, encourage the development of lower-cost housing, and reduce conflicts between higher impact commercial uses and residential neighborhoods. Commercial activities and/or denser housing should transition into the residential fabric of existing, pending, or future neighborhoods to minimize any anticipated negative impacts on surrounding residential development. The regulations of the Good Neighbor Overlay Zone aim to encourage a mix of Two-Family Dwellings, smaller Single-Family Dwellings, and other low impact uses that align with the needs and aesthetics of neighboring residential zones in terms of scale and character.

42.04 GOOD NEIGHBOR OVERLAY MAPPING, TRANSITION AREAS AND EXCEPTIONS

A. Mapping. The Good Neighbor Overlay zone shall apply to all undeveloped Commercial and Highway Resort parcels without officially filed development plans. However, the restrictions and benefits of this overlay apply specifically to areas beyond a maximum distance from State Route 9 (SR-9), and to areas adjoining residential zones or SR-9, while the terms of the underlying zone remain in effect outside of these Transition Areas. GNO Transition Areas shall be recorded on the Town's official Zoning Map for all affected parcels. Lands rezoned R or RR subsequent to passage of the Good Neighbor Overlay zone

shall not affect adjoining Commercial zone or Highway Resort zone regulations, and do not necessarily qualify for all of the protections of Good Neighbor Overlay Transition Areas.

B. Transition Areas.

a. Adjoining residential. Applies to undeveloped parcels of Commercial or Highway Resort property which adjoin parcels zoned R (Residential) or RR (Rural Residential), as a minimum 150 foot transition area from boundaries between residential zones (R or RR) and Commercial (C) or Highway Resort (HRZ) zones, providing for Light Commercial or Mixed Housing uses in compliance with the terms of this section 16.42.04.

b. Remainder Areas. Applies a transition area providing only the uses listed in section 16.42.08.A, Mixed Housing uses, in remainders of parcels exceeding the maximum allowed Commercial use or Highway Resort use depth from SR-9. As an overlay on Commercial Zone, it applies to areas greater than 400 feet from the SR-9 right-of-way; as an overlay on Highway Resort Zone, it automatically applies to areas greater than 1000 feet from the SR-9 right-of-way to the north side of the river.

C. Rezones. Commercial or Highway Resort parcels which were not automatically included under the Good Neighbor Overlay zone may apply for a rezone to GNO zone to increase availability of workforce or lower-cost housing, and/or small commercial uses, as allowed. Parcels containing uses which do not conform to terms of the Good Neighbor Overlay zone are not eligible for the overlay unless redeveloped to conform. No new dwellings except attached Live-work units shall be allowed within 100 feet of SR-9, where Commercial and/or Light Commercial uses are available, in compliance with this chapter.

a. The Overlay is automatically included in any requests for rezoning to Commercial or Highway Resort subsequent to passage of this chapter.

b. Any Commercial or Highway Resort zoned property which is vacant or has only uses which are compliant with the standards of the Overlay is eligible to request rezoning to the Overlay.

c. Residential or Rural Residential zoned parcels which adjoin Commercial or Highway Resort land but do not have SR-9 frontage may request rezoning to a commercial designation which includes the Good Neighbor Overlay, exclusively for-uses listed in section 42.08.A, Mixed Housing.

D. Exceptions and modifications.

a. Growing interactive commerce areas. Where a parcel adjoins SR-9, no dwellings except for those in attached Live-work structures shall be allowed within 100 feet of the highway.

b. Avoiding unintended limitations on shallow parcels. Within 200 feet of the SR-9 ROW, an exception to allow a use from the underlying zone which is not listed in the Overlay may be made, with appropriate findings of significant benefit to the Town and targeted conditions to mitigate impacts, including those to reduce noise, traffic or lighting impacts on any adjoining existing residential uses, by the Town Planner.

c. Expanding uses adjoining vacant land- not applicable to Remainder Areas. Within the 150 foot overlay along boundaries with Residential or Rural Residential parcels which are completely undeveloped, an exception to allow a use from the underlying zone which is not listed in the Overlay may be made, with appropriate findings of significant benefit to the Town and possible conditions to mitigate noise, traffic, lighting or other incompatibilities with future residential uses, by the Town Planner.

d. Acknowledging existing homes. Within a minimum of 150 feet of a lot or parcel containing an existing home in adjoining residential neighborhood (R or RR), and beyond 100 feet from the SR-9 ROW, only the Mixed Housing uses in section 42.08.A are permitted unless the affected homeowner has agreed in a recorded document to allow a permitted or conditional Light Commercial use.

42.06 USE IN COMBINATION WITH UNDERLYING ZONE

A. The Good Neighbor Overlay constitutes a transition area between residential and higher impact commercial uses, and shall be used in combination with any underlying commercial zone, subject to the additional requirements of this chapter.

B. Provisions Supplementary. The provisions of the Good Neighbor Overlay shall be supplementary to the provisions of the zone with which it is combined and shall not be applied to any land area as an independent zone.

C. Where the standards and uses of the Good Neighbor Overlay conflict with those of the underlying zone, the provisions of the Good Neighbor Overlay take precedence.

42.08 USES

Unlisted uses are deemed prohibited (to rebut the prohibition of a use based on similarity to listed uses, make a request to the Virgin Town Council). Standards for permitted uses may be found throughout VMC Title 16, but most specifically in Chapters 8 and 16.

The following uses in the Good Neighbor Overlay Transition Areas of commercial and resort properties vary from those allowed in the underlying zone, as follows:

A. Mixed Housing Uses. These uses are permitted in the Overlay if allowed by wastewater and culinary water authorities, subject to the limits in section 42.04 of this chapter, but are prohibited in commercial or resort zones outside the Overlay:

1. Two-Family Dwellings in compliance with VMC 16.8 standards
2. Limited Single-Family Dwellings (one-half [.5] ERU impact maximum)
3. Live-work completely housed in a single structure, provided the associated business is not deemed likely by the Town Planner to change the character of any surrounding residential neighborhood, nor create greater visual, auditory, traffic or other impact than a Two-Family Dwelling in compliance with the terms of VMC 16.8.
4. Licensed Home Occupations

5. Shuttle/bus stop (i.e. a pullout with or without a shelter or bench, but without any parking area)

B. Light Commercial Uses. The uses in section 42.10.D and C below are available within the Overlay subject to the limits of Section 42.04 of this chapter. Light Commercial uses are available on lands adjoining parcels or lots in R or RR zones which are currently undeveloped, and are without development plans filed with the Town. The uses listed in this section are specifically chosen as having low likelihood of nuisance to neighbors and low traffic, but are prohibited on lands adjoining any R or RR lands which include existing dwellings or pending residential plans. Refer to Chapter 16 of Virgin Municipal Code Title 16 for procedure and additional standards for conditional uses. Because of the proximity to residential zoning, standards for these uses will be specifically tailored to minimize visual, auditory, traffic or other sensory nuisance. Uses in the Overlay which may be permitted, conditional or prohibited in the underlying zone are as follows.

1. Permitted Light Commercial Uses

- a) Administrative and Professional Offices.
- b) Postal or retail shipping service
- c) Live-work units, provided associated business is a listed permitted use in Good Neighbor Overlay
- d) Financial Institutions
- e) Health and Exercise Establishments under 2000 sq. ft.
- f) Art studios for low-noise, low-odor media.
- g) Custom Catering service.
- h) Salons and day spas under 2000 sq ft.
- i) Outfitting/guide/tour services (no direct rental of motorized vehicles).
- j) Medical Clinic.
- k) Municipal buildings, community buildings or museums under 2000 sq ft.
- l) Small retail shops.
- m) Cafe or sandwich shop under 1500 sq ft.
- n) Shops for the rental, sale or repair of non-motorized bicycles.
- o) Pet grooming- (no overnight pet facilities)
- p) Churches
- q) bus/shuttle stop (no passenger parking)

2. Conditional Light Commercial Uses. (See 16.16 of the Virgin Municipal Code)

- a) Restaurant larger than 1500 sq. ft.
- b) Wine tasting room/winery or bar/brewery

- 223 c) Health and Exercise Establishments over 2000 sq. ft.
- 224 d) Salons and day spas over 2000 sq ft.
- 225 e) Community or Municipal uses over 2000 sq ft.
- 226 f) Shops for the rental, sale or repair of non-motorized and class 1 and class 2 electric bicycles.
- 227 g) Veterinary Clinic/pet grooming
- 228 h) Boutique Hotel with 15 or fewer guest rooms- in Highway Resort Zone only
- 229 i) Bed and Breakfast- in Highway Resort Zone only
- 230 j) General store- groceries. When parcel does not adjoin a residential parcel containing an existing
- 231 home, an exception to allow greater square footage may be made up to a maximum footprint,
- 232 including parking, of 10% of the dedicated underlying parcel. but no greater than 10,000 square
- 233 feet; when all parking is underground parking this exception would allow for a larger building.
- 234 To make the exception, Town Planner must make appropriate findings of significant benefit to
- 235 the Town and comparatively insignificant impact on surrounding uses.
- 236

237 **C. Prohibited uses**

238 Any use not listed as permitted or conditional is prohibited, such as those listed below. The following
239 prohibited uses, which may be permitted or conditional in underlying zones outside the Good Neighbor
240 Overlay include:

- 241
- 242 1. Single-Family Dwellings of impact greater than .5 ERUs
- 243 2. Reception or event facilities.
- 244 3. Community buildings over 2000 sq. ft.
- 245 4. Automobile Service Stations, sales or repair shops.
- 246 5. Wrecking yards
- 247 6. Amusement parks
- 248 7. Arcades
- 249 8. Dry cleaners
- 250 9. Campgrounds/RV Parks/ Glamping.
- 251 10. Hotels, Motels, Short-term Rentals and other Transient Lodging.
- 252 11. Multi-family housing, other than Two-Family Dwellings.
- 253 12. Public and Commercial Parking Lots
- 254 13. Water Parks, Bowling Alleys, Skating Rinks, Miniature Golf
- 255 14. Circuses or carnivals
- 256 15. Driving ranges with floodlights.
- 257 16. Helipads, helistops, and heliports.
- 258 17. Jails and prisons.
- 259 18. Junkyards.

- 260 19. Landfills and garbage dumps.
- 261 20. Landing strips, airports, or other facilities designed for the take off or landing of any type of
- 262 aircraft.
- 263 21. Mining, quarries, or gravel pits.
- 264 22. Off-road vehicle, motorcycle, and ATV tracks and parks.
- 265 23. Pawn shops.
- 266 24. Extraction or quarry operations
- 267 25. Shooting ranges.
- 268 26. Storage facilities
- 269 27. Maintenance yards/structures.
- 270 28. Warehouses.
- 271 29. Gas tanks unconnected to approved use.
- 272 30. Gas tanks over 500 gallon capacity.
- 273

274 **42.10 PHYSICAL RESTRICTIONS**

275 These restrictions shall apply to the Good Neighbor Overlay Transition Areas except where the

276 underlying zone abuts a residential zone. When abutting a residential zone, 16.42.12 shall apply, and lot

277 size measurement may include sections of the parcel outside the required Overlay. Area footage

278 maximums are per minimum sized parcel. Commercial and Light Commercial densities assume

279 wastewater service via septic system; if connected to sewer system, densities may be increased up to a

280 maximum of 300%.

281

Minimum Lot Size	Maximum Height	Maximum Total Building SQ FTG ON MINIMUM HALF ACRE	Maximum Total Building SQ FTG ON MINIMUM ONE ACRE	Maximum impermeable surface (inc. all roofed and paved areas)	Minimum Lot Width	Setback to SR-9	Minimum Setbacks (where property does not abut residential zones)		
21,780 sq. ft	22 ft	1500 sq ft	3000 sq ft	50% of parcel	50 ft	25 ft.	FRONT 7 ft.	SIDE 10 ft.	REAR 5 ft.

282 NOTE: No building height or size bonuses shall be granted within this Overlay.

283 **42.12 NEIGHBORING USES**

284
285 **A. Residential and Rural Residential.** When abutting a residential zone, the minimum setback shall be
286 40 feet, and structures shall contain a maximum area of 3000 square feet. As part of the required
287 setbacks, there shall be provided and maintained along such property line a six foot (6') solid masonry
288 wall and a ten-foot (10') landscape buffer to protect the adjoining residential property. The landscape
289 buffer shall include the strategic planting of trees and shrubs to provide adequate screening. All
290 landscaping shall comply with any Town- adopted landscaping requirements and conservation
291 standards. Landscaped parking areas may be located in the setback between commercial uses.

292
293 **B. Highway frontage.** New construction of businesses in the Good Neighbor Overlay zone shall include
294 construction, connection, or continuation of approved pedestrian walkway along street frontage, or
295 bond to ensure future construction. Minimum setback from the SR-9 Right-of-way is 25 feet.

296
297 **42.14 PARKING**

298 **A. General Provisions:** Except where this section conflicts and takes precedence, all off-street parking
299 shall comply with the requirements of Chapter 14 of Virgin Municipal Code Title 16.

300 **B. Parking Location:** Notwithstanding the standards of VMC 16.14, wherever a use abuts SR-9, parking
301 in the Good Neighbor Overlay shall be located at the rear or in a manner that encourages walkability
302 on the highway frontage. Where Good Neighbor Overlay boundaries abut residential zone boundaries,
303 structure shall be between the parking area and the residential zone.

304 **C. Shared Parking** is allowed, in compliance with VMC 16.14.

305
306 **42.16 ARCHITECTURE AND DESIGN**

307 Design review shall be conducted by the Town Development Review Committee for all development in
308 the Good Neighbor Overlay to ensure expression of indigenous, regional architectural styles. Colors and
309 materials shall blend with the nearby residential neighborhoods without drawing undue attention to
310 the development. When more than one structure exists on a lot or parcel, all such structures shall
311 harmonize with respect to color, materials, and scale. In the event the Town adopts design review
312 requirements, all applications for new construction shall be subject to the adopted procedure.

313
314 **42.18 SIGNS**

315 Signs in this Overlay zone shall be unobtrusive. Unless intended signs comply with rules for signs in the
316 Rural Residential zone, they require a Conditional Use permit which limits impacts to substantially less
317 than those allowed by Chapter 52 regulations in Commercial Zone.

319 **42.20 WASTEWATER COMPLIANCE**

320 Wastewater systems will be subject to approval of the Ash Creek Special Services District and Virgin
321 Town, as appropriate. Unless or until a property is connected to an approved sewer system, the
322 maximum contaminant output from wastewater system(s) of combined uses on a parcel, per acre, shall
323 be equivalent to or less than that of the average single family dwelling*.

324 For high performance systems which effectively limit contaminant output to a greater degree than
325 septic systems for Single-Family Dwellings, manufacturer documentation of estimated output in
326 compliance with per-acre limits in Virgin Municipal Code will allow for greater density in commercial
327 zones. "Gray water" from treatment systems may be used for landscape irrigation if legal under Utah
328 Code and approved by the Southwest Utah Health Department or Division of Environmental Quality, as
329 applicable. Facility location shall be examined during design or conditional use review and must be
330 approved by the Land Use Authority.

331

332 *Accordingly, for smaller lots in this zone a ½ acre lot may only have a use that constitutes one half the
333 output of a single family dwelling.

334

335

336 **42.22 DIVISION OF GOOD NEIGHBOR OVERLAY LANDS**

337

338 The Good Neighbor Overlay has a smaller minimum lot size than underlying zones, and is intended to
339 encourage the development of lower-cost housing options, to promote the incubation of small and
340 startup business, and to provide a low impact transition area between residential and non-residential
341 properties. When a parcel within the Good Neighbor Overlay is divided, unless a rezone application is
342 included, new lots shall maintain the same configuration of underlying and overlaid zoning limits and
343 advantages that were in place prior to division, regardless of SR-9 frontage.*

344 *For example, a parcel fronting SR9 which is subject to the GNO may be divided into smaller lots, some
345 of which are separated from the highway. In this case, notwithstanding the requirement that all C and
346 HRZ properties front the highway (*see 16.40.06, and 16.44.06*), the Light Commercial uses and all other
347 standards including minimum lot size shall apply to those lots, up to the maximum commercial/resort
348 use distance from the highway, regardless of SR9 frontage.

349

350 **42.24 STANDARDS FOR COMMERCIAL USES**

351 (To be applied, along with any imposed conditions, where applicable, to every development permit or
352 license granted in the Good Neighbor Overlay zone).

353

354 **A. Natural hazards.** Construction of permanent structures shall not be permitted or performed in such
355 a manner as to place real or personal property and/or individuals at unreasonable risk of harm or injury
356 from natural, geographic or topographic hazards such as landslides, floods or excessive soil erosion. In
357 addition to compliance with the provisions of the building code or governing standards to meet the
358 maximum foreseeable risk of such hazards, person developing, improving, managing or owning such
359 property shall have the obligation to bear the burden of so developing and/or improving the property
360 in such a manner that the property and/or general public are safeguarded from unreasonable risk of
361 harm or injury from such natural hazards.

362 **B. Grading.** To reduce the possibility of erosion and eliminate unsightly scars within the Town, all
363 excavation grading, cut and fill operations and siting of roads shall be done under appropriate review
364 and supervision in compliance with Virgin Municipal Code, and with approval of the Town Engineer.
365 Additional inspections may be required. After review of the building or excavation permit application,
366 and site plan including development envelopes, the Town may require a specific revegetation plan and
367 schedule as approved by the Planning Commission, as a condition of the permit issuance. A
368 geotechnical report describing the stability and suitability of said lot or parcel for development must be
369 submitted and approval given prior to the issuance of any excavation permit.

370 **C. Lighting.** Proper controls must be provided to preserve the visual qualities of the night sky and to
371 protect neighboring properties from light trespass, glare, and pollution. Lighting must comply with
372 Chapter 52 of Title 16, and all provisions of Chapter 52 of Title 16 shall be enforced.

373 **D. Flags.** Flags flown on a temporary basis for purposes of honoring national or civic holidays, are
374 exempt, as are up to 3 official flags or emblems of national, state or local governments, provided all
375 such flags or emblems shall be placed on flagpoles not attached to a building or structure, nor
376 exceeding 25 feet in height. No such flags shall exceed 8 feet long in its largest dimension. Faded, torn
377 or stained flags are prohibited. Exceptions to allow up to two (2) advertising flags or more than three
378 (3) national flags may be granted by the Planning and Zoning Commission for good cause.

379 **E. Mechanical Devices.** Air conditioners, heating, cooling and ventilating equipment, propane tanks,
380 pumps and heaters, and all other mechanical devices shall be screened from the surrounding
381 properties and streets or lanes and shall be operated so that the resulting sound does not exceed
382 acceptable levels, or the applicable sound control as set forth in 16.42.20.08 below.

383 **F. Trash.** No trash, trash containers, used materials or equipment shall be stored in open areas. All such
384 materials shall be screened from public streets or walkways and adjacent properties with an opaque
385 fence or wall or stored within an enclosed building as determined during conditional use and design
386 review.

387 **G. Storage.** The outside storage of objects and materials shall require conditional use approval, and
388 complete screening from public view, or view of any contiguous property.

389 **H. Noise Control.** Quiet time is between 8:00 p.m. and 7:00 a.m. Decibel limits are to be measured at
390 the nearest property boundary to the sound source. Daytime decibel limit is 60, and quiet time limit is

391 50 Db. Exceptions may be made during construction to the Daytime limit; there shall be no exceptions
392 to the Quiet Time limit.

393 #

394 **SECTION 2.** That the Code of Ordinances of Virgin Utah be amended by adding a new section to be
395 numbered 16.8.07 to read as follows:

396 **8.07 TWO -FAMILY DWELLINGS.** A Two-Family Dwelling in the Town of Virgin shall be designed to
397 have the appearance, size and approximate impact of a Single-family Dwelling, but is divided into two
398 small dwellings for two families. They are subject to the following procedures and standards:

399 **A. Application.** A request for an initial Use Permit is made to the Virgin Planning & Zoning Commission.
400 If granted, no renewals are required unless and until ownership has changed; however, the Use Permit
401 may be revoked for violations of title 16 of Virgin Land Use regulations, state or federal law, or validated
402 unresolved complaints.

403 **B. Lot Standards.** In no event shall more than three Two-family Dwellings be permitted per acre of
404 underlying parcel. Unless use will be connected to a public or private sewer system, each lot on which a
405 Two-family Dwelling exists:

- 406 1. shall be a minimum of one acre unless exception is made under item 4 below;
407 2. shall be permitted a single septic tank, which has a maximum capacity of 2,000 gallons;
408 3. shall be permitted no more than a single culinary water connection of no more than 3/4
409 inch; and
410 4. shall be a minimum of one acre in size, unless clustered with other uses when
411 contiguous sufficient open space is permanently dedicated to maintain overall impact
412 equivalent to the average contaminant output of one ERU per acre overall, except that
413 density may be increased to allow up to three Two-Family Dwellings in compliance with
414 the terms of VMC 16.8 per acre by the Land Use Authority if:

- 415 a. dwellings will be connected to an approved independent sewer system;
416 or
417 b. dwellings will be connected to a public sewer system.

418 **C. Building.** Each building containing two dwellings shall be designed to have the appearance, size, and
419 approximate impact of a Single-Family Dwelling, and

- 420 1. shall not exceed 22 feet in height;
421 2. shall not exceed 3,000 square feet of living area or 15% of the parcel, whichever is smaller;

3. shall be for long-term or owner occupancy only, and shall not qualify for a Residential Hosting permit; and
4. unless connected to a sewer system, shall not create wastewater contaminant output greater than that estimated of a single family dwelling, per acre, in combination with all uses on the property.

SECTION 3. That the Code of Ordinances of Virgin Utah be amended by adding a new section to be numbered 16.40.07 to read as:

40.07: GOOD NEIGHBOR OVERLAY. The Good Neighbor Overlay (see VMC 16.16.42) applies automatically to all undeveloped Commercial parcels.

1. Wherever an undeveloped parcel in Commercial Zone (C) abuts or adjoins residentially zoned land (R or RR), all standards, procedures, and uses found in Chapter 42 Good Neighbor Overlay shall override those in the underlying zone, and, when no exceptions are made, apply within a minimum 150 foot transition area along all such boundaries.

2. Wherever remainders of parcels exceeding the maximum Commercial use depth of 400 feet from SR-9 which have not been formally excluded from the Good Neighbor Overlay exist, all standards, procedures, and uses found in Chapter 42 Good Neighbor Overlay shall override those in the underlying zone.

SECTION 4. That the Code of Ordinances of Virgin Utah be amended by adding a new section to be numbered 16.44.07 to read as:

44.07: GOOD NEIGHBOR OVERLAY. The Good Neighbor Overlay (see VMC 16.16.42) applies automatically to all undeveloped Highway Resort parcels.

1. Wherever an undeveloped parcel in Highway Resort Zone (HRZ) abuts or adjoins residentially zoned land (R or RR), all standards, procedures, and uses found in Chapter 42 Good Neighbor Overlay shall override those in the underlying zone, and, when no exceptions are made, apply within a minimum 150 foot transition area along all such boundaries.

2. Wherever remainders of parcels exceeding the maximum Highway Resort Zone use depth of 1000 feet from SR-9 which have not been formally excluded from the Good Neighbor Overlay exist, all standards, procedures, and uses found in Chapter 42 Good Neighbor Overlay shall override those in the underlying zone.

SECTION 5. That the Code of Ordinances of Virgin Utah be amended by adding a new section to be numbered 16.14.09, to read as:

16.14.09 - Shared Parking:

1. Permitted: Notwithstanding any other parking requirements, when nonresidential land uses occupy the same or abutting lots in any zone, the total number of off-street parking spaces required for each use may be combined and shared upon approval as provided herein. A proposal for sharing off-street parking shall be presented to the Planning Commission for site plan review and conditional use approval.
2. Application Information: An application for shared parking shall contain the following:
 1. The location and type of each use that will share the parking facility.
 2. The total parking requirements for each use as provided in Chapter 14 of this code or other applicable provisions of this title.
 3. The proposed hours of operation of each use.
 4. Documentation that shows the uses sharing a parking lot are unlikely to produce a substantial demand for parking simultaneously.
 5. The number and size of proposed parking spaces. All spaces shall meet the size requirements in Chapter 14 of this code.
 6. A site plan that demonstrates that the proposed shared parking facility will comply with all parking lot development standards required by this code.
 7. Proof of ownership of shared parking facility.
3. Approval Conditions: Shared parking shall only be approved if:
 1. The shared parking facility is located on land in the same ownership as the use, unless shared by two or more owners of parcels abutting the parking area, the ownership of which is established by deed, easement, or lease.
 2. Ownership is maintained for the duration of the shared parking permit.
 3. A sufficient number of spaces are provided to meet the maximum parking demand of the participating uses.
 4. Satisfactory evidence establishes that the participating uses are unlikely to produce a substantial demand for parking simultaneously.
 5. A disclosure statement is recorded with the county recorder's office stating that the use on the property is contingent on the existing of shared parking approval.
 6. There is a finding by the Planning Commission that the shared parking facility is conveniently located for such use, readily available, and will not create a traffic or safety problem.

4. Changes: Any subsequent changes in use, occupancy, hours of operation, or to a structure shall require review by the Town to ensure that they comply with the provisions of this subsection and Chapter 14 of the Virgin Municipal Code Title 16. Failure to comply may result in the revocation of the conditional use permit.

SECTION 6. That Section 18.06.B.2 of the Code of Ordinances Virgin Utah be amended so such section shall read as follows:

18.06.B.2 DIVISION OF LAND WAIVER REVIEW AND APPROVAL PROCESS.

a. Upon the Town's acceptance of a complete division of land waiver application, it will be forwarded to the Town Attorney who shall review the same for compliance with all application sections of this Title. In the event the division of land creates improper zoning of a divided parcel, including Commercial or Highway Resort zoning on a parcel which does not front the highway, the division of land waiver application shall include an application for zone change to whichever of the following options best conforms to Town Code:

1.it may be newly zoned as Rural Residential, or

2.it may be newly zoned as Open Space, or

3. it may be left in original zone under the Good Neighbor Overlay.

b. Should the Town Attorney find compliance with the applicable sections of this Title, the Town Attorney will approve the division of land waiver application by executing a division of land waiver acknowledgment signed by the Town Attorney indicating that the Town has reviewed and approved the proposed deed or instrument of conveyance and acknowledges the resulting effect of the deed but further clarifies that division of land waiver acknowledgment does not create any vested rights or land use approval for any sort of future development on the resulting parcels.

c. Upon the execution of the division of land waiver, the Town Attorney shall provide the applicant with an original of the same that must be attached to the deed or instrument of conveyance when submitted for recording in the Records on file in the Office of the Recorder of Washington County, State of Utah.

SECTION 7. That Section 2.12 of the Code of Ordinances of Virgin, Utah be amended by adding to the following definitions to Section 2.12:

Boutique Hotel. An independent hotel, or one that is part of an “only-boutique” chain, of 15 or fewer guest rooms, intended to offer a feel for the surrounding location and a personal touch for each guest; it is often themed, and includes a front desk, 24-hour onsite management, and a lobby large enough for all guests to gather.

Good Neighbor Overlay Zone. A zone overlaid upon Commercial and Highway Resort Zones which has terms designed to preserve the character of residential zones, encourage the incubation of small businesses that can meet the needs of residents, encourage the development of lower-cost housing, and reduce conflicts between higher impact commercial uses and residential neighborhoods.

Light Commercial. Uses allowed in certain Transition Areas of the Good Neighbor Overlay (see 16.16.42.08.B)

Mixed Housing. Uses allowed in certain Transition Areas of the Good Neighbor Overlay (see 16.16.08.A.)

Remainder Area. That part of a Commercial Zone parcel which extends beyond 400 feet from the State Route 9 right-of-way, or that part of a Highway Resort zone parcel which extends beyond 1000 feet from the State Route 9 right-of-way.

Transition Areas. Those parts of Commercial or Highway Resort zoned parcels which are subject to special terms under the Good Neighbor Overlay (see 16.16.42).

SECTION 8. Severability. If any section, clause or portion of this Ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

SECTION 9. Conflicts/Repealer. This Ordinance repeals and supersedes the provisions of any prior ordinance in conflict herewith.

SECTION 10. Effective Date. This Ordinance shall become effective immediately upon adoption by the Virgin Town Council and execution by the Virgin Town Mayor.

PASSED AND ADOPTED BY THE TOWN COUNCIL OF VIRGIN TOWN, STATE OF UTAH,
ON THE ____ DAY OF _____, 20____.

Attest:

561 _____
562 Jean Krause, Mayor, Virgin Town Krystal Percival, Recorder, Virgin Town

563

564 VIRGIN TOWN COUNCIL

565 Vote as recorded: AYE NAY ABSENT

566 Councilmember Luwe	_____	_____	_____	_____
567 Councilmember Keitzman	_____	_____	_____	_____
568 Councilmember Wenz	_____	_____	_____	SEAL
569 Councilmember McKeon	_____	_____	_____	
570 Mayor Krause	_____	_____	_____	

571

572 RECORDED this _____ day of _____, 2026.

573 PUBLISHED OR POSTED this _____ day of _____, 2026.

574

575 **CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING**

576 In accordance with Utah Code Annotated §63G-30-102 as amended, I, the Town Clerk/Recorder of
577 Virgin, Utah, hereby certifies that the foregoing Ordinance was duly passed and published or posted via
578 Class A Notice at:

- 579 1) *Utah Public Notice website*
580 2) *Virgin Town website, www.virgin.utah.gov*
581 3) *Virgin Town Hall*

582

583 _____

584 Krystal Percival, Town Clerk/Recorder

585

586 Virgin Town, Utah